Welcome To The 1055 Bloor Street Community Meeting

Chris
FONSECA
City Councillor • Ward 3



MISSISSAUGA

Region of Peel
Working for you

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MISSISSAUGA

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AGENDA

City of Mississauga Presentation

Applicant Presentation

Q/A

Conclusion of Presentation

Public Process



Pre-submission Community Meeting hosted by Councilor Fonseca

We Are Here

Application formally submitted to the City

Application deemed complete

Notice of Public Meeting circulated to property owners within 120m

Public Meeting and Information Report to PDC

Recommendation Report to PDC

Public Meeting and Information/Recommendation Report to PDC

Council will make the final decision

1055 BLOOR STREET

Community Consultation Meeting

Proposed Rental Townhouse Development

NOVEMBER 17, 2026

CANADIAN APARTMENT PROPERTIES • REIT

Sajecki Planning



Meet Our Team

ENVISION

Civil

Kohn

Architect

the mbtw group

Landscape Architect

BOUSFIELDS INC.

Community Engagement

BA Group

Transportation

Sajecki Planning

Planning

CANADIAN APARTMENT PROPERTIES • REIT

Property Owner

S|P

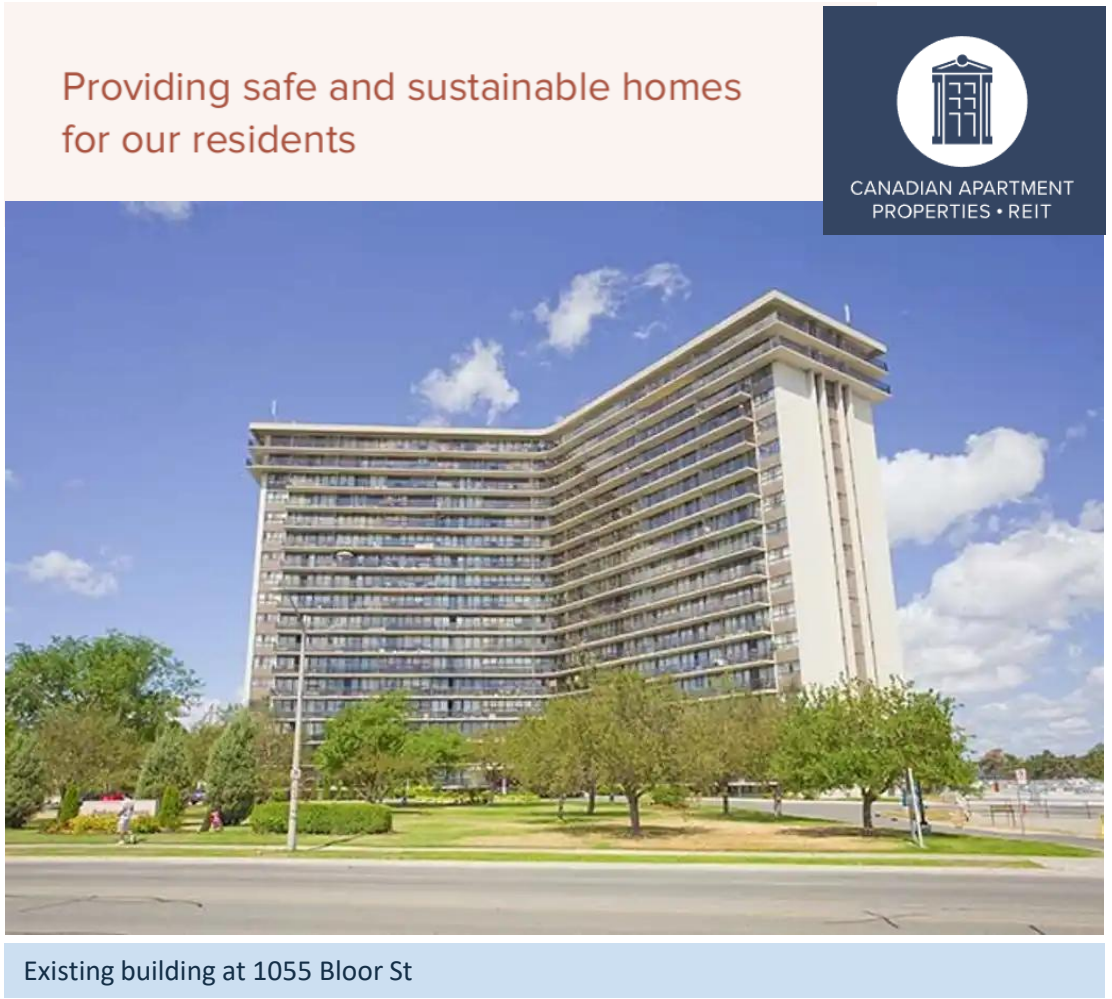
Agenda

1. Site Context
2. Proposed Development Overview
3. Planning Context and Application History
4. Building Design, Landscaping and Amenities
5. Traffic and Parking
6. Construction and Communication
7. Questions and Next Steps

Vision: Delivering Rental Housing Options

As a long-term owner and operator of rental housing communities since 2004, CAPREIT proposes to add family housing on the established community at **1055 Bloor Street**

- Adding housing choices in a market with limited new family-sized rental options.
- 112 new rental homes, all with three or four bedrooms.
- Three-storey townhouses provide a gentle transition from the single detached homes to the 17-storey apartment.
- All existing apartments and indoor amenities retained.
- Expanded outdoor amenities for existing and new residents.



