

Community Meeting Summary Report

2233-2235 Hurontario Street

1. Purpose

In the City of Mississauga, community meetings are a typical requirement for a complete development application, unless this requirement is waived by the local councillor. When community meetings do occur, a Summary Report is required as part of a complete application.

This Community Meeting Report has therefore been prepared in support of a complete Zoning By-law Amendment application to facilitate infill development at 2233-2235 Hurontario Street (the site). This Report provides a summary of the community meeting hosted by Ward 7 Councillor Dipika Damerla on April 13, 2026.

2. Background

Sajecki Planning Inc., on behalf of 2233 & 2235 Hurontario Ltd (the Owner), is submitting a Zoning By-law Amendment to facilitate apartment infill on the site. The proposal seeks to introduce two 35 storey towers on the southwest corner of the property, which will sit atop a shared podium building. All of the proposed residential units will be rental in tenure. The two existing rental apartment buildings on the property will be retained, and there will be no loss of existing rental housing as a result of the development.

3. Meeting Details

The community meeting for the site occurred in-person on the evening of April 13, 2026. The City has created a Terms of Reference detailing the requirements for a community meeting and the associated Community Meeting Summary Report.

Tables 1 and 2 below summarize key information about the event. Table 1 describes how the mandatory guidelines for a community meeting specified in the Terms of Reference have been satisfied. Table 2 provides a summary of the meeting, including key information about the event and the comments received.

In addition to the community meeting, the Owner arranged one-on-one meetings with tenants in the existing apartment buildings. These one-on-one meetings took place on April 7, 2026 and were attended by several residents and commercial tenant. Members from the development team, the ownership group, and the property manager were in attendance to answer questions and elicit input.

Table 1: Community Meeting - Overview of Mandatory Guidelines

	Details
Venue	<ul style="list-style-type: none">The event took place at the Huron Park Recreation Centre, located at 830 Paisley Blvd West. This venue is located in the same ward as the proposed development (Ward 7).The recreation centre is an accessible City-run facility.The meeting took place in-person.

Notice	<ul style="list-style-type: none"> A formal notice of the meeting was prepared by the Councillor's office and mailed to residents within 200 metres of the site.
Format	<ul style="list-style-type: none"> The meeting consisted of three components: <ol style="list-style-type: none"> A formal presentation which was jointly delivered by the Applicant Team and City staff A Q&A session where attendees had the opportunity to ask questions and receive responses A series of display boards which provided additional information about the proposed development
Scheduling	<ul style="list-style-type: none"> The meeting took place on the evening of Monday, April 13, 2026 between 6:30pm and 8:00pm.
Attendee's and the Role of Attendee's	<ul style="list-style-type: none"> The meeting was hosted by the Councillor. The Councillor began the meeting by making introductory remarks. The meeting was attended by numerous City staff and members of the Applicant Team including the following: <p>Councillor Damerla's Office</p> <ul style="list-style-type: none"> Councillor Dipika Damerla Shivankari Segha <p>City of Mississauga Staff</p> <ul style="list-style-type: none"> Jaspreet Sidhu, Ashlee Rivet-Boyle – Development Planning Shea Laventure – Development Engineering Rachel Kim – Urban Design Additional staff from various other departments <p>Applicant Team</p> <ul style="list-style-type: none"> Howard Paksowitz, Anne Messori, Graham Spittal – Starlight David Sajecki, Tony De Franco - Sajecki Planning Karla Cruz Ruelas, Richard Witt – BDPQ Architects Matea Ceric, Debang Chen – LEA Consulting Jeffrey Craft - StudioTLA

Table 2: Summary of Questions and Comments

Question/Comment	Responses
General	
What kind of retail is planned in the new commercial space?	<ul style="list-style-type: none"> We are still in the early stages of the development process, and at this time the exact retail uses or tenants are not known. The retail is planned to support local residents and nearby hospital employees.
Will any of the units be affordable?	<ul style="list-style-type: none"> The City of Mississauga used to be able to secure affordable housing through Inclusionary Zoning. However, recent legislative changes implemented by

	<p>the Province have paused the City's ability to secure affordable units through new development.</p> <ul style="list-style-type: none"> • While not required, affordable housing is encouraged in the new City of Mississauga Official Plan. • At this time, it is too early for the Owner to commit to affordable housing. However, in the past developer has established partnerships with affordable housing providers, and they will consider this kind of opportunity further on in the process.
Are any sustainability measures being integrated into the project?	<ul style="list-style-type: none"> • Recent Provincial legislative changes have removed the ability for municipalities to implement green development standards. Sustainable design strategies are now encouraged but not required. • The proposed development will provide various sustainable design elements, including green roofs, on-site stormwater management, new landscaping and tree planting, improved pedestrian walkways and amenities, and bike parking for residents and visitors.
What kind of amenity space is being proposed?	<ul style="list-style-type: none"> • Indoor and outdoor amenity spaces will be provided within the development. • Given that we are still early on in the process, specific details regarding the design of these amenity spaces are not yet known. • The central courtyard is intended to be a focal point, improved landscape treatments.
Will the Fire Department have problems servicing these buildings, given that they are 35 storeys tall? Will equipment upgrades be needed?	<ul style="list-style-type: none"> • The Fire Department is circulated on all development applications within the City. They will indicate if there are any issues providing fire safety to these buildings. • The City of Mississauga has buildings up to 77 storeys in height, so the Fire Department has experience with tall buildings.
What is the timeline for construction?	<ul style="list-style-type: none"> • The planning approvals process and permitting process typically requires 2 to 3 years. • Construction will take about 3 to 4 years. • The LRT construction has been delayed, but it is expected to be operational within the next few years.
Parks and Open Space	
Will the project introduce a new connection to Camilla Park?	<ul style="list-style-type: none"> • There is an existing pedestrian bridge that connects from the site across the creek to Camilla Park (which is now known as Iggy Kaneff Park). • The proposed development seeks to enhance this connection to the park by improving the landscape design within the property, and creating more clear walkways to connect the area.
Will the development negatively impact the	<ul style="list-style-type: none"> • The proposed development is entirely outside of any ravine lands or natural lands.

