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

September 22, 2025

**RE: Resubmission – OPA and ZBA Applications (App No. OZ/OPA 24-14 W7)
2463 and 2469 Mimosa Row, Mississauga**

On behalf of the owners, Sajecki Planning Inc. (applicant) is pleased to resubmit the following Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the property known municipally as 2463 and 2469 Mimosa Row (subject site") and to permit six (6) street townhouses in Mississauga.

1.0 The Site

The subject site includes two (2) underutilized portions occupied by single detached dwellings. The Site is located in Ward 7 in the City of Mississauga, located on the northeast corner of Mimosa Row and Floradale Drive. The Site is less than 100 meters west of the intersection of Hurontario Street and Floradale Drive. The site has an area of 1,438.34 m² (0.14 ha) and a frontage of 36.12 metres and a frontage along Floradale Drive of 28.46 metres. It is designated "Residential Low Density I" in the City of Mississauga Official Plan and zoned "R3" (Residential – Detached Dwellings) under the City of Mississauga Zoning By-law 0225-2007. The legal description for the subject site is LOT 1 AND 2 OF PLAN 500, City of Mississauga, Regional Municipality of Peel.

2.0 The Revised 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:

- A draft Development Agreement has been provided and provides for various clauses/conditions identified in the comments on EPlans.
- A Long-Term Dewatering Assessment has been completed for the site and proposal.
- A Draft R-Plan has been completed to illustrate the future condition of the lots.

Additional comments have been provided in the comment matrix which was uploaded to EPlans as comment responses. All comment responses have been sufficiently addressed.

3.0 Enclosures

The revised materials in support of this submission are listed below.

Submission Requirement	Document Name	Consultant	Date
Drawings			
Architectural Drawings	<ul style="list-style-type: none"> - A100 and A200 Site Plan and Statistics - A250 to A500; Floor Plans - A6 Elevation West and South - A7 Elevation East and North 	Pedro Pimental Architect Inc.	April 8, 2025
Civil Drawings	<ul style="list-style-type: none"> - C101 Site Servicing Plan and General Notes - C102 Site Grading Plan and General Notes 	Skira & Associates Ltd.	August 26, 2025
Acoustic Wall Details	<ul style="list-style-type: none"> - C00 Acoustical Wall Construction Details 	ZC Engineering Inc.	March 14, 2025
Draft R-Plan	<ul style="list-style-type: none"> - Draft R-Plan 	Tarasick McMillan Kubicki Limited	July 23, 2025
Documents			
Draft Zoning By-law Amendment	<ul style="list-style-type: none"> - Draft Zoning By-law Amendment Table 	Sajecki Planning	September 2025
Draft Development Agreement	<ul style="list-style-type: none"> - Draft Development Agreement 	N/A	September 2025
Acoustic Feasibility Study	<ul style="list-style-type: none"> - Acoustic Feasibility Study 	Thornton Tomasetti	January 30, 2025
Hydro Meter Opinion Letter	<ul style="list-style-type: none"> - Hydro Meter Opinion Letter 	TMT Ltd.	March 1, 2025
Long-Term Dewatering Assessment	<ul style="list-style-type: none"> - Long Term Dewatering Assessment 	Hydrogeology Consulting Services Inc.	August 28, 2025

6.0 Conclusion

We trust that the submission materials meet the City's requirements for a complete application. As noted previously, all staff comments have been addressed and responses are provided in the comment section on EPlans.

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 647-497-8000 ext. 9 or morgan@sajeckiplanning.com.

Sincerely,



Morgan Dundas
BURPI
Senior Planner, Sajecki Planning