Welcome To The 2121 Rathburn Rd East Community Meeting

Chris
FONSECA
City Councillor • Ward 3



chris.fonseca@mississauga.ca 905-896-5300 www.chrisfonseca.ca

MISSISSAUGA

Region of Peel
Working for you

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Housekeeping Rules

- Please Keep Your Phone on Silent
- Please Save Questions for the Q & A Session (1 Questions Per Person)
- Please Avoid Side Conversations During the Presentation

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AGENDA

City of Mississauga Presentation

Applicant Presentation

Q/A

Conclusion of Presentation

Public Process



Pre-submission Community Meeting hosted by Councilor Fonseca

We Are Here

Application formally submitted to the City

Application deemed complete

Notice of Public Meeting circulated to property owners within 120m

Public Meeting and Information Report to PDC

Recommendation Report to PDC

Public Meeting and Information/Recommendation Report to PDC

Council will make the final decision

2121 RATHBURN RD E
Community Consultation Meeting

Proposed Rental Townhouse Development

NOVEMBER 18, 2026

CANADIAN APARTMENT PROPERTIES • REIT

Sajecki Planning



Meet Our Team

ENVISION

Civil

Kohn

Architect

the mbtw group

Landscape Architect

BOUSFIELDS INC.

Community Engagement

BA Group

Transportation

Sajecki Planning

Planning

CANADIAN APARTMENT PROPERTIES • REIT

Property Owner

S|P

Agenda

1. Site Context
2. Proposed Development Overview
3. Planning Context and Application History
4. Building Design, Landscaping and Amenities
5. Traffic and Parking
6. Construction and Communication
7. Questions and Next Steps

Vision: Delivering Rental Housing Options

As a long-term owner and operator of rental housing communities since 2000, CAPREIT proposes to add family housing on the established community at **2121 Rathburn Road East**

- Adding housing choices in a market with limited new family-sized rental options.
- 40 new rental homes, all with three or four bedrooms.
- Three-storey townhouses provide a gentle transition from the single detached homes to the 13-storey apartment.
- All existing apartments and indoor amenities retained.
- Expanded outdoor amenities for existing and new residents.