<p>nearby ravine system or nearby parks?</p>	<ul style="list-style-type: none"> The City is requesting that the natural lands at the rear of the property be conveyed to the Credit Valley Conservation authority to ensure their long-term protection and address risk.
<p>Flooding and Stormwater Management</p>	
<p>The area experiences regular flooding. Will this development make this problem worse?</p>	<ul style="list-style-type: none"> Local flooding is a known issue in this area. This is a broader issue that the City has been working to address. In terms of the proposed development, the new building will need to address water on-site. On-site water management will be achieved through green roofs, stormwater tanks, and other management strategies. As part of the formal application, a Stormwater Management Report will be submitted to the City for review and approval.
<p>What has been done to address local flooding issues?</p>	<ul style="list-style-type: none"> Councillor Damerla spoke about the efforts the City has taken to address local flooding. The City has constructed two ponds to date, with a third pond under construction. It is acknowledged that more work is needed to address this ongoing issue. The City also clarified that there are now more stringent hazard land regulations that restrict development within floodplains and increase protections for natural lands.
<p>Will the development create more erosion along the Cooksville valley ravine?</p>	<ul style="list-style-type: none"> The proposed development is approximately 60 metres from the Cooksville Creek valley lands, so no impacts are anticipated. The City is requesting that the natural lands at the rear of the property be conveyed to the Conservation Authority to ensure their long-term protection and to reduce risk.
<p>Traffic and Parking</p>	
<p>Where is the driveway located?</p>	<ul style="list-style-type: none"> The site features 3 existing driveways today, all of which are meant to be maintained. This includes two driveways off of Hurontario Street and one off of Queensway. The primary driveway that will serve the new building is located at the south end of the site off of Hurontario Street. This driveway will provide direct access to the parking ramp and the pick-up/drop-off area for the new development.
<p>How many parking spaces are proposed?</p>	<ul style="list-style-type: none"> A total of 347 parking spaces are proposed for the new building. 300 of these spaces are for residents and 47 are for visitors. The Councillor highlighted the vision for Cooksville as a walkable community, and encouraged the development team to consider providing less parking.

<p>Traffic is a problem in the area, in part due to various construction that is underway. Won't the development of this building make traffic and construction impacts even worse?</p>	<ul style="list-style-type: none"> • It is acknowledged that there is extensive construction activity happening in the area today, including the construction of the LRT and the new Mississauga Hospital. • The LRT and Hospital construction projects are being led by the Province, so the City has limited ability to control truck traffic or construction activities. • As part of the development application, a Construction Management Plan will be submitted. The Plan will describe how construction activities relating to the proposed development will occur, and what mitigation measures might be needed.
<p>Too much parking is being provided. Since this is a Major Transit Station Area, isn't it true that no parking is required?</p>	<ul style="list-style-type: none"> • While the Province did eliminate minimum parking requirements within Major Transit Station Areas, many residents of a new building still require access to a personal vehicle. • The number of car parking spaces proposed is intended to meet market demands. • Some surface parking spaces will be removed to make way for the building, but overall there will be a net increase of about 300 parking spaces. • All of the new parking spaces will be located underground within the below-grade garage, which will help to improve the public realm.
<p>How will construction impacts be managed?</p>	<ul style="list-style-type: none"> • As part of the development application, a Construction Management Plan will be submitted to the City for review and approval.

Other Design Ideas and Suggestions

Throughout the meeting, attendees offered suggestions on other design opportunities or initiatives that the development could incorporate, including the following:

- Indigenous elements within the central courtyard
- Public art
- Potential to donate a portion of the units as a Ronald McDonald House
- Affordable housing/ partnerships
- Electrical outlets for E-bikes

The project team will consider these ideas as the design process evolves.

4. Next Steps

The Applicant team will review the questions and comments received at the Community Meeting and consider this feedback when preparing the Zoning By-law Amendment application. In addition, the Owner will continue engaging directly the existing tenants on site to provide updates and gather feedback.

