

Supplementary Information

Owner: IMH 1315 Silver Spear Ltd.

1315 Silver Spear Road

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1. Concept Plan



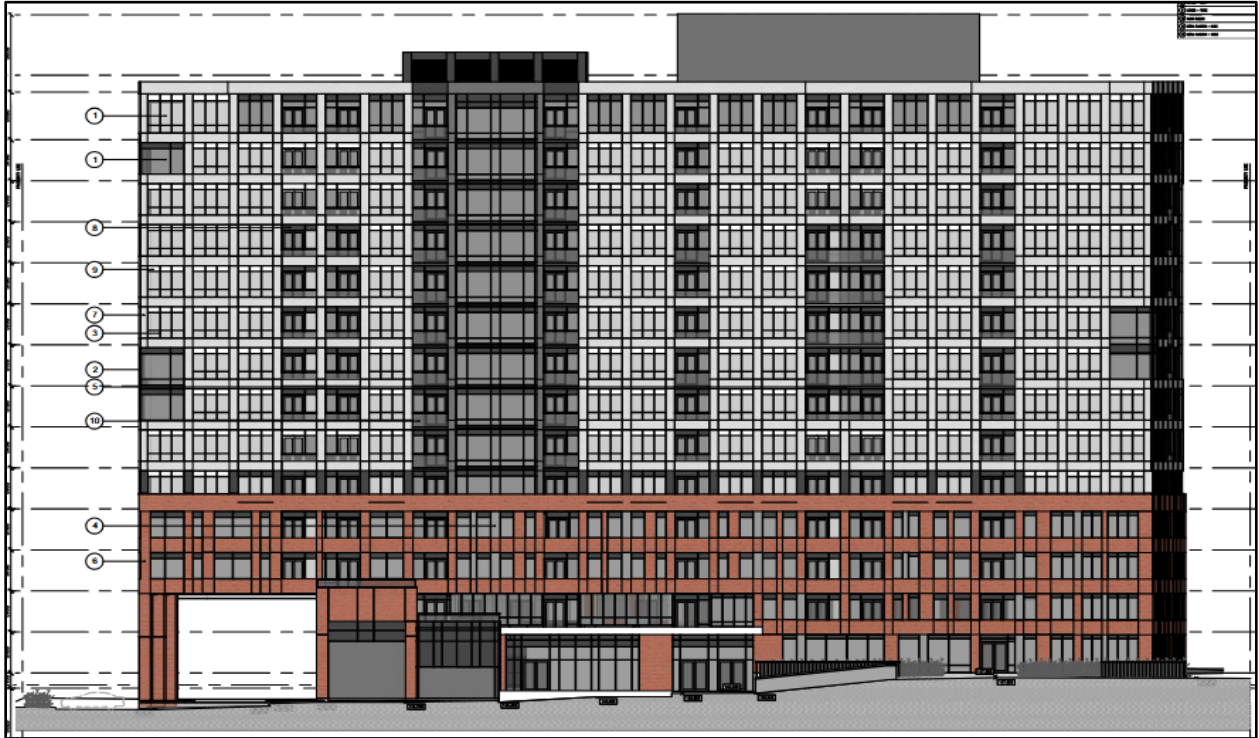
2. Elevations and Renderings



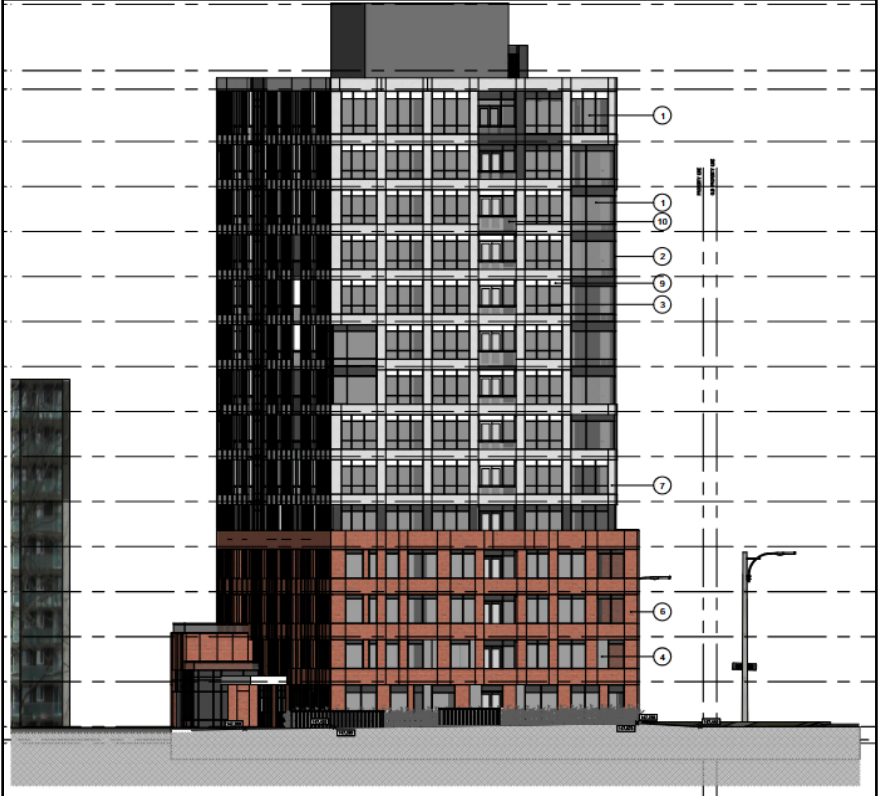
South-east Perspective



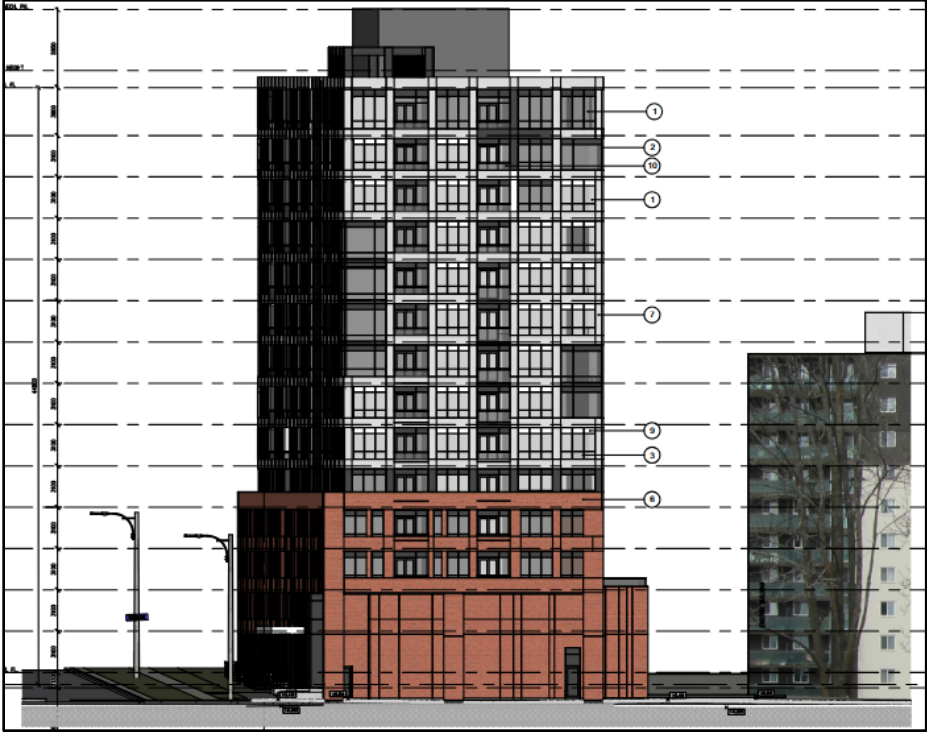
North Elevation



South Elevation



East Elevation

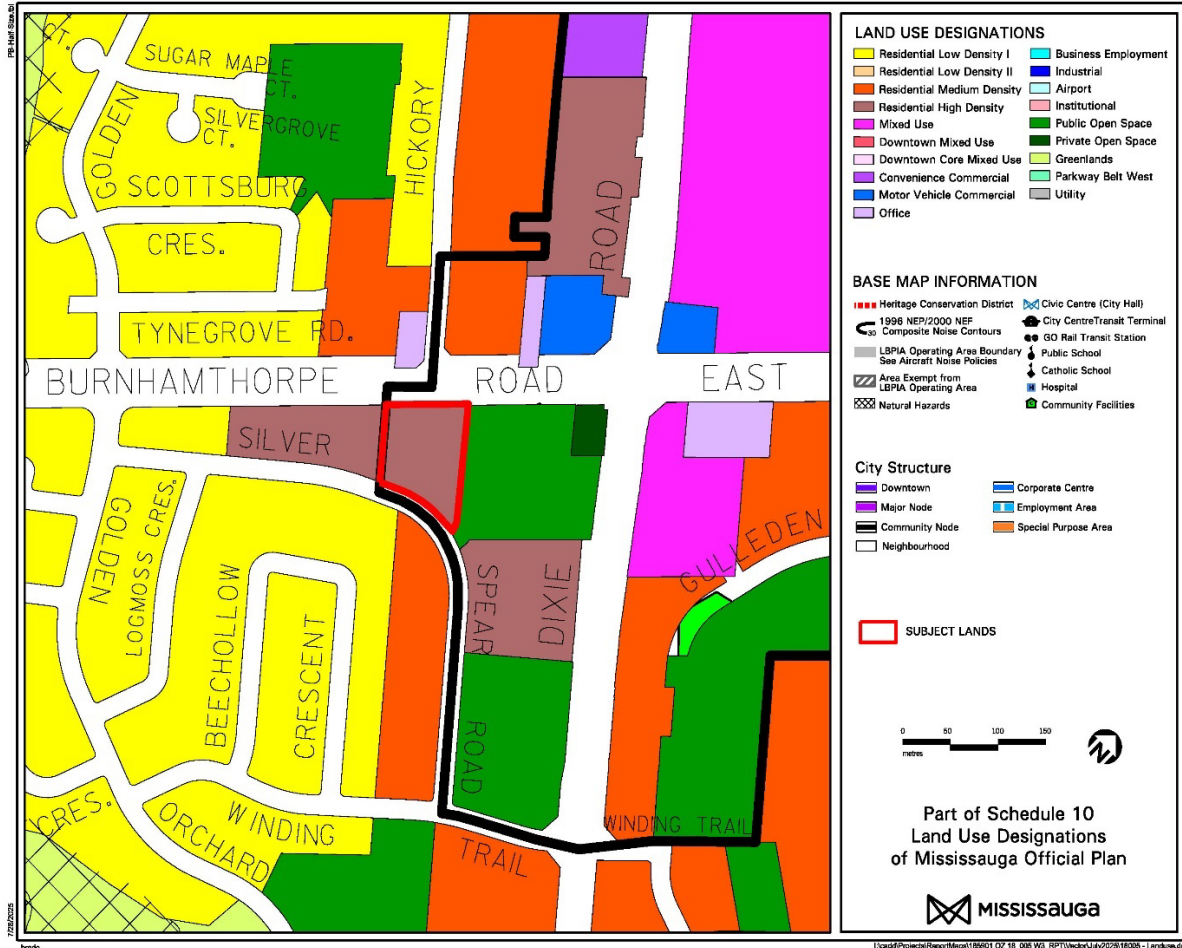


West Elevation

3. Site and Development Statistics

Applications submitted:	Received: March 9, 2018 Deemed complete: May 15, 2018 120 days from complete application: September 12, 2018	