Providing safe and sustainable homes for our residents

CANADIAN APARTMENT PROPERTIES • REIT



Existing 13-storey building at 2121 Rathburn Road E

S|P



01

Site Context

Site and Surroundings

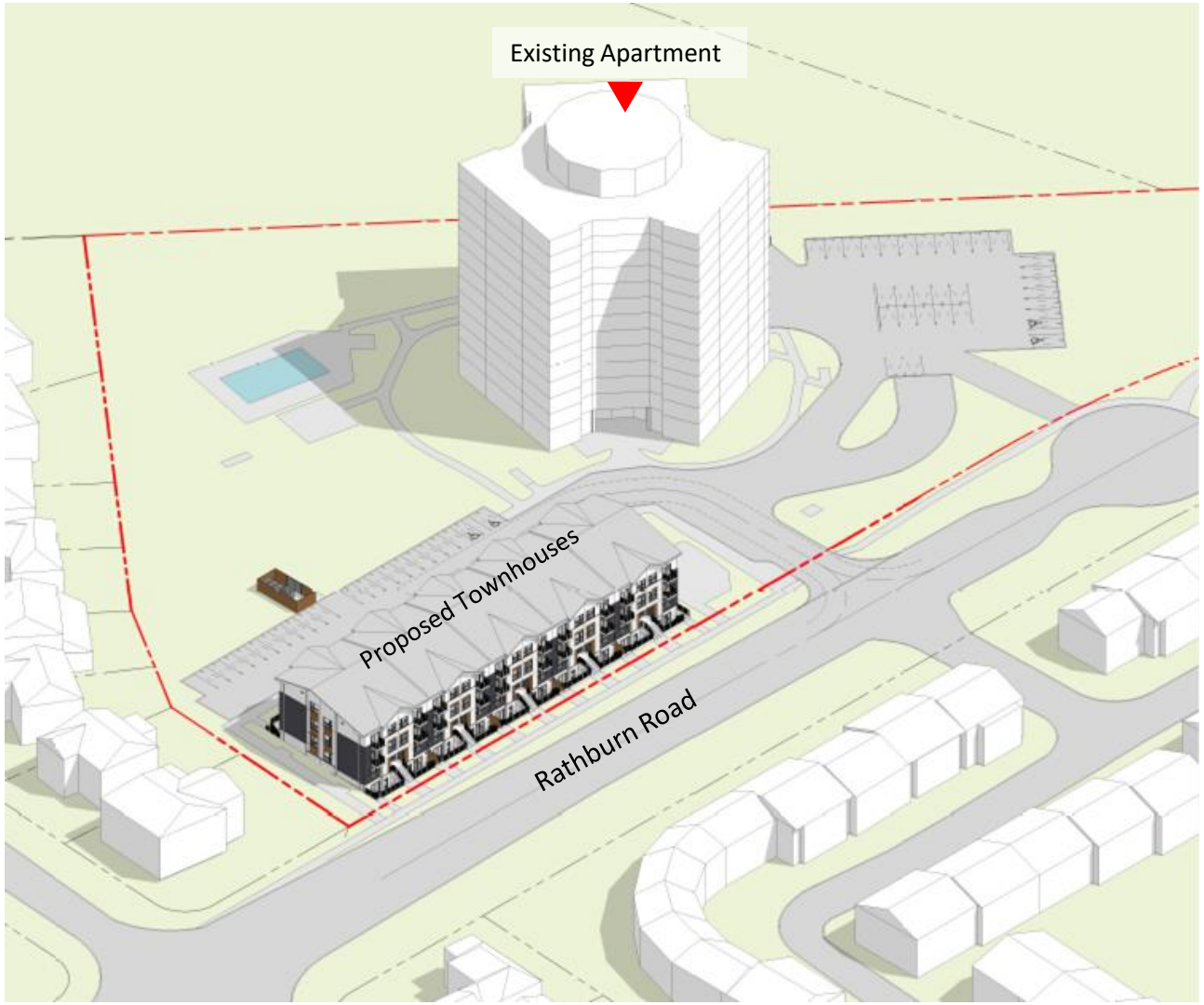




02

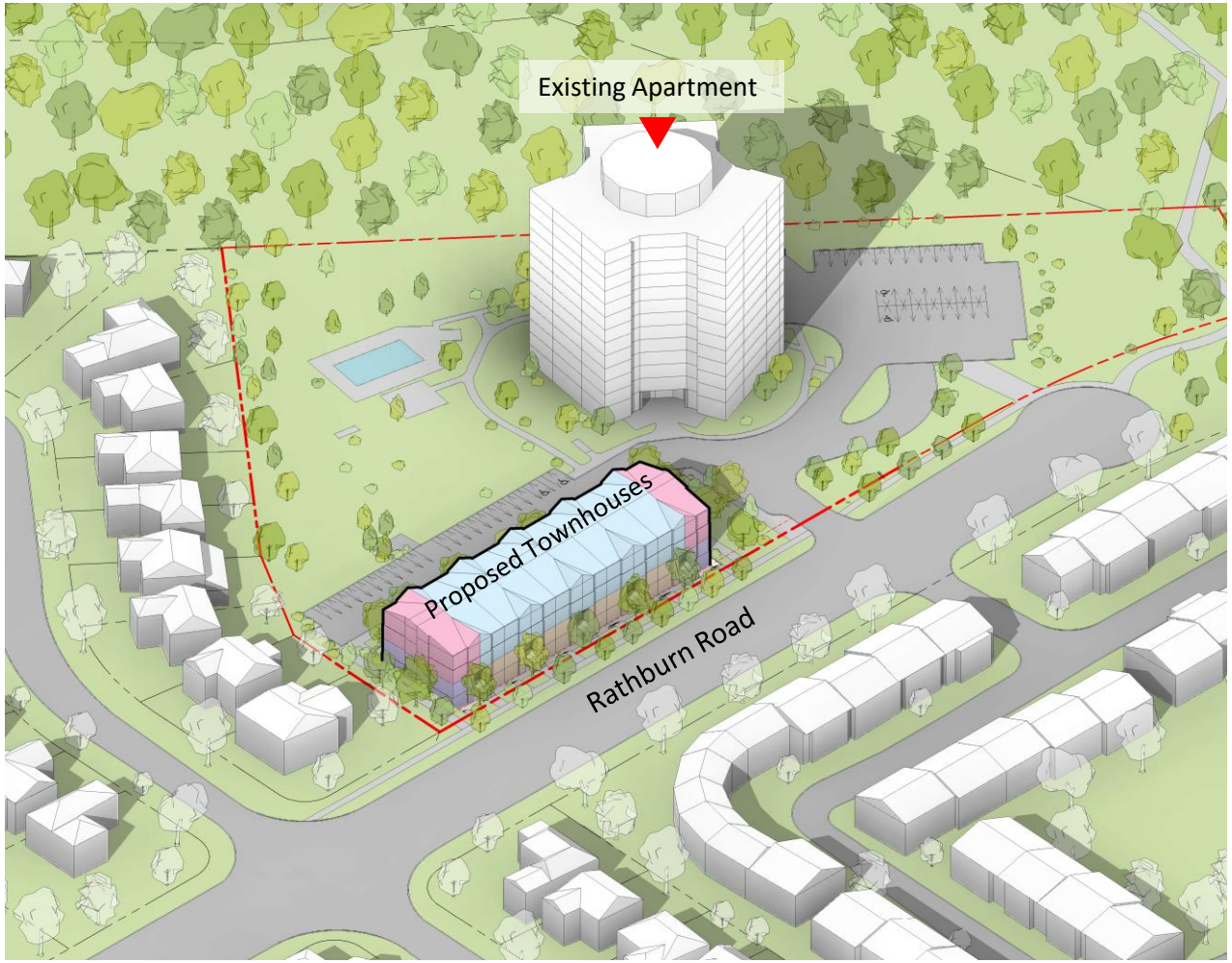
Proposed Development Overview

Proposed Development Overview



Overall Site Area	17,878 m² (~4.42 Acres)
Development Site Area	4,044 m² (~1 Acre)
Buildings	**Existing:** 13-storey apartment building
	Proposed: 3 Storey Townhouses + Basement
Units	**Existing:** 139 units **Proposed:** 40 units
Gross Floor Area	**Existing:** 14,671 m² (157,922 ft²) **Proposed:** 4,770 m² (51,347 ft²)
Parking Spaces	**Existing:** 217 spaces **Proposed:** 21 Spaces
Bicycle Parking Spaces	**Proposed:** **Residents:** 24 spaces **Visitors:** 6 spaces

Proposed Development Overview



Proposed Townhouse Unit Mix	Units
3 bedrooms	20
3 bedrooms + den	16
4 bedrooms	4
Total new units	**40**

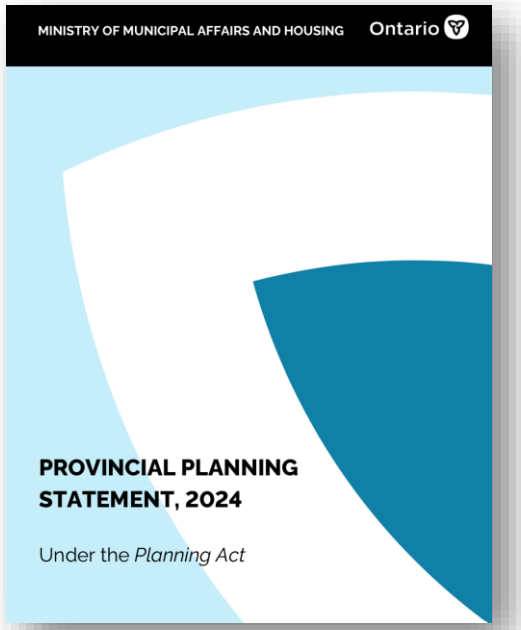
The proposal adds 40 three- and four-bedroom rental homes to a large property that currently has only 13 three-bedroom apartments.

03

Planning Context & Application History

Planning Policy Framework

Provincial Planning Statement, 2024



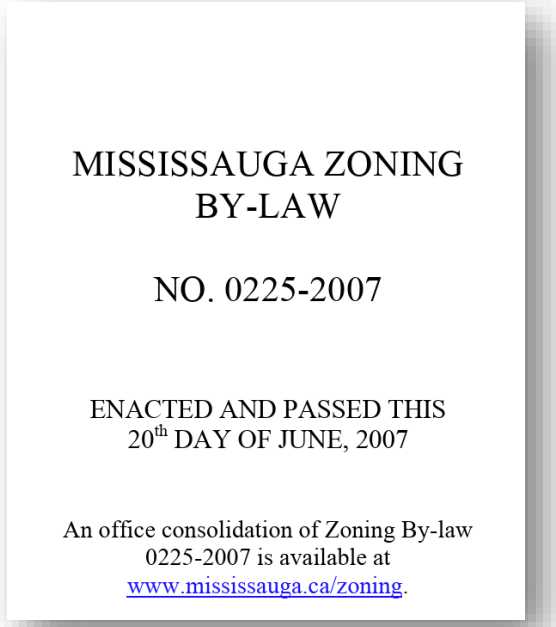
Contributes to Ontario's goal of building 1.5 million homes by 2031 by expanding the supply of housing.

Mississauga Official Plan, 2051



Establishes the City's long-term vision for complete communities, a range of housing options, appropriate built form, and sustainable growth.

City of Mississauga Zoning By-law


MISSISSAUGA ZONING BY-LAW

NO. 0225-2007

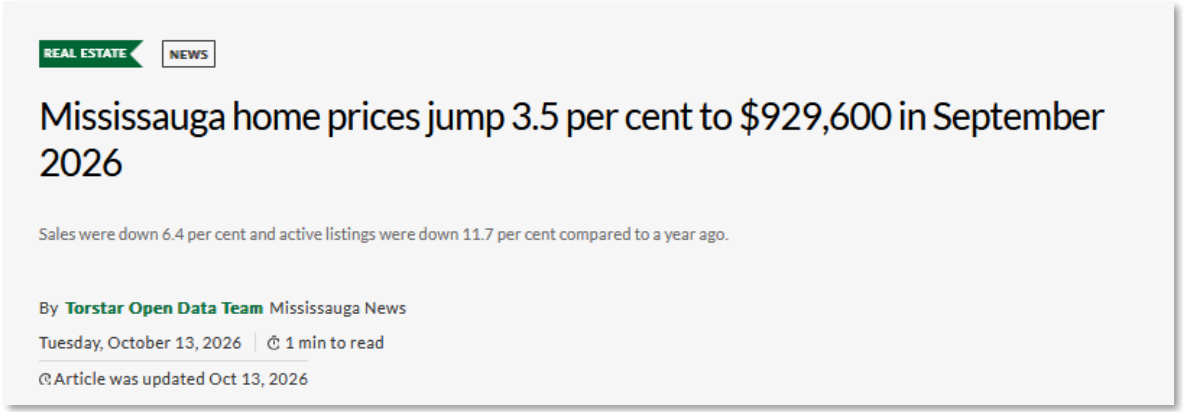
ENACTED AND PASSED THIS 20th DAY OF JUNE, 2007

An office consolidation of Zoning By-law 0225-2007 is available at www.mississauga.ca/zoning.

Defines property-specific development standards, including permitted uses, building height, density, landscaped area, and parking requirements.

