

Property Standards Site and Building Audit

1785 Bloor Street, Mississauga

December 2023



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1.0 Introduction

Sajecki Planning Inc., on behalf of 1785 Bloor Holdings Inc., submitted Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications regarding the redevelopment of 1785 Bloor Street (the "subject property" or "site"). The site currently contains a 10-storey, rental apartment building on the south portion of the site, with 76 residential units. This existing apartment building will be retained. The proposal seeks to construct a 14-storey apartment building with a 10-storey wing in an L-shaped configuration to the northwest of the existing 10-storey apartment. The proposed building will have 234 residential units.

The purpose of the Property Standards Site and Building Audit (the report) is to identify the proposed improvements and upgrades to the site and existing building, that will support revitalization of the neighbourhood. This report was prepared to respond to Urban Design comment 133: *Site and Existing Building Audit and Improvements to Existing Conditions*.

2.0 Existing Conditions

The site is currently accessed from Bloor Street via a driveway located west of the existing, 10-storey apartment building (see *Figure 1*). At the rear of the building is a surface parking lot containing 99 parking spaces, which occupies a significant amount of the site (see *Figure 2*). *Figure 3* shows a view of the existing building from Bloor Street. The site is located immediately adjacent to a hydro corridor and trail system (Off Road Trail 11), which is shown in *Figure 4*.



Figure 1: Aerial view of the subject property.



Figure 2: View looking southwest at the rear of the existing building.



Figure 3: View looking northwest towards the front of the existing building (from Bloor Street).



Figure 4: Off-Road Trail #11, located adjacent to the subject property.

3.0 Proposed Improvements

The proposal entails a variety of improvements to the site which will benefit residents of the existing 10-storey rental apartment building. This includes new indoor amenity space, new and enhanced outdoor amenity spaces, the introduction of bicycle parking, storage and repair facilities, site access and circulation improvements designed with pedestrian safety and comfort in-mind, and upgrades to various site services.

These improvements are detailed in *Table 1* on the following page:

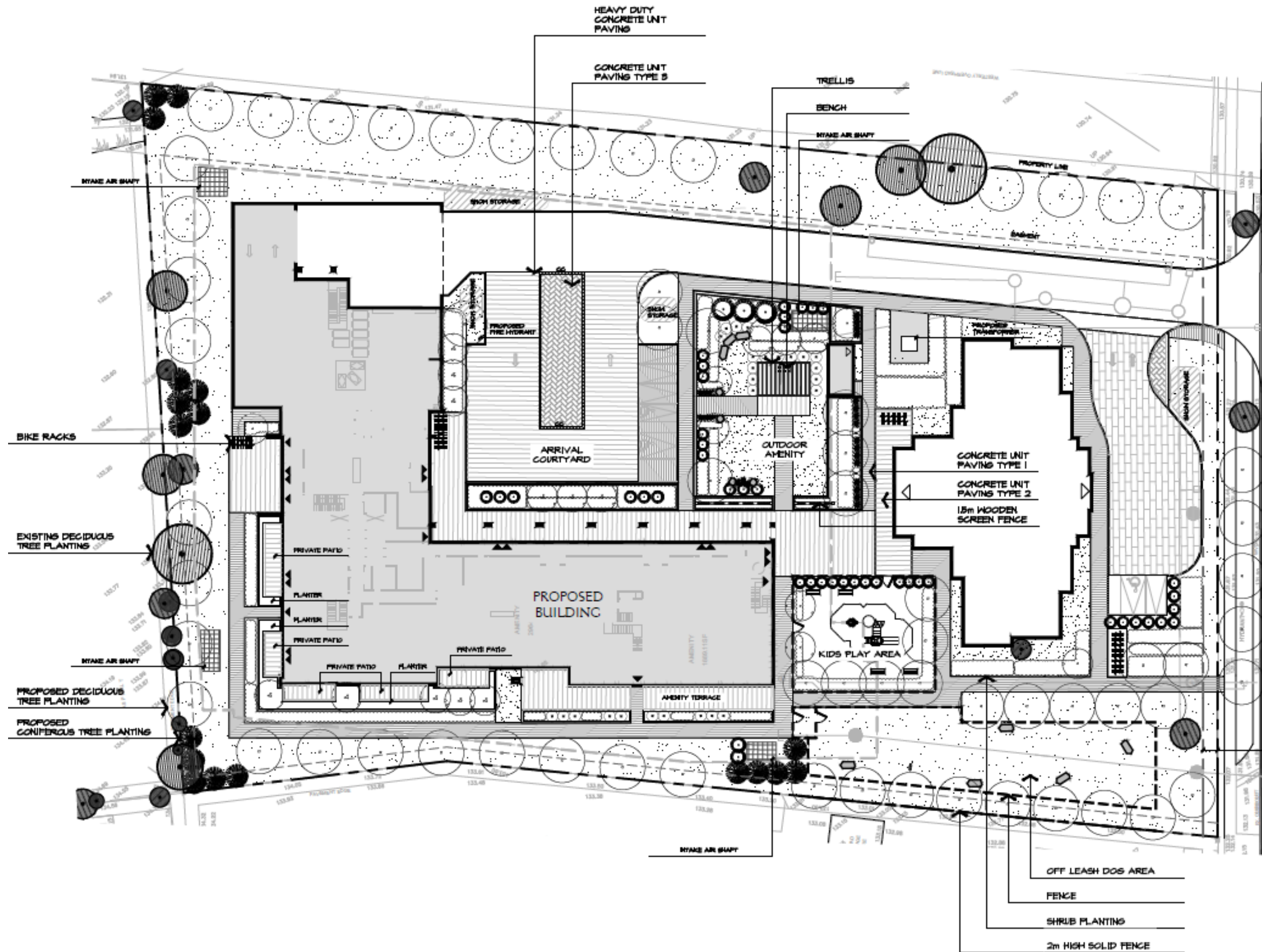
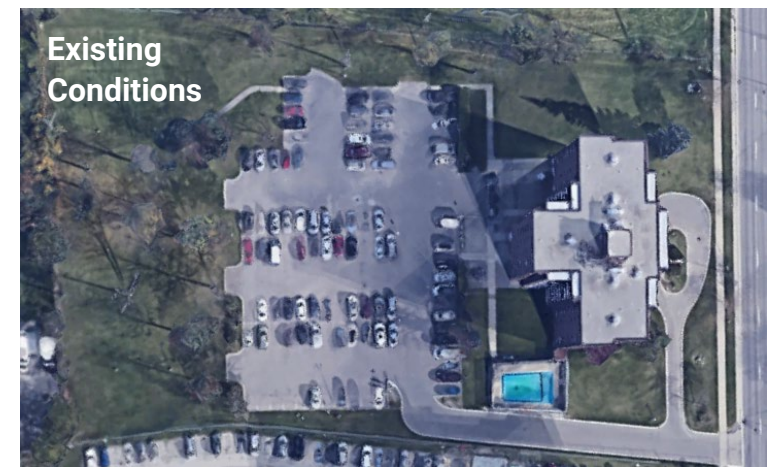
Table 1: List of Improvements to Site and Existing Building

