

May 29, 2025

Planning and Building Department
City of Mississauga
300 City Centre Drive,
Mississauga, ON, L5B 3C1

Attention: David Ferro, Planner

**Re: 42 to 46 Park Street East and 23 Elizabeth Street
Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Applications**

On behalf of Edenshaw Elizabeth Developments Limited., Sajecki Planning Inc. is pleased to submit the following Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the property municipally known as 42 to 46 Park Street East and 23 Elizabeth Street, in the City of Mississauga ("the Subject Property").

The subject site is in Ward 1, located at the northeast corner of Park Street East and Elizabeth Street North, with a frontage of 33.62 m along Park Street East, and 53.34 m along Elizabeth Street North. The site has a moderate overall grade change from south to north of 3.96 m. Currently, the site is occupied by four two-storey single detached dwellings and two one-storey detached garages. The site is rectangular in shape and has an approximate area of 1,781.0 m² or 0.44 acres. It is subject to the Port Credit Local Area Plan as per Schedule 9 – Character Areas of the *City of Mississauga Official Plan (MOP)*, is designated Residential High Density as per Schedule 10 – Land Use Designations of the *MOP*, and is zoned Residential Apartment (RA2) with Exception 48 as per *Zoning By-law 0225-2007*.

The OPA and ZBA applications seek to permit a 30-storey residential building with a seven-storey podium. The proposal contemplates a total of 378 dwelling units, supported by a substantial supply of amenity space at a ratio of 4.0 m² per dwelling unit.

Previous Applications

OPA, ZBA and SPA applications were submitted for the site in May 2020 and December 2021, respectively for a 22-storey residential building. The applications were appealed to the Ontario Land Tribunal (OLT) in November 2021 and March 2022. The OLT hearing took place in July 2023 and the applications were not approved.

In February 2025, a Site Plan Approval application was filed with respect to the Subject Property. That application is currently under review.

The Port Credit Community Node and intensification area has since experienced significant changes and growth, including approvals for heights up to 36 storeys. A series of meetings were

also held between the City and applicant to identify design improvements, which have been implemented in the current proposal.

Enclosures

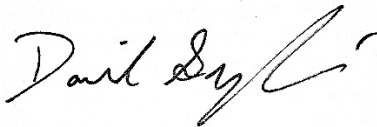
Enclosed materials in support of this application are outlined in the table below:

Submission Requirement	Document Name	Consultant	Dated
Cover Letter	OPA/ZBA Cover Letter	Sajecki Planning Inc.	May 2025
Planning Justification Report	Planning Justification Report	Sajecki Planning Inc.	May 2025
Urban Design Study	Urban Design Study	Sajecki Planning Inc.	May 2025
Housing Report	Housing Report	Sajecki Planning Inc.	May 2025
Draft OPA	Draft OPA	Sajecki Planning Inc.	May 2025
Draft ZBL	Draft ZBL	Sajecki Planning Inc.	May 2025
Architectural Plans	A000 – Cover Sheet A101 – Statistics A102 – Site Plan A201 – Floor Plan Level P4 A202 – Floor Plan Level P3 A203 – Floor Plan Level P2 A204 – Floor Plan Level P1 A205 – Floor Plan Level P1A A206 – Floor Plan Level 1 A207 – Floor Plan Level 2 A208 – Floor Plan Level 3-7 A209 – Floor Plan Level 8-35 A210 – Floor Plan Level MPH A211 – Roof Plan A212 – Waste Management Plan A301 – North & East Elevations A302 – South & West Elevations A401 – Sections A501 – Perspectives A502 – Perspectives	Kirkor Architects	May 2025
Low Impact Design Features	Low Impact Design Features	Kirkor Architects	May 2025
Sun Shadow Study	A601 – Sun Shadow Study June A602 – Sun Shadow Study June A603 – Sun Shadow Study Sep A604 – Sun Shadow Study Sep A605 – Sund Shadow Study Dec	Kirkor Architects	May 2025
Shadow Study Letter	Shadow Study Letter	Kirkor Architects	May 2025
Civil Plans	C101 – Site Grading Plan C102 – Site Grading Plan C108 – Utility Plan	Envision Consultants Ltd.	May 2025
Landscape Plans	L001 – Landscape Key Plans and Notes	Land Art Design	May 2025

	L1 – Tree Inventory and Preservation Plan L100 – Ground Floor Landscape Plan L200 – Amenity Terrace Landscape Plan		
Streetscape Feasibility Study and Streetscape Masterplan	SS1 – Streetscape Plan	Land Art Design	May 2025
Easements / Restrictions on Title	Parcel Registers	N/A	N/A
Topographic Survey	Topographic Survey	R Avis Surveyors	July 29, 2019
Draft R-Plan	S2 - Draft R-Plan	R Avis Surveyors	N/A
Tree Inventory (Arborist) Plan / Report	Arborist Report L1 – Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.	May 2025
Noise and Vibration Feasibility Study	Noise and Vibration Feasibility Study	J.E. Coulter Associated Ltd	May 2025
Pedestrian Wind Comfort and Safety Study	Wind Study	Rowan Williams Davies & Irwin Inc. (RWDI)	May 2025
Transportation and Parking Impact Study	Transportation and Parking Study	LEA Consulting Ltd.	May 2025
Stormwater Management Plan / Report	Stormwater Management Report	Envision Consultants Ltd.	May 2025
Functional Servicing Report	Functional Servicing Report	Envision Consultants Ltd.	May 2025
Hydrogeological Report	Hydrogeological Review Report	Grounded Engineering	July 2020
Geotechnical Report	Geotechnical Report	Grounded Engineering	July 2020
Phase 1 ESA	Phase 1 Environmental Assessment	Grounded Engineering	May 2020
Phase 2 ESA	Phase 2 Environmental Assessment	Grounded Engineering	July 2020
Phase 1 and 2 ESA Reliance Letter	Record of Site Condition Letter	N/A	February 11, 2023
Waste Management Plan	Waste Management Plan Waste Management Plan – Garbage Room Layout Waste Management Plan – Staging and Truck Turning Diagram	Cini Little International Inc.	May 2025
Stage 1 and 2 Archaeological Assessment	Stage 1 and 2 Archaeological Assessment	The Archaeologists Inc.	May 7, 2020

We trust that the submission materials meet the City's requirements for a complete OPA and ZBA application. We look forward to working with the City as we proceed through the review process. If you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 416-718-4212 or david@sajeckiplanning.com.

Sincerely,

A handwritten signature in black ink, reading "David Sajecki". The signature is fluid and cursive, with the first name "David" and last name "Sajecki" clearly legible.

David Sajecki
MCIP RPP M.PL B.Eng LEED AP
Partner
Sajecki Planning
www.sajeckiplanning.com