Mississauga's Housing Affordability Challenge

- Mississauga is experiencing significant housing supply and affordability challenges, including:
  - High cost of homeownership
  - High rental housing costs
  - Prevalence of new condos, with few purpose-built rental buildings being constructed
- In 2024, the Mayor's Housing Task Force was created to tackle the city's growing housing crisis
- Mississauga's new Official Plan supports the City's target of building **370,000 new homes by 2051**
- The City has also committed to a housing target of **120,000 new homes over the next decade** to support the Province's goal of delivering 1.5 million homes by 2034


REAL ESTATE NEWS

Mississauga home prices jump 3.5 per cent to $929,600 in September 2026

Sales were down 6.4 per cent and active listings were down 11.7 per cent compared to a year ago.

By **Torstar Open Data Team** Mississauga News

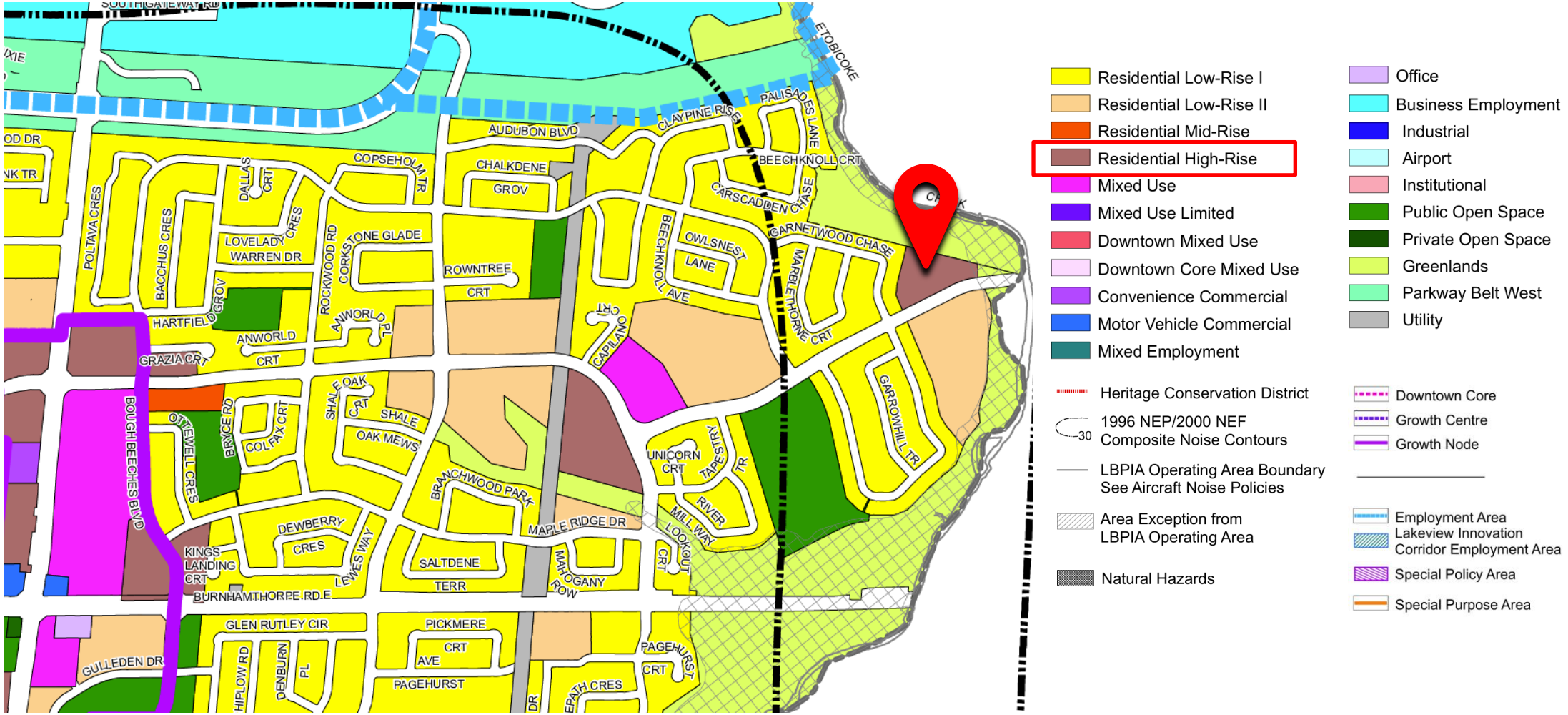
Tuesday, October 13, 2026 | 1 min to read

Article was updated Oct 13, 2026



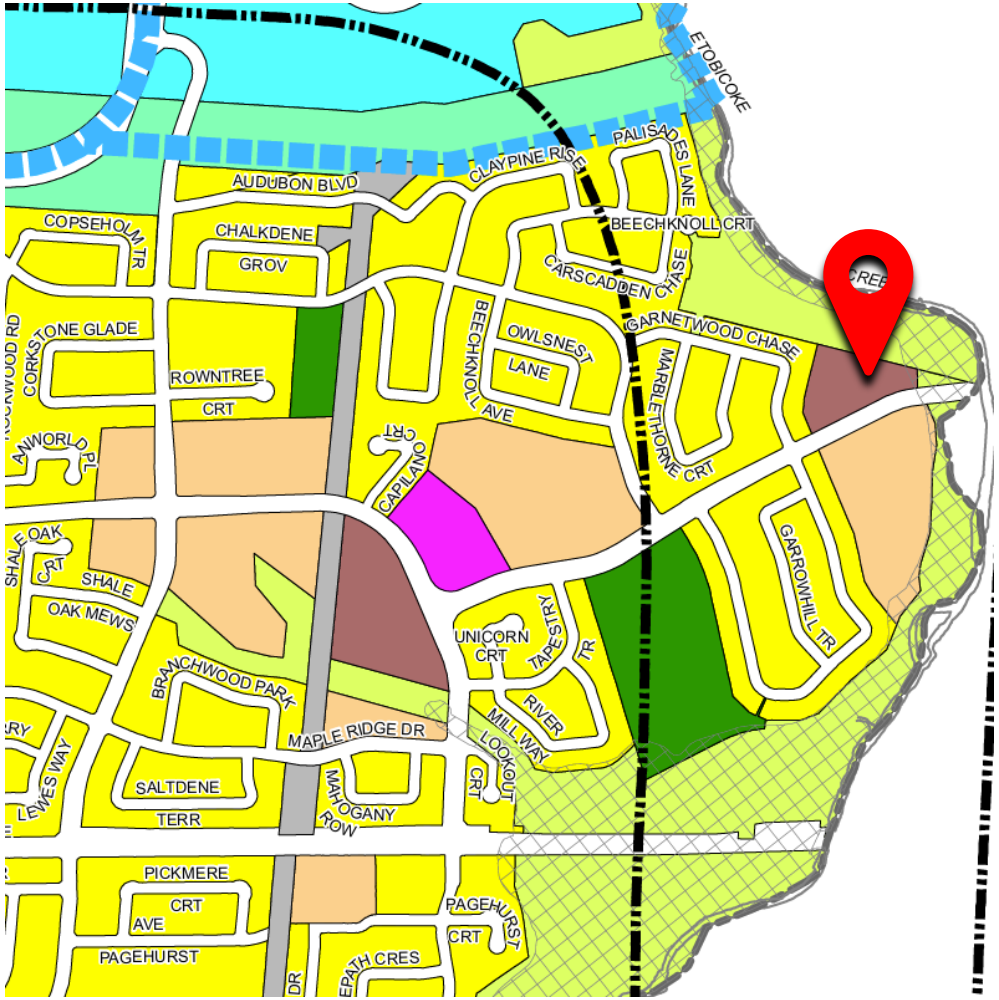
Mississauga Official Plan

Schedule 7: Land Use Designations



Mississauga Official Plan

Schedule 7: Land Use Designations



Chapter 10 – Land Use Designations

- Residential High-Rise land use permits **dwelling units in buildings above eight storeys**.
- Permits uses from the **Residential Low-Rise II designation**, including townhouse dwellings up to four storeys, where they are accessory to apartment dwellings on the same property.

