

February 27, 2024

Planning and Building Department
City of Mississauga
300 City Centre Drive,
Mississauga, ON, L5B 3C1

Attention: Michal Stolarczyk, Planner, City of Mississauga

Re: Official Plan Amendment and Zoning By-law Amendment Application
1785 Bloor Street, City of Mississauga
File OZ/OPA 22-14 W3

On behalf of the property owner, 1785 Bloor Holding Inc. (the Applicant), Sajecki Planning Inc. is pleased to submit revised materials and comment responses in relation to the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for the property municipally known as 1785 Bloor Street, Mississauga (“the subject property” or “site”).

The original OPA/ZBA application was deemed complete by the City of Mississauga (the City) in August 2022. A revised OPA/ZBA application was submitted in September 2023. A summary of key changes / revisions between the original application and the revised application statistics are provided in *Attachment 1*.

The Applicant has worked to review and respond to all unresolve comments through a revised submission. Please note that the general intent of these revised materials is consistent with that of the original proposal.

Please find the following updated documents enclosed which satisfy the City of Toronto Review Team outstanding comments:

- Cover Letter for Sun/Shadow Analysis Update (onespace unlimited inc.)
- Shadow analysis (onespace unlimited inc.)
- Architectural Plans (onespace unlimited inc.)
 - A-040 - Site Plan
 - A-041 - Site Plan (Ground Floor View)
 - A-102 - Ground Level Overall Floor Plan
- Landscape Plans (Alexander Budrevics + Associates Ltd.)
 - L-1 – Landscape Concept Plan
 - L-2 – 11th Floor Amenity Landscape Plan
- Noise and Vibration Impact Study (J.E. Coulter Associates Ltd.)

A full list of enclosed materials in support of this application which have been newly submitted (identified in **bold**) are provided in *Table 1*.

Table 1: Submission Requirements Checklist – Document List

Submission Requirement	Document Name	Prepared by	Submitted
Context Plan/Map	A-020 Site Statistics, Context Plan	onespace unlimited inc. (onespace)	Dec 2023
Concept/Site Plan	A-010 Cover Sheet	onespace	Dec 2023
	A-011 Perspective Views	onespace	
	A-040 Site Plan	onespace	Feb 2024
	A-041 Site Plan Ground Floor View	onespace	Feb 2024
	A-045 Site Plan Typical Details	onespace	Feb 2024
	A-046 Area Plans- GFA	onespace	
	A-047 Area Plans- GFA	onespace	
	A-102 Ground Level Overall Floor Plan	onespace	
	A-103 Level 2 Overall Floor Plan	onespace	
	A-104 Typ. 3rd-6th Overall Floor Plan	onespace	
	A-105 Level 7th Overall Floor Plan	onespace	
	A-106 Level 8th Overall Floor Plan	onespace	
	A-107 Level 9th Overall Floor Plan	onespace	
	A-108 Level 10th Overall Floor Plan	onespace	
	A-109 Level 11th Overall Floor Plan	onespace	
	A-110 Level 12th-14th Typical Floor Plan	onespace	
	A-111 MPH Overall Floor Plan	onespace	
	A-112 Roof Level Overall Floor Plan	onespace	
A-400 Building Sections	onespace		
A-401 Building Sections	onespace		
Grading/Site Servicing Plan/ Cross Sections	C100 Notes	WSP	Dec 2023
	C101 Preliminary Site Servicing Plan	WSP	
	C102 Preliminary Site Grading Plan	WSP	
	C103 Erosion and Sediment Control Plan	WSP	
	C104 Drainage Area Plan	WSP	
	C105 Cross Sections	WSP	
	A-400 Building Sections	onespace	
A-401 Building Sections	onespace		
Building Elevations	A-300 North Building Elevation	onespace	Dec 2023
	A-301 East Building Elevation	onespace	
	A-302 South Building Elevation	onespace	
	A-303 West Building Elevation	onespace	
Draft Zoning By-law	Draft Zoning By-law	Sajecki Planning Inc. (SP)	Dec 2023
Draft Official Plan Amendment	Draft Official Plan Amendment	SP	Dec 2023
Underground Parking Plan	A-100 P2 Overall Floor Plan	onespace	Dec 2023
	A-101 P1 Overall Floor Plan	onespace	Dec 2023
Sun/Shadow Study	Shadow Study Cover Letter	onespace	Feb 2024
	Shadow Study	onespace	Feb 2024
Wind Study Addendum (2)	Wind Study Addendum (2)	Theakston Environmental	Dec 2023
Acoustical Feasibility Study Addendum	Noise and Vibration Impact Study	J.E. Coulter Associates Ltd.	Feb 2024

