

City of Mississauga  
**Corporate Report**



<p>Date: September 3, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: OZ 18/005 W3</p>
	<p>Meeting date: September 22, 2025</p>

## Subject

### **PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)**

**Rezoning applications to permit a 14 storey rental apartment building containing 255 dwelling units**

**1315 Silver Spear Road, south side of Burnhamthorpe Road East, west of Dixie Road**

**Owner: IMH 1315 Silver Spear Ltd.**

**File: OZ 18/005 W3**

## Recommendation

1. That application under File OZ 18/005 W3, IMH 1315 Silver Spear Ltd., 1315 Silver Spear Road to change the zoning to **RA3-Exception** (Apartments – Exception) to permit a 14 storey rental apartment building containing 255 dwelling units, be approved in accordance with the provisions contained in the staff report dated September 3, 2025 from the Commissioner of Planning and Building, and that staff be directed to return to City Council with the appropriate implementing documents and by-laws for approval.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

### 1. Executive Summary

- The application is to change the zoning by-law to allow a 14 storey rental apartment building containing 255 dwelling units

- The property is designated **Residential High Density** and located on a Corridor within the Rathwood-Applewood Community Node. The property is in an Intensification Area which is envisioned to accommodate significant growth and development
- The proposed development is supportable from a planning perspective for the following reasons:
  - The site is within the Rathwood–Applewood Community Node, a planned Intensification Area where higher density housing is encouraged
  - The proposal delivers new purpose-built rental housing in a form and scale consistent with updated policy direction through MOPA 115
  - Technical studies confirm the site can accommodate the development without unacceptable impacts on traffic, servicing or, the surrounding community
  - The design includes enhancements to amenity space, landscaping, and pedestrian connectivity, thereby improving livability and compatibility
- Comments received from the community to date pertain to height and density, separation distance between buildings, traffic, parking, loss of mature trees, shadow and wind impacts, school capacity, and construction disruptions
- The application supports the direction established via the Mayors Housing Task Force in that they increase the supply of purpose-built rental housing and provide a range of unit types and sizes to expand housing choice in areas well-served by community amenities, parks and transit
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
  - Increasing and improving on-site sidewalk connections and pedestrian circulation
  - Relocating and consolidating garbage collection areas
  - Increasing the total on-site amenity space
  - Expanding the minimum building separation distance between the existing apartment building on site and the proposed building
  - Increasing the number of new tree plantings
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the application be approved
- This application pre-dates Bills 109, 23 and 185, as well as our current service delivery targets. The applicant has also made numerous changes to the development proposal since the application was originally submitted. Staff have worked closely with the applicant to resolve outstanding matters with the proposal to get to this point

## Background

Rezoning application was deemed complete on May 15, 2018 and subsequently circulated to City departments and external agencies for technical comments. A detailed comment package was provided to the applicant on August 30, 2018, February 16, 2024, and July 15, 2025, with a request to file a resubmission which addresses comments, along with an offer from staff to facilitate various technical meetings with reviewers to advance the applications.

The purpose of this report is to provide an overview of the applications and provide a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

## Property Overview

### 1. Site Information

#### (i) Site Location and Description

The site is located on the south side of Burnhamthorpe Road East, across from Hickory Drive in the Rathwood-Applewood Community Node. The site is irregular in shape with frontage on Silver Spear Road. There is an existing 8 storey rental apartment building on the site, containing 93 dwelling units. Parking is provided at grade and in a single-level underground garage.



Aerial Photo of 1315 Silver Spear Road

## **(ii) Site Context**

The subject property is located in an area that is undergoing transition and growth. The surrounding neighbourhood was originally developed in the 1960's. The neighbourhood contains a range of housing types with apartments on Burnhamthorpe Road East and Dixie Road, while the neighbourhood to the south is mainly detached homes and townhomes. The Rathwood–Applewood Community Node is a planned intensification area located in east Mississauga, generally centered around the intersection of Burnhamthorpe Road East and Dixie Road. It is one of the City's mall-based community nodes, originally developed around Rockwood Mall and is characterized by large surface parking areas, mid- to high-rise apartment buildings, and a range of retail, commercial, and community uses. The area also contains institutional uses such as schools, library, and places of religious assembly, as well as a network of public parks and open spaces. The surrounding neighbourhoods are predominantly low-rise residential, including detached and semi-detached dwellings, which frame the edges of the Community Node.