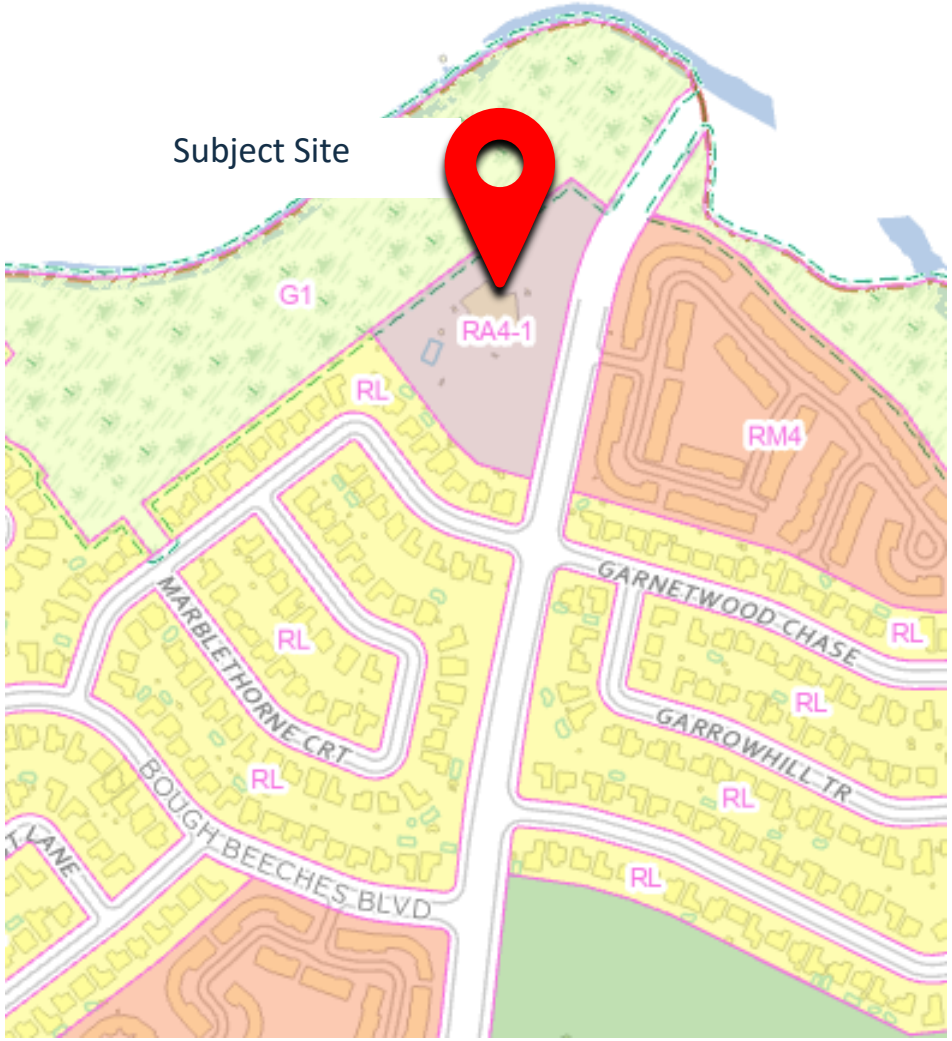
Chapter 15 – Neighbourhoods

- The City supports a full range of housing options, and requires **appropriate transitions** in height, built form, and density to surrounding lands (Policy 15.1.1.4).

Mississauga Zoning By-law

- Zoned Residential Apartment **RA4-1**
- Existing zoning permits:
  - **Permitted Use:** Apartments, Long-Term Care Buildings
  - **Maximum Height:** 18 storeys (56 metres)
  - **Floor Space Index (FSI):** 0.5 minimum to 1.0 maximum
  - **Landscaped Area:** Minimum 40% of the lot area
  - **Parking** (Rental Apartment Precinct 4): 1.0 resident spaces per unit and 0.2 visitor spaces per unit

A Zoning By-law Amendment is needed to permit the proposed townhouse use, and to modify other development standards to allow for development.



Planning and Application History

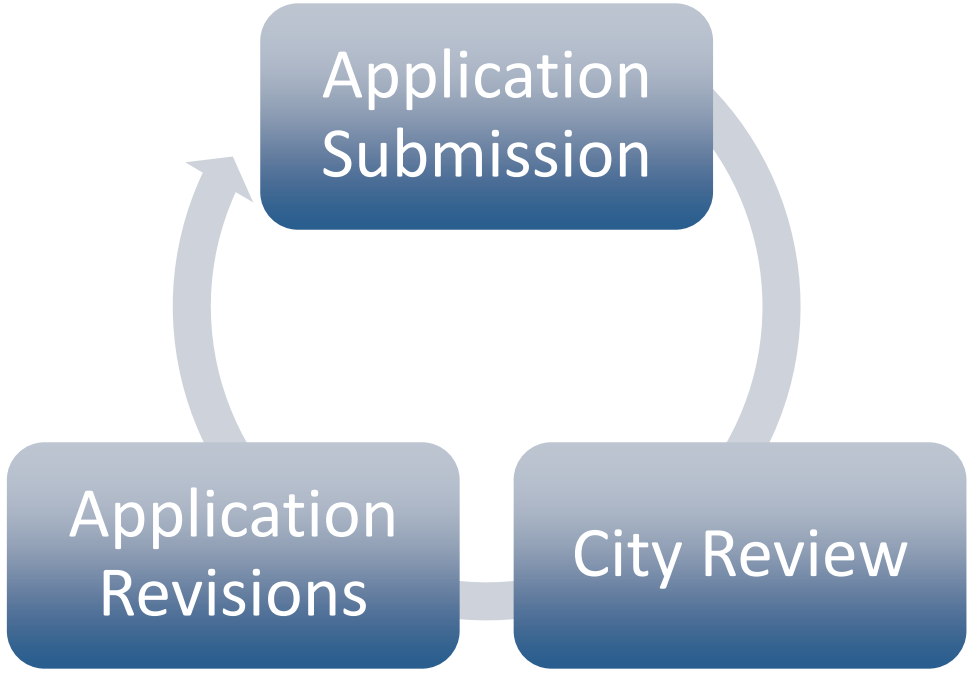
- Early discussions with the City suggested that the application could proceed through Site Plan Approval and a Minor Variance at the Committee of Adjustment.
- A tenant open house was held in December 2025, providing an opportunity to learn about the proposal and share feedback.
- The proposal was refined through multiple Site Plan submissions and technical review.
- The Committee of Adjustment deferred the Minor Variance application for further consultation with the broader community.
- A zoning application was filed in November 2026, along with ongoing community consultation organized through the Councillor's office.

Project Kick-Off	**April 2025**
Pre-Application Meeting with City	**June 2025**
Site Plan Application Submitted	**September 2025**
Tenant Engagement	**December 2025**
Revised Site Plan Application	**March 2026**
Revised Site Plan Application	**July 2026**
Minor Variance Hearing	**August 27, 2026**
We are here ★ **Community Meeting**	**November 2026**
Rezoning Application	**November 2026**

Planning and Design Review

Detailed design has occurred through the Site Plan review process. Key issues identified by the City and community to date have been carefully studied by the project team.

