

Starlight INVESTMENTS

1315 Silver Spear Road

Planning and Development Committee

Zoning By-law Amendment

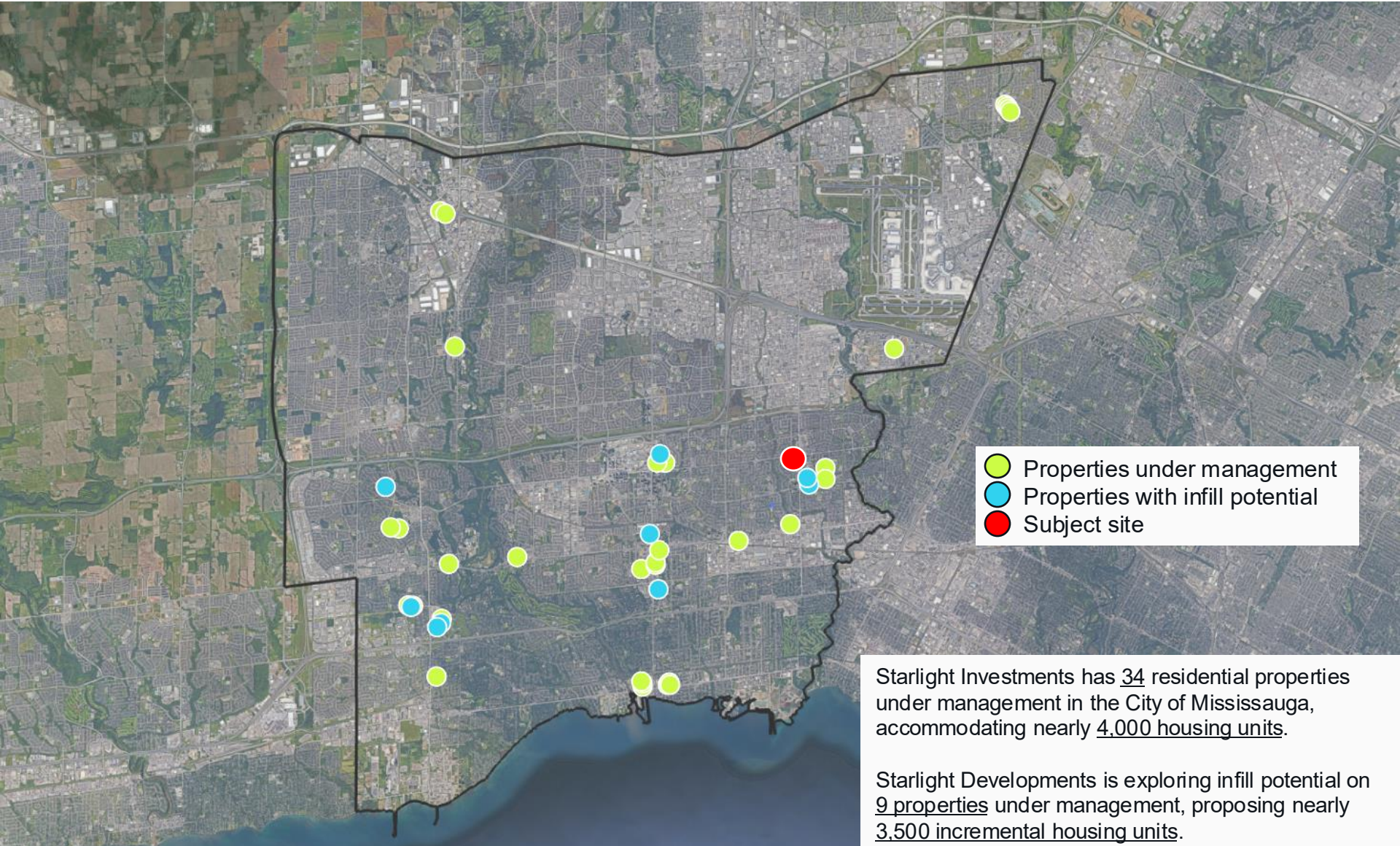
2025-09-22

OZ 18/005 W3



Starlight Developments

Mississauga Portfolio



Starlight Investments has 34 residential properties under management in the City of Mississauga, accommodating nearly 4,000 housing units.

Starlight Developments is exploring infill potential on 9 properties under management, proposing nearly 3,500 incremental housing units.

New & Improved Rental Communities

THEHURON

2475 Hurontario 'The Huron'

- Purpose-built rental infill development completed in 2021;
- 80 suites, 6-storeys, and 56,000 sf GFA
- Amenities include a rooftop terrace, gym, indoor bike storage, children's playground, and outdoor BBQ with seating area.



