

Tenants Non-Profit Redevelopment Co-operative Inc. (TNRC)

Report for 1180 and 1190 Forestwood Drive, Mississauga

Executive Summary

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December 6, 2022

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EXECUTIVE SUMMARY



INTRODUCTION

Co-operative Housing Federation of Toronto (CHFT) is an organization of non-profit housing co-operatives across the Greater Toronto Area. 1180-1190 Forestwood Drive (the “Subject Property”) is part of CHFT’s land trust. The land trust leases the property and buildings to the Forestwood Co-op. CHFT is considering adding a new affordable, co-operative housing building to the property, along with improvements to the outdoor amenity spaces.

The Subject Property is located in central Mississauga within the greater Erindale neighbourhood, east of the University of Toronto Mississauga campus and the Credit River. There are currently two 12-storey high-rise apartment buildings and two 2-level parking structures located to the south of each building. The parking structures on the property are moderately utilized with rent rolls for registered parking spaces, indicating that 30 percent of parking stalls are vacant across both existing parking structures. The property includes outdoor amenities (children’s playground, swimming pool, tennis court and basketball court) and a building containing a property management office, indoor library and multi-purpose room.

DEVELOPMENT OBJECTIVES AND GUIDING PRINCIPLES

In considering redevelopment of the Subject Property, CHFT articulated the following objectives:

1. To maintain the two existing buildings and the Forestwood Co-operative;
2. To create as many new affordable, co-operative housing units as possible;
3. To provide the amenities necessary for a good quality of life for current and future residents.

This project explored the physical form of redevelopment to achieve these objectives. Housing tenure, level of affordability and programming of the site may be impacted by funding models and partnerships, as they are developed. On the basis of these development objectives and from feedback gathered during the engagement process, the development team arrived at a set of Guiding Principles. These principles assisted the development team in preparing a preliminary vision that would be responsive to the needs of the community, and was used as evaluation criteria in assessing the preliminary designs.

Create new affordable housing and retain existing affordable housing

Build a community that is:

- a. **Healthy**
- b. **Connected**
- c. **Safe**
- d. **Sustainable**
- e. **Inclusive and Accessible**

PLANNING POLICY OVERVIEW

In Ontario, the Province sets the course for how cities will grow and develop. The Provincial planning policies set the following objectives for Ontario communities:

1. Excellent quality of life for residents;
2. Communities that are environmentally sustainable and use resources efficiently; and
3. Ensure that investments (like transit) have the biggest impact possible.

The provincial policies contemplate that **Intensification, Complete Communities** and **Transit-Oriented Development** shall be undertaken to achieve these objectives. Intensification refers to building up instead of sprawling out. Complete communities refer to communities where you can meet your daily needs on foot. Transit-oriented developments are complete communities within walking distance of a transit facility. There is growth happening everywhere in Ontario, and to accommodate growth in urban and suburban areas, the Province has invested in public transit infrastructure.

New Bus Rapid Transit (BRT) and improved cycling and walking routes along Dundas Street West will bring changes to the Erindale Neighbourhood. Transit is a large public investment that governments hope to benefit many people, often leading to policies that encourage more housing, employment opportunities, and community services in areas with good access to transit. This means that the Erindale area will continue to see development of higher density and taller buildings in the decades to come.

At some point in the future, the Westdale Mall property is likely to redevelop with a mix of uses, taller buildings, and public spaces. There are currently no planning applications for Westdale Mall and changes in the area will be driven by how the mall eventually redevelops because it is the largest piece of land in the community. Redevelopment of suburban malls is a trend we are seeing across the GTA as retail changes and land values increase. Other examples of suburban mall redevelopments can show us what Westdale Mall may look like when it eventually redevelops, which will likely be a mix of commercial and residential uses (while keeping the retail functions), a mix of some taller and some lower scale buildings, new streets and pedestrian connections, and new parks and public spaces.



Right: Vision for Dundas Street West from the City of Mississauga’s Dundas Connects Study

SITE AND CONTEXT

The Subject Property is bounded by residential uses of varying densities and commercial/retail uses. It is located within close proximity of Dundas Street West and Erindale Station Road, which are two major arterial roads.

The Subject Property is 2 kilometres south of the Erindale GO Station. It is also contemplated that the future Dundas Street Bus Rapid Transit (BRT) will have a station at Dundas Street West and Erindale Station Road. The close proximity to BRT means that the Subject Property is well-placed for greater application of intensification, complete community and transit-oriented development principles.

The division of the Subject Property lands will likely need to be sought to facilitate the development of new multi-unit housing on the property and to attract and potentially better accommodate a development partner. We understand that based on preliminary discussions with CHFT legal counsel, a number of land division options remain available to advance the development objective.



Left: Aerial view showing site and surrounding area



Left: Bird's eye view showing site and surrounding area

CONSULTATION

Consultation with Forestwood Co-op members and the Erindale community was critical to ensure the building and site design met the needs and expectations of those who will be affected by the redevelopment. The consultation programme was iterative and integrated with the architecture and planning components of the project. Forestwood Co-op members were invited into the design process, providing input at each step as the design was refined. This approach helped garner support from Forestwood Co-op members for the redevelopment and allowed the consulting team to incorporate feedback into the proposed designs to better address the needs of the community.