- Building Height and Massing
- Additional Population/Residents
- Traffic and Infrastructure Capacity
- Landscaping Along the Street
- Outdoor Amenity Space
- Private Outdoor Amenity Areas
- Shadow Impacts

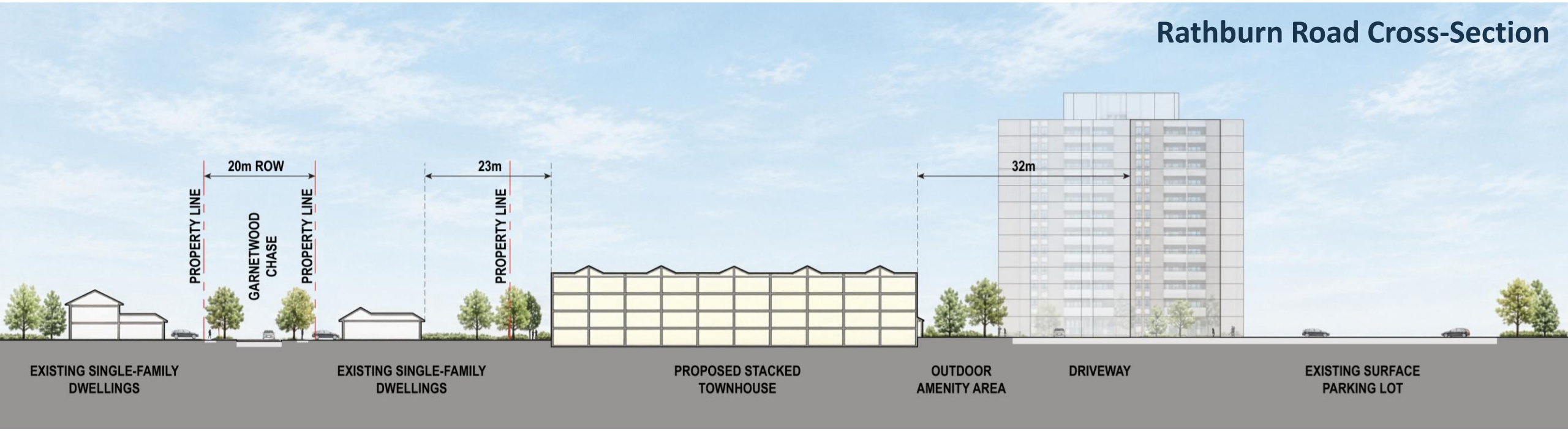




04

Building Design, Landscaping & Amenities

Building Scale and Fit



~13.3 metres (3 Storeys + Basement)

Proposed height of townhomes

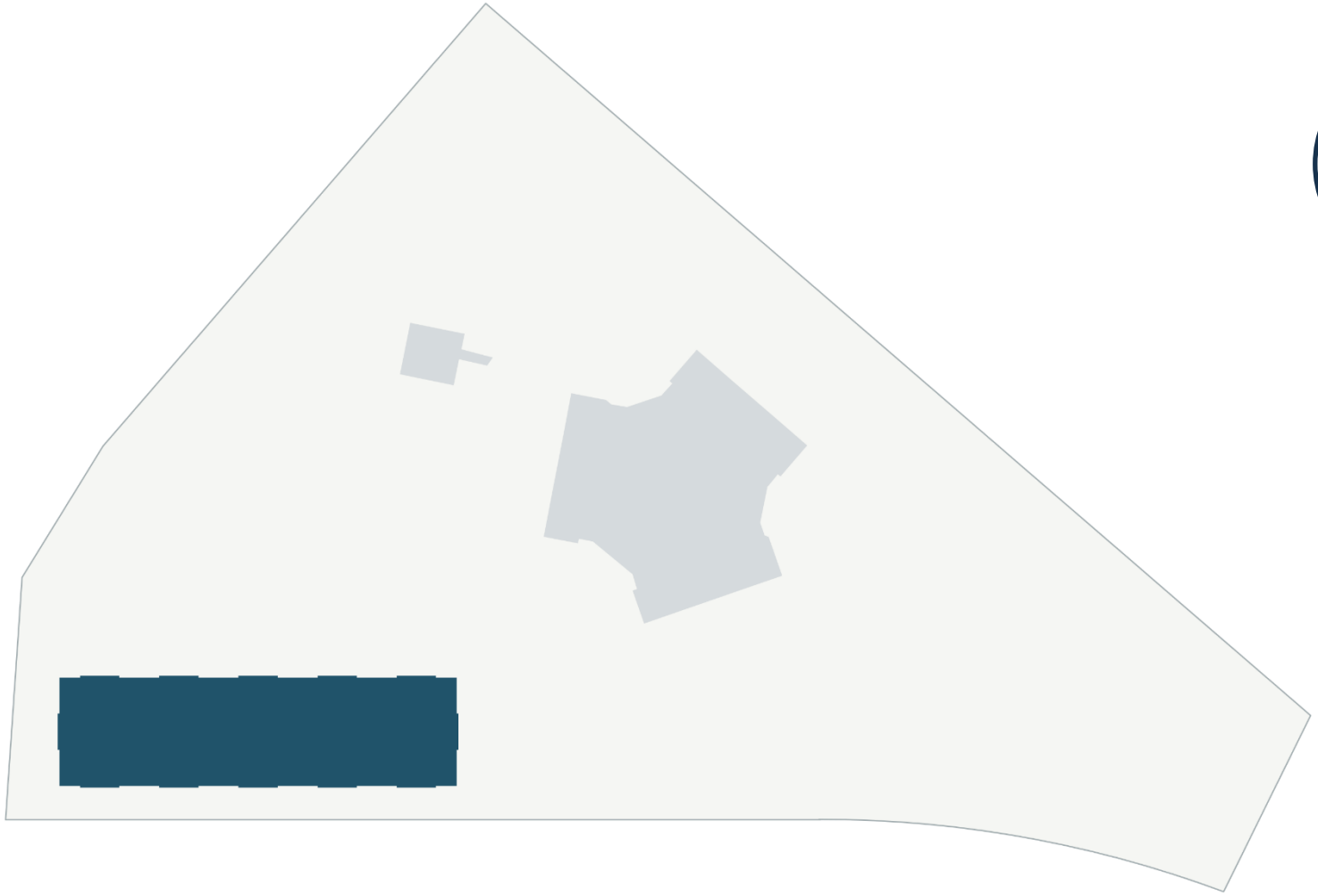
3 metres minimum

Landscape buffer from property line along the street

5.3 metres minimum

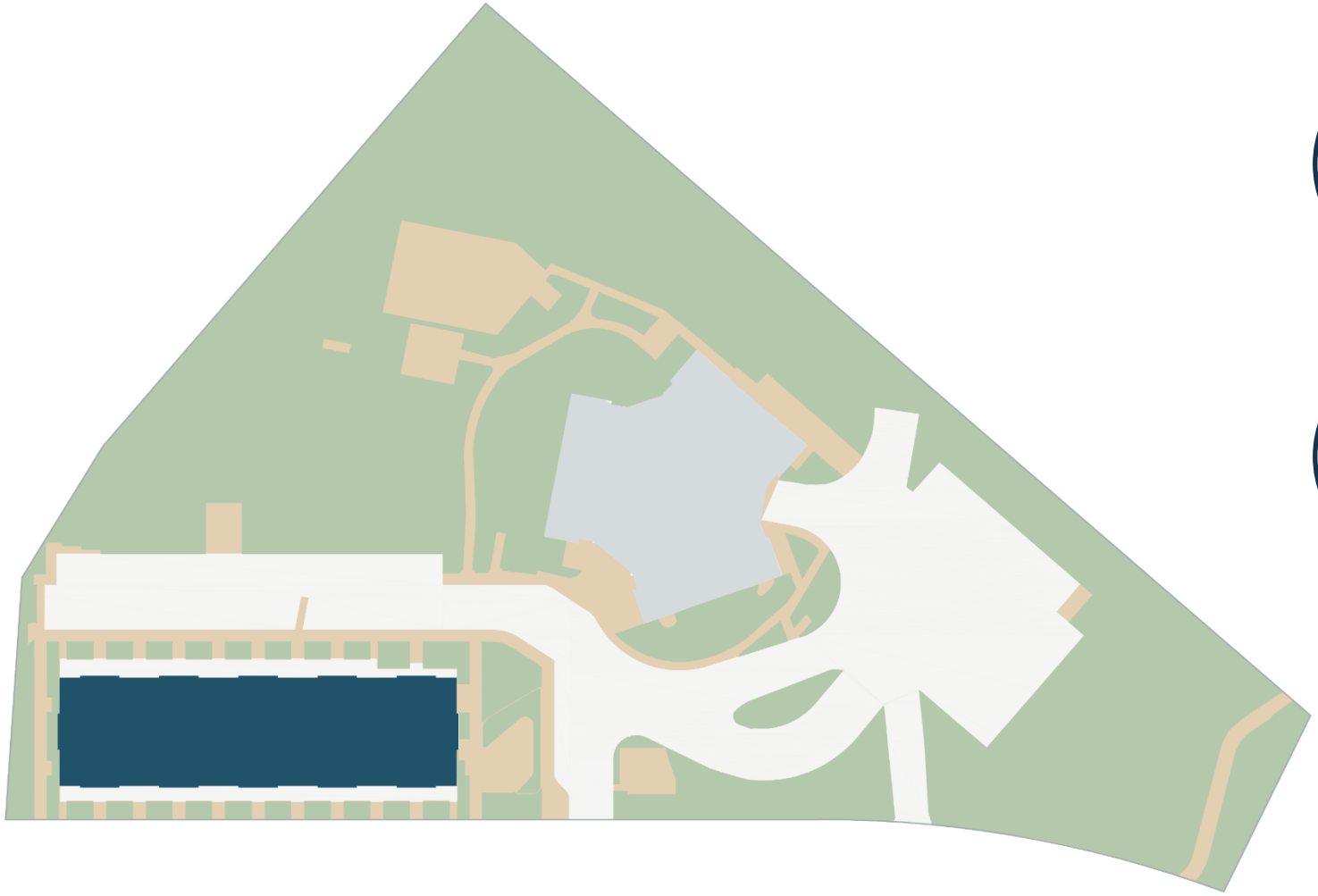
Building setback from property line along the street