Developer/Owner:	IMH 1315 Silver Spear Ltd.	
Applicant:	Urban Strategies Inc.	
Property Frontage:	Burnhamthorpe Road East: 85.5 m (280.5 ft.) Silver Spear Road: 85.5 m (280.5 ft.)	
Property Area	0.84 ha (2.1 ac.)	
Existing Gross Floor Area:	9 056 m ² (97,478 ft ²)	
Proposed Gross Floor Area:	17 159 m ² (184,697 ft ²)	
Lot Coverage:	29.2 %	
Floor Space Index:	3.15	
Total Number of Units:	Existing Building: 93 units One Bedroom Unit: 9 Two Bedroom Units: 77 Three Bedroom Units: 7	Proposed Building: 255 Studio: 33 One Bedroom Unit: 110 Two Bedroom Units: 95 Three Bedroom Units: 17
Height:	14 storeys and 44.8 m (147 ft.)	
Landscaped Area:	5 893.5 m ² (63,437 ft ²)	
Amenity Area (per unit):	5.5 m ² (59.2 ft ²) /per unit	
Road Type:	Public	
Anticipated Population:	905	
Parking:	Required	Proposed
Resident Spaces	313 (0.9 spaces/unit)	292 (0.84 spaces/unit)
Visitor	70 (0.2 spaces/unit)	47 (0.14 spaces/unit)
Total	383 spaces	339 spaces
Green Initiatives:	<ul style="list-style-type: none"> • Bicycle and EV parking • Green roof for stormwater • Energy-efficient, dark sky lighting • Native, drought-tolerant landscaping • Heat-reducing paving and shade • Water-saving plumbing fixtures 	