The surrounding land uses are:

- North: Burnhamthorpe Road East, 2 storey heritage home, three storey stacked back-to-back townhouses, and a 4 storey retirement home
- East: Burnhamthorpe Library, retail and service commercial uses and a gas bar
- South: Townhomes and detached dwellings
- West: 5 storey apartment building and detached dwellings

## **(iii) Surrounding Development Application**

- OZ/OPA 25-7 W3 and SP 25-11 W3 - 1470 Williamsport Drive - official plan, rezoning and site plan applications in process for two 12 storey apartment buildings with a shared six storey podium containing 283 rental dwelling units
- OZ/OPA 18-14 W3 & SP 25-7 W3 - 3480 Havenwood Drive and 1485 Williamsport Drive – official plan and rezoning applications approved in September, 2024 and site plan application in process for a 10 storey rental apartment building containing 144 rental dwelling units
- OZ/OPA 25-1 W3 – 3403-3445 Fieldgate Drive – official plan and rezoning applications in process for three apartment buildings with heights of 13, 18 and 22 storeys containing 1,342 dwelling units, with ground related commercial uses and a public park
- SP 25-22 W3 - 1325 Burnhamthorpe Road East – site plan application in process for a four storey office and veterinarian clinic
- SP 20-129 W3 – 1750 Bloor Street - site plan application in process for a 15 storey apartment building containing 265 rental dwelling units
- OZ/OPA 22-14 W3 & SP 24-38 W3 - 1785 Bloor Street – official plan and rezoning applications approved in April 2024 and site plan application in process for a 14 storey apartment building containing 238 rental dwelling units

- OZ/OPA 20-3 W3 & SP 25-8 W3 – 1840 & 1850 Bloor Street – official plan and rezoning applications approved in March 2025 and site plan application in process for two 18 storey apartment buildings containing 433 rental dwelling units

## 2. Mississauga Official Plan (MOP)

The lands are located within the Rathwood-Applewood Community Node and are designated **Residential High Density**. The **Residential High Density** designation permits apartment dwellings, all forms of townhouses accessory to apartment dwelling on the same property, and convenience commercial uses permitted at grade in apartment dwellings. The Rathwood-Applewood Community Node is an intensification area in MOP and is, therefore, intended to be the focus of intensification within the City. The Community Node forms part of the mall-based community nodes which are intended to evolve into complete, mixed-use communities that serve as a focal point for retail, community facilities, and transit, while supporting a variety of housing options and prioritizing active transportation. These areas will retain their role as a centre of community life, enhancing public amenities and connectivity to surrounding neighbourhoods.

Refer to Appendix 2 for the existing Official Plan map.

The subject property is not located within a Major Transit Station Area (MTSA).

## 3. Mississauga Official Plan 2051 (MOP 2051)

On April 16, 2025, Mississauga City Council approved MOP 2051, establishing an updated comprehensive framework to guide city-building and long-term growth. Aligned with the Provincial Planning Statement, the Plan introduces updated policies in transportation, housing, built form, culture and heritage, environment and economic development to support the creation of complete and resilient communities. MOP 2051 has been submitted to the Ministry of Municipal Affairs and Housing and will be in-force following Minister's approval. Upon approval by the Ministry, MOP 2051 will replace both Mississauga Official Plan and the Region of Peel Official Plan (2022).

Under MOP 2051, the site is designated **Residential High Rise**, which permits apartment buildings ranging in height from three to 18 storeys, with a minimum separation distance of 30 m (98.4 ft.) between the tower portions of tall buildings. While the proposed building is 14 storeys, it is not considered a tall building as defined in the Official Plan, as its height of approximately 45 m (147.6 ft.) does not exceed the Burnhamthorpe Road East right-of-way width of 50 m (164 ft.). It is also noted that under MOP 2051, the Rathwood-Applewood area is identified as a Growth Node, whereas in the current Mississauga Official Plan, it is designated as a Community Node, reflecting a change in terminology and has an emphasis on accommodating compact, transit-supportive intensification in this location.

Development applications will continue to be evaluated under the current Mississauga Official Plan. However, should MOP 2051 be approved before a final decision is made by Council on

this application recommendation, the applications will be evaluated based on the policies in MOP 2051. Applicants will be required to submit a request to amend the new policies and may be required to submit additional materials and justification for evaluation.