Community Meeting

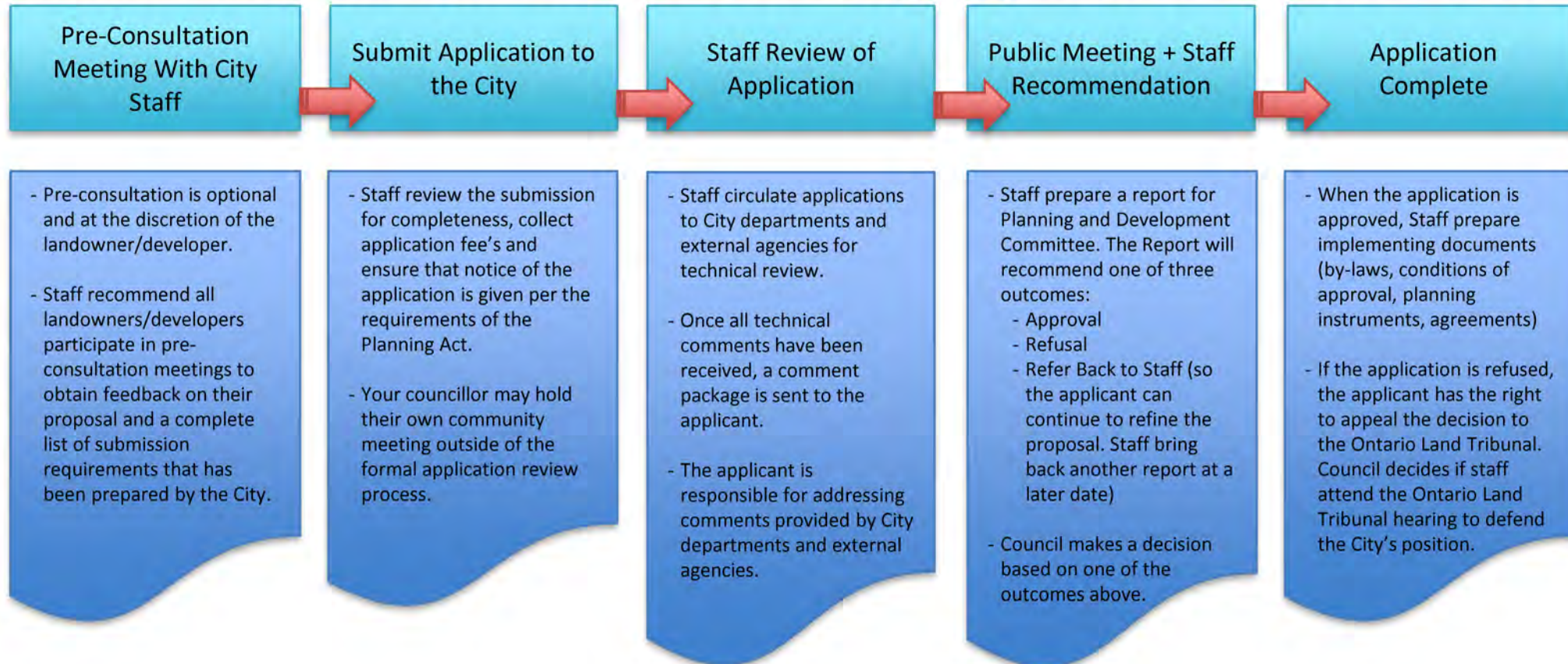
2233-2235

Hurontario Street

DIPIKA
DAMERLA
WARD 7 COUNCILLOR
MISSISSAUGA

Bill 185: Cutting Red Tape to Build More Homes Act, 2024.

Official Plan Amendment and Rezoning Application Review Process



For additional information, please visit the City's online [guide](#) to City Planning, or contact your local councillors office.

Community Meeting Presentation

2233-2235 Hurontario Street
Mississauga

Starlight™ DEVELOPMENTS

Sajecki»»
Planning

BDP.
Quadrangle



April 13, 2026

0 Agenda

1. Site and Context
2. Planning Policy Context
3. Proposed Development
4. Process
5. Comments/Questions

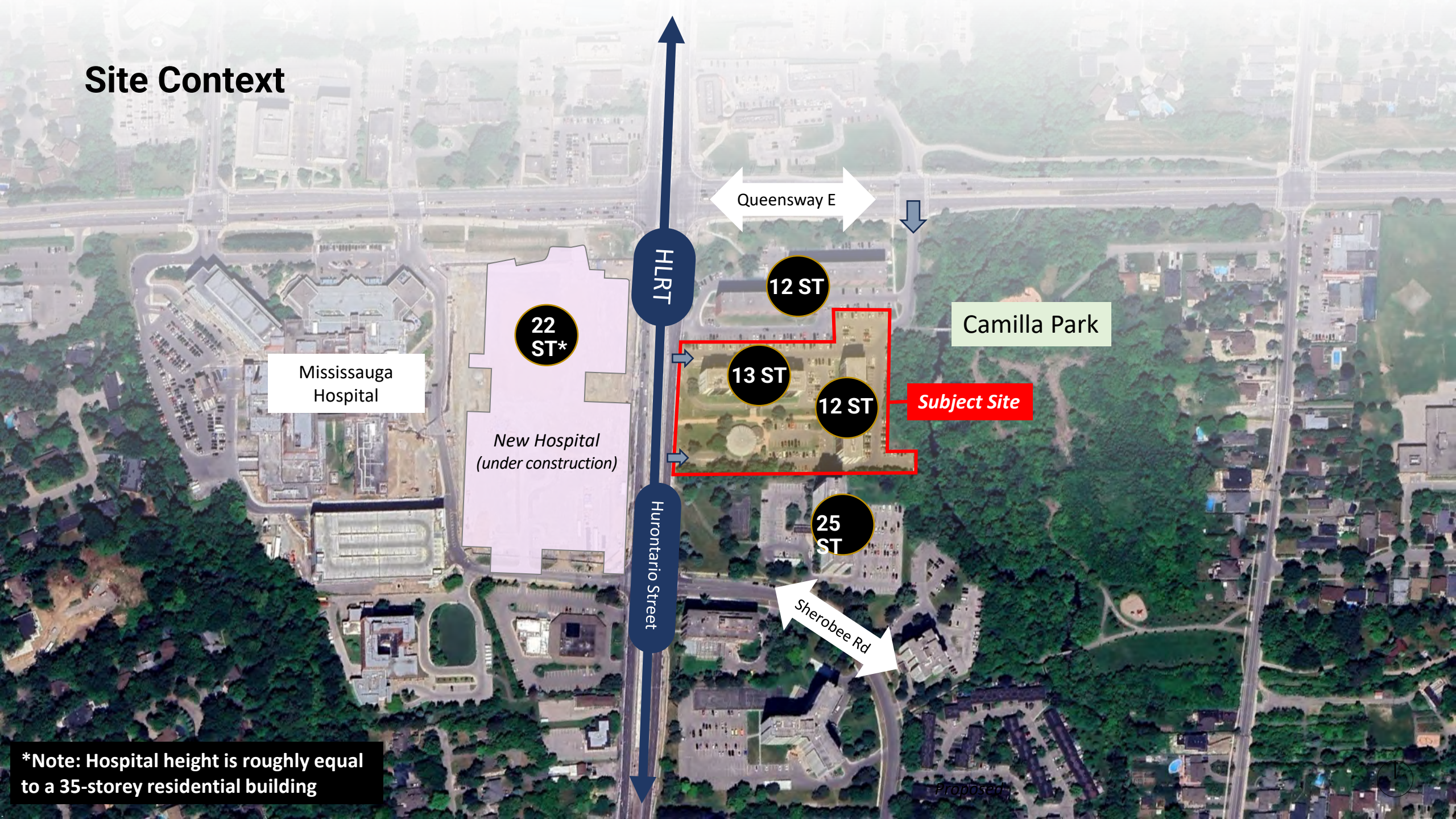


1

The Site and
Neighbourhood



Site Context



Mississauga Hospital

22 ST*

New Hospital (under construction)