Existing building at 1055 Bloor St



01

Site Context

Site and Surroundings

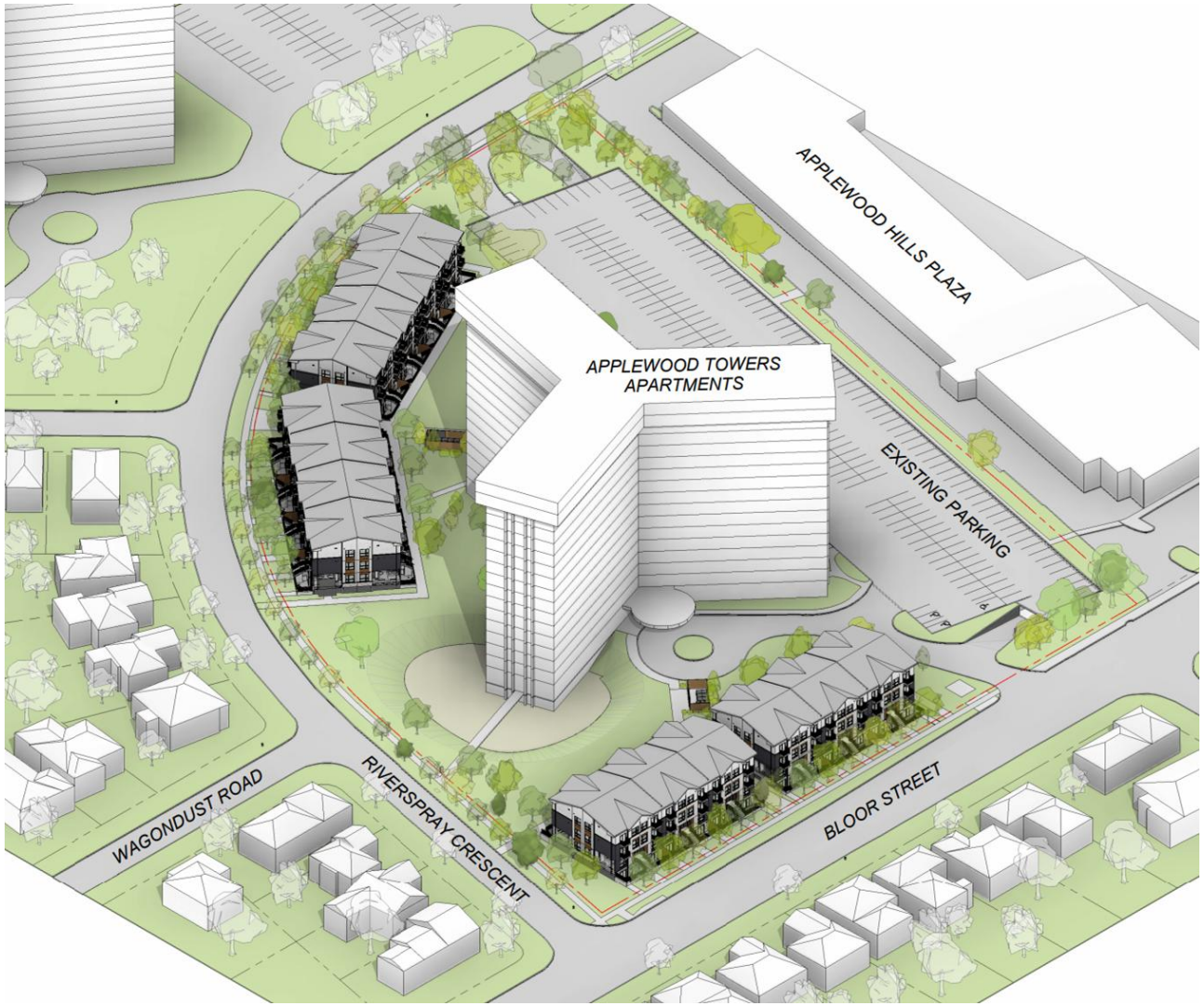




02

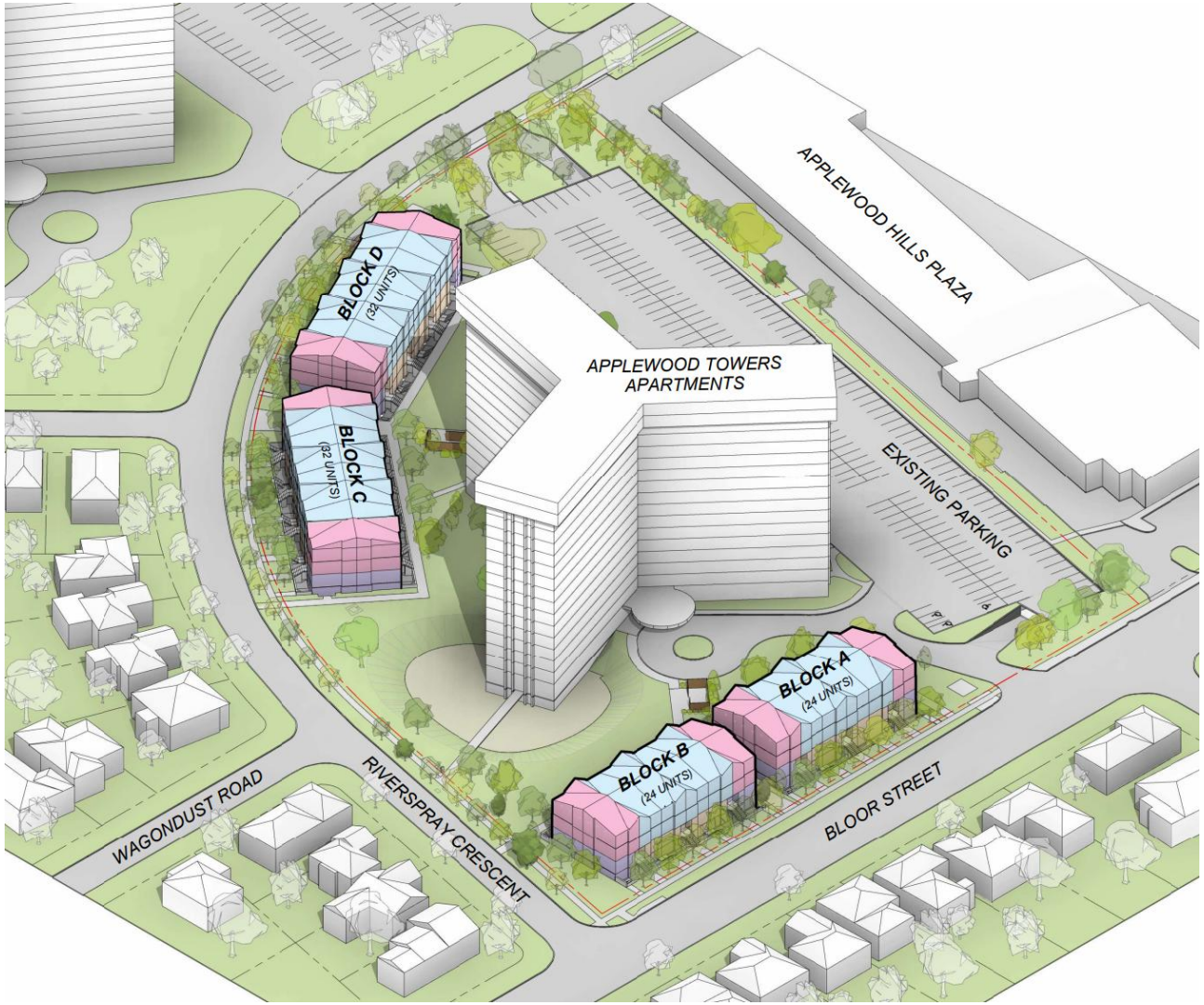
Proposed Development Overview

Proposed Development Overview



Overall Site Area	28,234 m² (~7 Acres)
Development Site Area	7,594 m² (~1.9 Acres)
Buildings	**Existing:** 17-storey apartment building
	Proposed: 3 Storey Townhouses + Basement
Units	**Existing:** 323 units **Proposed:** 112 units
Gross Floor Area	**Existing:** 31,314 m² (337,061 ft²) **Proposed:** 13,392 m² (144,158 ft²)
Parking Spaces	445 spaces (existing)
Bicycle Parking Spaces	**Proposed:** **Residents:** 67 spaces **Visitors:** 8 spaces

Proposed Development Overview



Proposed Townhouse Unit Mix	Units
3 bedrooms	56
3 bedrooms + den	40
4 bedrooms	16
Total new units	**112**

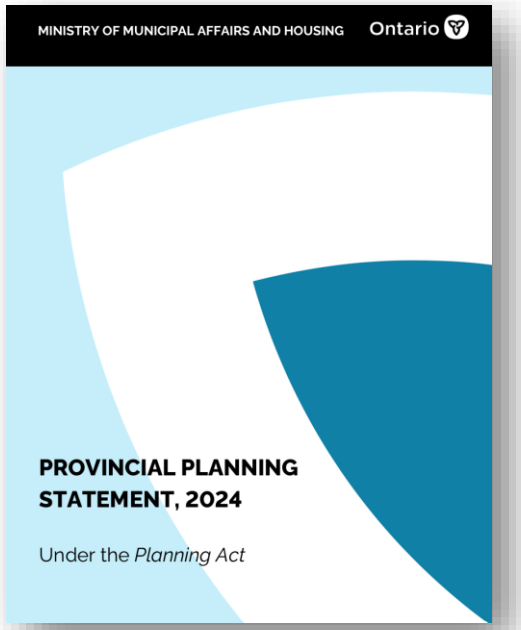
The proposal adds 112 three- and four-bedroom rental homes to a large property that currently has only 16 three-bedroom apartments.

03

Planning Context & Application History

Planning Policy Framework

Provincial Planning Statement, 2024



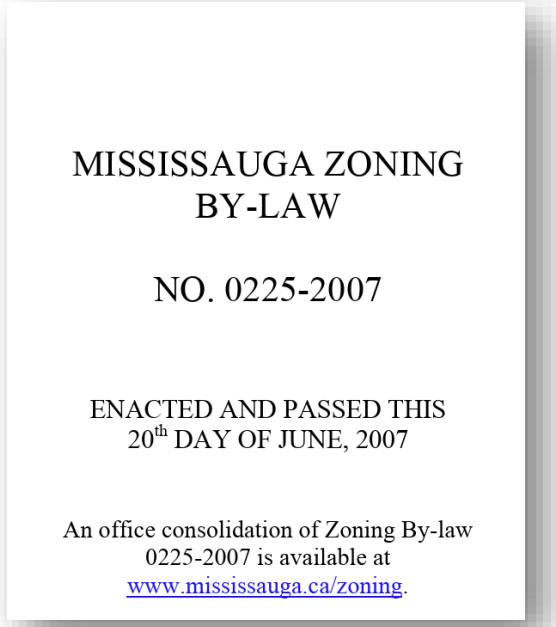
Contributes to Ontario's goal of building 1.5 million homes by 2031 by expanding the supply of housing.

Mississauga Official Plan, 2051



Establishes the City's long-term vision for complete communities, a range of housing options, appropriate built form, and sustainable growth.

City of Mississauga Zoning By-law


MISSISSAUGA ZONING BY-LAW

NO. 0225-2007

ENACTED AND PASSED THIS 20th DAY OF JUNE, 2007

An office consolidation of Zoning By-law 0225-2007 is available at www.mississauga.ca/zoning.

Defines property-specific development standards, including permitted uses, building height, density, landscaped area, and parking requirements.

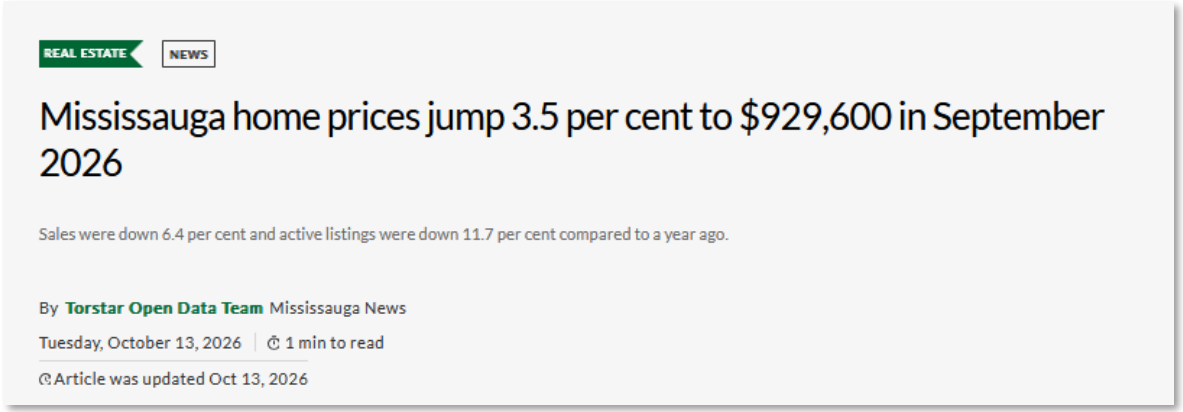
Mississauga's Housing Affordability Challenge

- Mississauga is experiencing significant housing supply and affordability challenges, including:
  - High cost of homeownership
  - High rental housing costs
  - Prevalence of new condos, with few purpose-built rental buildings being constructed

- In 2024, the Mayor's Housing Task Force was created to tackle the city's growing housing crisis

- Mississauga's new Official Plan supports the City's target of building **370,000 new homes by 2051**

- The City has also committed to a housing target of **120,000 new homes over the next decade** to support the Province's goal of delivering 1.5 million homes by 2034


REAL ESTATE NEWS

Mississauga home prices jump 3.5 per cent to $929,600 in September 2026

Sales were down 6.4 per cent and active listings were down 11.7 per cent compared to a year ago.

By **Torstar Open Data Team** Mississauga News

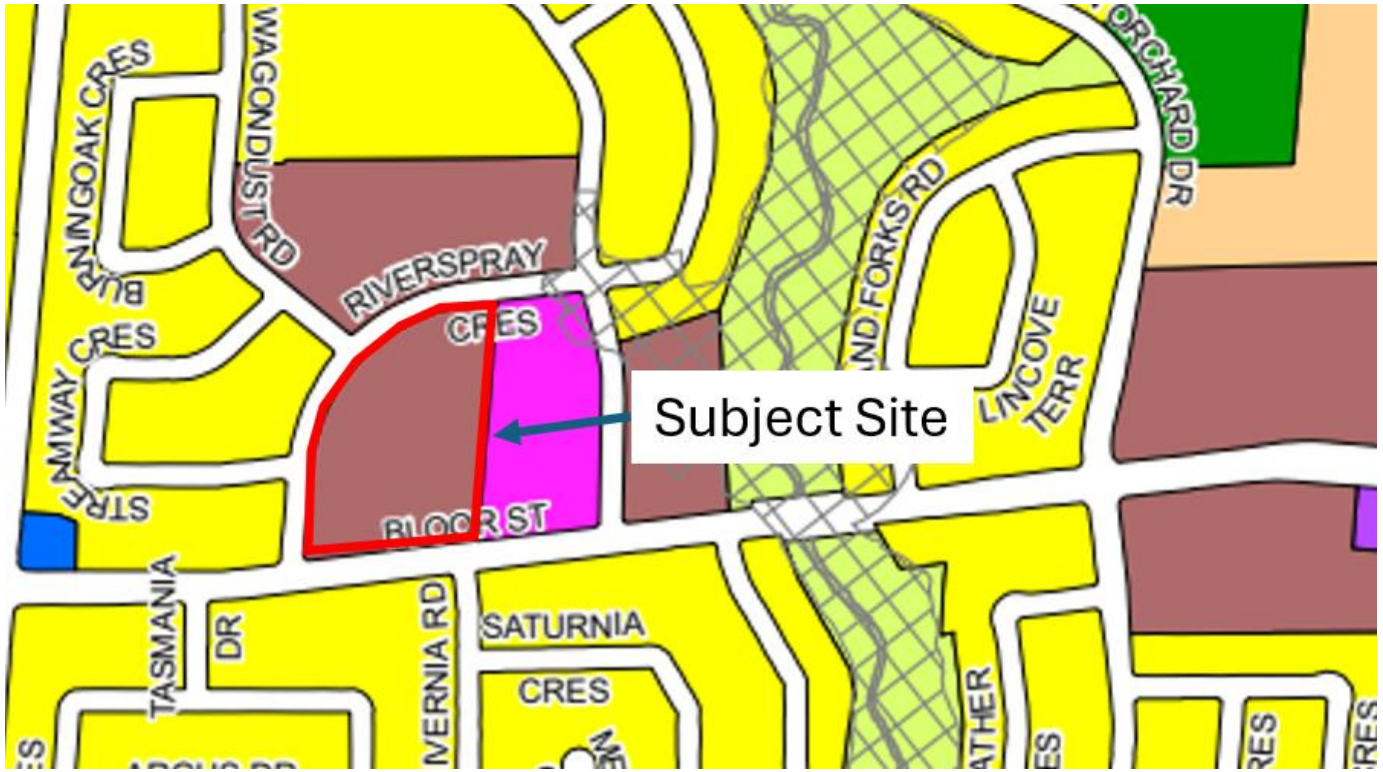
Tuesday, October 13, 2026 | 1 min to read

