

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

August 29, 2025

**Attention: Lucas Petricca, Development Planner – City of Mississauga**

RE: Resubmission of Official Plan Amendment Application and Zoning By-law Amendment  
Application (Application No. OZ/OPA 25-10 W1)  
**42-46 Park Street East and 23 Elizabeth Street North**

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On behalf of Edenshaw Elizabeth Developments Limited., Sajecki Planning Inc. is pleased to submit the following resubmission as it pertains to the 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 ("the Subject Property"), in the City of Mississauga, to permit the development of a 30-storey residential building. This represents the first resubmission to be made for the applications and addresses comments received in Q2 of 2025.

### **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. 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 net site area (following land conveyance) of 1,781.0 m<sup>2</sup> 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/ZBA Resubmission**

This OPA/ZBA resubmission represents the first resubmission in response to comments received from City of Mississauga staff, Alectra Inc., and Region of Peel staff. This resubmission addresses the following general comments:

#### **Sight Triangle/Corner Rounding Request**

- A site triangle of 7.5 x 7.5 metre was originally requested by Traffic Review staff, whereas a 7.5 metre radii corner rounding was proposed.
- Further email correspondence from James Emerson (Traffic Planning Technologist) identified the following:
  - *Traffic Planning would be amenable to accepting the rounding considering the context of the area and existing road orders; assuming proper justification is provided. We would require that justification is provided as part of the requested Sightline analysis (OZ/OPA 25-10 W1 - REF #29, item 'D', iii) to be included in addition*

*to the currently outstanding request of sightline assessment of the sight access. Please include an assessment for all sightlines that would be affected by this sight rounding to detail that the provided sight rounding is reasonable.*

- The sightline assessment, prepared by LEA Consulting, is included in Appendix I of the Transportation and Parking Study (drawings 013–016, dated August 28, 2025).
- Removed previously proposed curb-cut on Elizabeth Street.

#### Landscape Related Comments

- Comments related to switching the outdoor amenity space and the outdoor dog relief area to improve sun conditions to be addressed at SPA stage.
- Relocating the proposed bicycle parking spaces at the ground floor near the gas meter to further the extent of the landscape buffer.
- Updating the landscape buffer area in the Draft Zoning By-law map to exclude the area of the pad mounted transformer.
- The applicable comments related to the landscape features have been updated and reflected in the submission materials.

The responses to the full set of comments are provided under a separate cover in the Comment Response Matrix and under the response tab on EPlans.

#### Enclosures

The following materials have been provided in support of this resubmission. It should be noted that for clarity, the version of the document is identified in column 5.

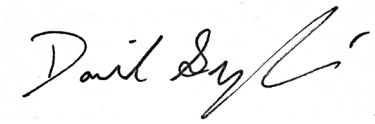
Resubmission Document	Document Name	Consultant	Date
<b>Drawings</b>			
<b>Architectural Plans</b>	A000 - Cover Sheet	Kirkor Planners and Architects	August 29, 2025
	A100 - Statistics		
	A102 - Site Plan		
	A201 - Floor Plan Level P4		
	A202 - Floor Plan Level P3		
	A203 - Floor Plan Level P2		
	A204 - 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 8-30		
	A210 - Floor Plan Level MPH		
	A211 - Roof Plan		
	A301 - North & East Elevations		
	A302 - South & West Elevations		
	A401 - Sections		
	A501 - Perspectives		
	A502 - Perspectives		
	A601 - Sun Shadow Study June		
	A602 - Sun Shadow Study June		

	A603 - Sun Shadow Study September		
	A604 - Sun Shadow Study September		
	A605 - Sun Shadow Study December		
<b>Civil Drawings</b>	C101 - Site Grading Plan	Envision Consultants Ltd.	August 29, 2025
	C102 - Site Servicing Plan		
	C103 - Site Grading Cross Sections		
	C108 - Utility Plan		
<b>Landscape Drawings</b>	L001 - Landscape Key Plans and Notes	Land Art Design	August 28, 2025
	L100 - Ground Floor Landscape Plan		
	L200 - Amenity Terrace Landscape Plan		
	SS1 - Streetscape Plan		
<b>Tree Survey &amp; Inventory / Tree Preservation Plan</b>	L1 - Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.	August 26, 2025

<b>Documents</b>			
<b>Cover Letter</b>	Cover Letter	Sajecki Planning Inc.	August 29, 2025
<b>Shadow Study</b>	Shadow Study Letter	Kirkor Planners and Architects	August 29, 2025
<b>Green Development Standards</b>	Low Impact Design Features	Kirkor Planners and Architects	August 29, 2025
<b>Noise and Vibration Study</b>	Noise and Vibration Feasibility Study	J.E Coulter and Associates	August 29, 2025
<b>Archaeological Report</b>	Stage 3 Archaeological Assessment	The Archaeologists Inc.	September 19, 2022
<b>Archaeological Clearance Letter</b>	Archaeological Clearance LTR	MCM	May 3, 2023
<b>Stormwater Management Report</b>	Stormwater Management Report	Envision Consultants Ltd.	August 29, 2025
<b>Functional Servicing Report</b>	Functional Servicing Report	Envision Consultants Ltd.	August 29, 2025
<b>Phase One ESA Reliance Letter</b>	Phase One ESA Reliance LTR	Grounded Engineering	November 3, 2021
<b>Arborist Report</b>	Arborist Report	Kuntz Forestry	August 26, 2025
<b>Traffic Impact Study</b>	Transportation and Parking Study	LEA Consulting Ltd.	August 29, 2025
<b>Draft Zoning By-law Amendment</b>	Draft ZBA	Sajecki Planning Inc.	August, 2025

We trust that the resubmission addresses all outstanding comments and 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 resubmission or require additional clarification, please contact me directly at 416-718-4212 or [david@sajeckiplanning.com](mailto:david@sajeckiplanning.com).

Sincerely,

A handwritten signature in black ink, appearing to read "David Sajecki". The signature is fluid and cursive, with a large, stylized "S" and "J".

**David Sajecki**  
B.Eng, MCIP, RPP, LEED AP  
Partner, Sajecki Planning Inc.