#### 4. Current Zoning

The subject property is currently zoned **RA2-4** (Apartments), which permits apartments, long-term care building, and retirement buildings. The site-specific exception zone (**RA2-4**) increases the permitted Floor Space Index (FSI) range to 1.0 – 1.5, whereas the base **RA2** zone permits an FSI range from 0.5 – 1.0.

Refer to Appendix 2 for the existing and proposed Zoning Map.

## Proposed Development

### 1. Description

The applicant is proposing to redevelop the north portion of the subject site with a new 14 storey rental apartment building containing 255 residential dwelling units, while retaining the existing eight storey rental apartment building with 93 dwelling units. The proposed development includes new indoor and rooftop amenity areas, enhanced landscaping, a right-in/right-out vehicular access to Burnhamthorpe Road East, and a total of 354 parking spaces at grade and underground (including both existing and proposed).

The application was originally submitted in 2018 and proposed a nine storey rental apartment building, which at the time required an Official Plan Amendment to permit the requested height and density. Since then, updates to the Official Plan policies for the Rathwood–Applewood Community Node, including Mississauga Official Plan Amendment 115 (MOPA 115), have come into effect, introducing permissions for greater building heights and densities. As a result, the applicant revised the proposal to 14 storeys to align with the updated policy framework, eliminating the need for an OPA under the current policies and reflecting the direction established through the development review process.

A Zoning By-law Amendment is required to permit the proposed development.

Refer to Appendix 2 for details of the proposed development.





**Perspective (Looking southeast)**

## **2. Supporting Studies**

The applicant has submitted various materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/development-applications-public-feedback>.

## **3. Green Development Initiatives**

The applicant has identified that the following green development initiatives will be incorporated into the development:

- Voluntarily meets the City's Tier 1 Green Development Standards, where possible
- Provides bicycle and electric vehicle parking to support sustainable travel
- Green roof to manage stormwater, reduce heat, and improve building efficiency

- Energy-efficient and Dark Sky–compliant outdoor lighting
- Landscaping with native, drought-tolerant, and pollinator-friendly plants
- Light-colored paving, permeable pathways, and added tree shade to reduce heat buildup
- Water-saving plumbing fixtures proposed throughout the building

## Analysis and Evaluation

The following section provides a high-level summary of the planning policies that are applicable to the applications.

### 1. Reason for Applications

The proposed development does not conform with the current zoning. Amendments to the Zoning By-law 0225-2007 are required to amend the **RA2-4** (Apartments) zoning to permit one 14 storey rental apartment building containing 255 dwelling units. Additional site-specific regulations are also required, including provisions related to floor space index, tower separation distance, parking, setbacks, and landscaped open space, to accommodate the revised proposal.

### 2. Policy Summary

The *Planning Act* allows any property owner within the Province of Ontario to submit development applications to the local municipality in order to build or change the use of any property. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement, 2024 and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect this application have been reviewed and assessed in the context of the proposed development application. The following section summarizes how the proposed development is consistent with the applicable policy and regulatory documents.

#### (i) Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning, such as increasing housing supply, supporting a strong economy, aligning development with infrastructure, protecting the environment, public health and safety. The PPS contains a number of sections and associated policies that are relevant to the proposed development. The proposed development conforms to Section 2.3.1 of the PPS, which provides general policy direction for growth within settlement areas. In accordance with Policy 2.3.1.1, the subject site is located within a designated settlement area and a strategic growth area, where growth and intensification are explicitly encouraged. The proposal supports a compact built form that efficiently utilizes land and existing infrastructure, consistent with Policy 2.3.1.2. The

development is transit-supportive, located near existing transit routes, and supports active transportation through its proximity to schools, parks, and commercial amenities. In line with Policy 2.3.1.3, the proposal contributes to general intensification and redevelopment by introducing additional housing in a range of unit sizes and tenures, thereby supporting the creation of a complete community and making efficient use of public service facilities already in place.

### **(ii) Regional Official Plan (ROP)**

Until such time that ROP is repealed upon MOP 2051 being approved by the Ministry of Municipal Affairs and Housing, the policies of ROP will continue to be assessed through the review of development applications.

General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.

