

OZ/OPA 24-10 W3 **4150 Westminster Place**

Recommendation Report
Saint Luke's Dixie Senior Residence Corporation

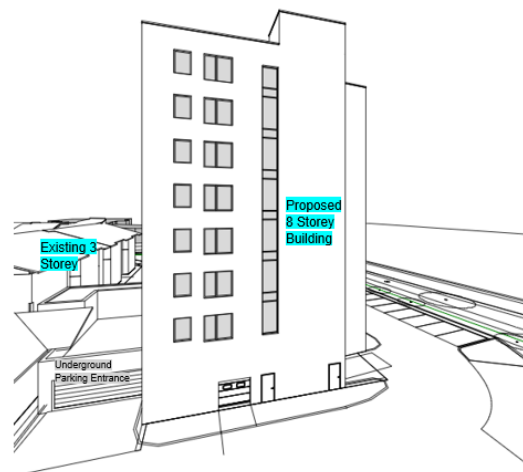
Planning and Development Committee –
October 28, 2024

Application Timeline

December 12, 2022	Community Meeting
July 3, 2024	Application Deemed Complete
October 28, 2024	Public Meeting and Recommendation Report to PDC (within 120 days)



Northeast Corner



Southwest Corner

Subject Lands and Surrounding Areas

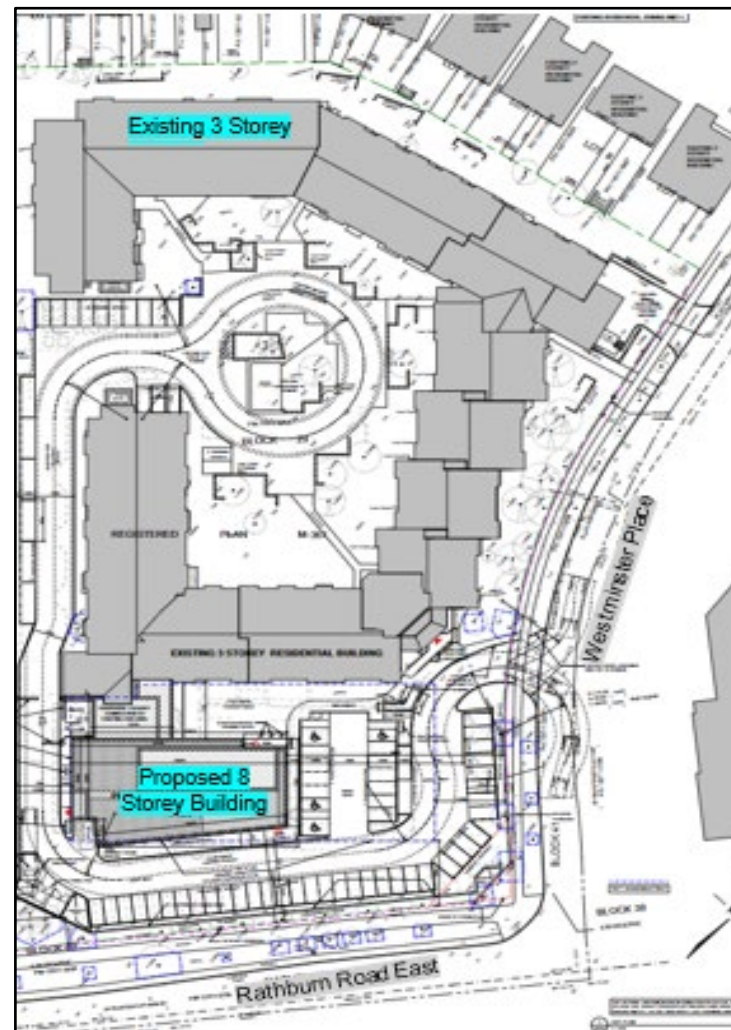


Existing Site Conditions



Development Proposal

- Official Plan Amendment and Rezoning applications to an eight storey affordable rental apartment building with 70 residential units



Zoning By-law and Official Plan Amendment

- The site is zoned **RA1-1** (Apartment), the zoning by-law amendment proposes to zone the site as **RA2-Exception** (Apartment).
- The proposal requires an amendment to the Mississauga Official Plan Policies for the Rathwood Neighbourhood Character Area, to permit a Floor Space Index (FSI) of 1.4 and increase the height to eight storeys.

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
- The proposal effectively integrates new development into the existing urban fabric while enhancing the site's contribution to the community
- 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