HLRT

Hurontario Street

Queensway E

12 ST

13 ST

12 ST

Subject Site

Camilla Park

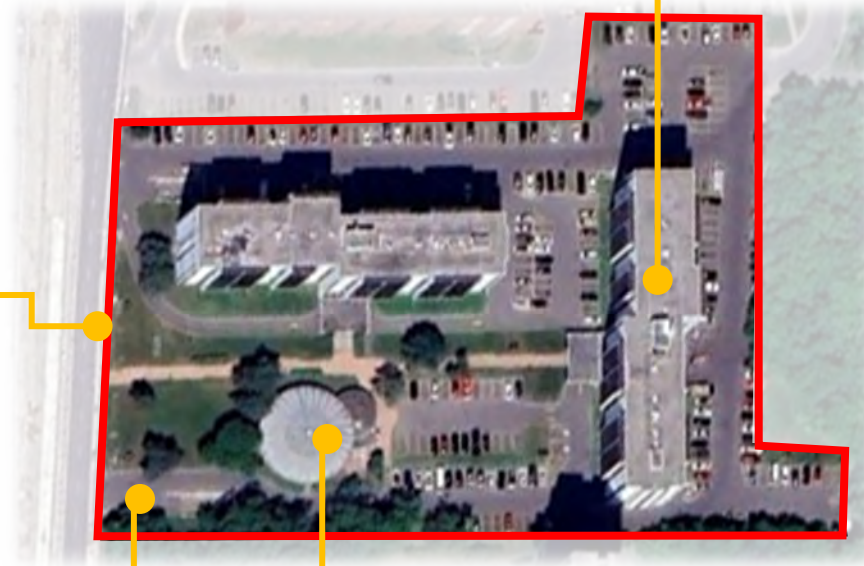
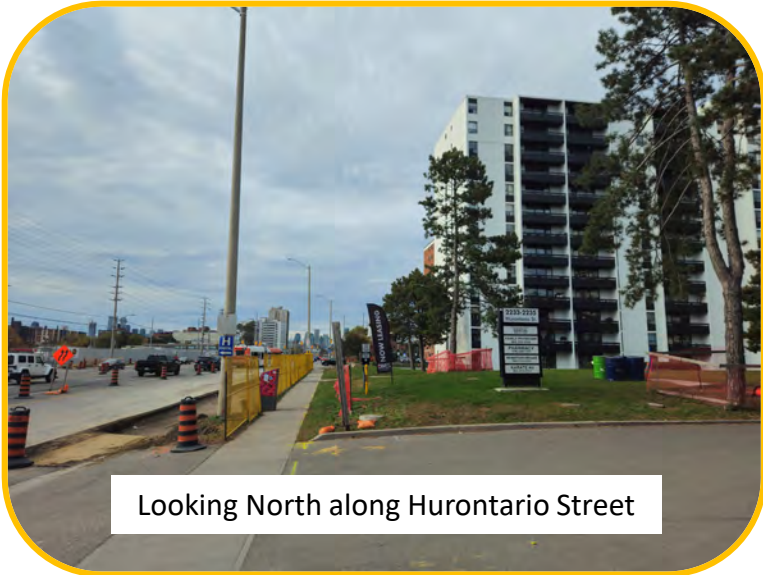
25 ST