The proposed development conforms to the Region of Peel Official Plan, which directs growth to occur within designated settlement areas in a compact, efficient form. As outlined in Section 2.2.2.2, Mississauga is identified as a regional urban growth centre and is intended to accommodate the majority of Peel's population and employment growth. The site is located within a Settlement Area and a Strategic Growth Area, consistent with the direction in Section 5.3.5.2, which encourages intensification in areas well-served by existing infrastructure and transit. The development supports the objectives of Section 5.3.5.3 by contributing to the development of a complete community through a compact built form that delivers new rental housing options and expands the range of unit types available. Although the proposal is solely residential, its location within the Rathwood–Applewood Community Node ensures residents benefit from the Node's existing mix of public service facilities, housing, and commercial uses, thereby supporting the broader goal of accommodating growth within a complete, transit-supportive community.

### **(iii) Mississauga Official Plan**

Planning staff have undertaken an evaluation of the relevant policies of Mississauga Official Plan against this proposed development application.

The following is an analysis of the key policies and criteria:

#### **(i) Directing Growth**

The subject site is located within the Rathwood–Applewood Community Node, one of nine Community Nodes identified in the Mississauga Official Plan and is designated **Residential High Density**, which permits apartment buildings. In accordance with Policy

5.3.3.3, Community Nodes are designated as Intensification Areas and are intended to accommodate a significant share of the City's growth in a compact, transit-supportive form. The proposed development, which retains an existing eight storey rental apartment building and introduces a new 14 storey rental apartment building with 255 units, supports this objective by directing residential intensification to a planned Community Node.

In keeping with Policy 5.3.3.11, the proposed height and density are compatible with the existing apartment building on site and the surrounding built context, while contributing to a higher quality urban environment within the Node. The development also aligns with the intent of Policy 5.3.3.13, which directs that Community Nodes be developed to support and encourage active transportation, through the inclusion of enhanced pedestrian connections and bicycle parking. In addition, the applicant has requested reduced parking rates, which staff support given the site's location within a designated Community Node that is well served by transit and within walking distance of community services, retail, and open space. The proposal further aligns with Policy 5.5.9, which requires that intensification areas maximize the use of existing and planned infrastructure, as the site is fully serviced and supported by nearby transit and community facilities such as Rockwood Mall, Burnhamthorpe Library, and Burnhamthorpe Community Centre, all within 500 m (1,640.4 ft.) of the site.

#### **(ii) Compatibility**

In accordance with Policy 9.1.1, which directs that development within Intensification Areas contribute to a high standard of urban design and create a desirable living environment, the subject site is located within the Rathwood–Applewood Community Node, an Intensification Area intended to accommodate compact, higher-density growth. The proposed development, consisting of a new 14 storey rental apartment building containing 255 units and the retention of the existing eight storey rental apartment building, has been reviewed for its relationship to the surrounding built form, access to sunlight and sky views, the provision of amenity space, and overall livability for residents.

In accordance with Policy 9.5.1.2, which requires development to demonstrate compatibility by ensuring adequate access to sunlight, sky views, and privacy, the submitted Sun Shadow Study indicates that while some amenity areas experience longer periods of shadow than the City's terms of reference, the proposal generally achieves the intent of the City's standards for Shadow Studies. The applicant has identified alternative locations, including the landscaped open space along Silver Spear Road and area surrounding the existing BBQ patio area, that ensure residents continue to have access to functional outdoor spaces with adequate sunlight. It is further noted that the majority of shadowing is cast by the existing eight-storey building on the site, meaning that many of these conditions are already present today.

The proposal also advances the objectives of Policy 9.5.1.4, which seeks to ensure that buildings and landscaping create functional relationships with open spaces, through the provision of landscaped amenity areas and rooftop terraces that offer usable outdoor spaces for residents. Consistent with Policy 9.5.1.5, which directs a transition in building height and form, the taller 14 storey building is located closer to Burnhamthorpe Road, a higher-order road, while maintaining a compatible relationship with the low-rise residential area to the south; the site also directly abuts Burnhamthorpe Library on one side and a high-density designated site on the other. Finally, in accordance with Policy 9.5.2.2, which aims to create a safe and comfortable pedestrian environment, the proposal provides enhanced pedestrian connections, bicycle parking, and landscaping that improve walkability and access within the site and to surrounding community amenities.