Building Footprint



7%
Townhouse Footprint
(as a share of the total site area)

Landscaped Area



7%
Townhouse Footprint
(as a share of the total site area)

64%
Total Landscaped Area
(Hardscape + Softscape and excluding surface parking)

Overall Site Plan



7%
Townhouse Footprint
(as a share of the total site area)

64%
Total Landscaped Area
(Hardscape + Softscape and excluding surface parking)

53%
Soft Landscaping and Tree Cover
(over 9,000 m²)

Outdoor Amenities





207 m²

Outdoor Seating Area
(shared outdoor amenity for existing and future tenants)

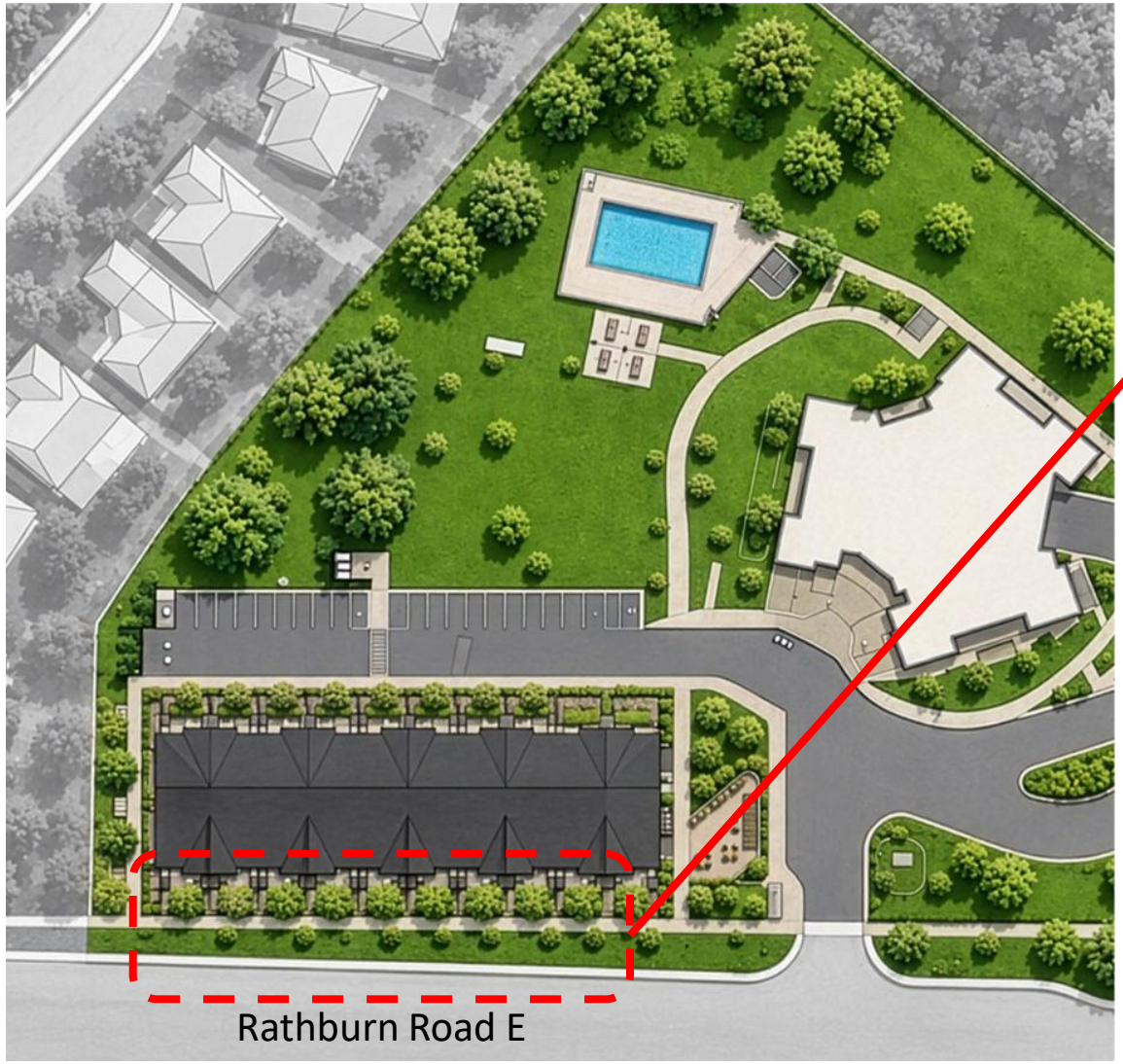
778 m²

Additional Communal Amenity / Green Open Space on Site

397 m²

Total Private Outdoor Amenity in Townhomes
(below-grade terraces and balconies)

Street Edge





3 metre landscaped buffer along all street frontages
(in addition to a tree-lined municipal boulevard)

Ravine and Natural Heritage Considerations



- No development is proposed within or adjacent to the ravine area.
- Toronto and Region Conservation Authority (TRCA) has reviewed the application and provided comments, with no outstanding concerns identified.
- New fencing will be installed along the rear property line, as requested by the City, to reinforce the protection of adjacent natural lands.
- On-site stormwater management is designed to ensure the proposed development does not increase flood risk.