Article was updated Oct 13, 2026



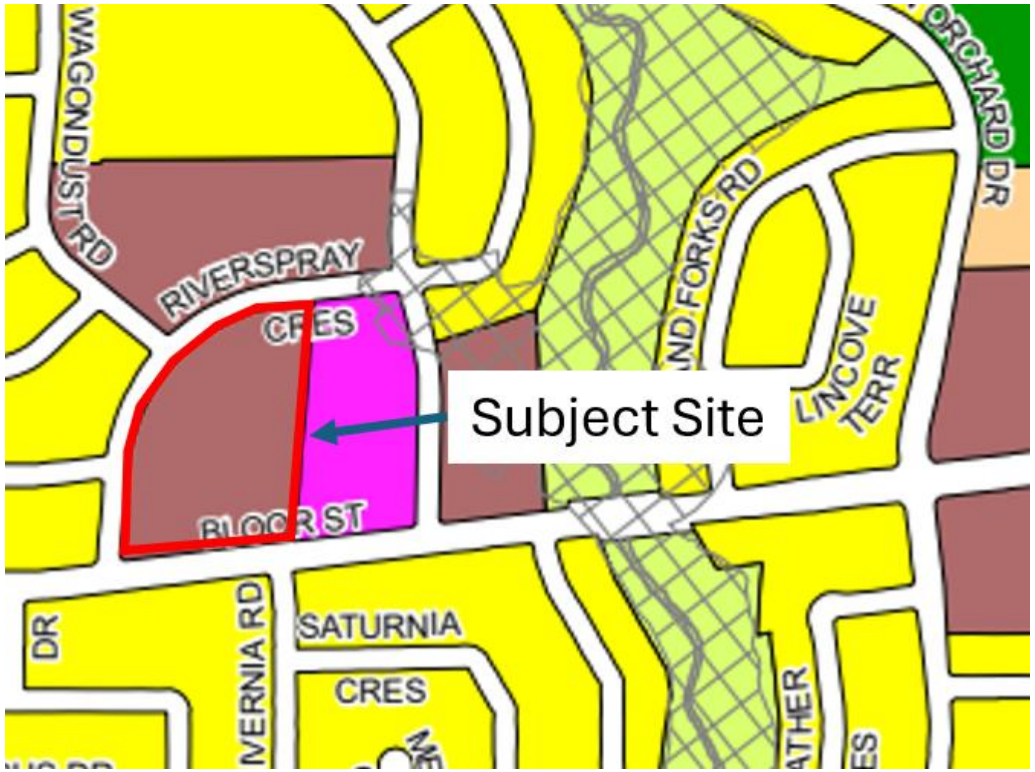
Mississauga Official Plan

Schedule 7: Land Use Designations



Mississauga Official Plan

Schedule 7: Land Use Designations



Chapter 10 – Land Use Designations

- Residential High-Rise land use permits **dwelling units in buildings above eight storeys**.
- Permits uses from the **Residential Low-Rise II designation**, including townhouse dwellings up to four storeys, where they are accessory to apartment dwellings on the same property.

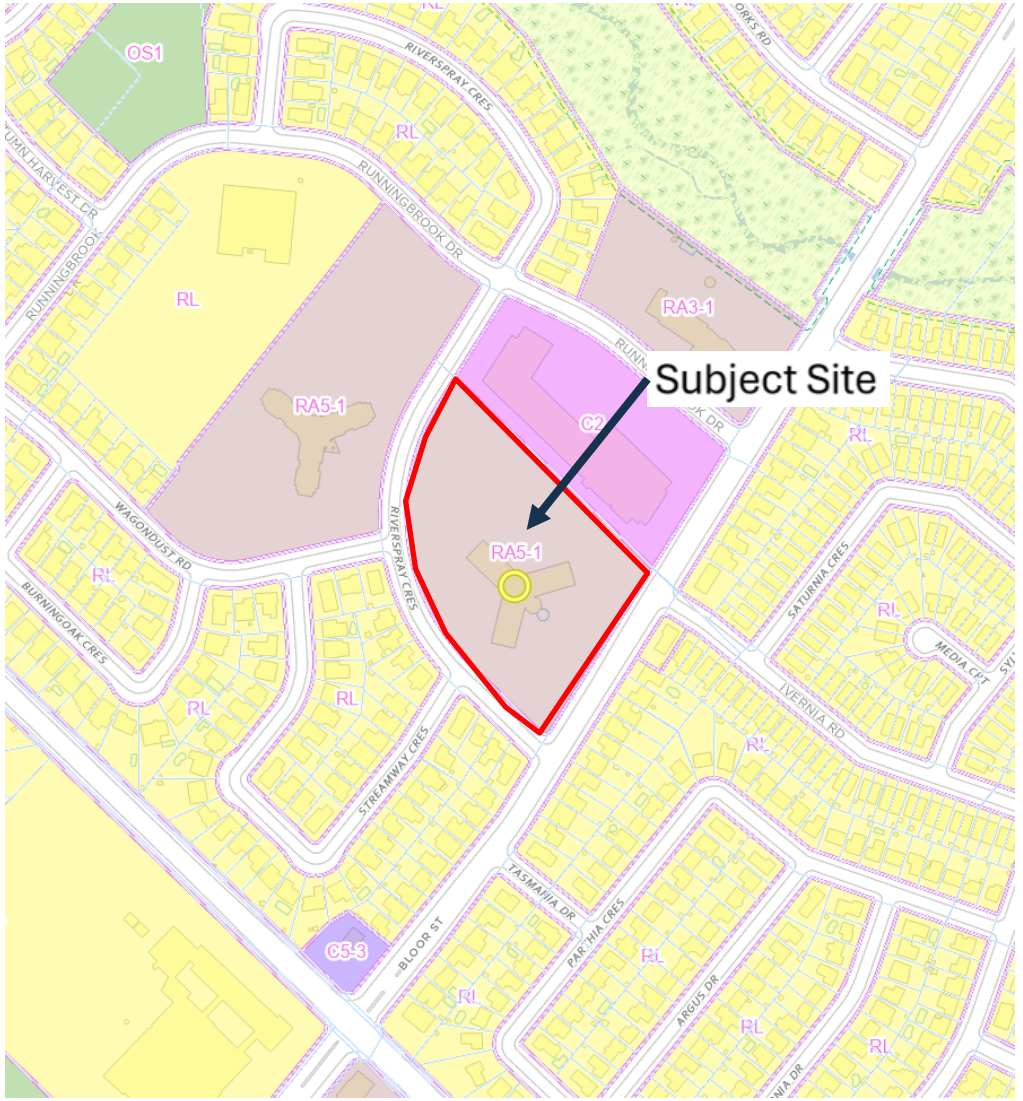
Chapter 15 – Neighbourhoods

- The City supports a full range of housing options, and requires **appropriate transitions** in height, built form, and density to surrounding lands (Policy 15.1.1.4).

Mississauga Zoning By-law

- Zoned Residential Apartment **RA5-1**
- Existing zoning permits:
  - **Permitted Uses:** Apartments, Long-Term Care Buildings
  - **Maximum Height:** 25 storeys (77 metres)
  - **Floor Space Index (FSI):** 0.5 minimum to 1.2 maximum
  - **Landscaped Area:** Minimum 40% of the lot area
  - **Parking** (Rental Apartment Precinct 4): 1.0 resident spaces per unit and 0.2 visitor spaces per unit

A Zoning By-law Amendment is needed to permit the proposed townhouse use, and to modify other development standards to allow for development.



Planning and Application History

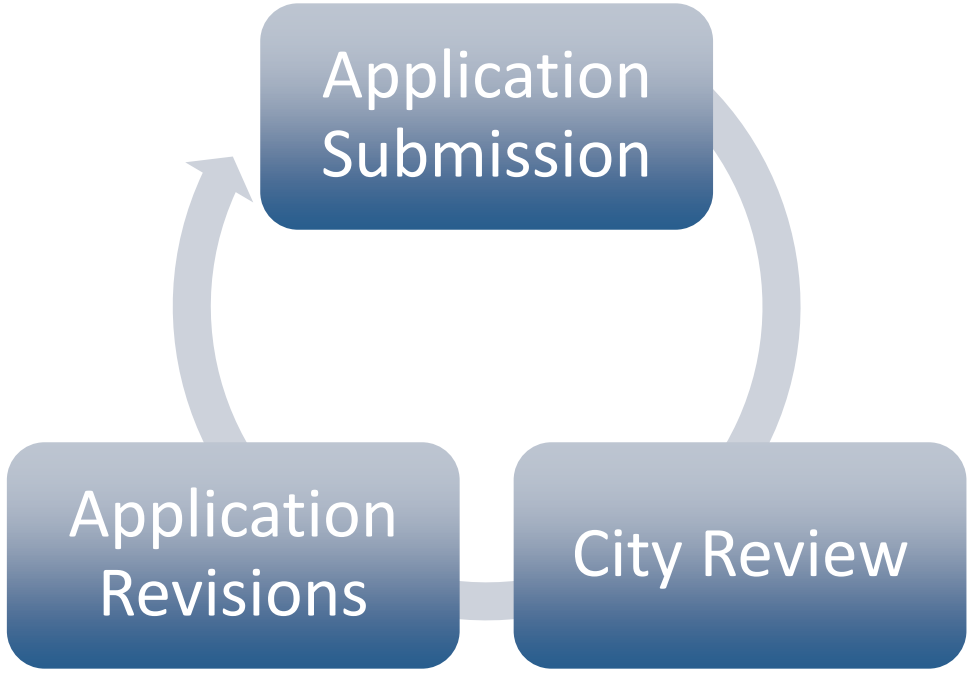
- Early discussions with the City suggested that the application could proceed through Site Plan Approval and a Minor Variance at the Committee of Adjustment.
- A tenant open house was held in October 2025, providing an opportunity to learn about the proposal and share feedback.
- The proposal was refined through multiple Site Plan submissions and technical review.
- The Committee of Adjustment deferred the Minor Variance application for further consultation with the broader community.
- A zoning application was filed in November 2026, along with ongoing community consultation organized through the Councillor's office.

Project Kick-Off	**March 2025**
Pre-Application Meeting with City	**April 2025**
Site Plan Application Submitted	**August 2025**
Tenant Engagement	**October 2025**
Revised Site Plan Application	**January 2026**
Minor Variance Hearing	**August 20, 2026**
Revised Site Plan Application	**October 2026**
We are here ★ **Community Meeting**	**November 2026**
Rezoning Application	**November 2026**

Planning and Design Review

Detailed design has occurred through the Site Plan review process. Key issues identified by the City and community to date have been carefully studied by the project team.

- Building Height and Massing
- Additional Population/Residents
- Traffic and Infrastructure Capacity
- Landscaping Along the Street
- Outdoor Amenity Space
- Private Outdoor Amenity Areas
- Shadow Impacts

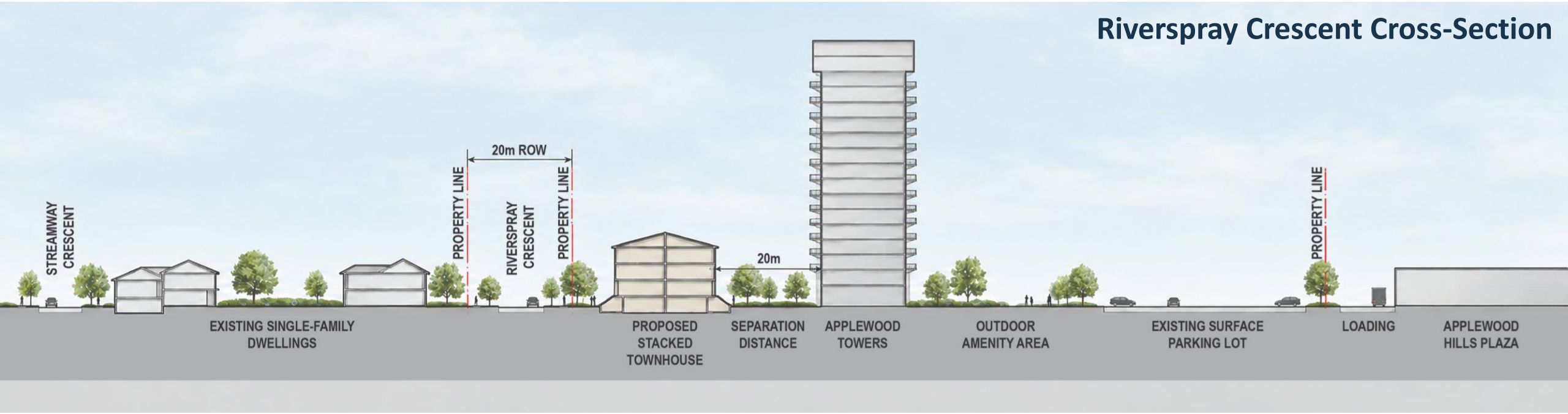




04

Building Design, Landscaping & Amenities

Building Scale and Fit



~13.5 metres (3 Storeys + Basement)