Consistent with Policy 9.5.4.1, which directs that development contribute to an attractive and functional public realm by framing streets and enhancing pedestrian experiences, the proposed rectangular building extends along most of the Burnhamthorpe Road East frontage, replacing the existing surface parking and fencing with an active built form. The design maintains planting along Burnhamthorpe, including the preservation of existing mature trees where feasible, ensuring that the tree buffer along the corridor is not only retained but strengthened. This represents a significant improvement to the public realm by introducing a continuous street edge, new landscaped areas, and enhanced pedestrian connections that together create a more attractive and walkable frontage along Burnhamthorpe Road East.

Aligned with Policies 9.5.5.1 to 9.5.5.3, which encourage parking, servicing, and loading areas to be located and designed to minimize their impact on the public realm, the proposal accommodates the majority of parking in underground structures, with limited surface parking areas screened by landscaping. The inclusion of bicycle parking and electric vehicle charging stations further supports active and sustainable modes of transportation, consistent with the intent of the policy.

### **(iii) Community Node**

The policy framework for the Rathwood–Applewood Community Node was updated through Mississauga Official Plan Amendment 115 (MOPA 115), which came into effect on October 4, 2024, following approval by the Ontario Land Tribunal. These updates revised the policies for mall-based Community Nodes to support their transition into complete, compact, and transit-supportive communities, with permissions for greater building heights and densities as well as enhanced urban design requirements. The same policies against which this application has been evaluated are carried forward into Mississauga Official Plan 2051 (MOP 2051); therefore, the analysis and conclusions presented here will continue to apply once MOP 2051 comes into force and effect. Under MOP 2051, the terminology for this area has also been updated from a Community Node to a Growth Node, reflecting its role as a focal point for intensification and growth.

The proposal conforms to the updated policies of MOP Chapter 14 – Community Nodes, which direct mall-based Community Nodes such as Rathwood–Applewood to evolve into compact, complete communities with a mix of uses and a high standard of urban design. In accordance with Policy 14.1.7.1.1, which requires that community infrastructure within the Node be retained and enhanced where appropriate, the subject site supports this objective by situating new rental housing in close proximity to the Burnhamthorpe Library, schools, parks, and retail services, ensuring that residents have convenient access to community amenities.

The proposal also conforms to Policies 14.1.7.2.1 and 14.1.7.2.2, which establish that buildings within mall-based Community Nodes should range between three and 18 storeys in height. The introduction of a 14 storey building, together with the retention of the existing eight storey building, provides a built form that is consistent with the permitted range and contributes to the planned scale of development for the Node. In line with Policy 14.1.7.3.1, which encourages a range of building heights to support a well-designed community, the proposal adds a new 14 storey building while keeping the existing eight storey, resulting in a varied built form within the permitted height range.

In keeping with Policy 14.1.7.3.2(a) and (b), which require that buildings frame and animate streets to establish a coherent built environment, the new tower is oriented toward Burnhamthorpe Road, a higher order road, providing a stronger edge condition and improving the pedestrian experience along the frontage. As previously noted, while the updated policies introduced through MOPA 115 reference a 30 m (98.4 ft.) tower separation distance for tall buildings, this proposal is not considered a tall building under the Official Plan. The proposed 15 m (49.2 ft.) separation at a localized pinch point, due to the Y-shaped configuration of the existing building, has been demonstrated through supporting technical studies to maintain adequate sunlight, privacy, and sky views. The proposal also advances the intent of Policy 14.1.7.9.2 by supporting multimodal transportation and connectivity within the Node, including the provision of enhanced pedestrian pathways and bicycle parking. Together, these elements ensure that the proposed development aligns with the planned function of the Rathwood–Applewood Community Node (Growth Node in MOP 2051) as a focal point for community life and intensification.

#### **(iv) Services and Infrastructure**

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

#### **(v) Proximity to Public Transit**

The site is located approximately 2 800 m (9,186.4 ft.) from the Dixie Go Station. The following MiWay bus routes currently service the site:

- Route 5 – Dixie
- Route 126 – Burnhamthorpe Express
- Route 26 – Burnhamthorpe

There is a transit stop on Burnhamthorpe Road East within 100 m (328 ft.) of the site.