05

Traffic & Parking

Proposed Parking



238 **Total Parking Spaces**

(52 surface + 186 underground)

~1.3 parking spot per unit



Resident Parking

139 Apartment resident spaces
61 Townhouse resident spaces

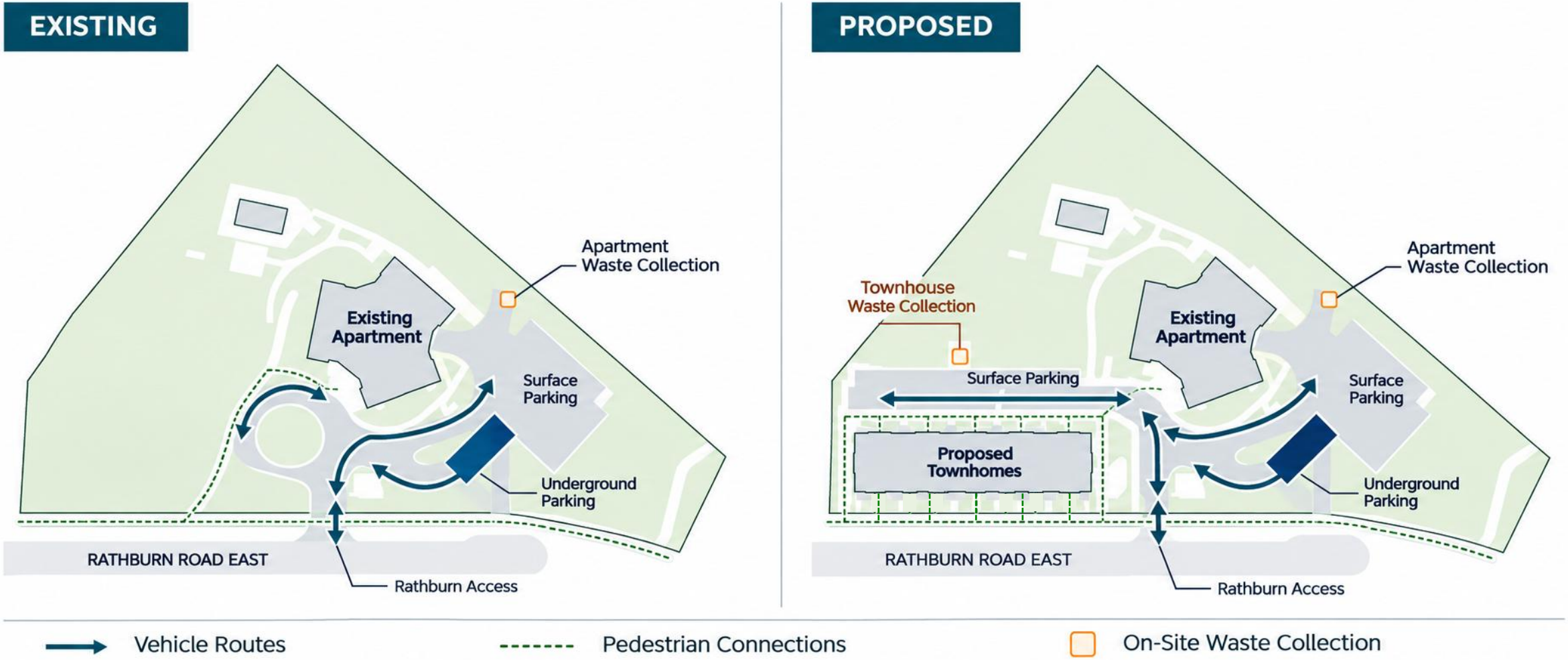
Visitor Parking

38 Visitor spaces

30 New bicycle parking spaces

- 24 secure long-term spaces in the garage
- 6 short-term spaces at grade
- A bicycle repair station is also proposed.

Site Access & Movement



Traffic Flows



19

additional vehicle movements in the AM peak hour

22

additional vehicle movements in the PM peak hour

About 1 additional vehicle movement* every 3 minutes, averaged over the peak hour.

**A vehicle movement is one vehicle entering or leaving the site.*



06

Construction and Communication

Construction and Resident Communication

CAPREIT and their Construction Manager understand the importance of minimizing disruptions to residents and surrounding neighbours while completing construction safely.

Topic	How We Will Manage It
Access and Temporary Parking	Construction will be organized to minimize disruption. Any changes to resident access or parking will be coordinated and communicated in advance.
Noise, Dust and Construction Equipment	Work will follow local construction bylaws. Measures will be taken to control noise and dust, and the movement and operation of construction equipment will be planned to minimize impacts on residents and surrounding streets.
Building Operations	Any interruptions to essential services, garbage collection, deliveries and building access will be minimized, with temporary arrangements made where necessary. Emergency access will be maintained.
Site Safety	Construction areas will be clearly marked and secured with appropriate fencing and signage to protect residents, pedestrians and the surrounding community.
Resident Communication	Construction updates and advance notice of planned disruptions will be communicated. A dedicated point of contact will be available throughout construction to respond to questions or concerns.

Project Highlights and Community Benefits



Rental Townhouses

Offering a greater range of housing choice for residents.



Low-Rise Development

Introducing a pedestrian-friendly, human-scale built form that complements the surrounding neighbourhood.



Family Oriented Housing

Providing family-sized units designed to accommodate families of various sizes.



Additional Parking

Providing convenient additional surface parking to accommodate residents and visitors.



Improved Streetscape

Enhancing the public realm through landscaping, pedestrian-friendly design, and an attractive street frontage.



Enhanced Green Space

Supporting a greener residential environment and enhancing the overall quality of the community.

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Q&A Session

Contacts

Michal Stolarczyk, *Planner, Planning & Building Department*
City of Mississauga
Telephone: 905-615-3200 ext.5519
Email: Michal.Stolarczyk@mississauga.ca

2121 Rathburn Road East Project Team
CAPREIT
Telephone: 416-861-9404
Email: Development@capreit.net

Thank You For Attending!

Contact Information-

COUNCILLOR CHRIS FONSECA

Mississauga Civic Centre

300 City Centre Drive, Mississauga, ON L5B 3C1

(905) 896-5300 | chris.fonseca@mississauga.ca



Additional Slides

Planning and Zoning

Provision	Existing framework	Proposed Amendments
Use	RA4-1 apartment zoning	Add stacked back-to-back townhouse use
Floor space index	1.0	1.1 across the whole site
Street landscape buffer	4.5 m	3.00 m (shown on the architectural plan)
Other performance standards	Existing apartment-zone regulations	Amendments to yards and private outdoor amenity requirements

Supporting planning information. Final site-specific by-law wording governs the permissions requested.

