

OZ/OPA 18-14 W3 1485 Williamsport Drive and 3480 Havenwood Drive

Recommendation Report
Starlight Group Property Holdings Inc.

Planning and Development
Committee - September 16, 2024

Application Timeline

February 20, 2019	Community Meeting
March 4, 2019	Public Meeting and Information Report
July 17, 2018	Application deemed complete
September 16, 2024	Recommendation Report to PDC



Subject Lands



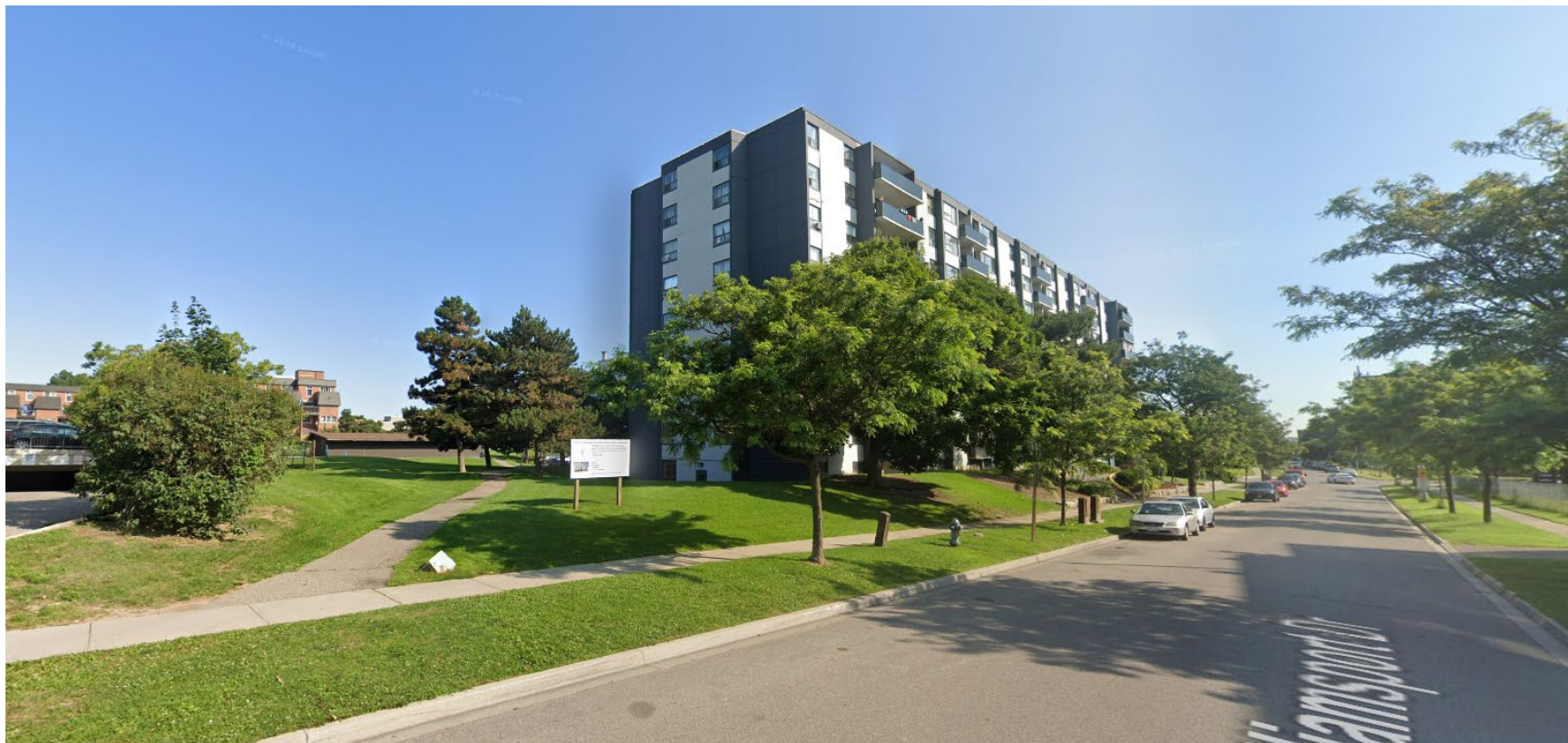
Aerial Photo of 1485 Williamsport Drive and 3480 Havenwood Drive

Subject Lands



View of site west of Havenwood Drive

Subject Lands



View of site north of Williamsport Drive

Subject Lands



View of site south of Williamsport Drive

Surrounding Area



Development Proposal

- Official Plan Amendment and Rezoning applications to permit a ten storey rental apartment building containing of 154 units



Zoning By-law and Official Plan Amendment

- The site currently is split-zoned, where 3480 Havenwood Drive is zoned **RA2-1** (Apartment) and 1485 Williamsport Drive is zoned **RA3-1** (Apartment), the zoning by-law amendment proposes to zone the entire site as **RA3-Exception** (Apartment).
- The proposal requires an amendment to the Mississauga Official Plan Policies for the Applewood Neighbourhood Character Area, to permit a Floor Space Index (FSI) of 1.5.

Summary

- The proposed development is designed to be sensitive to the existing and planned character of the neighbourhood and introduces gentle intensification to the area
- It represents an efficient use of land and contributes to the housing options in the neighbourhood
- The proposed development represents the principles of good planning and conforms with relevant policies within the Provincial Policy Statement and Growth Plan, the Regional Official Plan and the Mississauga Official Plan