Proposed height of townhomes

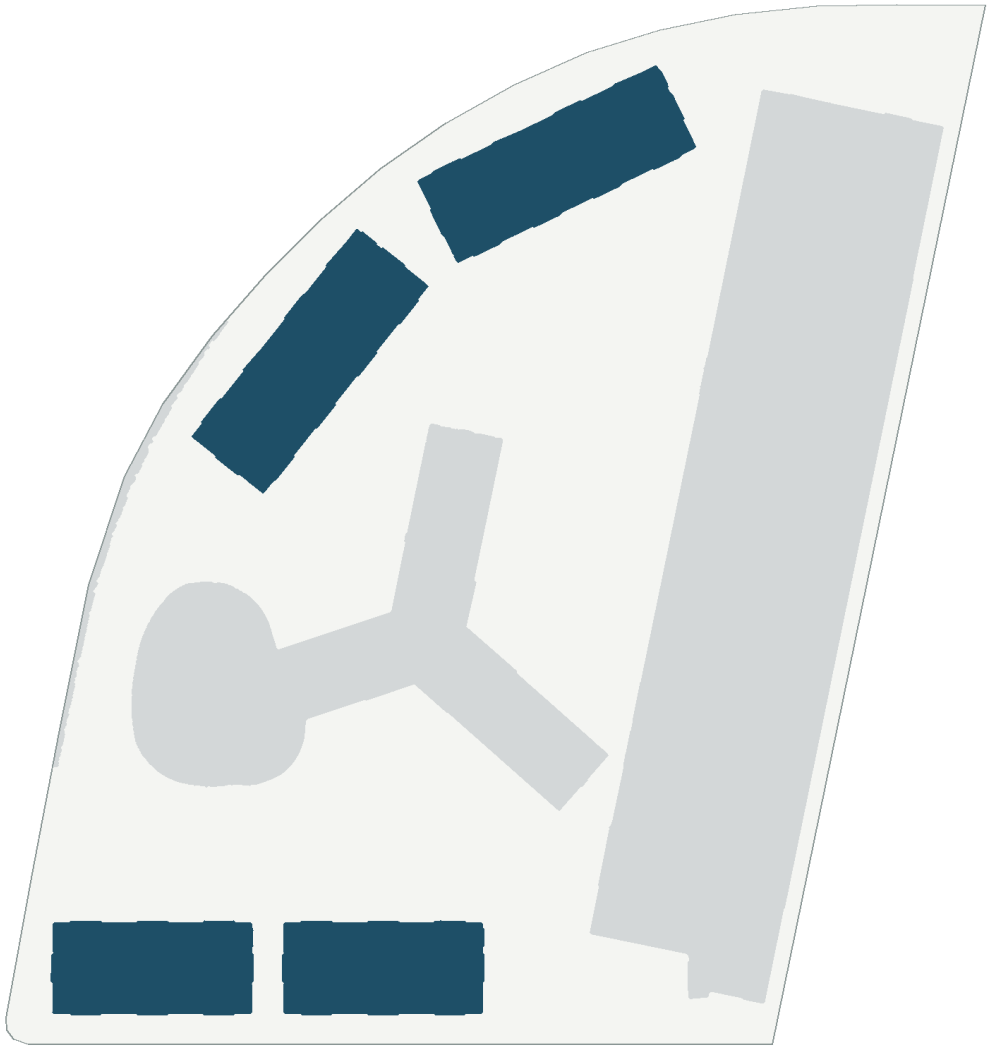
3 metres minimum

Landscape buffer from property line along the street

3.8 to 5.8 metres

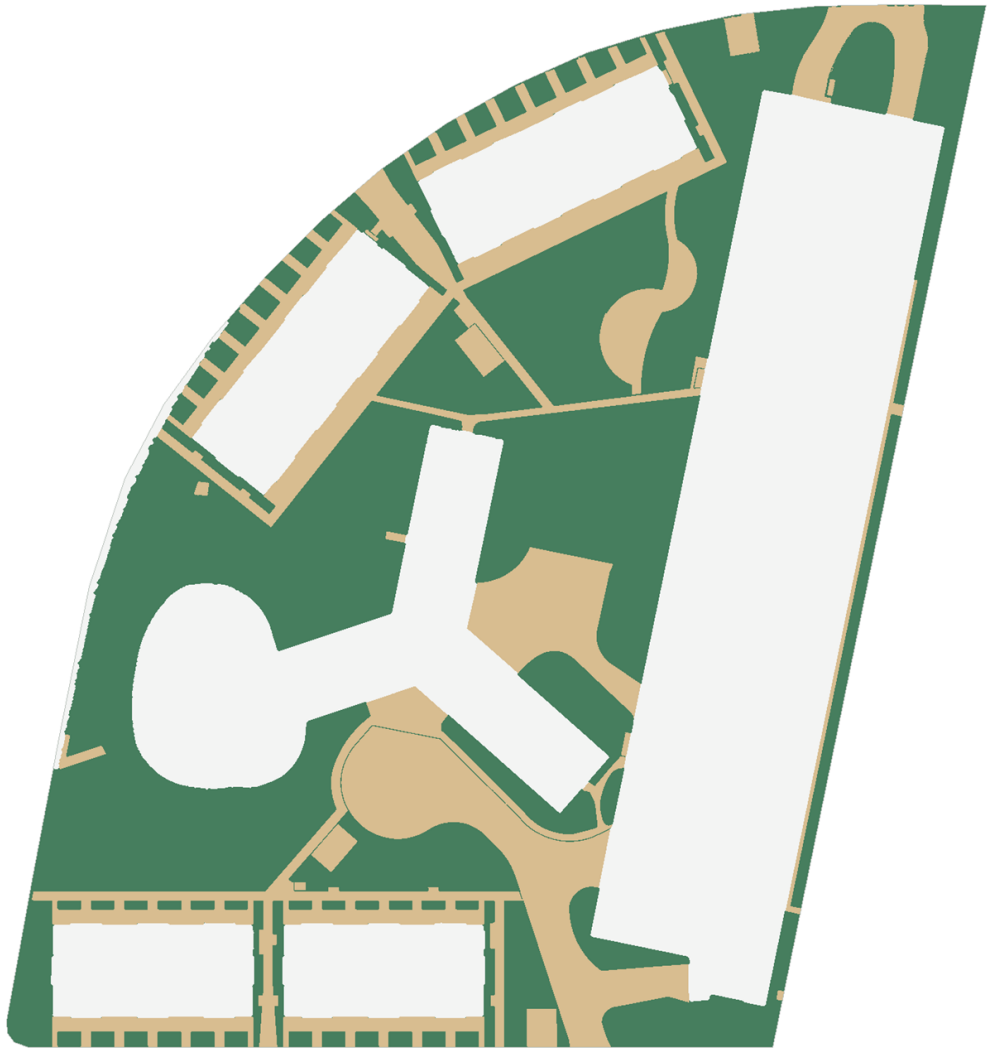
Building setback from property line along the street

Building Footprint



12%
Townhouse Footprint
(as a share of the total site area)

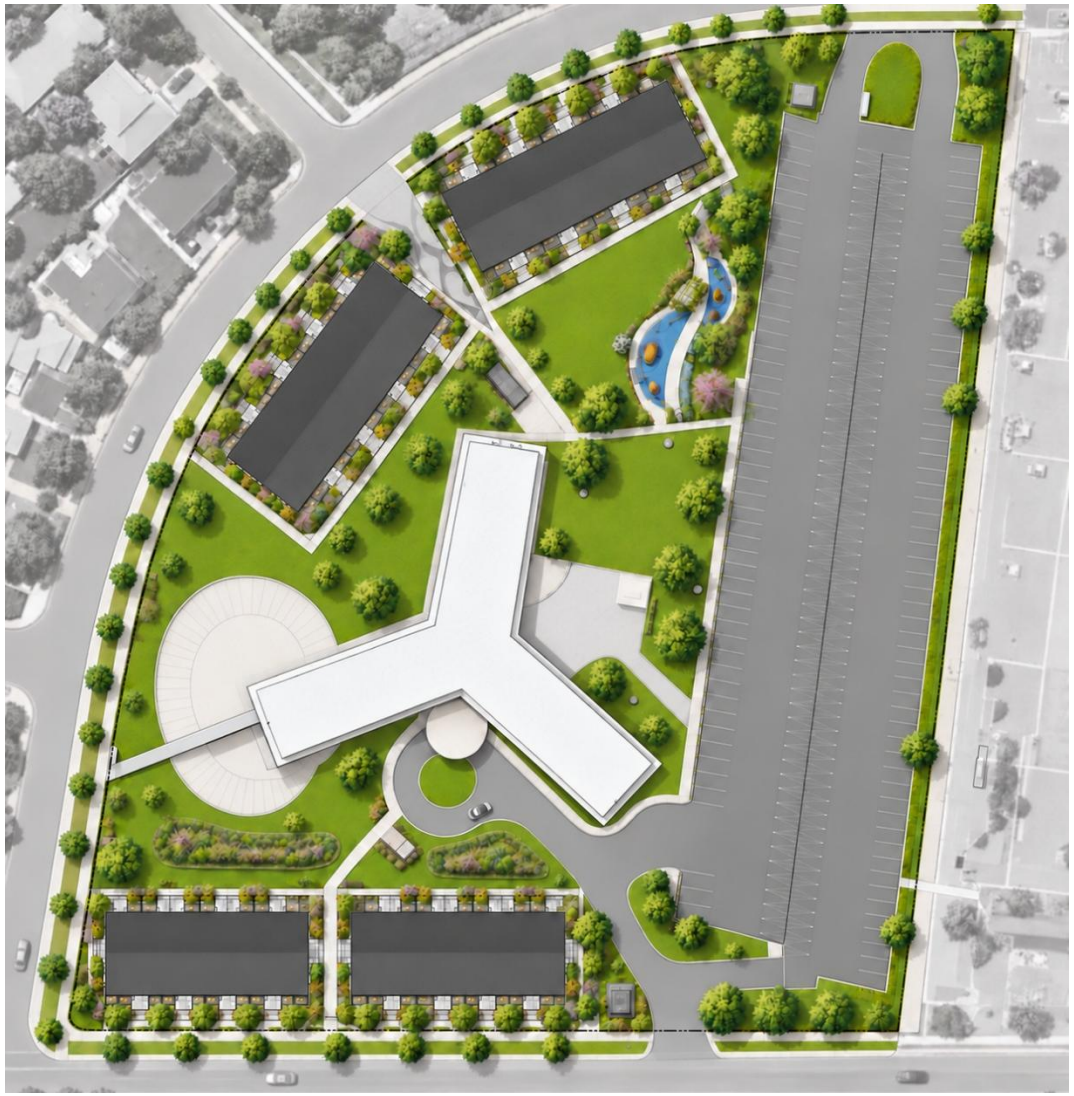
Landscaped Area



12%
Townhouse Footprint
(as a share of the total site area)

48%
Total Landscaped Area
(Hardscape + Softscape and excluding large surface parking)

