

OZ 18-005 W3

1315 Silver Spear Road

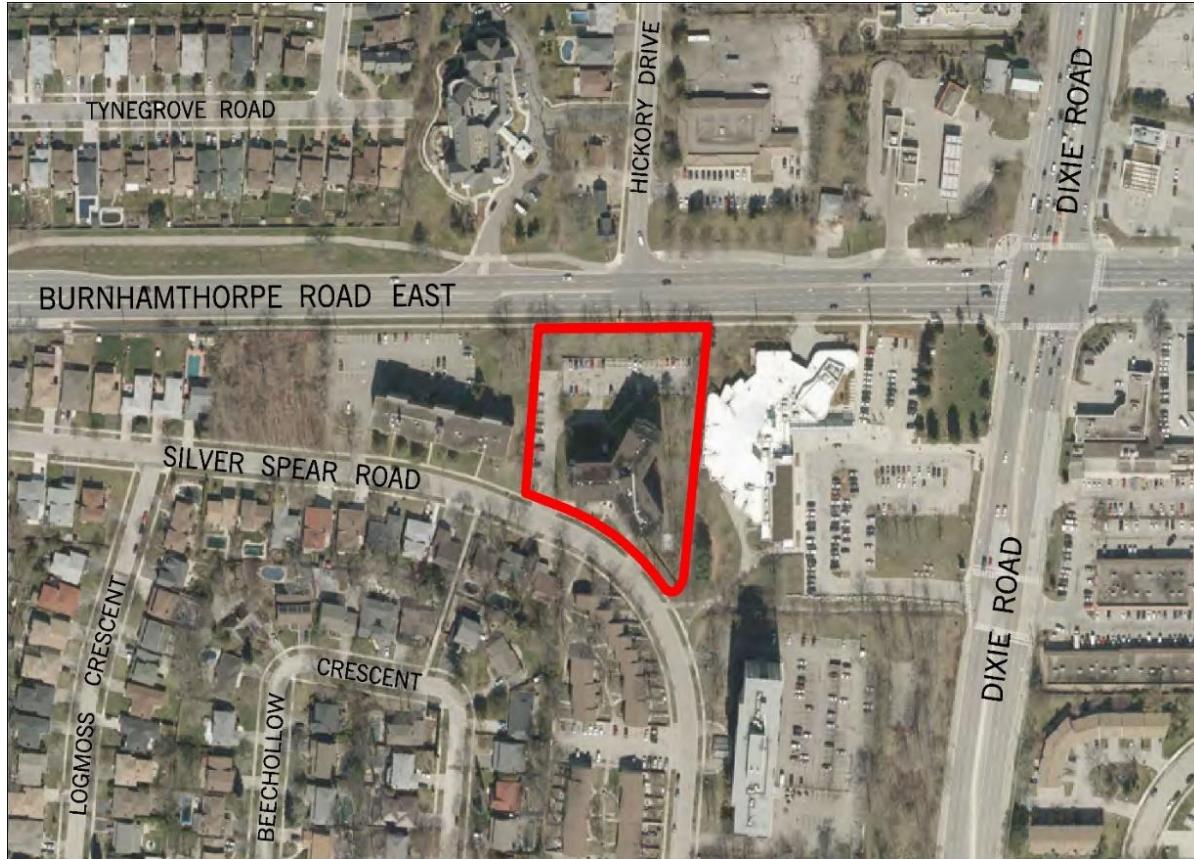
Recommendation Report

IMH 1315 Silver Spear Ltd.