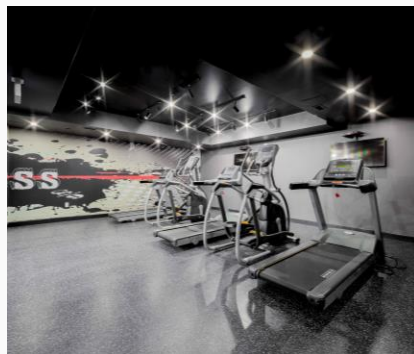
SHERIDAN X CROSSING

2215 Sheridan Park Drive 'Sheridan Crossing'

- Purpose-built rental infill development completed in 2023.
- 138 suites, 17-storeys, and 111,663 sf GFA.
- Amenities include a gym, yoga studio, party room, games room, outdoor BBQ, community garden, children's playground, pet spa, and electric vehicle charging stations.



THE HURON 2475 Hurontario St



SHERIDAN X CROSSING 2215 Sheridan Park Drive



The Site Today

Existing Apartment Building

- **Site Area:** 8,404 m²
- **Height:** 8-storeys
- **Units:** 93
- **Parking*:** 98 resident + 9 visitor
- **GFA:** 9,056 m²
- **FSI:** 1.08

Located in the:
Rathwood-Applewood
Mall-based Community Node.

*Combination of surface and decked parking



The Proposal

One (1) new Infill Rental Apartment building

- **Height:** 14-storeys (44.8 m)
- **Units:** +255 (348 total)
- **Parking:** 339 total
 - 47 visitor
 - 292 resident(0.84 per unit)
(0.14 visitor)
- **Bike Spaces:** 141
- **GFA:** +17,159 m²
- **FSI:** 3.15
- **Amenity:** 249 m² indoor
1,416 m² outdoor (ground level)
300 m² rooftop



*A corresponding Site Plan Application has been submitted

Key Attributes

Amenity Rich Area

- ✓ Parks
- ✓ Library
- ✓ Community Centres
- ✓ Schools

Access to Transit

- ✓ Burnhamthorpe Road Bus Service
- ✓ Dixie Road Bus Service with
- ✓ Direct access to Dixie GO Station