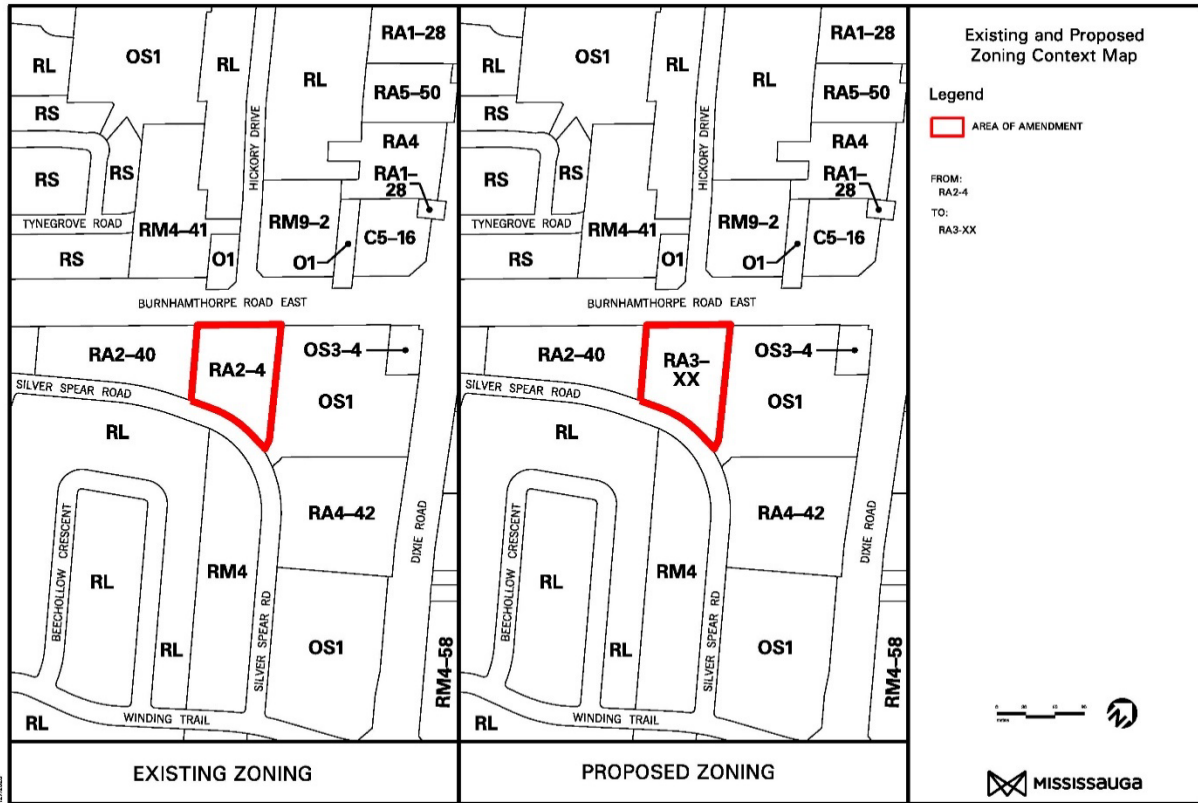
4. Existing Official Plan Map



17/09/2025

C:\msd9\Project\Report\Map\18\005 W3_RPT\Vector\July2025\18005 - LandUse.gp

5. Existing and Proposed Zoning Map and Regulations



6. Applicant Proposed Zoning Regulations

Zone Regulations	Existing RA2-4 (Apartments – Exception) Zone Regulations	Proposed RA3 (Apartments) Base Zone Regulations	Proposed RA3-XX (Apartments) Exception Zone Regulations
Maximum Floor Space Index (FSI) – apartment zone	1.5	1.0	3.15
Maximum Height	26.0 m (85.3 ft.) and 8 storeys	38.0 m (124.7 ft.) and 12 storeys	47.5 m (155.9 ft.) and 14 storeys
Minimum Front Yard for that portion of the dwelling with a height less than or equal to 13.0 m (42.7 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum Front Yard for that portion of the dwelling with a height greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	6.0 m (19.7 ft.)
Minimum Front yard for that portion of the dwelling with a height greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.)	9.5 m (31.2 ft.)	9.5 m (31.2 ft.)	6.0 m (19.7 ft.)
Minimum Interior Side Yard: For that portion of the dwelling with a height greater than 26.0 m (85.3 ft.)	9.0 m (29.5 ft.)	9.0 m (29.5 ft.)	7.5 m (24.6 ft.)
Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)	1.5 m (4.9 ft.)
Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)

Zone Regulations	Existing RA2-4 (Apartments – Exception) Zone Regulations	Proposed RA3 (Apartments) Base Zone Regulations	Proposed RA3-XX (Apartments) Exception Zone Regulations
Minimum depth of a landscaped buffer along any other lot line	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)	1.5 m (4.9 ft.)