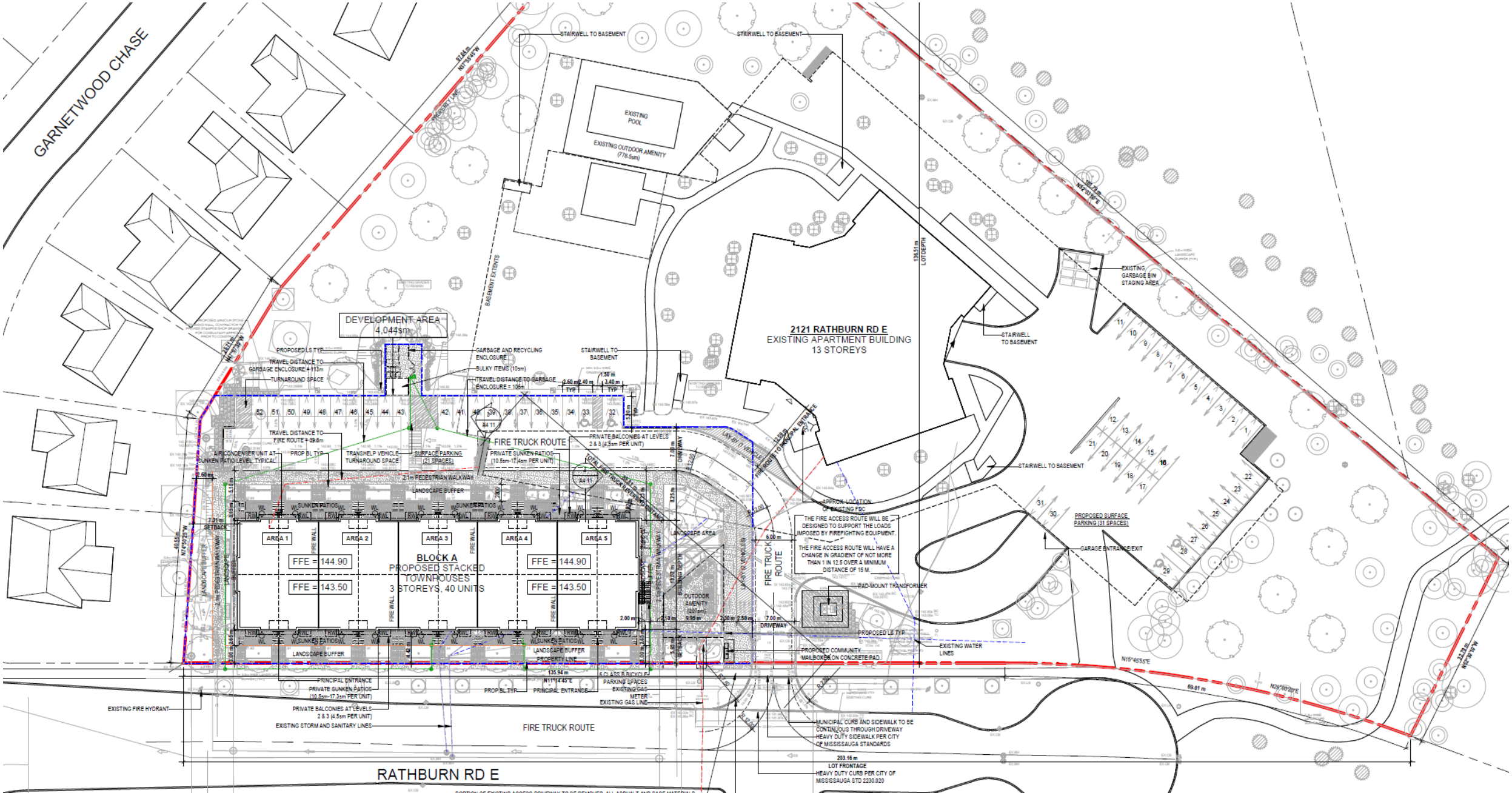
Traffic Operations Data

Assessed movement	Existing AM / PM	Future AM / PM
Rathburn site access: eastbound turns	7.4 / 7.3 sec	7.4 / 7.3 sec
Rathburn site access: northbound turns	9.8 / 9.6 sec	10.2 / 10.0 sec
Rathburn site access: Southbound turns	8.5 / 8.4 sec	8.6 / 8.4 sec

The site driveway intersection, which includes the opposing driveway into the neighbouring housing complex, operates acceptably under both existing and future scenarios.

Control delay by selected movement, BA January 2026 Tables 9. The access arrangement changes between existing and future conditions.

Site Plan

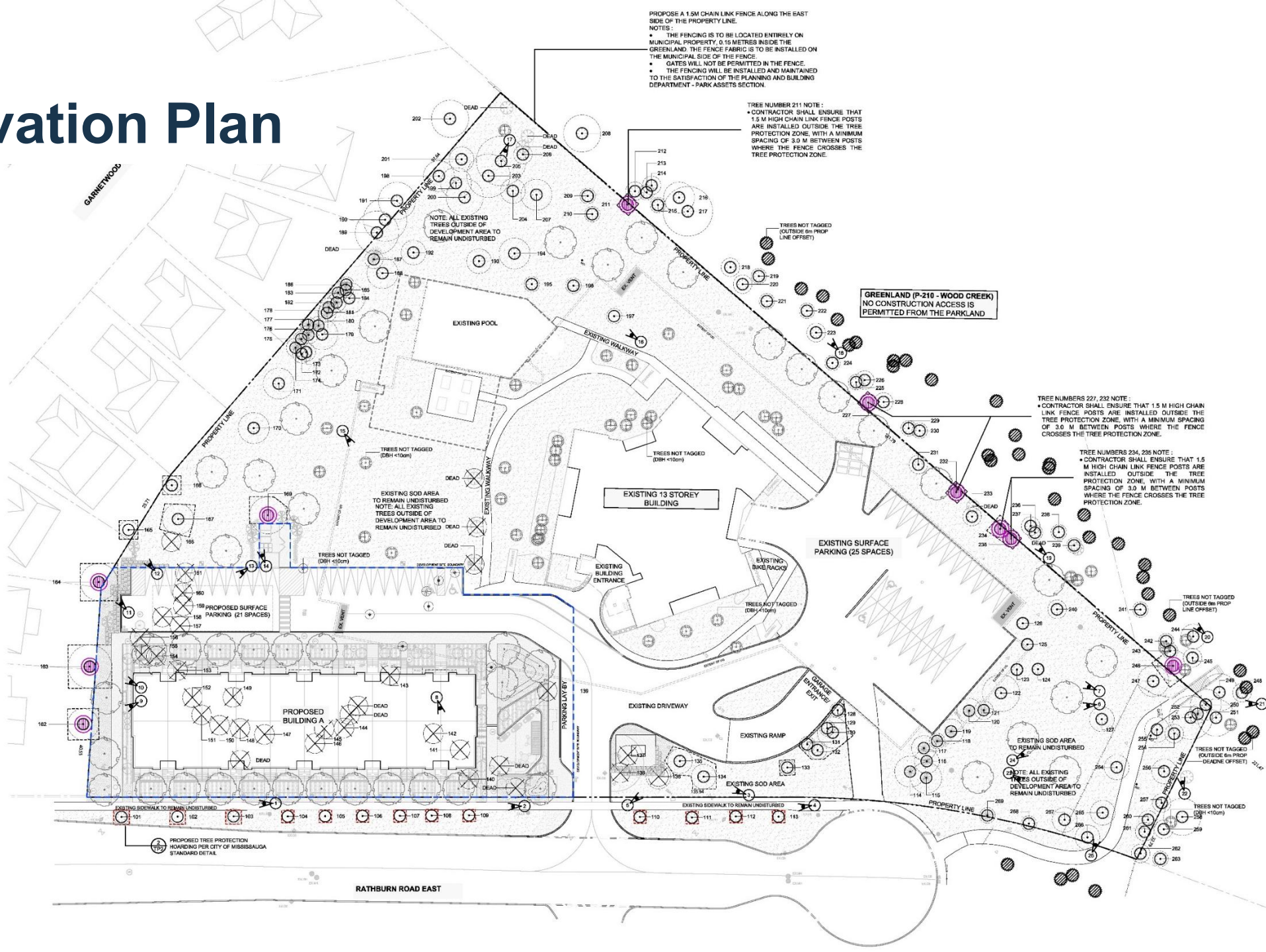

GARNETWOOD CHASE
DEVELOPMENT AREA
4,044sm
2121 RATHBURN RD E
EXISTING APARTMENT BUILDING
13 STOREYS
BLOCK A
PROPOSED STACKED
TOWNHOUSES
3 STOREYS, 40 UNITS
FFE = 144.90
FFE = 143.50
FFE = 144.90
FFE = 143.50
AREA 1
AREA 2
AREA 3
AREA 4
AREA 5
FIRE TRUCK ROUTE
EXISTING POOL
EXISTING OUTDOOR AMENITY
STAIRWELL TO BASEMENT
SURFACE PARKING (31 SPACES)
PROPOSED SURFACE PARKING (31 SPACES)
GARAGE ENTRANCE/EXIT
EXISTING GARBAGE BIN STAGING AREA
PAD-MOUNT TRANSFORMER
EXISTING WATER LINES
PROPOSED COMMUNITY MAILBOX ON CONCRETE PAD
EXISTING FIRE HYDRANT
EXISTING STORM AND SANITARY LINES
EXISTING GAS METER
EXISTING GAS LINE
PRINCIPAL ENTRANCE
PRIVATE SUNKEN PATIOS (10.5sm-17.3sm PER UNIT)
PRIVATE BALCONIES AT LEVELS 2 & 3 (4.5sm PER UNIT)
LANDSCAPE BUFFER
LANDSCAPE AREA
OUTDOOR AMENITY (207sm)
DRIVEWAY
RATHBURN RD E
203.16 m
LOT FRONTAGE
HEAVY DUTY CURB PER CITY OF MISSISSAUGA STD 2230.020
MUNICIPAL CURB AND SIDEWALK TO BE CONTINUOUS THROUGH DRIVEWAY
HEAVY DUTY SIDEWALK PER CITY OF MISSISSAUGA STANDARDS

Elevation



Elevation of the proposed townhouse block, along Rathburn Road

Tree Preservation Plan



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