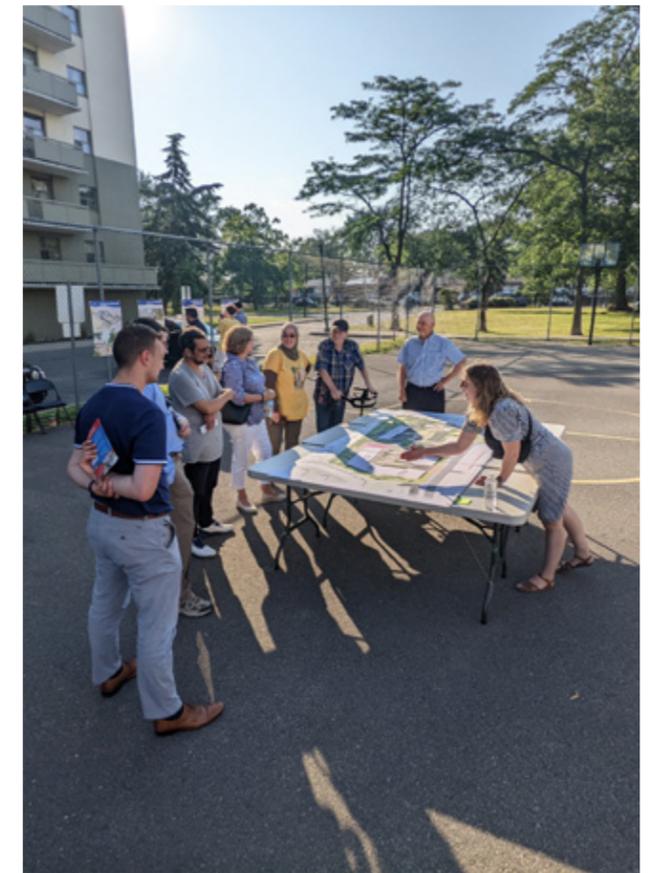
A few key messages that were communicated by members during the consultation process include:

1. A focus on programmed and flexible community spaces for seniors, families, teens and children;
2. A desire to maintain and build upon the close-knit co-op community that currently exists;
3. Feedback on the existing amenities that are widely used and the ones that are currently under-utilized;
4. Support for retail and/or community uses on site; and
5. Concerns about impact of new buildings and amenities on existing buildings, including noise, light and shadow.

In addition, Forestwood Co-op members reiterated throughout the process their need for stable operations and maintenance standards in the existing and new spaces.



Above: Photo showing consulting team presentation during one of the in-person consultation events



Above: Photo showing consulting team engaging with community members at open house consultation event

PROPOSED BUILDING DESIGNS

The design team developed its proposed designs based on co-op member and community feedback and CHFT’s development objectives. These objectives were: to create as many new affordable co-operative housing units as possible, while also looking to strengthen the public realm and amenity space of the entire site, for the benefit of the two existing co-operative buildings and the surrounding community. Development on the property could function as a transition between the potential increased density of a future redevelopment of Westdale Mall to the east, and the low scale single detached residential neighbourhood to the west of the property. In analyzing the various development opportunity areas on the property, it was determined that the southeast portion of the property provided the best opportunity for redevelopment as it is adjacent to the Westdale Mall site, which was already identified as an opportunity for redevelopment in the Dundas Connects Master Plan. It would also maintain sufficient setback from the single detached residential neighbourhood to the west.

As a **Good Neighbour**, the proposed building height and massing has been developed to limit overlook and shadow impact on the existing co-operative buildings as well as the surrounding residential community. Another aim was to maximize density and gross floor area, in order to provide the maximum number of housing units within a larger cohesive and healthy neighbourhood. Within the proposed new development, and in keeping with the project’s Guiding Principles, the design intent is to provide a connected **Vertical Community**. This includes features such as large balconies that provide opportunities to chat and get to know neighbours, as well as community roof gardens, larger social hallways on skip-stop floors, and active lobbies that activate the public realm and engage with the outdoor amenity at grade.

Key Statistics

Proposed Height	28, 14, 12 Storey, 37.5M - 85.5M
Gross Construction Area (Above-Grade)	+/- 57,178 SQM (615,459 SQF)

Unit Mix by Type	Count	% of Total	Average Unit Gross Floor Area
Studio/1-Bedroom	406	61.1%	+/- 55 SQM
2-Bedroom	181	27.2%	+/- 85 SQM
3-Bedroom	78	11.7%	+/- 105 SQM
Total	665	100%	+/- 70 SQM

Left: Table showing key statistics of proposed development. Note: Preliminary unit count, mix and average GFA are approximate, pending further floor layout development and coordination.



Left: Conceptual perspective of indoor amenities at lobby and connections to outdoor amenities beyond. Animated skip-stop social hallway above.