September 22, 2025
Planning and Development Committee

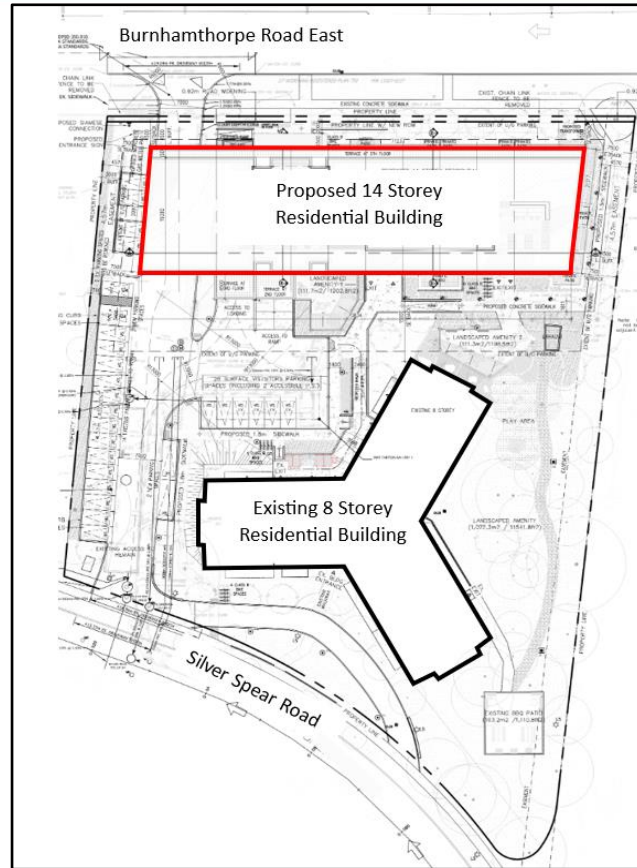
Subject Lands: 1315 Silver Spear

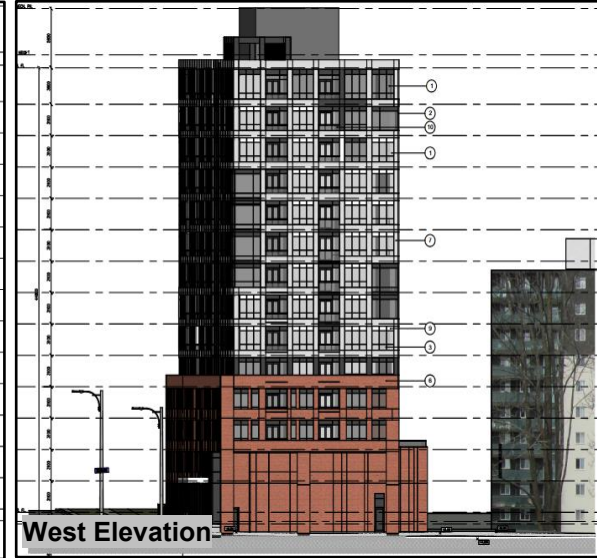
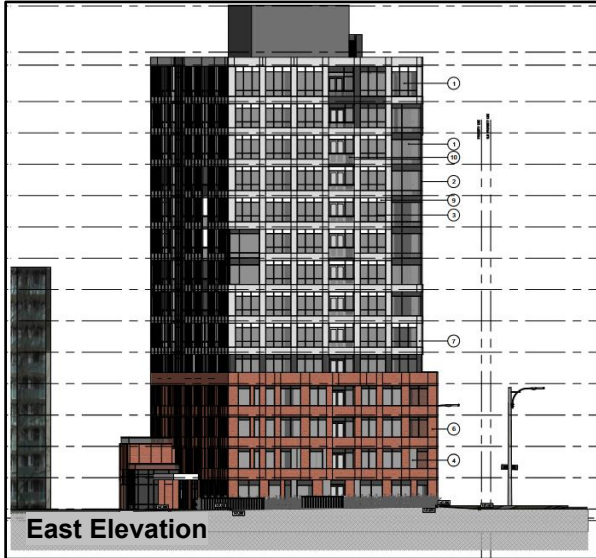
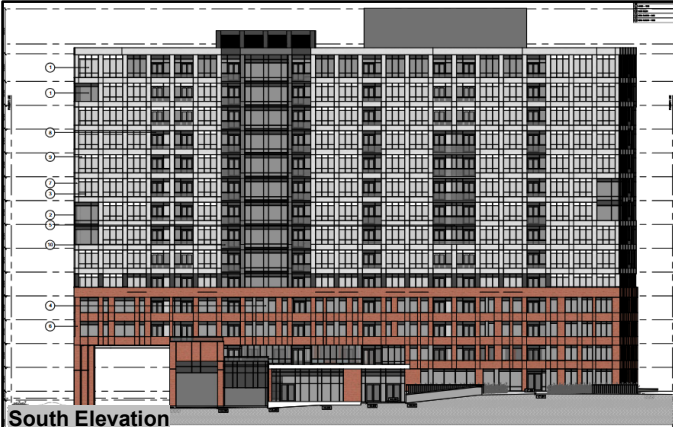
6.3