Overall Site Plan

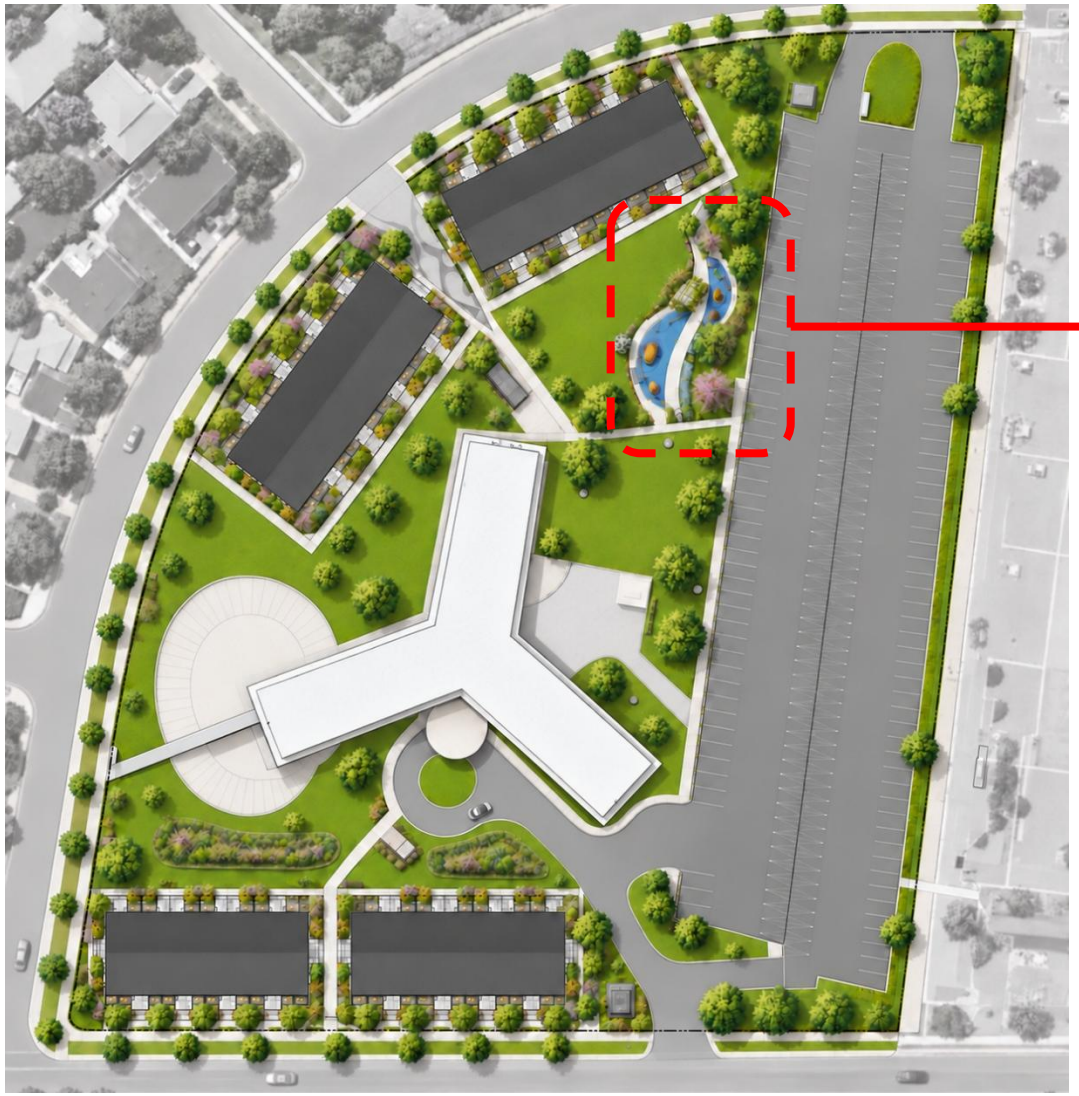


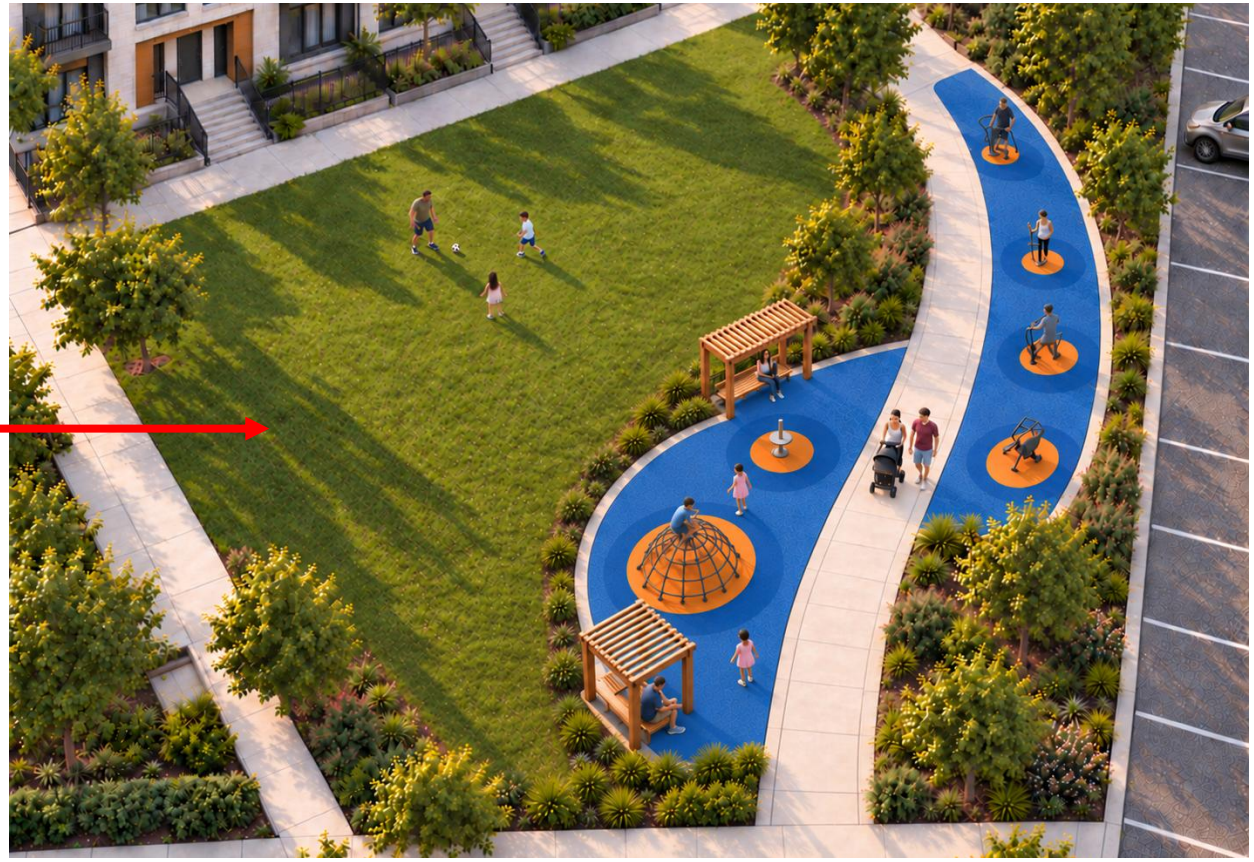
12%
Townhouse Footprint
(as a share of the total site area)

48%
Total Landscaped Area
(Hardscape + Softscape and excluding large surface parking)

36%
Soft Landscaping and Tree Cover
(over 10,000 m²)

Outdoor Amenities





383 m²

Children's Play Space, Seating and Outdoor Fitness Area
(shared outdoor amenity for existing and future tenants)

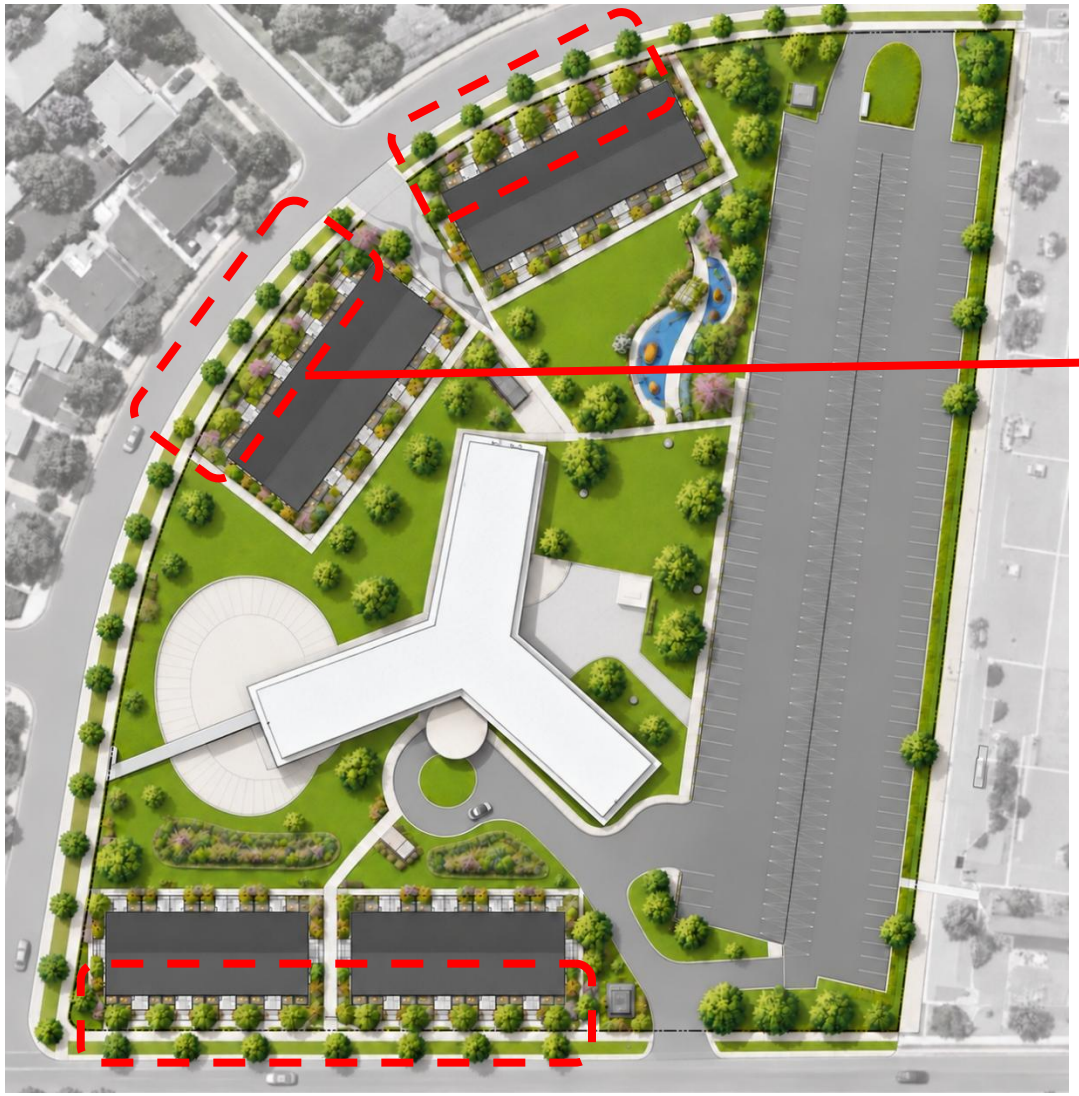
1,825 m²

Additional Communal Amenity / Green Open Space on Site

1,226m²

Total Private Outdoor Amenity in Townhomes
(below-grade terraces and balconies)

Street Edge





3 to 5 metre landscaped buffer along all street frontages
(in addition to a tree-lined municipal boulevard)



05

Traffic & Parking

Proposed Parking



445 **Total Parking Spaces**

(235 surface + 210 underground)

