

OZ/OPA 22-28 W3

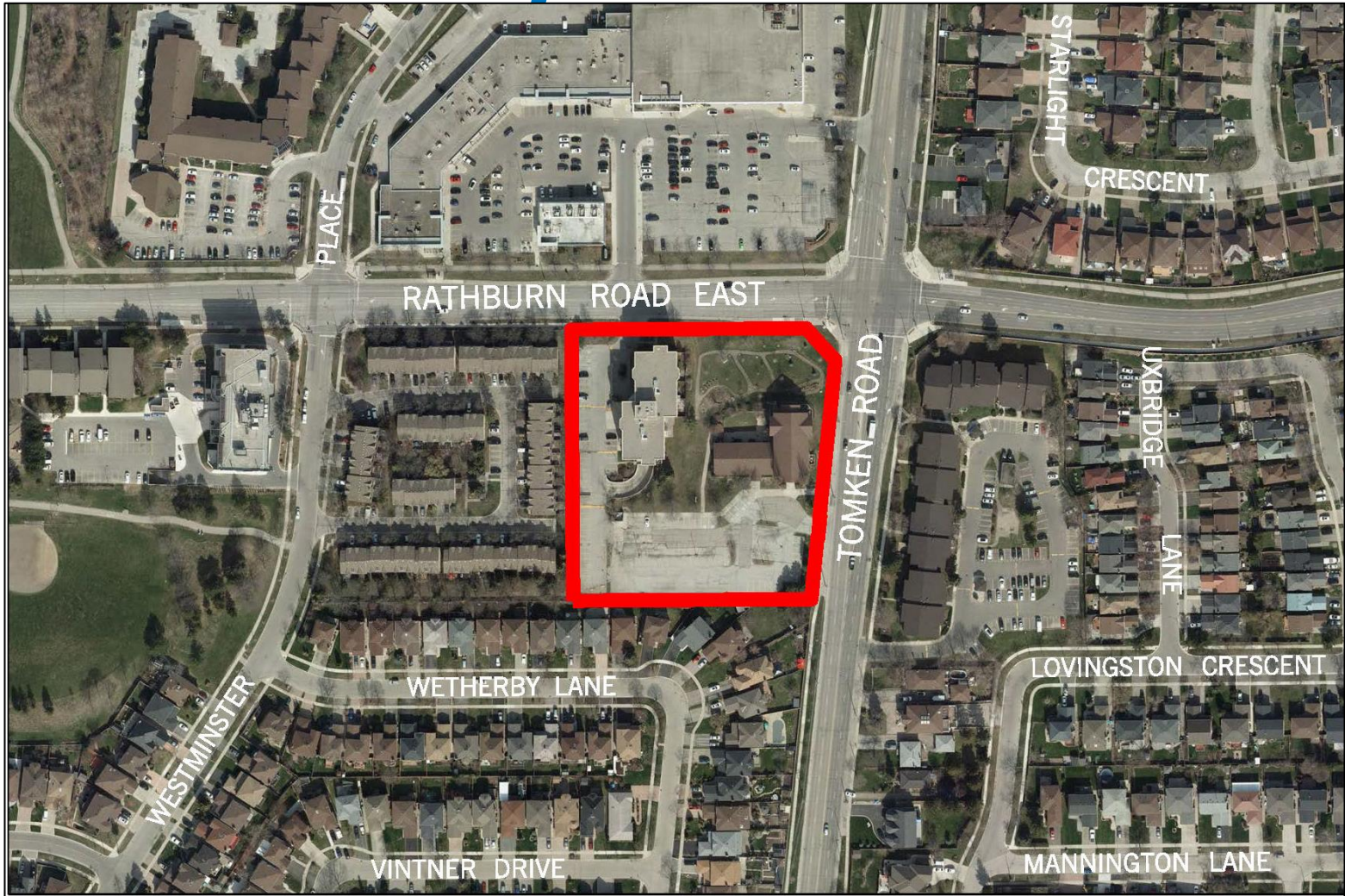
4094 Tomken Road and 924 Rathburn Road East