Improved on-site Landscaping & Amenities

255 new purpose-built rental housing units



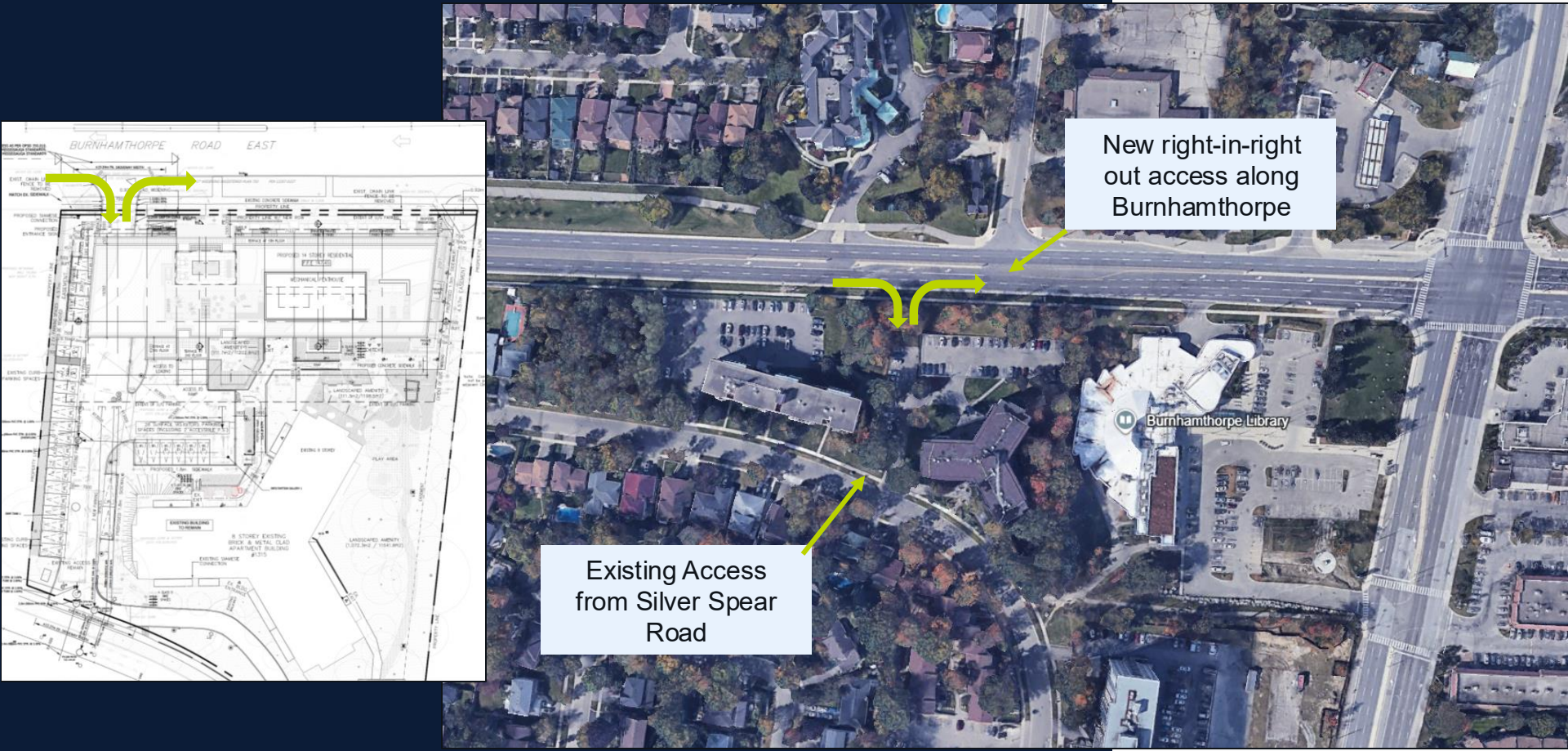
Proposed Development Overview



1. Existing 8-storey apartment building (to remain)
2. Proposed loading area & underground parking access
3. Maintained surface parking
4. Upgraded outdoor amenity offering
5. Existing access to Silver Spear Road
6. Proposed access to Burnhamthorpe Rd
7. Existing trees to remain