Sherobee Rd

*Note: Hospital height is roughly equal to a 35-storey residential building

Proposed

Existing Site Conditions



Existing Site Conditions – Ongoing Construction



Construction looking south along Hurontario





Construction looking north along Hurontario



Existing Bus Network



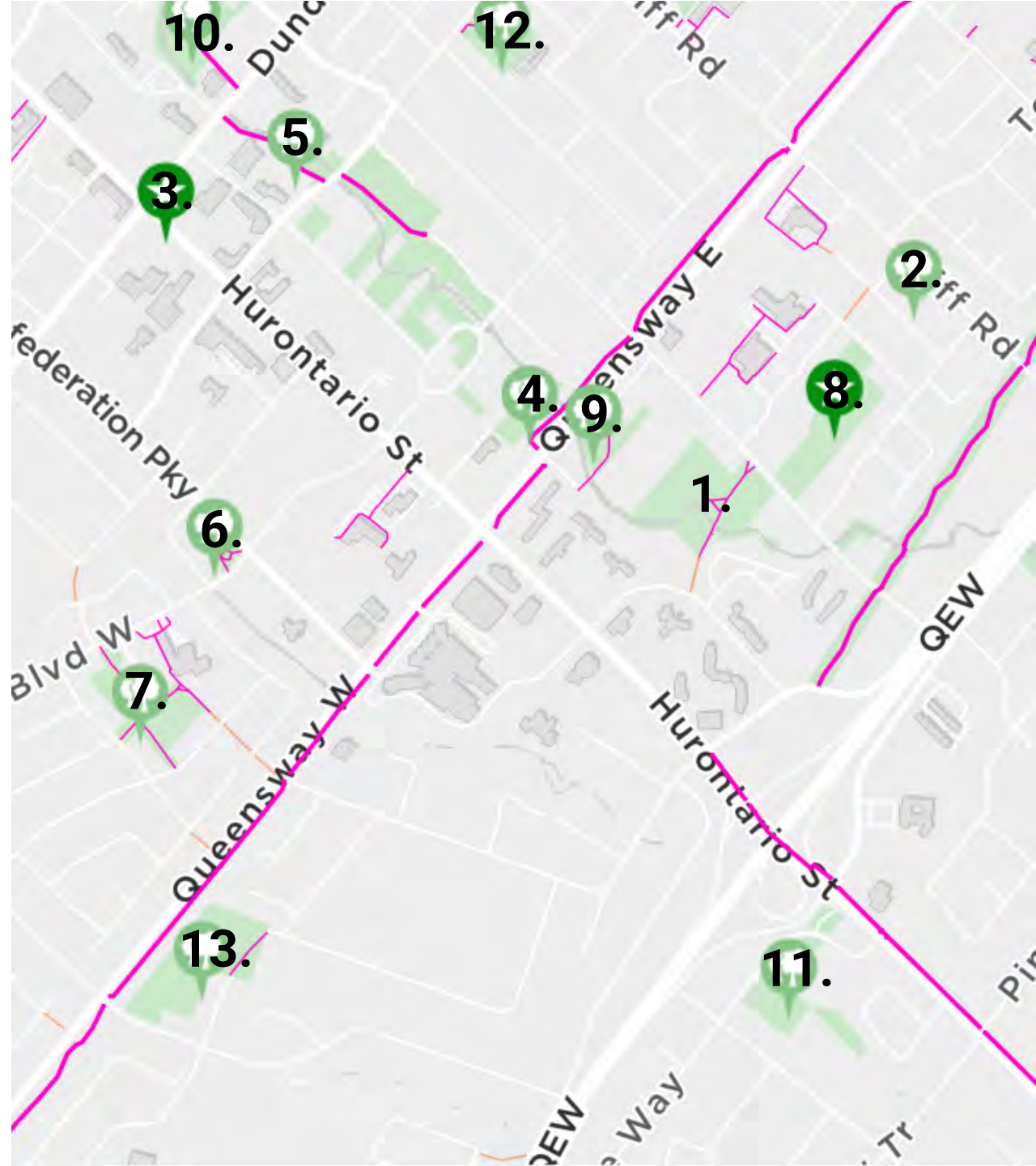
Public Facilities & Amenities

-  Subject Site
-  Proposed Hospital



Parks and Trails

- 1. Camilla Park
 - 2. Cliff Park
 - 3. Cooksville Four Corners
 - 4. Cooksville Park
 - 5. Cooksville Creek Trail
 - 6. Floradale Park
 - 7. Gordon Lummis Park
 - 8. Hancock Woodlands Park
 - 9. Iggy Kaneff Park
 - 10. John C. Price Park
 - 11. Mary Fix Park
 - 12. Red Oaks Park
 - 13. Stillmeadow Park
-  Subject Site
-  Trail



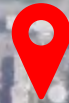
Nearby Developments



3085 Hurontario St – 31-39 ST



49 S. Service Rd – 29 ST



Subject Site

Hurontario Street



2570-2590 Argyle Rd – 15 ST

Dundas Street

The Queensway



3115 Hurontario St – 42 ST



New Hospital – 22 ST*

2 What policies apply to the site?



Relevant Policy Documents



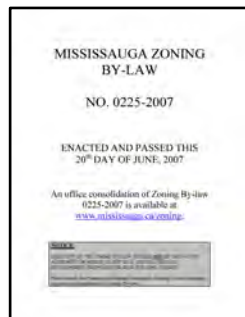
Provincial Planning Statement (PPS) 2024

Provides Province-wide direction on land use planning to promote strong communities, a strong economy, and a clean, safe and healthy environment.



Mississauga Official Plan 2051

Provides a policy framework to guide development to the year 2051 and direct growth to benefit the urban form, support a strong public transportation system, and address the city's long-term sustainability.

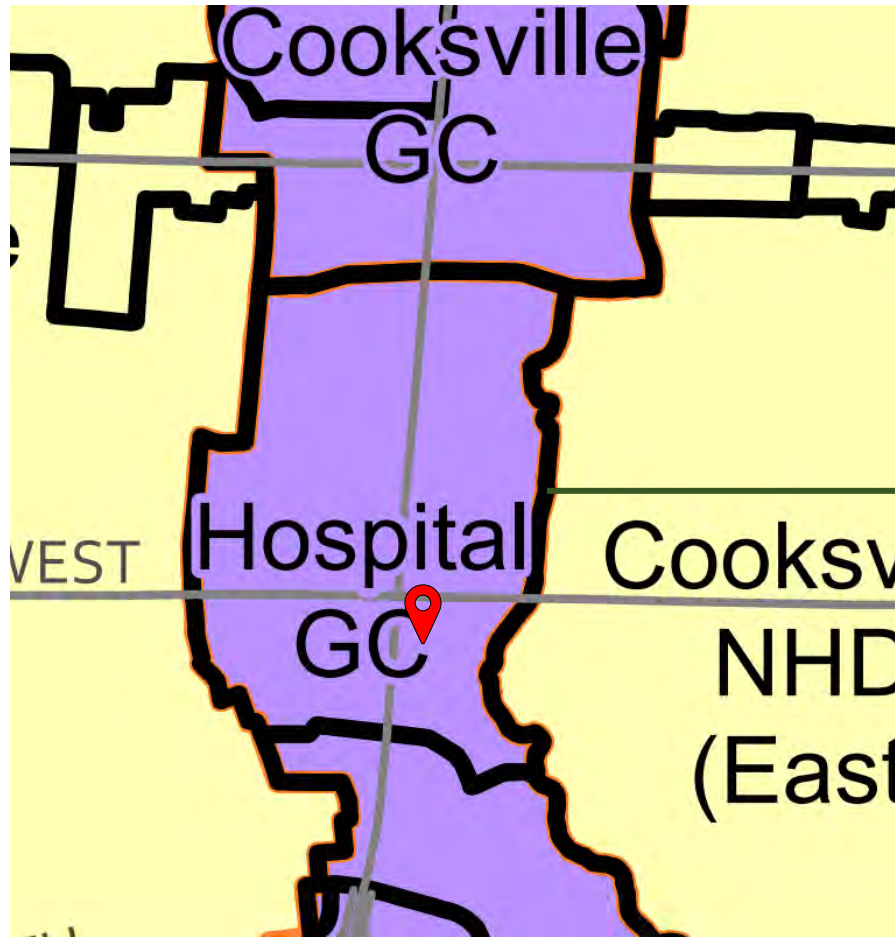


Mississauga Zoning By-Law No. 0225-2007


Implements Official Plan policies and provides more detailed development permissions for all properties within the City.