Minimum number of bicycle parking spaces - Class A	0.6 spaces per unit	0.6 spaces per unit	0.5 spaces per unit
Minimum number of resident parking spaces per dwelling unit	0.9	0.9	0.84
Minimum number of visitor parking spaces per dwelling unit	0.2	0.2	0.13
Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, and stacked townhouses , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m (19.7 ft.) above the height limit otherwise applicable.	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, and stacked townhouses , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m (19.7 ft.) above the height limit otherwise applicable.	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, and stacked townhouses shall be exclusive of <u>washroom</u> , <u>wind screen</u> , mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m (19.7 ft.) above the height limit otherwise applicable.
Notwithstanding the provision of Height in this Exception Zone,	N/A	N/A	1.8 m (5.9 ft.)

Zone Regulations	Existing RA2-4 (Apartments – Exception) Zone Regulations	Proposed RA3 (Apartments) Base Zone Regulations	Proposed RA3-XX (Apartments) Exception Zone Regulations
maximum height of an elevator enclosure above the height of the mechanical penthouse			
Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required front or interior side yard	1.0 m (3.3 ft.)	1.0 m (3.3 ft.)	1.8 m (5.9 ft.)
Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects toward the front or side lot line	1.0 m (3.3 ft.)	1.0 m (3.3 ft.)	1.8 m (5.9 ft.)

Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the application is further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.