#### **(vi) Proximity to Existing Community Services**

The following community services are located in proximity to the site:

- Burnhamthorpe Library
- Dixie Bloor Neighbourhood Centre
- Burnhamthorpe Community Centre
- Gulleden Park
- Kennedy Park
- Applewood Hills
- Golden Orchard Park
- Risen Christ Lutheran Church
- Our Place Peel

### **3. Zoning By-law 0225-2007**

The proposed amendment to the **RA3-Exception** (Apartments – Exception) zone is appropriate to permit the development of a new 14 storey rental apartment building while retaining the existing eight storey rental apartment building on the subject site. This approach is consistent with the intent of the RA3 zone, which provides for apartment dwellings in a range of built forms and densities within Intensification Areas such as the Rathwood–Applewood Community Node. The revised exception schedule reflects updated Official Plan policies introduced through MOPA 115, allowing for greater height and density permissions while ensuring compatibility with the surrounding built form. The proposed zoning also requests additional site specific provisions to the RA3 zone, including modifications related to building height, floor space index, tower separation, parking, setbacks, and landscaped open space.

A table summarizing the proposed zoning regulations can be found in Appendix 2.

### **4. Departmental and Agency Comments**

The applications were circulated to all City departments and commenting agencies. The following section summarizes the comments received.

#### **(i) Region of Peel**

The Region confirmed that there is sufficient water and wastewater capacity to service the development and has no objections to OZ approval, however some FSR revisions are required to be made to the Region's satisfaction prior to site plan approval.

## **(ii) City Planning and Building Department – Development Engineering and Construction**

### Stormwater

A satisfactory stormwater servicing concept has been provided, confirming that on-site controls will mitigate additional runoff from the proposed development and maintain water quality and balance. Detailed design requirements will be addressed through the Site Plan Approval process.

### Traffic

Traffic studies prepared in support of the application confirm that the surrounding road network and proposed site access can accommodate the development. The anticipated trip generation is within acceptable levels, and intersections in the study area are expected to continue operating at appropriate levels of service.

### Environmental Compliance

Phase I Environmental Site Assessments confirm the site is suitable for the proposed residential use. No further investigation is required at this time.

### Noise

A Noise Feasibility Study identifies potential impacts from road traffic and nearby stationary sources. Mitigation measures, including warning clauses and mechanical system provisions, will be implemented as needed.

### Engineering Plans and Reports

Technical reports and drawings submitted in support of the application have been reviewed and confirm that matters related to servicing, stormwater, traffic, noise, and environmental conditions can be addressed in accordance with City standards.

## **(iii) City Community Services Section**

The subject property is located within the Rathwood–Applewood Community Node, where the 2022 Parks Plan standard of 1.2 ha (3 ac.) per 1,000 people is being met, with a current surplus of 3 ha (7.4 ac.) of parkland. The site is within 300 m (984 ft.) of Kennedy Park (P-048), a community park with a playground, tennis club, and open space. Given the existing parkland surplus and proximity to Kennedy Park, the development will be subject to cash-in-lieu of parkland dedication, to be secured prior to the issuance of building permits under Section 42 of the *Planning Act*.

## **(iv) Dufferin-Peel Catholic School Board and Peel District School Board**

In comments dated July 31, 2025 for the Dufferin-Peel Catholic School Board and Peel District School Board advised there is sufficient capacity within both the elementary and secondary school catchment areas to accommodate the students anticipated from the proposed development.

Both school boards have requested a warning clause in all offers of purchase and sale be included to advise prospective buyers of potential student accommodation issues that could require students to be accommodated in temporary facilities and/or bussed outside the neighborhood.

## 5. Housing Affordability, Supply and the Mayor's Housing Task Force

Housing affordability and housing supply within the City of Mississauga continues to be a challenge and is a critical priority. As Mississauga continues to grow, a broad range of housing options and tenures are necessary to fulfill increasing demand.

To achieve a balanced mix of unit types and sizes, and support the creation of housing suitable for families, development containing more than 50 new residential units is encouraged to include 50 percent of a mix of two bedroom units and three bedroom units.

For development applications of 50 units or more, the applicant may be required to demonstrate how the application can meet the City's housing objectives and policies and can contribute to the regional housing unit target of 30 percent of all new housing units being affordable, and that 25 percent of all new housing units be rental tenure.

Currently, the applicant is not proposing any affordable housing as part of this development, and the site is not subject to the City's Inclusionary Zoning policies, as it is located outside of a Protected Major Transit Station Area. In addition, the City's affordable housing requirements do not apply to purpose-built rental developments such as this proposal.