Above: Aerial view of proposed master plan, from northwest looking southeast



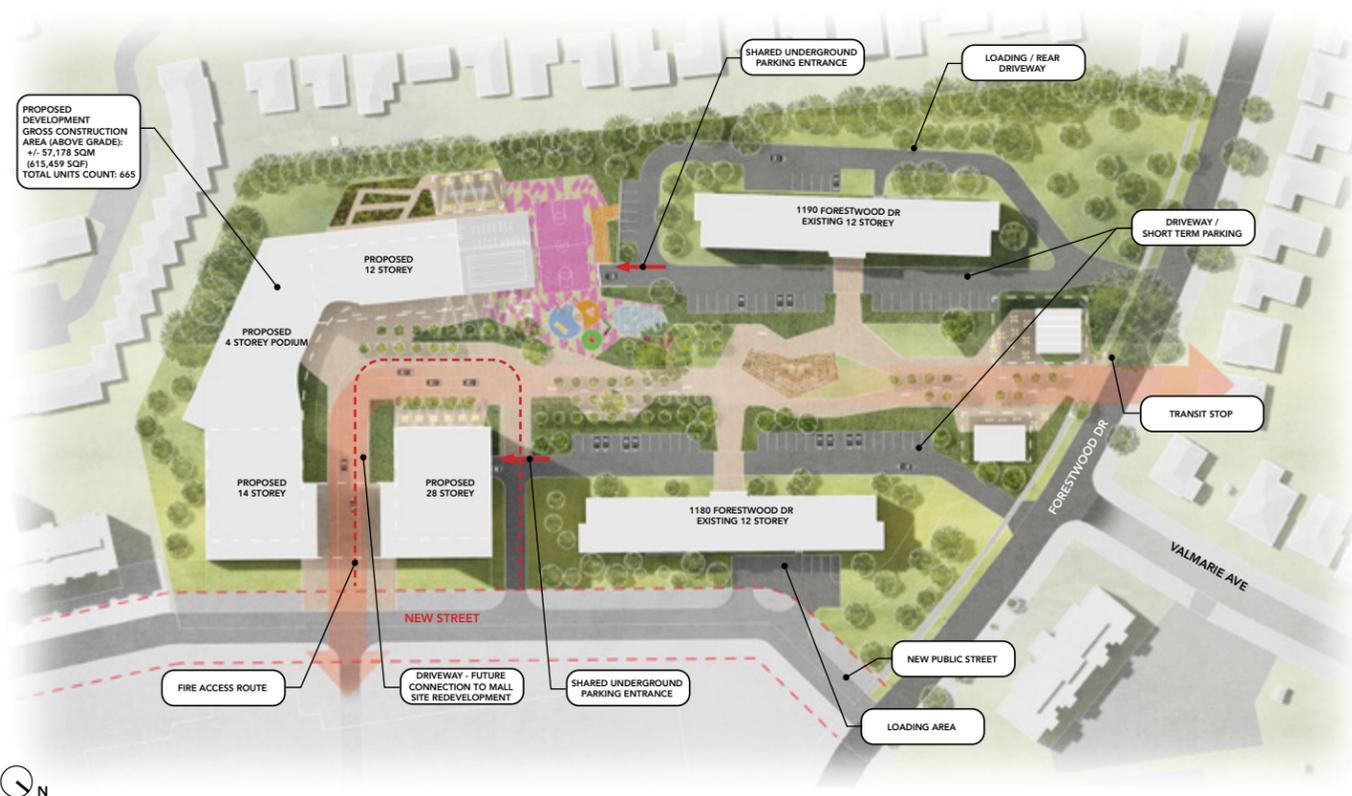
Above: Aerial view of proposed master plan, from northeast looking southwest

PROPOSED PROMENADE DESIGNS

The design team understood the importance of ensuring that the redevelopment would knit the new pieces together with the existing neighbourhood in a coherent way. To accomplish these goals, the design approach is to create a linear, at-grade amenity space which is the spine of the property, connecting the existing on-site community to the new development and to the surrounding neighbourhood.

We call this linear amenity space the 'Promenade'. It consists of a spine of walkways and programmed spaces that extend from Forestwood Drive, between the existing co-op buildings, through the new development, and into the adjacent Westdale Mall. Eventually, it will connect the Forestwood neighbourhood to the new high density mall site redevelopment that is anticipated in the Dundas Connects study.

'The Promenade' is the linear ground level public realm and amenity space that is comprised of the 'Gateway', the 'Town Square', and the 'Community Hub'. It provides a pedestrian route off of which community amenities unfold. Closer to Forestwood at the 'Gateway', these amenities welcome the community to the site, offering services and security overlook. Further into the site at the 'Town Square', the pedestrian route links to the entrances of the two existing co-op apartment buildings and offers a community hang-out space. Located between the existing and proposed new buildings, the 'Community Hub' offers programming designed to be inclusive of many age groups, activity levels and abilities. At this point, the outdoor spaces flow into new indoor amenity space in the new development, providing a strong connection between the communities.



Above: Aerial view of proposed master plan, showing proposed amenity spaces



Above: Perspective of the Promenade, looking southwest from the Gateway

For more information:

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