7. Department and Agency Comments

Department/Agency	Comments
Region of Peel (August 6, 2025)	<p>The Region confirms that there is sufficient water and wastewater capacity to service the development and has no objections to the rezoning approval. Some Functional Servicing Report revisions are required to be made to the Region’s satisfaction prior to site plan approval. Other Region of Peel requirements including those for waste management have been met.</p>
City Planning and Building Department – Park Planning (July 29, 2025)	<p>The subject property is located within the Rathwood-Applewood Community Node (CN) character area, and as established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha (3.0 ac.) per 1000 people is being achieved with a current surplus of 3 ha (7.4 ac.) of parkland in the character area. The subject development site is within a 300 m (984.3 ft.) walking distance of Kennedy Park (P-048), which is zoned OS1 Open Space – Community Park and provides a community playground, tennis club and open space.</p> <p>Due to the surplus of parkland in the Rathwood-Applewood CN character area and the proximity of the subject development to an existing community park, the development will be subject to cash-in-lieu prior to the issuance of building permits, pursuant to Section 42 of the <i>Planning Act</i> and in accordance with City Policies and Bylaws.</p>
City Planning and Building Department – Development Engineering and Construction (July 31, 2025)	<p>Based on a review of the information submitted to date, staff have found several outstanding matters that need to be addressed to meet City requirements. The following notes were provided:</p> <p><u>Stormwater:</u> The Functional Servicing and Stormwater Management Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and/or its impact on the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.</p> <p>In general, the applicant has demonstrated a satisfactory stormwater servicing concept. The proposed private storm system will connect to the existing 300 mm (11.8 in.) storm sewer on Silver Spear Road via a 300 mm (11.8 in.) pipe. A stormwater tank with an orifice tube will provide quantity control, an OGS unit will address water quality, and an infiltration gallery will allow water balance criteria to be met.</p>

Department/Agency	Comments
	<p>Further drainage requirements will be addressed through the detailed design process and Subdivision Agreement.</p> <p><u>Traffic:</u> Three traffic impact study (TIS) submissions were provided by BA Group in support of the proposed development. Each submission was reviewed and audited by staff. The submission dated April 2025 complied with the City’s TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 127 (43 in, 84 out) and 131 (76 in, 55 out) two-way site trips for the weekday AM and PM peak hours in 2028 respectively.</p> <p>With the traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.</p> <p><u>Environmental Compliance:</u> A Phase I Environmental Site Assessment (ESA) Update, prepared by Pinchin Ltd. and dated November 17, 2023, along with a Phase One ESA and Soil Condition Letter, prepared by Grounded Engineering Ltd. and dated July 28, 2025, have been received in support of the proposed development. The documents indicate that the site is suitable for the proposed use and no further investigation is required at this time.</p> <p><u>Noise:</u> A Noise Feasibility Study prepared by SLR Consulting (Canada) Ltd., dated February 19, 2025, was received for review. The study evaluates the potential impact of environmental noise to and from the development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic and nearby stationary noise sources, and noise mitigation will be required in the form of warning clauses, HVAC provisions, and noise barriers at outdoor living areas (OLAs).</p> <p><u>Engineering Plans/Drawings:</u> Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic, and environmental requirements are in compliance with City standards and confirm the feasibility of the development proposal from an engineering standpoint.</p>

Department/Agency	Comments
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none">• City of Mississauga, Transit Reviewer• City of Mississauga, Public Art Coordinator• Canada Post Corporation• Fire• Alectra• Enbridge• Greater Toronto Airport Authority

8. School Accommodations

The Peel District School Board

Student Yield	School Accommodation		
17 - Kindergarten to Grade 5 4 - Grade 6 to Grade 8 3 - Grade 9 to Grade 12	Burnhamthorpe PS	Tomken Road Middle PS	Applewood Heights S.S.
	Enrolment: 477 Capacity: 504 Portables: 1	Enrolment: 916 Capacity: 947 Portables: 1	Enrolment: 1094 Capacity: 1284 Portables: 0

The school board has provided clauses to be included in Development Agreement, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

The Dufferin-Peel Catholic School Board

Student Yield	School Accommodation	
14 - Kindergarten to Grade 8 6 - Grade 9 to Grade 12	St. Teresa of Calcutta CES	John Cabot Secondary School CSS
	Enrolment: 292 Capacity: 349 Portables: 0	Enrolment: 835 Capacity: 933 Portables: 0

The school board has provided clauses to be included in Development Agreement, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.