~1 parking spot per unit

384	61

Resident Parking

249 Apartment resident spaces
135 Townhouse resident spaces

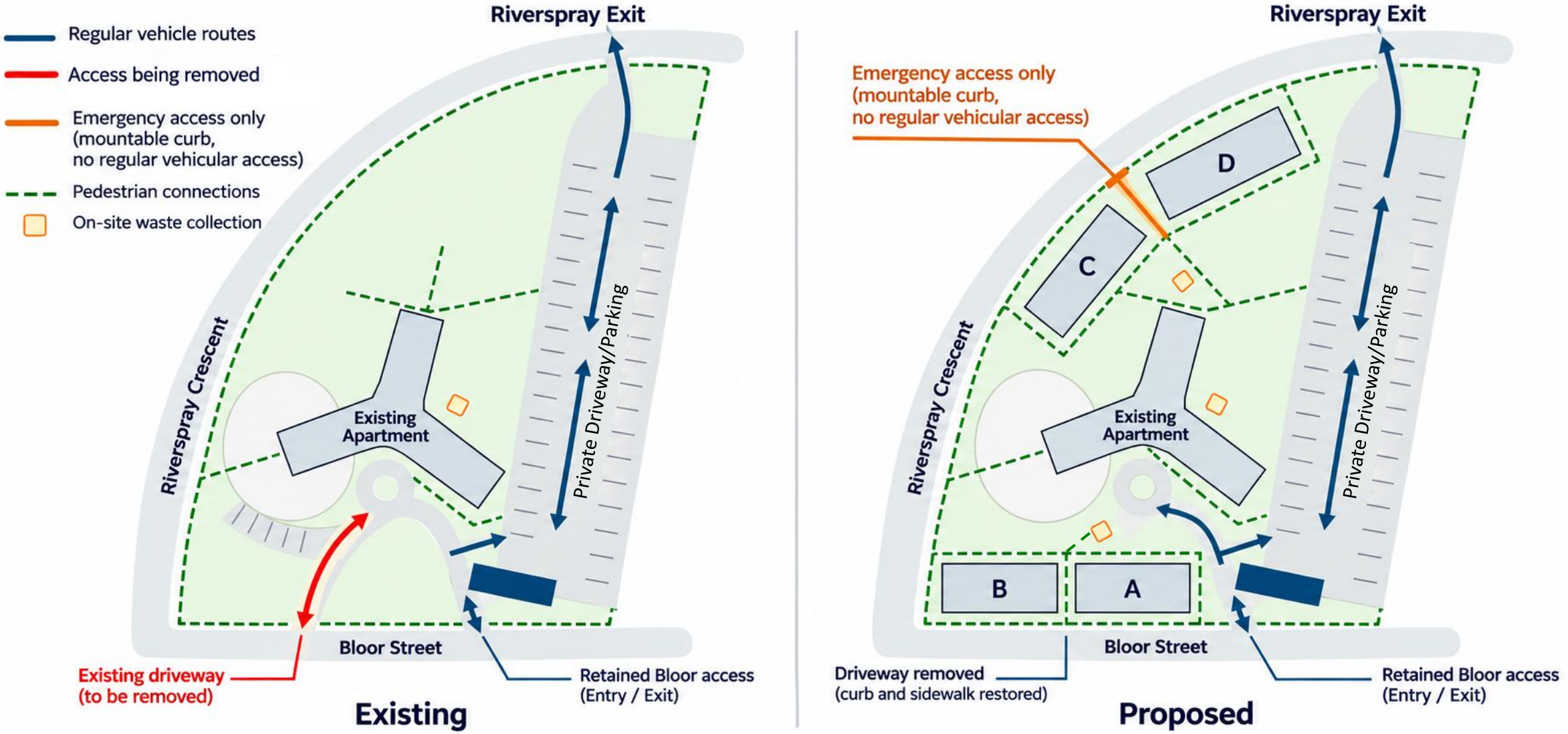
Visitor Parking

61 Visitor spaces

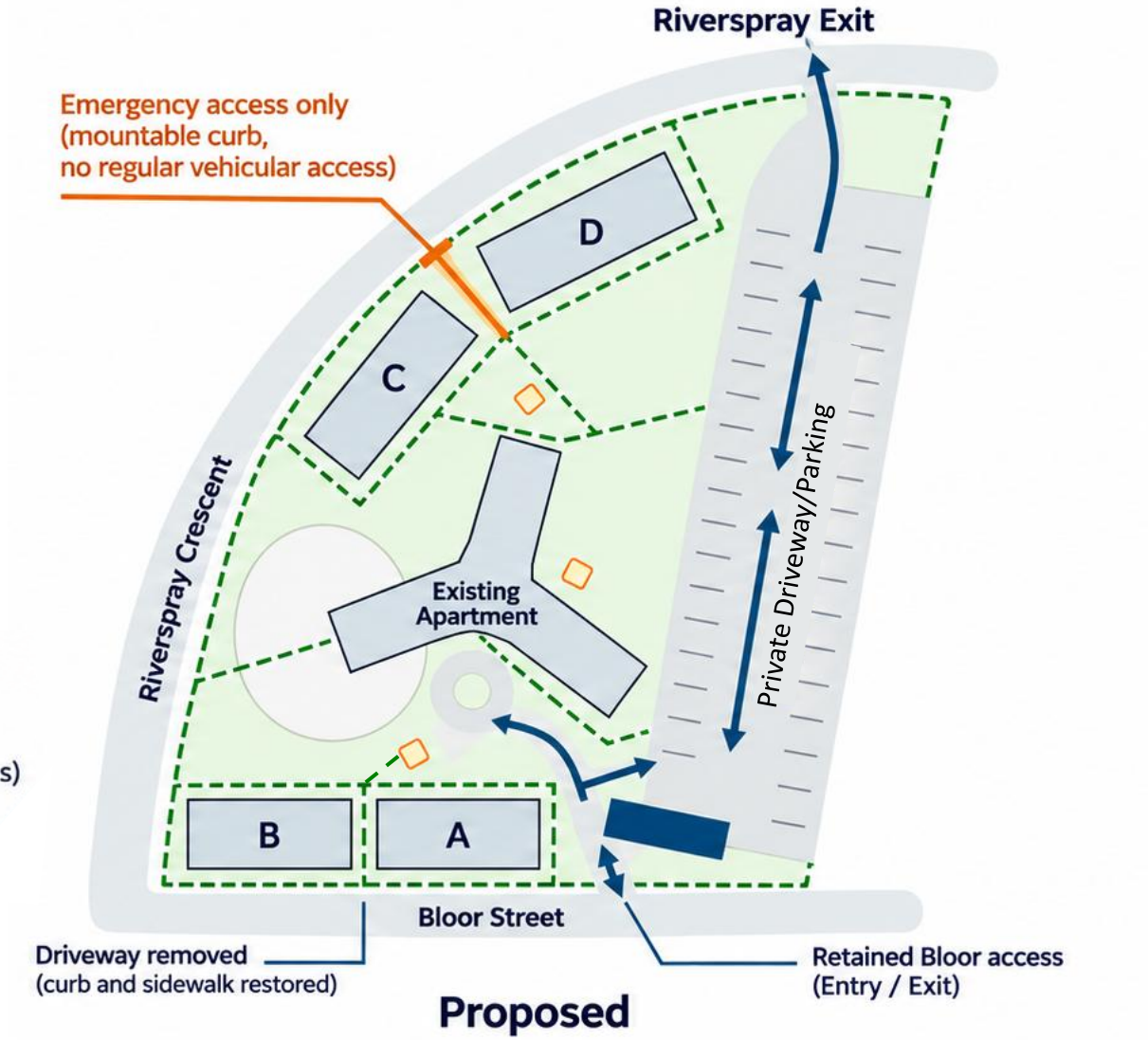
75 New bicycle parking spaces

- 67 secure long-term spaces in the garage
- 8 short-term spaces at grade
- A bicycle repair station is also proposed.

Pedestrian and Vehicle Movement



Traffic Flows



Legend:

- Regular vehicle routes
- Emergency access only (mountable curb, no regular vehicular access)
- Pedestrian connections
- On-site waste collection

55

additional vehicle movements in the AM peak hour

65

additional vehicle movements in the PM peak hour

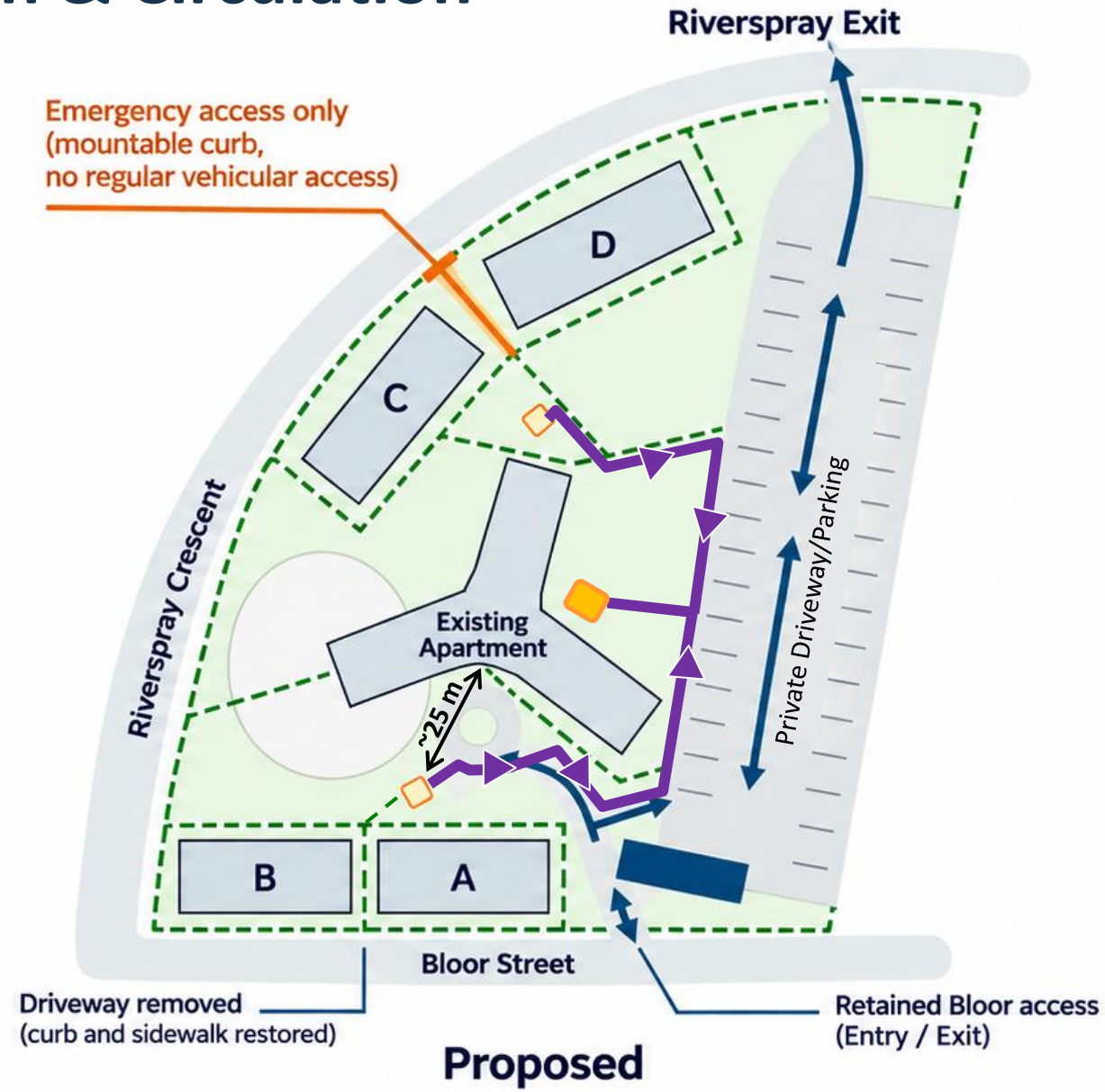
About 1 additional vehicle movement* per minute, averaged over the peak hour.