Category	Existing Conditions	Proposed
Indoor Amenity Space	<ul style="list-style-type: none"> None. 	<ul style="list-style-type: none"> 626 m² of indoor amenity space in the new, proposed building. Existing and new residents will have access to new indoor amenity areas.
Outdoor Amenity Space	<ul style="list-style-type: none"> Outdoor pool (approximately 158 m²) and open space (grass and some trees) Majority of existing property occupied by surface parking lot (asphalt). 	<ul style="list-style-type: none"> 1,594 m² of programmed, outdoor amenity space. Existing and new residents will have access to new outdoor amenity areas (see <i>Figure 5 and 6</i>). This includes: <ul style="list-style-type: none"> Kids play area (close to existing building). Off leash dog area (close to existing building). Outdoor amenity space with benches and a trellis. <p><i>Residents will also have access to new indoor amenity space on the ground floor of the proposed new 14-storey building. A rooftop amenity area on top of the 10th floor of the new building is also proposed.</i></p>
Vehicle access and parking	<ul style="list-style-type: none"> Surface parking lot (99 surface parking spaces). Driveway / site access located to the west. 	<ul style="list-style-type: none"> Relocation of the driveway to the east, which will be designed to accommodate vehicular, cycling and pedestrian access. Reconfiguration of the vehicle drop-off area in front of the existing building to accommodate road widening along Bloor Street. Inclusion of two visitor vehicle parking spaces in front of the existing building, including a Type A accessible parking space. New arrival courtyard in front of new, proposed building entrance. Introduction of underground parking (located at northeast corner of the site).
Bicycle infrastructure	<ul style="list-style-type: none"> No bike parking currently provided. 	<ul style="list-style-type: none"> Addition of 238 new bicycle storage spaces, including 72 for the existing apartment building. Addition of at-grade bicycle storage spaces immediately in front of the entrances to the existing apartment building and new, proposed building. Introduction of a bicycle repair station.

Category	Existing Conditions	Proposed
Pedestrian access	<ul style="list-style-type: none"> • Pedestrians use existing driveway as a walkway 	<ul style="list-style-type: none"> • Changes to pedestrian circulation to eliminate the need for residents to traverse through vehicular movement areas. • Covered pedestrian connections between the existing and new building. • New, pedestrian-only walkways throughout the site. • Due to driveway relocation further west, residents in the existing building will be able to access the Off-Road Trail #11 entrance off Bloor Street more easily (closer proximity by foot).
Landscaping	<ul style="list-style-type: none"> • Open space (grass and some trees) 	<ul style="list-style-type: none"> • Significant number of new trees planted, including trees between the existing 10-storey building and Bloor Street. • Additional landscaping features (shrub plantings, planters, etc.).
Waste Management	<ul style="list-style-type: none"> • Stored at-grade, at the rear of the existing building 	<ul style="list-style-type: none"> • Integrated, relocated on-site waste management inside new, proposed building.
Water servicing	<ul style="list-style-type: none"> • Water service connection 	<ul style="list-style-type: none"> • The existing water service connection for the existing building will be relocated and is intended to remain independent from the new service connection for the new 14-storey building.

Refer to the proposed Site Plan (*Figure 5*) and Landscaping Plan (*Figure 6*) for more information.

Figure 6: Proposed Landscape Concept Plan (Source: Alexander Budrevics + Associates Ltd.).



LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- TREE PLANTING
- ORNAMENTAL TREE
- CONIFEROUS TREE
- SHRUB & PERENNIAL PLANTING
- BENCH
- TOPSOIL & SOD
- CONCRETE UNIT PAVING - TYPE 1
- CONCRETE UNIT PAVING - TYPE 2
- CONCRETE UNIT PAVING - TYPE 3
- FENCE