

August 5, 2025

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

Attention: Lucas Petricca, Planner

**Re: 50 High Street East
Zoning By-law Amendment (ZBA) Application
DARC Reference No. 25-30**

On behalf of Mahogany Management, Sajecki Planning Inc. is pleased to submit the following Zoning By-law Amendment (ZBA) application for the property municipally known as 50 High Street East in the City of Mississauga ("the Subject Property").

The subject site is in Ward 1, located on the north side of High Street East between Elizabeth Street North and Helene Street North, with a frontage of approximately 20 meters along High Street East. Currently, the site is occupied by a three-storey apartment building and a surface parking lot. The site is rectangular in shape and has an approximate area of 1,022 m² or 0.25 acres. It is within the Port Credit Character Node and subject to the *Port Credit Local Area Plan* per Schedule 9 – Character Areas of the *City of Mississauga Official Plan (MOP)*. The site is designated *Residential High-Density* per Schedule 10 – Land Use Designations of the *MOP* and is zoned *Residential Apartment (RA1)* with *Exception 6* per *City of Mississauga Zoning By-law 0225-2007*.

The ZBA application seeks to permit an 11-storey rental apartment building that targets 100% affordable housing units of varying types and sizes. Specifically, the proposal contemplates a total of 96 purpose-built affordable rental units, supported by a substantial supply of amenity space for residents. Due to the subject property's close proximity to Port Credit GO Station and the future Hurontario LRT Station, only 5 vehicle parking spaces are proposed, including 1 accessible parking space and 4 visitor parking spaces. Over 60 bicycle parking spaces are proposed to be provided to support active transportation.

Enclosures

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

Submission Requirement	Document Name	Consultant	Dated
Application Forms and Schedules	Declaration of Applicant Schedule Environmental Site Screening Questionnaire Notice Sign Schedule Notice Sign Mock Up OPA Rezoning Form Planning Information Schedule Property Owner Acknowledgement of Public Information Property Owner Authorization of Applicant Servicing/Matters of Provincial Interest Schedule Site Information Schedule Storm Sewer Use Bylaw Acknowledgement Tree Injury Destruction Declaration Schedule ZBA Fee Calculation Worksheet Rental Housing Protection Application	Sajecki Planning Inc.	July 2025
Planning Justification Report and Community Meeting Report	Planning Justification Report	Sajecki Planning Inc.	August 2025
Draft Zoning By-law Amendment	Draft Zoning By-law Amendment	Sajecki Planning Inc.	July 2025
Architectural Drawings	A001 Site Plan A002 Project Statistics A009 Context Plan A100 Ground Floor and Basement Floor Plans A101 2 nd to 9 th Floor Plans A102 10 th and 11 th Floor Plans A103 Roof Deck Floor Plan A201 Building Elevations East A202 Building Elevations West A203 Building Elevations North and South A301 Building Sections Perspectives North Perspectives West Perspectives East Perspectives South	Chamberlain Architects	April 2025
Shadow Study	A003 Shadow Study – June 21 A004 Shadow Study – June 21 A005 Shadow Study – September 21 A006 Shadow Study – September 21 A007 Shadow Study – December 21	Chamberlain Architects	April 2025
Waste Management Plan	A104 Waste Management Plan	Chamberlain Architects	April 2025
Grading / Site Servicing Plan / Cross Sections	C102 – Site Servicing Plan C103 – Site Grading Plan C104 – Cross Sections	Crozier Consulting Engineers	August 1, 2025

Landscape Plans	LP-1 Landscape Concept Plan LP-2 Landscape Concept Plan Rooftop	JDB Landscaping Inc.	July 30, 2025
Tree Inventory & Preservation Plan	TP-1 Tree Inventory and Tree Preservation Plan TP-2 Tree Details	JDB Landscaping Inc.	July 25, 2025
Parcel Register (including Easements / Restrictions on Title)	Parcel Register	Krcmar	July 21, 2025
Survey Plan	Survey Plan	Krcmar	April 24, 2025
Arborist Report	Arborist Report	JDB Landscaping Inc.	June 4, 2025
Tree Inventory and Tree Preservation Plan	Tree Inventory and Tree Preservation Plan	JDB Landscaping Inc.	July 25, 2025
Noise and Vibration Study	Noise and Vibration Study	Valcoustics Canada Ltd.	July 17, 2025
Pedestrian Wind Comfort and Safety Study	Pedestrian Wind Comfort and Safety Study	Theakston Environmental	June 20, 2025
Traffic Operations Study	Traffic Operations Study	WSP	July 31, 2025
Functional Servicing and Stormwater Management Report (FSSWM)	FSSWM Report Water and Wastewater Modelling Demand Table	Crozier Consulting Engineers	August 1, 2025
Geotechnical Report	Geotechnical Report	Toronto Inspection Ltd.	July 28, 2025
Phase One ESA	Phase One ESA	Toronto Inspection Ltd.	February 14, 2025

Materials in support of this application that will be provided once there is greater certainty regarding the final design of the site and building include the following:

- Access Modification Permit
- Tree Removal Permit
- Green Development Standards Letter
- Phasing Plan
- Detailed Landscape Plans

The aforementioned materials will be provided through a future resubmission or as part of the site plan application process, as required.

We trust that the submission materials meet the City's requirements for a complete 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 416-639-2449 or tony@sajeckiplanning.com.

Sincerely,

A handwritten signature in black ink, appearing to read "A. De Franco".

Tony De Franco
MScPI, MCIP, RPP
Lead, Development Planning
Sajecki Planning

CC: Tim Neeb, Mahagony Management
Ed Sajecki, Sajecki Planning Inc.