Traffic Impact Study Addendum	Traffic Impact Study and Parking Study Addendum	Trans-Plan	Dec 2023
Parking Utilization Study Addendum			
Stormwater Management Report	Functional Servicing Report Stormwater Management Report	WSP	Dec 2023
Functional Servicing Report			
Hydrogeological Assessment Addendum	Hydrogeological Assessment Addendum	Pinchin	Dec 2023
Waste Feasibility Study	A-085 Waste Management Plans	onespace	Dec 2023
Indoor and Outdoor Amenity Concept Plan	L-1 Landscape Concept Plan	Alexander Budrevics + Associates Ltd. (ABA)	Dec 2023
	L-2 11th Floor Amenity Landscape Plan	ABA	Dec 2023
	A-102 Ground Level Overall Floor Plan	ABA	Dec 2023
	A-109 Level 11th Overall Floor Plan	onespace	Dec 2023
Landscape Plan	L-1 Landscape Concept Plan	ABA	Feb 2023
	L-2 11th Floor Amenity Landscape Plan	ABA	Feb 2023
Property Standards Site and Building Audit	Property Standards Site and Building Audit	SP	Dec 2023

We trust that the submission materials meet the City’s requirements for a complete application. We look forward to working with the City and local community as we proceed through the review process. If you have any questions regarding the enclosed submission or require additional clarification, please contact me at 647-497-8000 ext. 5 or michi@sajeckiplanning.com.

Sincerely,



Michi McCloskey
MA IDS, BURPL, MCIP, RPP
Associate
Sajeki Planning Inc.

Attachments

Attachment 1: Summary of Key Statistics

Attachment 1: Summary of Key Statistics

Table 1: Summary of Key Statistics (Original and Revised Applications)

	Original Application per Architectural Plans (Deemed Complete August 2023)	Revised Application / Resubmission per Architectural Plans (December 23, 2023)
Total Floor Space Index	2.43	2.42
Existing Floor Space Index	0.58	
Proposed Floor Space Index	1.85	1.84
Total Number of Units	314 units	310 units
Bachelor	20 (6%)	20 (6%)
One Bedroom	91 (29%)	87 (28%)
Two Bedroom	164 (52%)	163 (53%)
Three Bedroom	39 (12%)	40 (13%)
Existing Units	76 units	
Bachelor	20 (26%)	
One Bedroom	18 (24%)	
Two Bedroom	38 (50%)	
Three Bedroom	0	
Proposed Units	238 units	234 units
Bachelor	0 (0%)	0 (0%)
One Bedroom	73 (31%)	69 (29%)
Two Bedroom	126 (53%)	125 (53%)
Three Bedroom	39 (16%)	40 (17%)
Total Gross Floor Area	29,225.59 m² (314,584.20 ft²)	29,090.81 m² (313,133.43 ft²)
Existing Gross Floor Area	6,946.31 m ² (74,770.03 ft ²)	
Proposed Gross Floor Area	22,279.28 m ² (239,812.17 ft ²)	22,144.50 m ² (238,363.40 ft ²)
Existing Height	10-storeys	
Proposed Height	14-storeys (45.6 m, excluding MPH)	
Total Lot Coverage	25%	25%
Existing Lot Coverage	6%	
Proposed Lot Coverage	18%	18%
Total Amenity Space	1,759 m²	2,220 m²
Existing Indoor Amenity	0	
Existing Outdoor Amenity	426 m ²	
Proposed Indoor Amenity	567 m ²	626 m ²
Proposed Outdoor Amenity	1,192 m ²	1,594 m ²
Amenity Area Ratio (proposed and existing)	5.6 m² / unit	7.16 m² / unit
Total Proposed Landscaped Area	6,741.8 m²	6,816.74 m²
Proposed Total Resident Spaces	289 (combined rate of 0.92)	302 (combined rate of 0.97)

	Original Application per Architectural Plans (Deemed Complete August 2023)	Revised Application / Resubmission per Architectural Plans (December 23, 2023)
Existing Resident Spaces	70	
Existing Visitor Spaces	4	
Proposed Total Resident Spaces	241 spaces (rate of 0.77)	286 spaces (rate of 0.92)
Proposed Total Visitor Spaces	48 spaces (rate 0.15)	16 spaces (rate of 0.05)
Existing Bicycle Spaces	0	
Proposed Bicycle Spaces	206	238
Levels of Underground Parking	Two (2)	