**A vehicle movement is one vehicle entering or leaving the site.*

Waste Collection & Circulation

Legend:

- Regular vehicle routes
- Emergency access only (mountable curb, no regular vehicular access)
- Pedestrian connections
- On-site waste collection
- **Operation staff route for waste collection**





06

Construction and Communication

Construction and Resident Communication

CAPREIT and their Construction Manager understand the importance of minimizing disruptions to residents and surrounding neighbours while completing construction safely.

Topic	How We Will Manage It
Access and Temporary Parking	Construction will be completed in phases to minimize disruption. Any changes to resident access or parking will be coordinated and communicated in advance.
Noise, Dust and Construction Equipment	Work will follow local construction bylaws. Measures will be taken to control noise and dust, and the movement and operation of construction equipment will be planned to minimize impacts on residents and surrounding streets.
Building Operations	Any interruptions to essential services, garbage collection, deliveries and building access will be minimized, with temporary arrangements made where necessary. Emergency access will be maintained.
Site Safety	Construction areas will be clearly marked and secured with appropriate fencing and signage to protect residents, pedestrians and the surrounding community.
Resident Communication	Construction updates and advance notice of planned disruptions will be communicated. A dedicated point of contact will be available throughout construction to respond to questions or concerns.

Project Highlights and Community Benefits



Rental Townhouses

Offering a greater range of housing choice for residents.



Low-Rise Development

Introducing a pedestrian-friendly, human-scale built form that complements the surrounding neighbourhood.



Family Oriented Housing

Providing family-sized units designed to accommodate families of various sizes.



Efficient Use of Existing Parking Supply

Accommodates additional rental housing within the existing parking supply.



Improved Streetscape

Enhancing the public realm through landscaping, pedestrian-friendly design, and an attractive street frontage.



Enhanced Green Space

Supporting a greener residential environment and enhancing the overall quality of the community.

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Q&A Session

Contacts

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Bloor Riverspray Project Team
CAPREIT
Telephone: 416-861-9404
Email: Development@capreit.net

Thank You For Attending!

Contact Information-

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Mississauga Civic Centre

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(905) 896-5300 | chris.fonseca@mississauga.ca



Additional Slides

Existing Parking

June 2026 Parking Study, June 2025 surveys

Parking group	Spaces available	Peak vehicles	Spaces unused
Residents	394	244	150
Visitors	47	42	5

Six evening and overnight surveys (from 6 p.m. to 1 a.m.)

Parking Demand Projection based on Parking Demand Counts

Demand component	Units	Study rate	Spaces
Existing apartment residents	323	0.77	249
Existing apartment visitors	323	0.13	42
Townhouse residents	112	1.19	133
Townhouse visitors	112	0.03	4
Observed-rate scenario	—	—	428

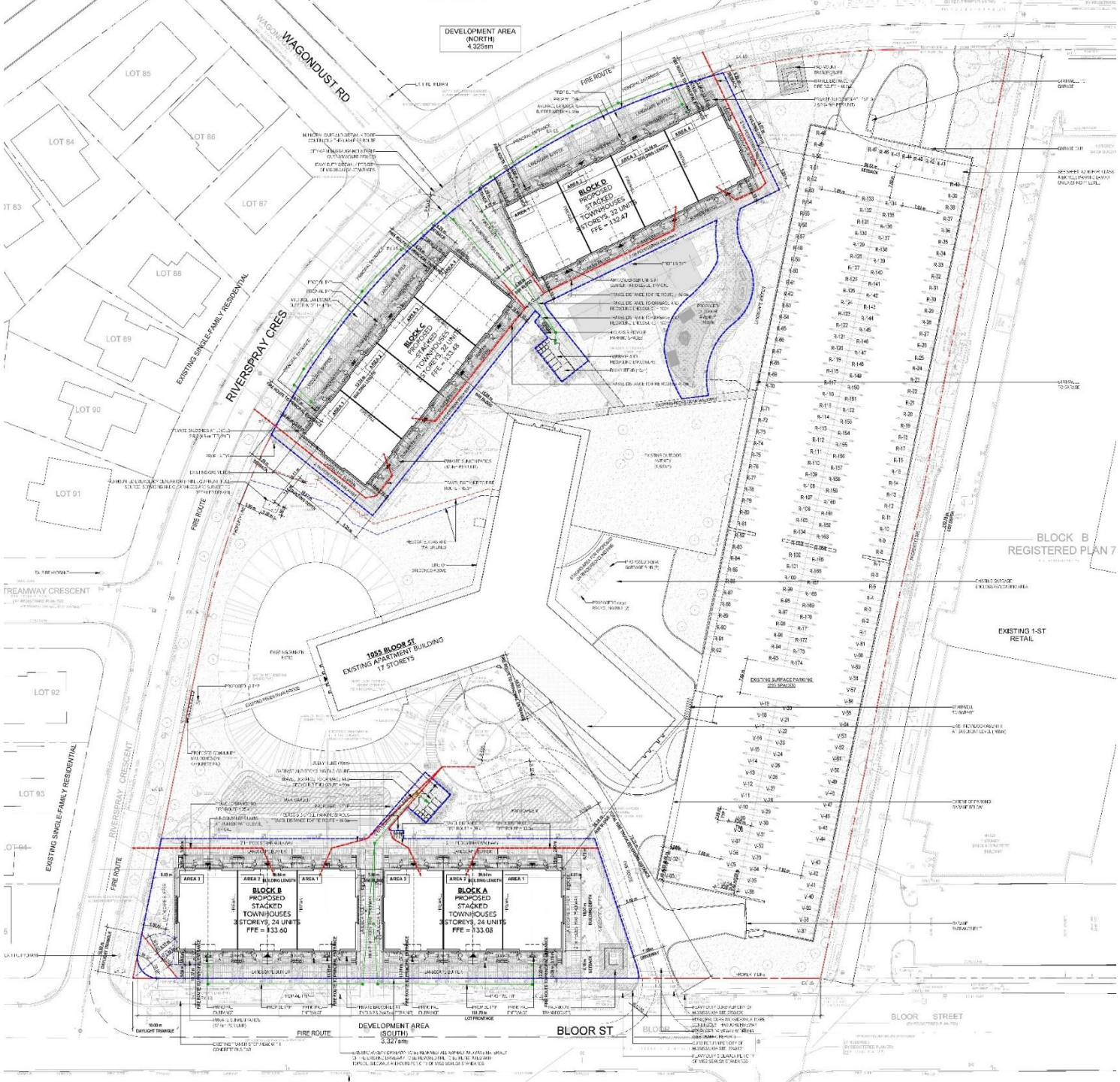
Given that the site will have 445 parking spaces, the project team consulted and collaborated with City of Mississauga staff to established the proposed parking supply allocations between the above proposed uses.

Planning and Zoning

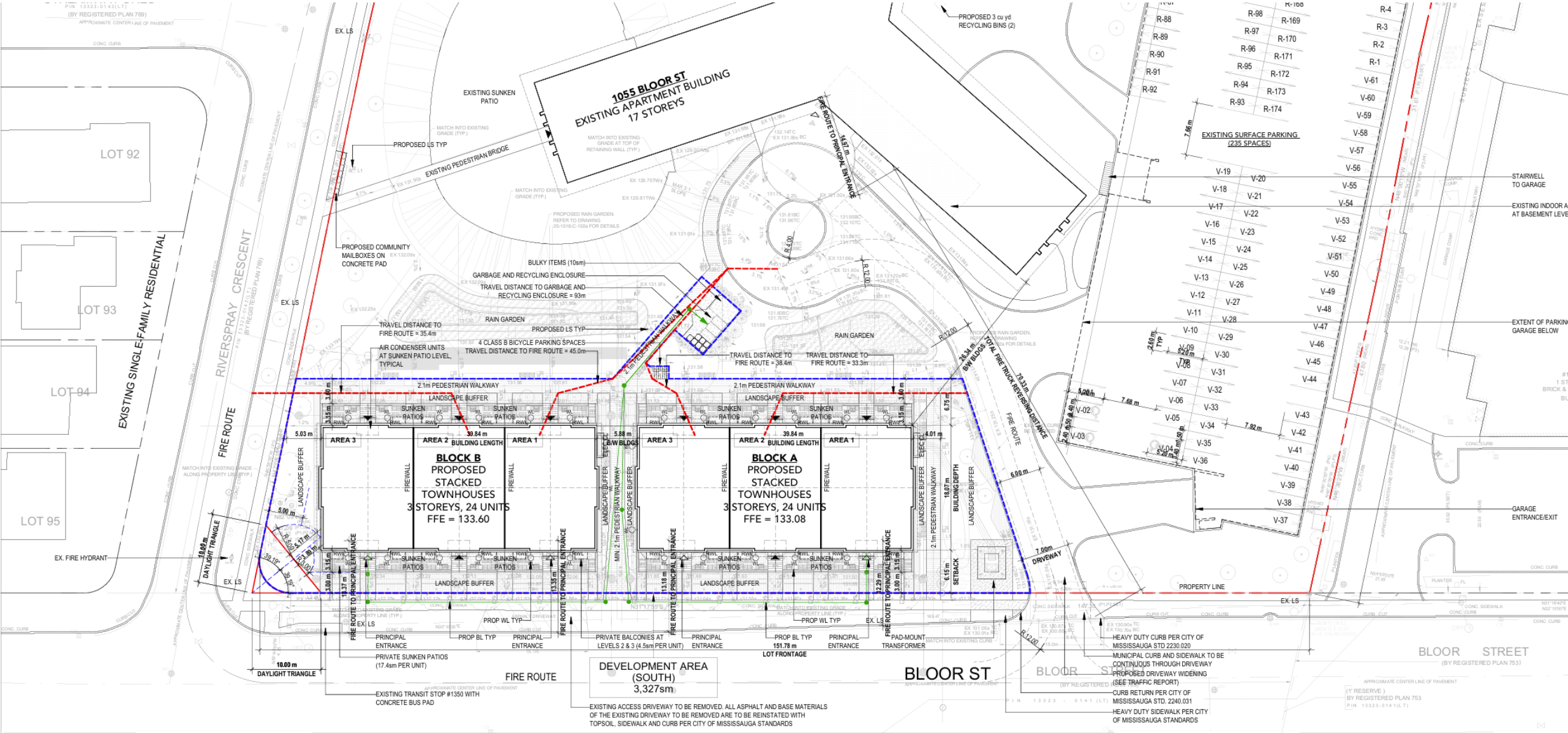
Provision	Existing framework	Proposed Amendments
Use	RA5-1 apartment zoning	Add stacked back-to-back townhouse use
Floor space index	1.2	1.6 across the whole site
Street landscape buffer	4.5 m	3.00 to 5.2 m shown on the architectural plan
Parking	Use-based zoning rates	Site-specific rates supported by parking study
Other performance standards	Existing apartment-zone regulations	Amendments to yards and private outdoor amenity requirements

Supporting planning information. Final site-specific by-law wording governs the permissions requested.