**Recommendation Report
Kindred Works**

Planning and Development
Committee – November 25, 2024



Subject Lands



Subject Lands



View of Site from the Intersection of Rathburn
Road E and Tomken Road

Subject Lands



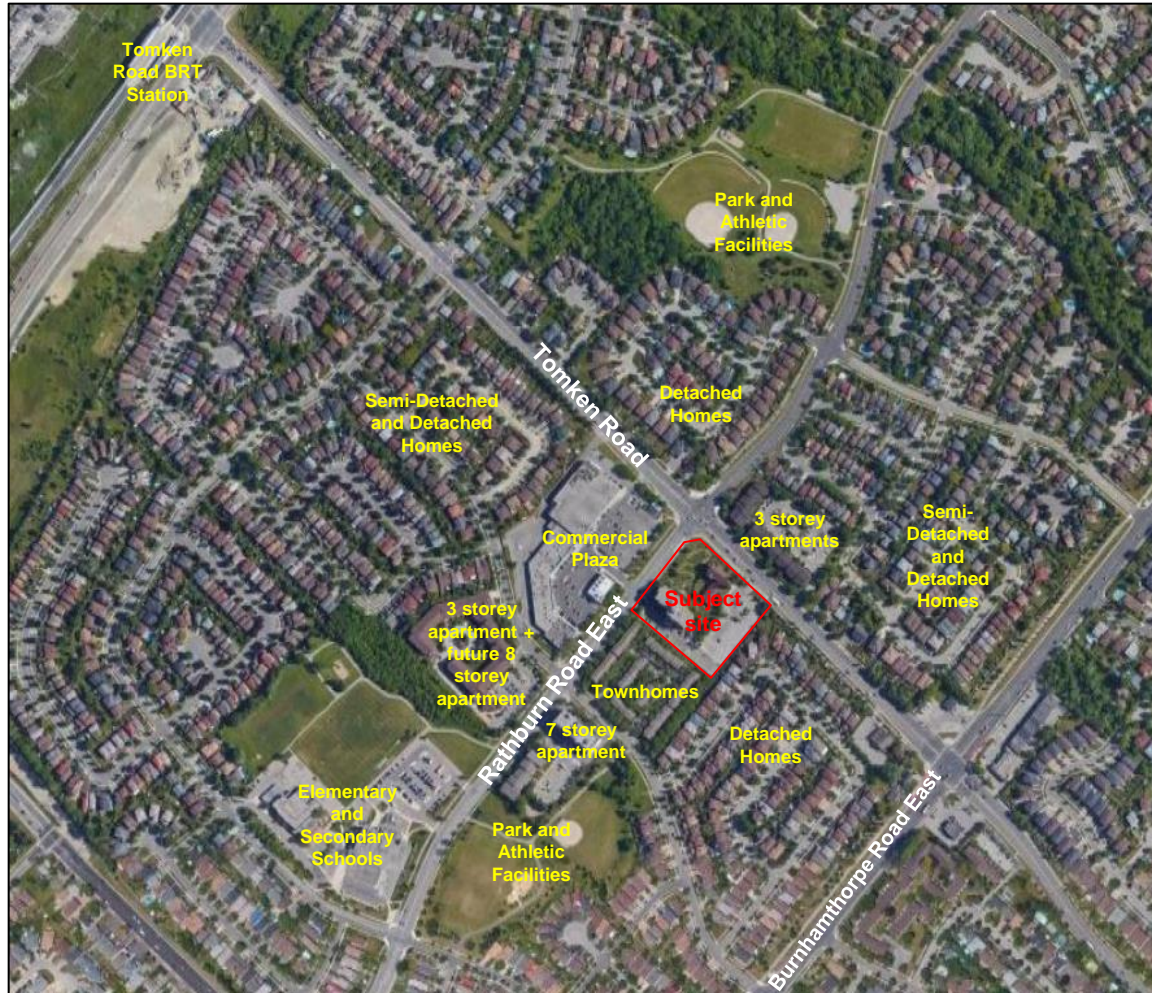
View of Site from Tomken Road

Subject Lands

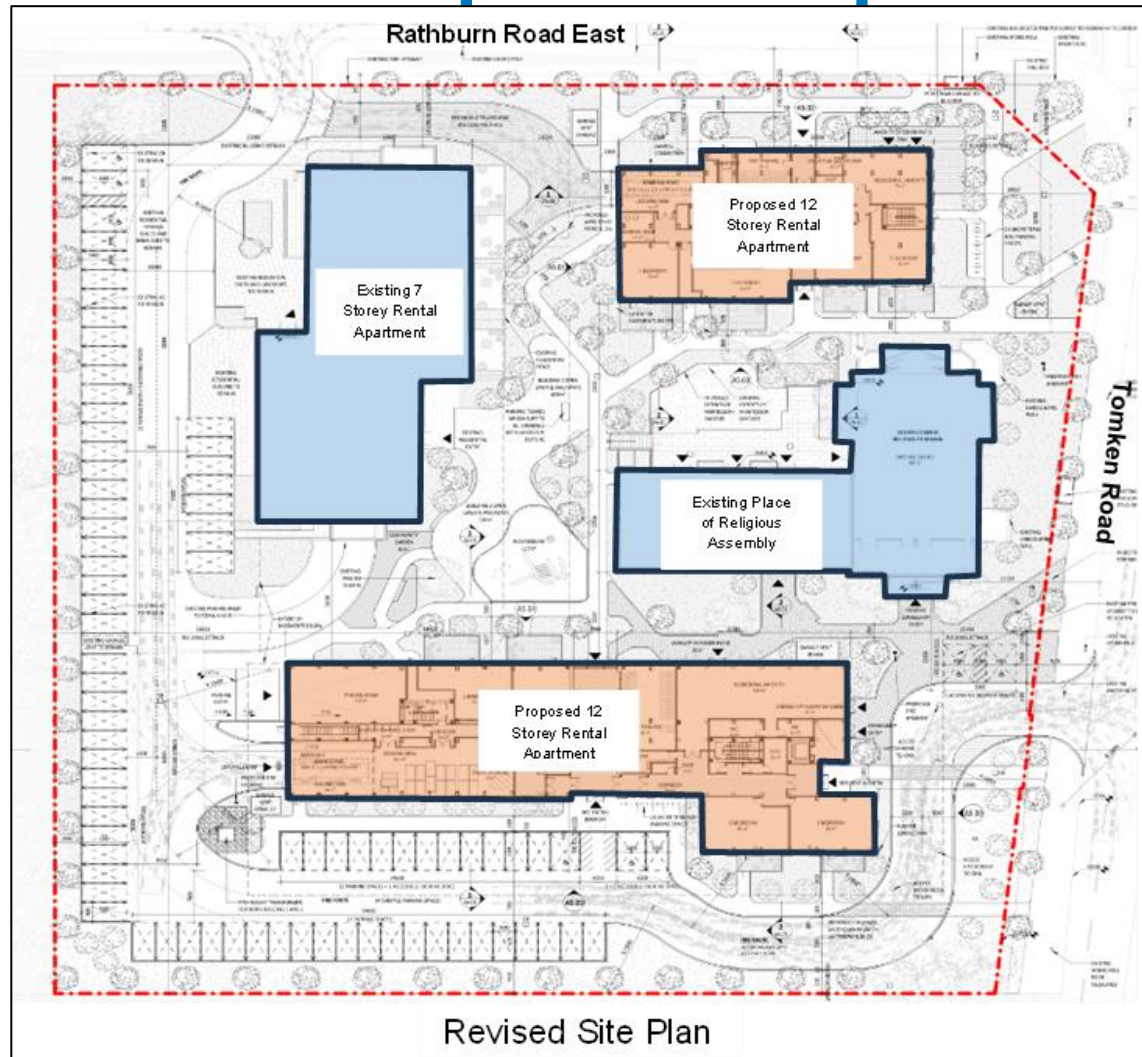


View of Site from Rathburn Road East

Surrounding Area



Development Proposal



- Existing
- Proposed

Development Proposal



Revised Statistics	
1 Bedroom Units	158 (63%)
2 Bedroom Units	62 (25%)
3 Bedroom Units	30 (12%)
Total unit Count	250
Number of Barrier Free Units	50 (38 required per OBC)
Amenity Area per Unit	5.7 m ² per unit
Parking	0.8 resident spaces per unit 0.2 visitor spaces per unit

Zoning By-law and Official Plan Amendment

- The property is designated Residential High Density. The proposal requires an amendment to the Mississauga Official Plan to permit a building height of 12 storeys and a floor space index (FSI) of 1.9.
- The site currently zoned RA2-11 (Apartments – Exception). A site specific RA3 zone is recommended to accommodate the proposal.

Conclusion

Staff recommend approval of the recommendations for the following reasons:

- The proposal conforms to the relevant provincial, regional and city policies for appropriate use of the land.
- The applicant has revised the proposal to improve the overall compatibility of the development with surrounding lands.
- The property is underutilized and located in proximity to transit, existing commercial uses and community facilities.
- The proposed development will increase the variety of housing types and increase the number of affordable housing units for the community.