Key Design Considerations

Redirecting Traffic Flow away from Silver Spear

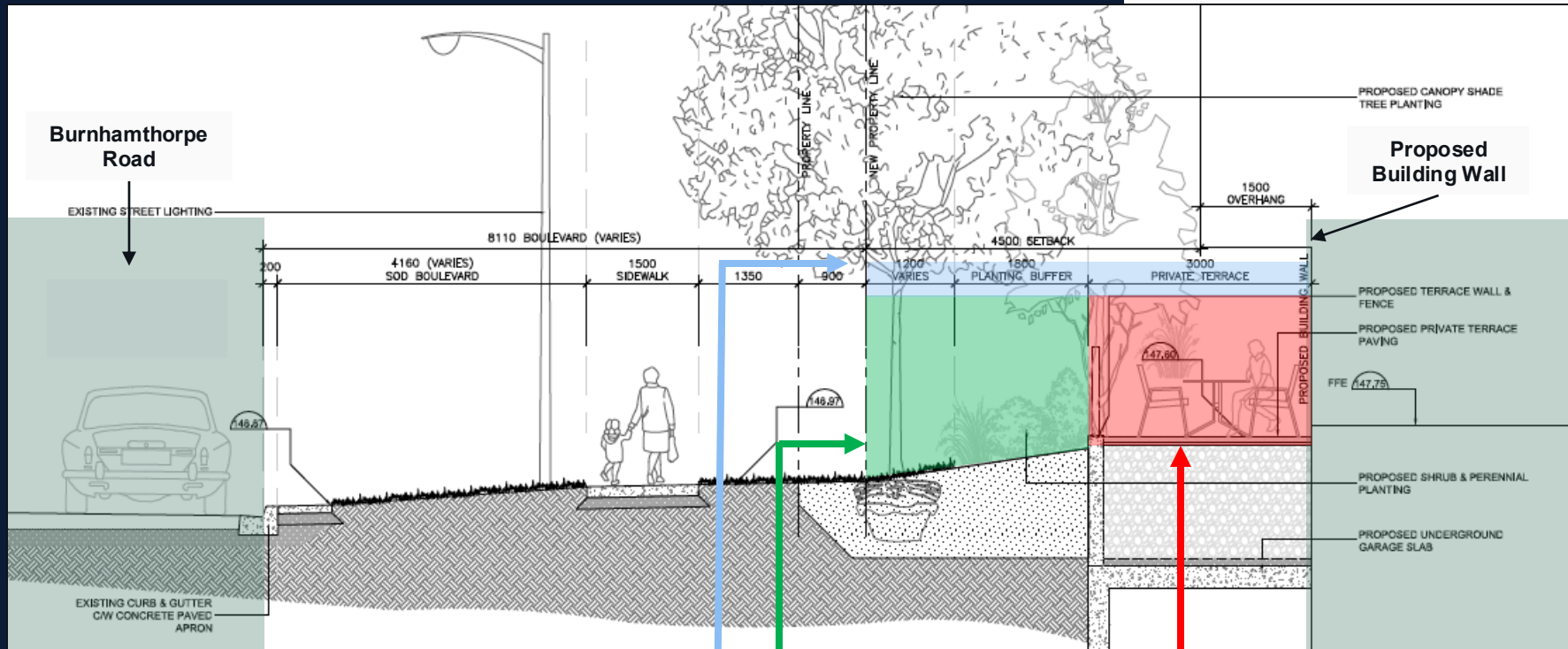


Existing Access from Silver Spear Road

New right-in-right out access along Burnhamthorpe

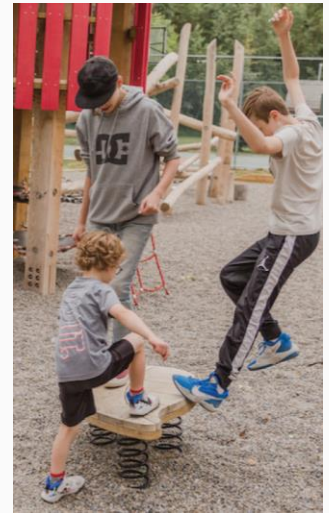
Key Design Considerations

Landscaped Frontage along Burnhamthorpe

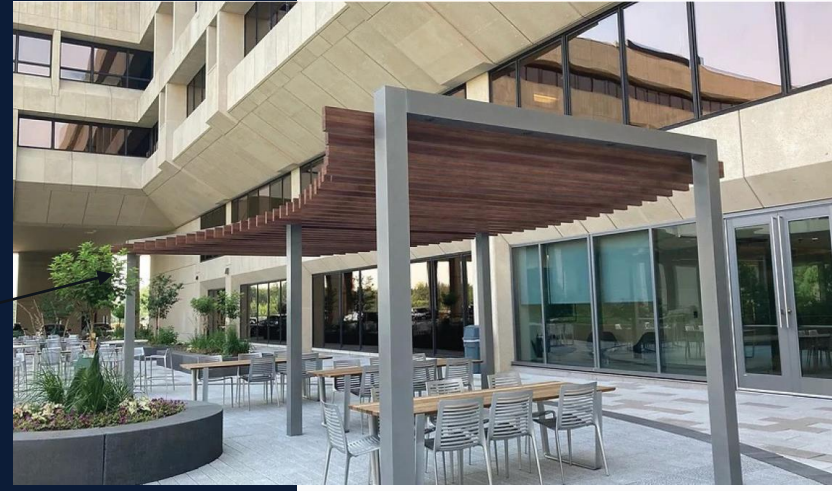


- 4.5m setback from new property line
- 3.0m planted buffer in front yard
- Recessed private terraces to maintain clear 3.0m buffer

Proposed Playground



Proposed Outdoor Amenity Terrace & Log Seating



Parking

Existing Condition

- Parking located both at grade and within a parking deck.
- Visitor parking on surface.

Future Condition

- Existing resident parking to be relocated below grade within four (4) levels of underground parking.
- Visitor parking spaces to include spaces at grade.

Breakdown

- 100% of resident parking spaces will be replaced, ensuring no loss of resident parking.
- Additional resident parking spaces to be provided to accommodate new residential units.
- All resident parking will be located internally with elevator access.

Construction Management

Starlight Development will:



Strive to work **with best-in-class construction management** to minimize disruption and ensure effective communication.



Work with surrounding landowners to **secure off-site resident parking** through the duration of the construction period.



Work with their Residents to **assess individual parking needs and any special accommodations** required in the coordination of off-site parking plans.



Continue to maintain its **robust resident communication program** in both preparation for and **throughout the construction process** to minimize disruption to their existing tenants.

Resident Communication Program



Development Brochures circulated to all residents – December 2023, October 2024 and July 2025.



Resident 1-on-1 meetings were conducted to address inquiries, collect feedback, and take note of special considerations – July 29, 2025.



On-site property managers facilitate **direct and efficient communication** with residents, allowing Starlight to remain responsive and well-informed - ongoing

This approach continues throughout the entire development process. We work collaboratively with residents to determine appropriate arrangements and are committed to accommodating special needs and requirements.

Thank you