## Engagement and Consultation

### 1. Community Feedback

A community meeting was held by Ward 3 Councillor, Chris Fonseca, on November 14, 2018.

A Public Meeting was held on February 28, 2019, at the Planning and Development Committee, two deputations were made, and five pieces of written correspondence have been received. The following summarizes comments received on the application:

#### Comment:

The proposed 14 storey building will add too much density to an already built-up area, creating concerns that the site is overdeveloped and inconsistent with the surrounding neighbourhood.

#### Response:

The Rathwood–Applewood Community Node is identified in the Mississauga Official Plan as an Intensification Area, where compact, higher density development is encouraged to support transit use and optimize existing infrastructure. Through MOPA 115, Council has permitted buildings up to 18 storeys within mall-based Community Nodes. The proposed 14-storey building aligns with this policy direction and will contribute to the supply of rental housing. The proposed development is located along Burnhamthorpe Road East, a higher-order corridor, to

provide appropriate transition to surrounding development and minimize impacts on the interior neighbourhood, and supporting studies confirm the site can accommodate the proposed density.

**Comment:**

Residents expressed concern that the proposed development will increase traffic congestion and delays on Silver Spear Road and at the intersections of Winding Trail, Dixie Road, and Burnhamthorpe Road East, raising safety concerns for both drivers and pedestrians.

**Response:**

The Traffic Impact Study (BA Group, November 2023) and the Urban Transportation Considerations Report assessed existing and projected traffic conditions, including key intersections at Winding Trail, Dixie Road, and Silver Spear Road. Both studies confirm that the surrounding road network can accommodate the proposed development and that all intersections will continue to operate at acceptable levels of service during peak hours. To help mitigate impacts, the proposal introduces a new right-in/right-out access to Burnhamthorpe Road East, reducing volumes on Silver Spear Road and improving traffic distribution. The studies also identified that active transportation and transit are viable alternatives in this location, supporting reduced reliance on private vehicles. Development Engineering and Construction staff have reviewed and accepted the findings.

**Comment:**

The incline and curvature of Silver Spear Road limit sightlines, creating safety issues with additional traffic.

**Response:**

The Urban Transportation Considerations Report confirms that adequate sightlines are maintained. The addition of a right-in/right-out access to Burnhamthorpe Road further reduces local traffic volumes, addressing safety concerns raised through earlier review.

**Comment:**

The proposed parking supply is insufficient, leading to overflow onto local streets.

**Response:**

The Parking Memo reviewed rent and parking roll data from October 2023 and July 2025. It found that of the 93 existing resident parking spaces, only about 66 were consistently leased, resulting in a true resident parking demand rate of approximately 0.73 spaces per dwelling unit. The analysis concluded that the current oversupply of parking has led to some tenants leasing more than one space, but that demand for multiple spaces has been declining, particularly among newer leases. Based on this updated data, the proposal provides a total of 354 parking spaces, including 312 for residents and 42 for visitors, which reflects a site-specific rate of 0.84 resident spaces and 0.14 visitor spaces per unit. Building management has also confirmed a cap of one space per unit for new leases, further ensuring the supply will meet actual demand.

Staff are satisfied that the proposed supply is adequate and that it supports City objectives to balance parking with transit-supportive development.

**Comment:**

There will be no parking during the construction period while the surface parking is unavailable.

**Response:**

The applicant has indicated that arrangements will be made to secure temporary off-site parking for residents for the duration of the construction period. These arrangements will be coordinated directly by the property owner to ensure continued parking availability for tenants while construction activities are underway.

**Comment:**

The new tower will be too close to existing apartments, reducing privacy and livability for residents.

**Response:**

The applicant has revised the proposal to increase the minimum separation distance from the existing eight-storey residential building on site from approximately 11.7 m (38.4 ft.) to 15 m (49.2 ft.) to improve spatial separation and privacy. Due to the Y-shaped footprint of the existing building, this 15 m distance occurs only at a localized pinch point, with greater separation elsewhere. While Policy 14.1.7.3 of the Official Plan requires a 30 m (98.4 ft.) separation between tall buildings, this proposal is not considered a tall building and is not subject to that requirement; however, the 30 m standard is still maintained to the nearest tall building on adjacent properties. Enhanced landscaped buffers, mature tree retention, rooftop terraces, and landscaped open spaces oriented toward Silver Spear Road, combined with minimal incremental shadowing and comfortable wind conditions confirmed by RWDI (July 7, 2025), ensure compatibility with surrounding development while accommodating planned intensification.