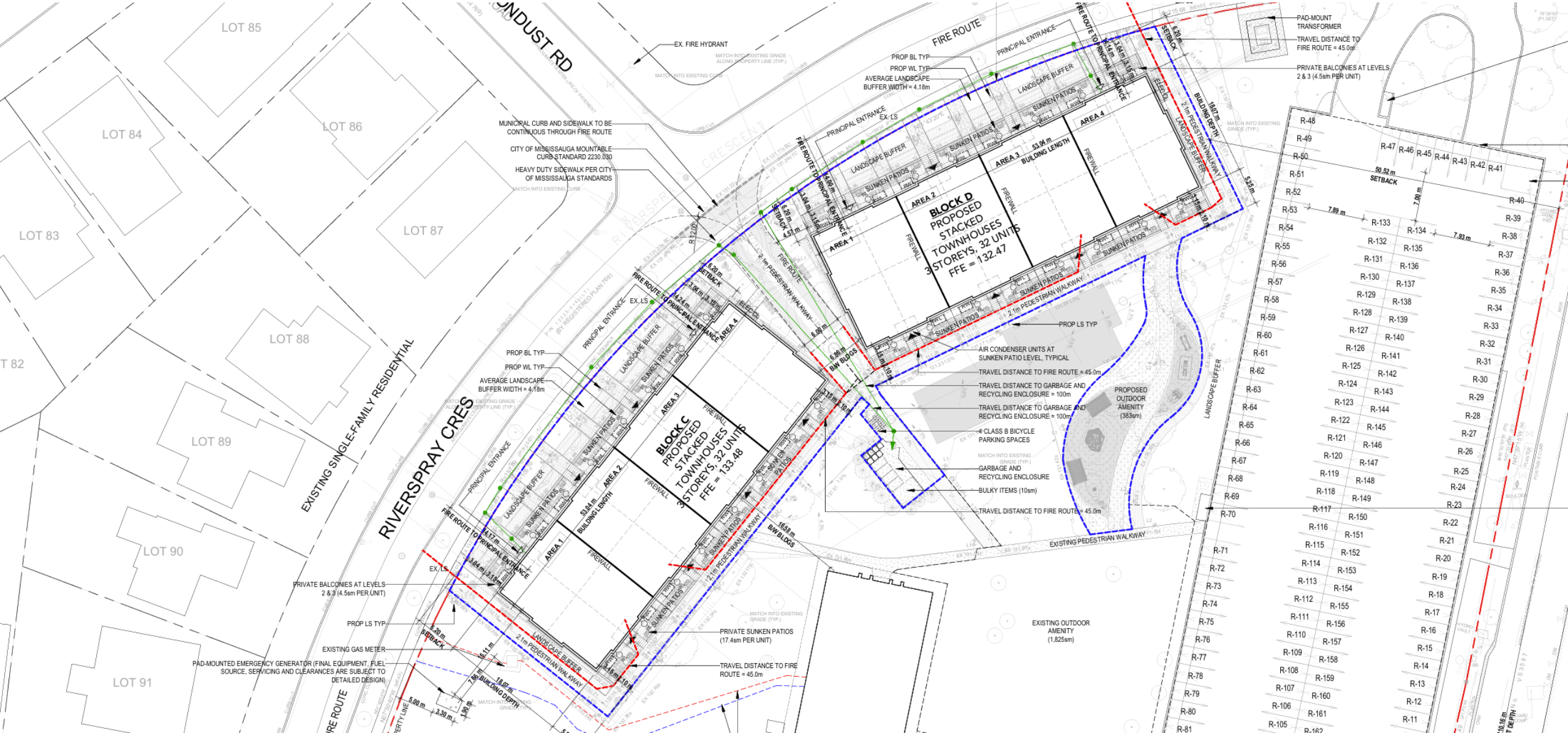
Site Plan


DEVELOPMENT AREA (NORTH) 4,325sm
WAGONDUST RD
RIVERSPRAY CRES
EXISTING SINGLE-FAMILY RESIDENTIAL
BLOCK D PROPOSED STACKED TOWNHOUSES 3 STOREYS, 32 UNITS FFE = 132.47
BLOCK C PROPOSED STACKED TOWNHOUSES 3 STOREYS, 32 UNITS FFE = 133.48
1935 BLOOR ST EXISTING APARTMENT BUILDING 17 STOREYS
BLOCK B PROPOSED STACKED TOWNHOUSES 3 STOREYS, 24 UNITS FFE = 133.60
BLOCK A PROPOSED STACKED TOWNHOUSES 3 STOREYS, 24 UNITS FFE = 133.08
BLOCK B REGISTERED PLAN 7
EXISTING 1-ST RETAIL
EXISTING SURFACE PARKING 225 SPACES
DEVELOPMENT AREA (SOUTH) 3,327sm
BLOOR ST
FIRE ROUTE
LOT 85
LOT 84
LOT 86
LOT 87
LOT 88
LOT 89
LOT 90
LOT 91
LOT 92
LOT 93

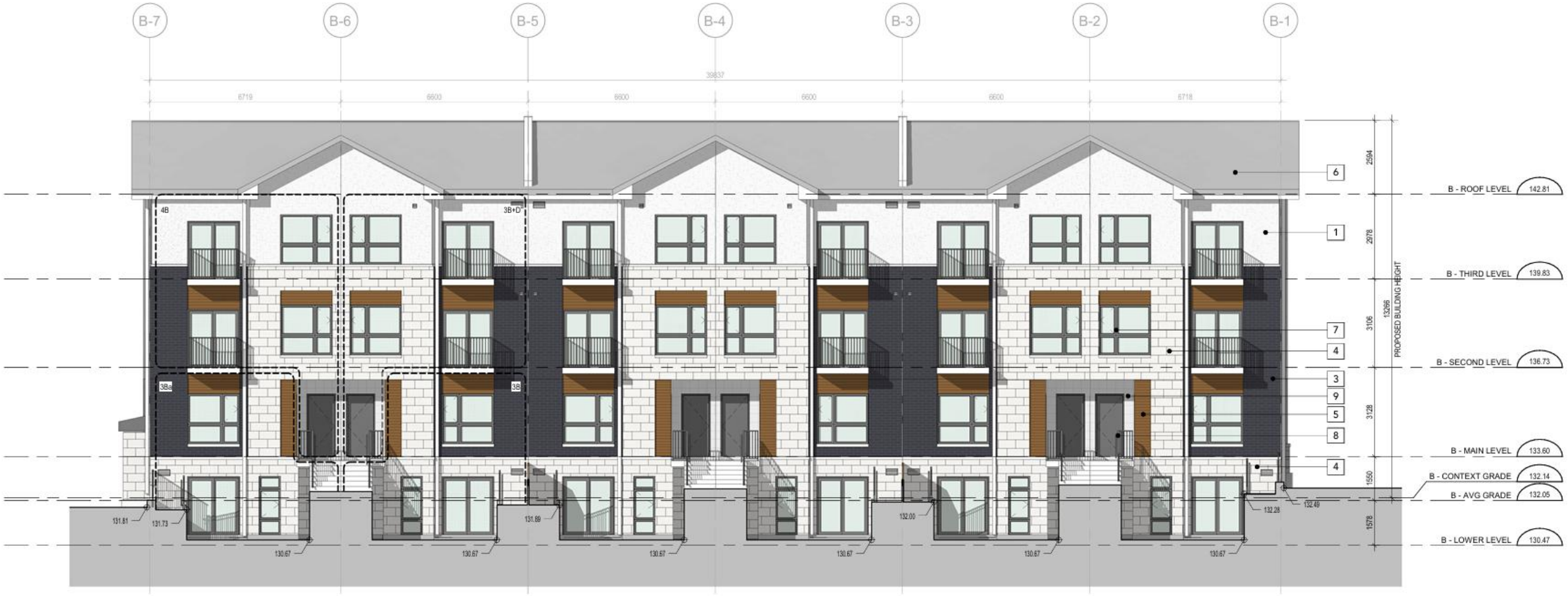
Detailed Drawings (Block A and B)



Detailed Drawings (Block C and D)



Elevation

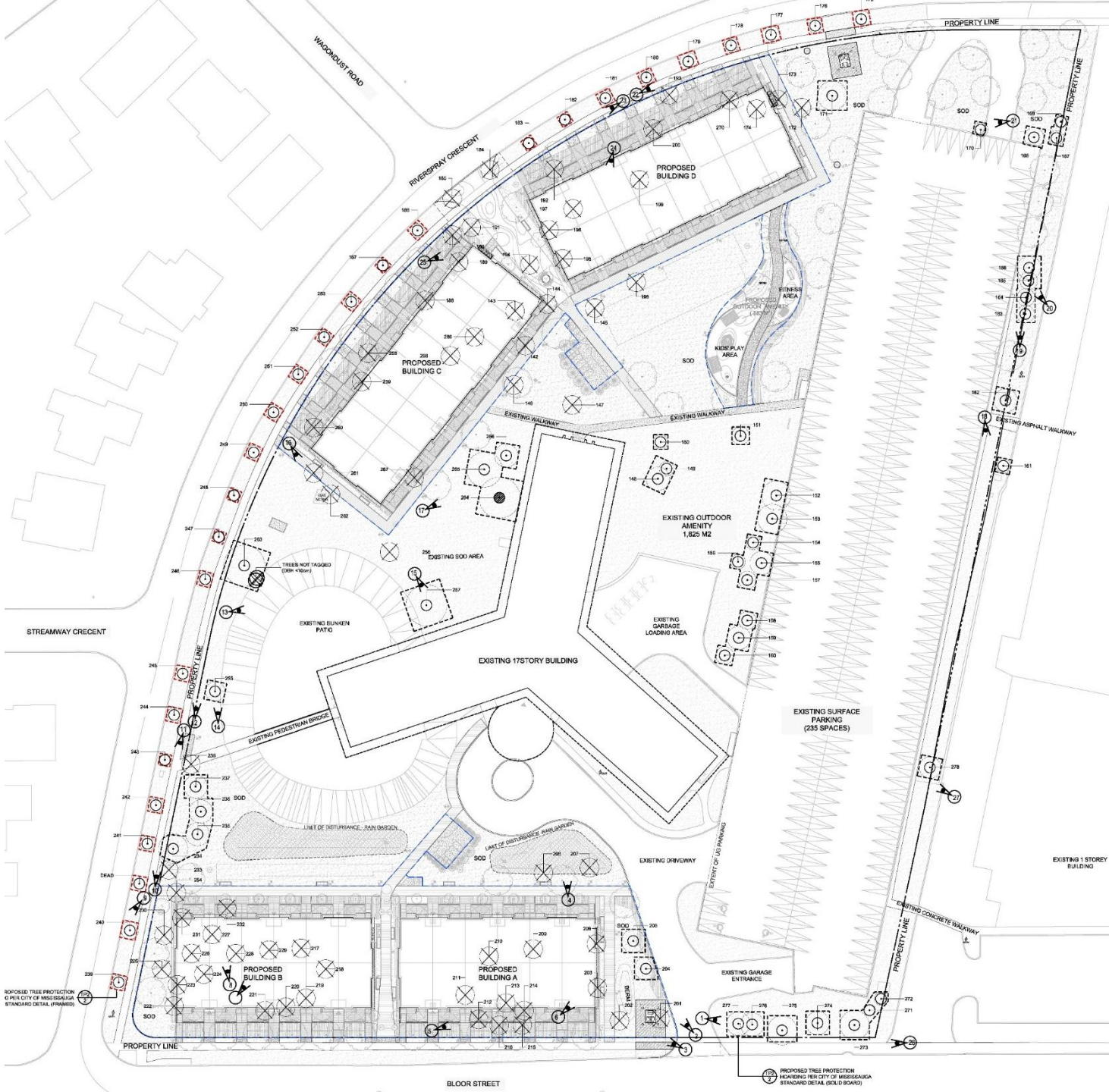


Elevation of Block A and B, along Bloor Street

Tree Preservation Plan

Legend

- EXISTING TREE TO REMAIN C/W TREE INVENTORY NUMBER
- EXISTING TREE TO BE REMOVED C/W TREE INVENTORY NUMBER
- TREE PROTECTION ZONE
- INJURED TREES C/W TREE INVENTORY NUMBER
- EXISTING CONDITION PHOTO VIEW
- PROPOSED TREE PRESERVATION HOARDING (SOLID BOARD)
- PROPOSED TREE PRESERVATION HOARDING (FRAMED)



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