Policy Context

City of Mississauga Official Plan 2051



Schedule 1: City Structure

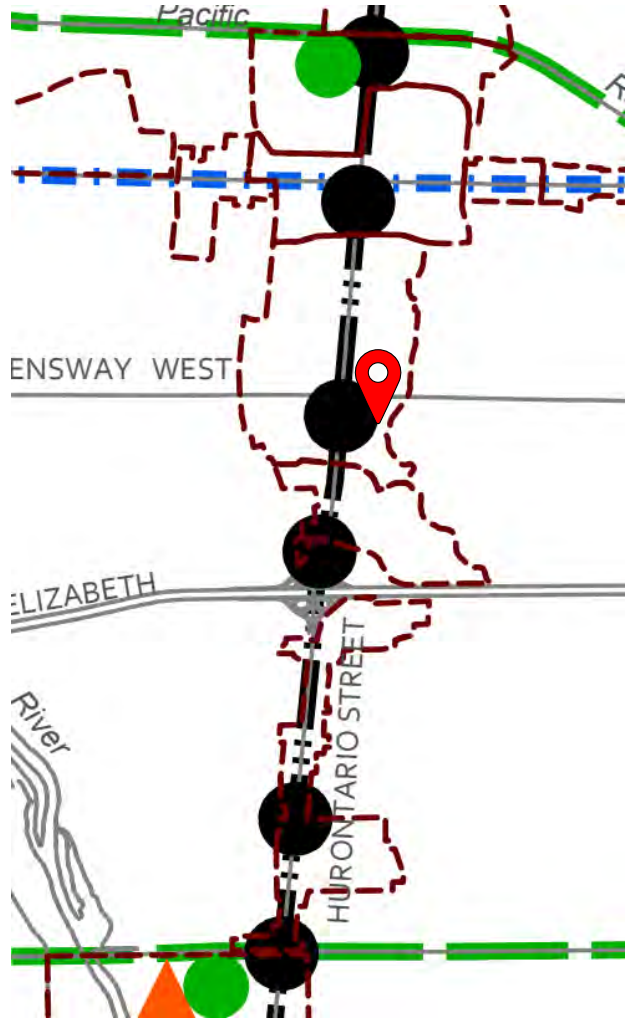
 Character Area

 Subject Site

Located in the
*Downtown Hospital
Growth Centre*

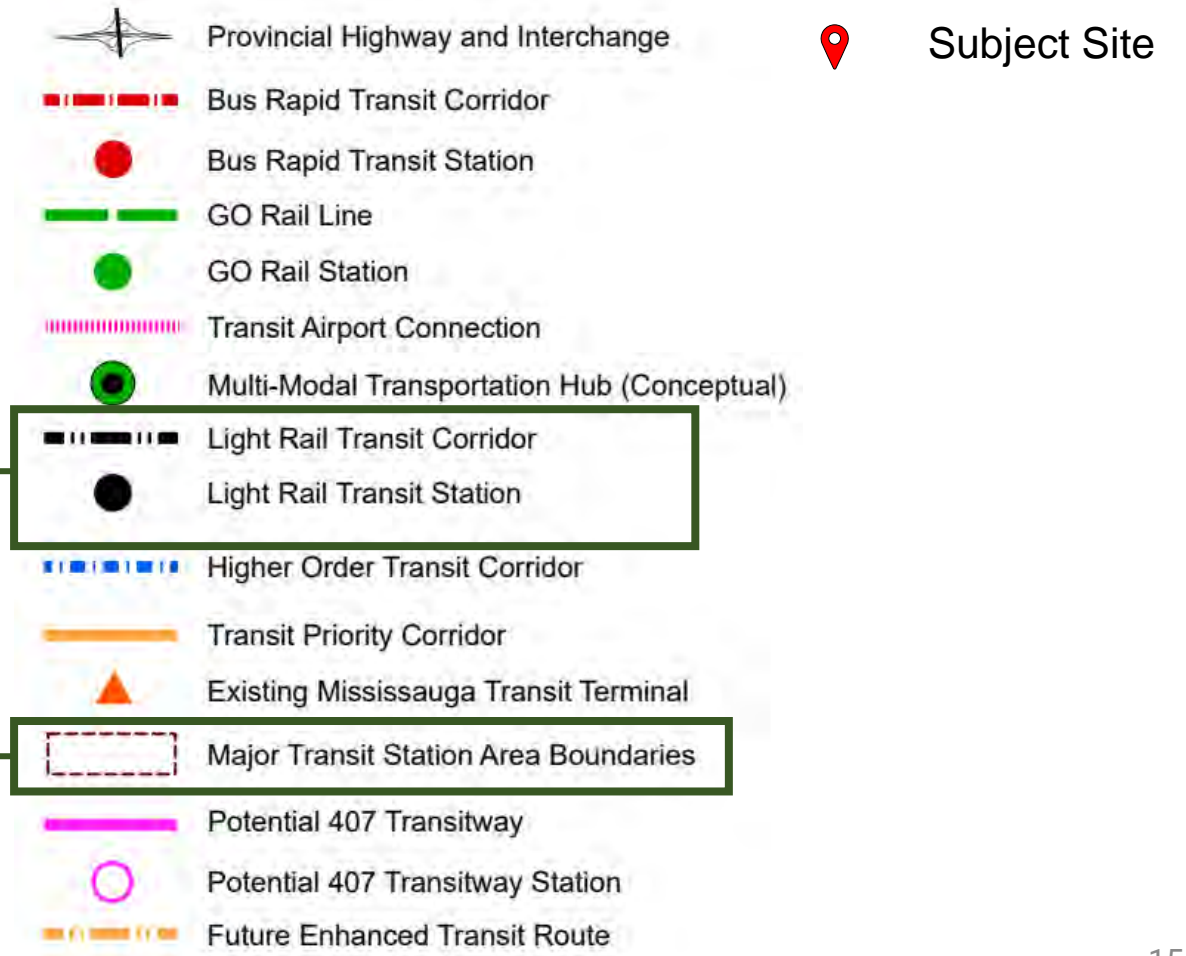
Policy Context

City of Mississauga Official Plan 2051



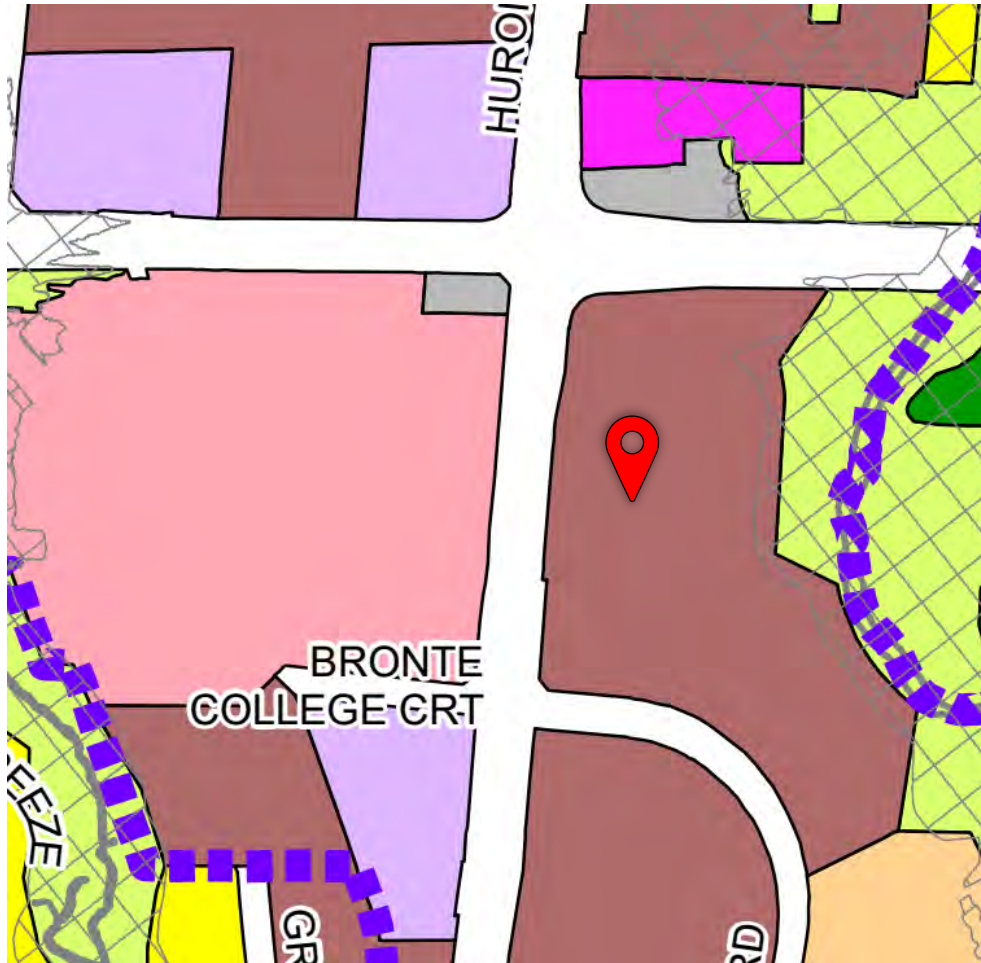
Located in an **MTSA**, next to a future **Light Rail Transit Station**

Schedule 4: Long Term Transit Network



Policy Context

City of Mississauga Official Plan 2051



Schedule 7 Land Use Designations