Site Context



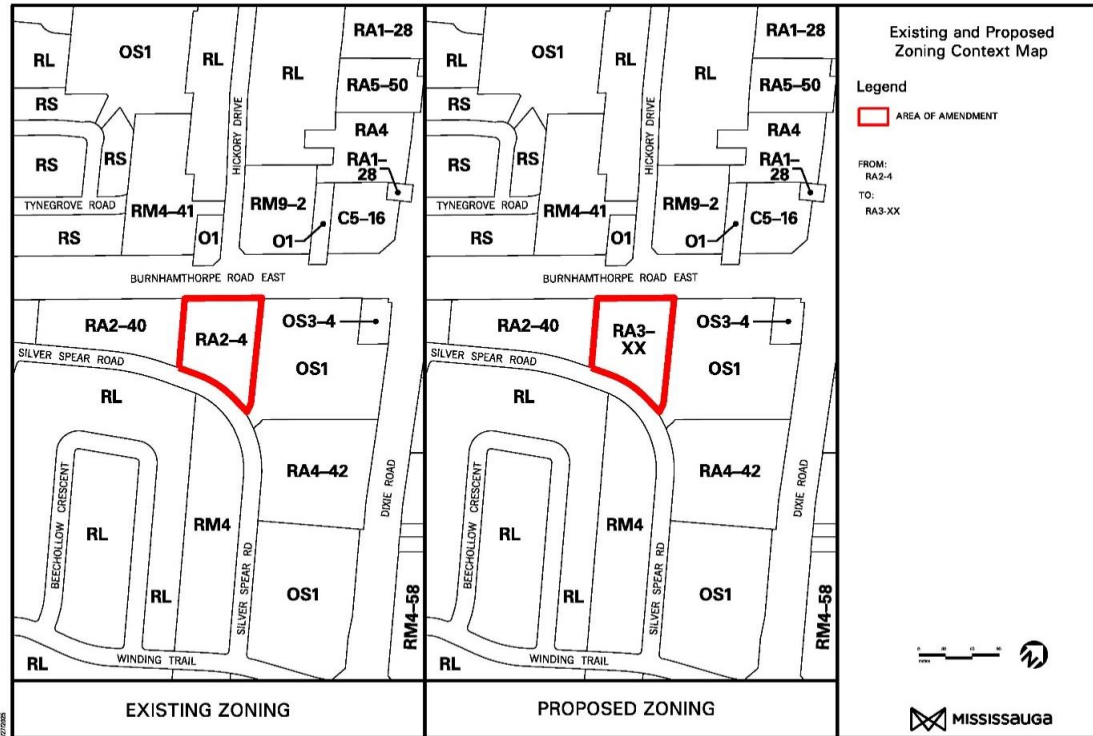




- The Rathwood–Applewood Community Node was updated through **Mississauga Official Plan Amendment 115 (MOPA 115)**, approved October 2024
- These updates apply to mall-based Community Nodes, supporting their transition into **complete, compact, and transit-supportive communities**
- Policies permit **greater building heights (up to 18 storeys)** and densities, with a stronger emphasis on **urban design, walkability, and community amenities**
- The **same policies are carried forward into MOP 2051**, where this area is identified as a **Growth Node**, reinforcing its role as a focal point for intensification



Zoning By-law Amendment



\\saw\proj\m\proj\Map\119401\02_18_05_WL_RPT\1\m\11_8\2022\19205 - Drafting and Proposed Zoning.dwg

- 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 delivers 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

Thank You