**Comment:**

The proposed building will cast excessive shadows, reducing sunlight for residents and outdoor amenity areas.

**Response:**

The Shadow Study demonstrates that off-site amenity areas and public spaces continue to receive adequate sun exposure in accordance with the City's Terms of Reference. While some on-site areas experience shadows, these are primarily caused by the existing building. Alternative amenity areas, including the southeast green space and rooftop terraces, provide adequate access to sunlight.

**Comment:**

The taller buildings will create uncomfortable or unsafe wind conditions at ground level.

**Response:**

The Pedestrian Wind Study and the Wind Study Update Letter confirm that overall wind conditions will remain acceptable. A localized exceedance at the driveway entrance was identified, and mitigation measures will be refined and secured through the Site Plan Approval process. Staff are satisfied that wind conditions can be adequately addressed.

**Comment:**

The removal of mature trees and loss of landscaped areas will reduce the green character of the site.

**Response:**

The Arborist Report (Kuntz Forestry Consulting Inc., March 31, 2025, updated April 2025) confirms that significant mature trees will be preserved and provides a tree replacement and compensation strategy. While 38 trees are proposed for removal, the updated landscape plan (NAK Design Strategies, April 2025) includes the planting of 73 new trees, resulting in a net increase in tree cover on the site. In addition, total landscaped area will be increased to approximately 70% of the site, significantly exceeding the zoning requirement of 40% and enhancing the overall green character of the property.

**Comment:**

There will be increased noise from new residents and disruption from construction activities negatively impacting the neighbourhood.

**Response:**

The Environmental Noise Assessment Letter (dBA Environmental Consultants, July 11, 2025) confirms that the proposed development can meet MOECP stationary noise criteria with mitigation to be finalized at Site Plan approval stage.

It is anticipated that there will be some level of disruption to the area resulting from construction activity occurring on the subject property. Mud tracking will be managed through the City's Lot Grading and Municipal Services Protection By-law and construction will also be subject to the City's Noise Control By-law which regulates the period of time when construction equipment can operate in residential areas.

**Comment:**

Questions about whether water, wastewater, and storm systems can accommodate the development, and whether flooding risk will increase.

**Response:**

The Functional Servicing and Stormwater Management Report confirms that the existing municipal water, wastewater, and storm sewer systems have sufficient capacity to accommodate the proposed development. On-site stormwater management will be provided through an underground storage tank with flow controls, designed to ensure that

post-development runoff does not exceed pre-development levels. City staff have reviewed the report and are satisfied that the design adequately addresses servicing and flooding concerns.

**Comment:**

The schools are overcrowded and the local schools, particularly Burnhamthorpe Public School, may not have capacity for new students generated by the development.

**Response:**

The local school boards (Dufferin-Peel Catholic School Board and Dufferin – Peel Catholic District School Board) were circulated on the application and advised there is sufficient capacity within both the elementary and secondary school catchment areas to accommodate the students anticipated from the proposed development.

**Next Steps**

Upon adoption of the recommendations contained in this report, Staff will prepare the implementing Zoning By-law, which will be brought to a future Council meeting for approval.

The applicant has an active Site Plan application, which is currently under review.

A Development Agreement will be required to be executed with the landowner prior to the implementing Zoning By-law being approved by Council.

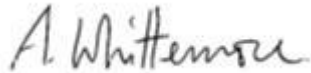
**Conclusion**

In conclusion, City staff has evaluated the application to permit a new 14 storey rental apartment building containing 255 dwelling units on the subject site, which also contains an existing eight storey rental apartment building with 93 units, against the Provincial Planning Statement, the Region of Peel Official Plan, and the Mississauga Official Plan. The proposal reflects the increase in height and density contemplated through MOPA 115, which identifies the Rathwood–Applewood Community Node as an Intensification Area intended to accommodate compact, transit-supportive growth. The development advances the goals of MOPA 115 by delivering new rental housing in a form and scale that supports active transportation, optimizes existing infrastructure, and maintains compatibility with the surrounding built form. The application has been comprehensively reviewed and is considered appropriate for approval.

## Attachments

Appendix 1: Information Report

Appendix 2: Supplementary Information



---

Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Jaspreet Sidhu, Development Planner