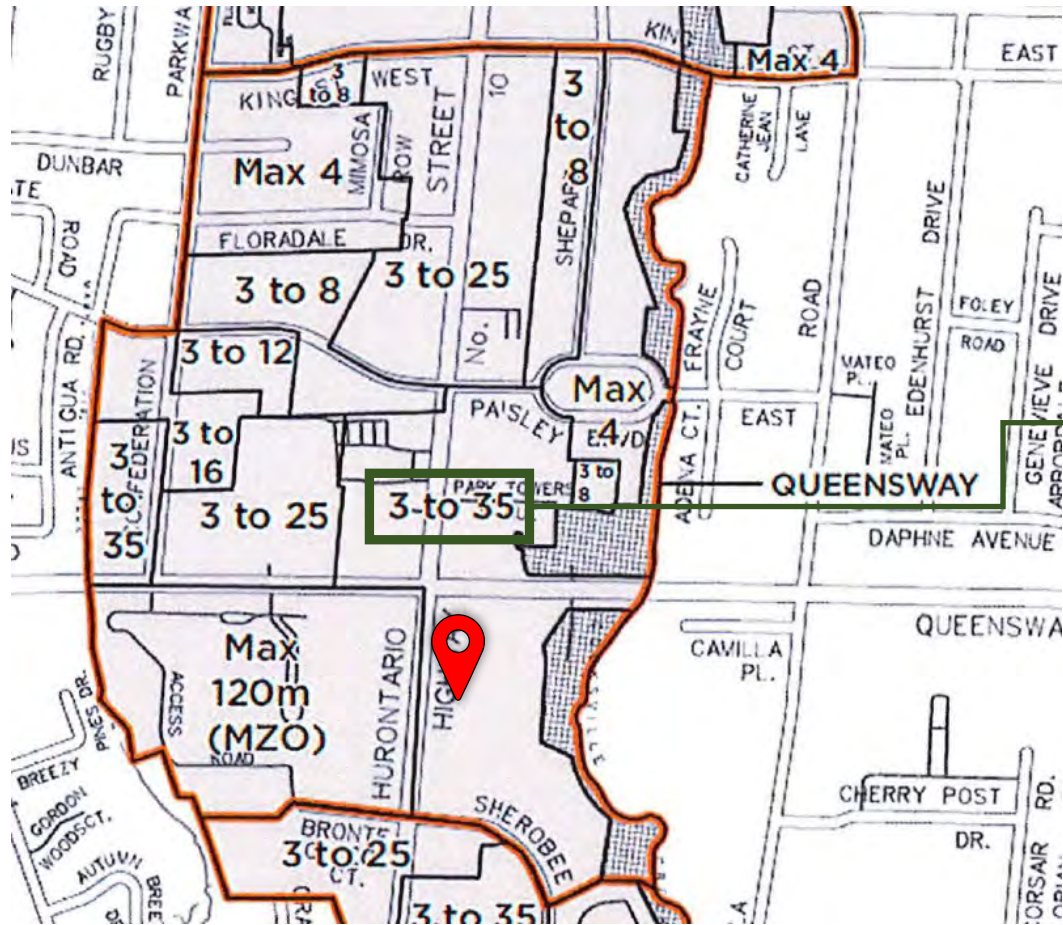
- | | |
|--------------------------|---------------------|
| Residential Low-Rise I | Office |
| Residential Low-Rise II | Business Employment |
| Residential Mid-Rise | Industrial |
| Residential High-Rise | Airport |
| Mixed Use | Institutional |
| Mixed Use Limited | Public Open Space |
| Downtown Mixed Use | Private Open Space |
| Downtown Core Mixed Use | Greenlands |
| Convenience Commercial | Parkway Belt West |
| Motor Vehicle Commercial | Utility |
| Mixed Employment | |

Subject Site

The subject site is designated **Residential High Rise** – with a portion of the rear of the site being within a **Natural Hazards** area


Policy Context

City of Mississauga Official Plan 2051

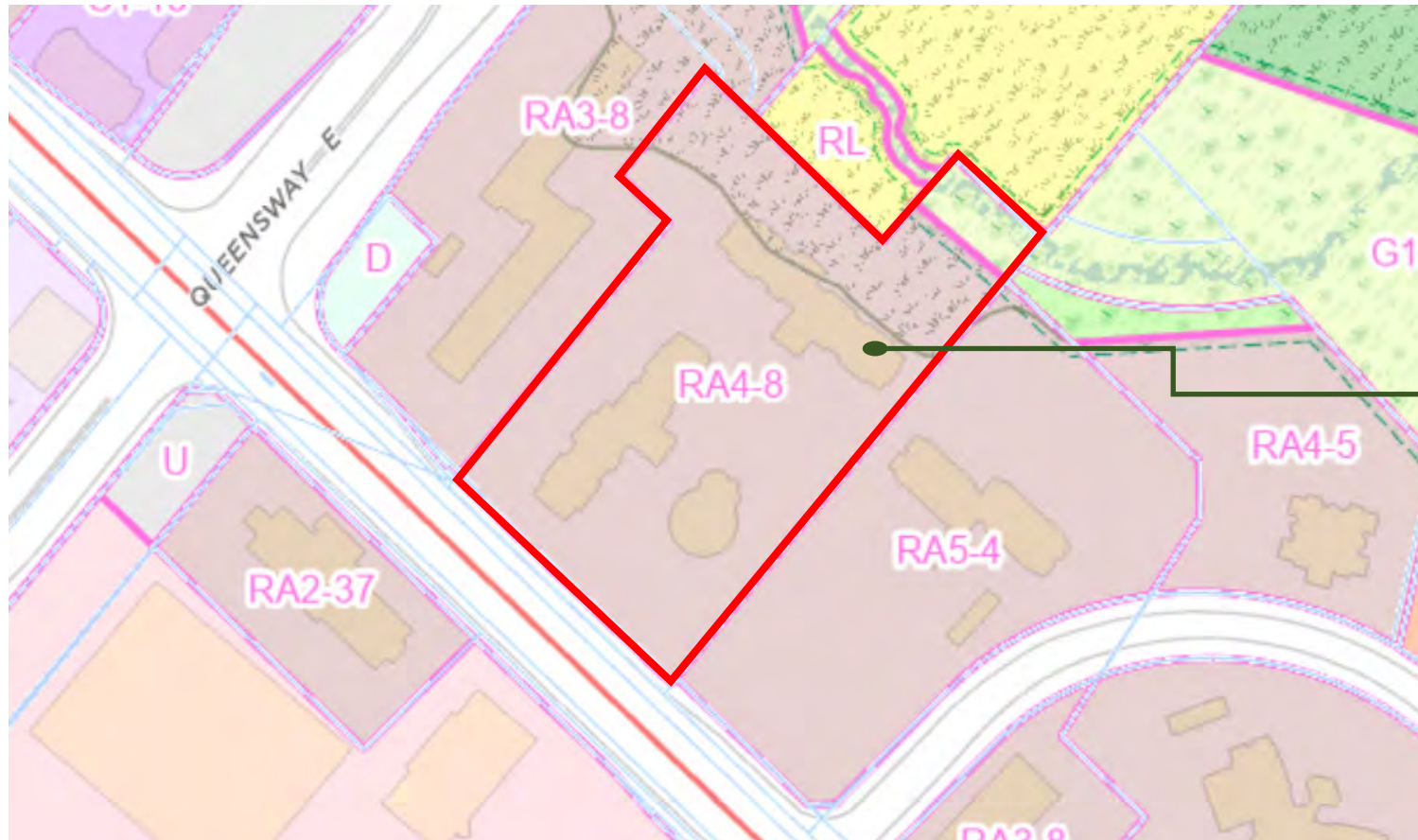


Schedule 8I Protected Major Transit Station Areas

3 to 35 storeys are permitted on the site

 Subject Site

Zoning By-law



The RA4-8 zone means Residential Apartment Zone 4 – with an exception.

The RA4 zone permits Apartment Residences.

The exception allows for a slightly higher density than normal. (Maximum of 2.0 FSI vs 1.8 FSI)

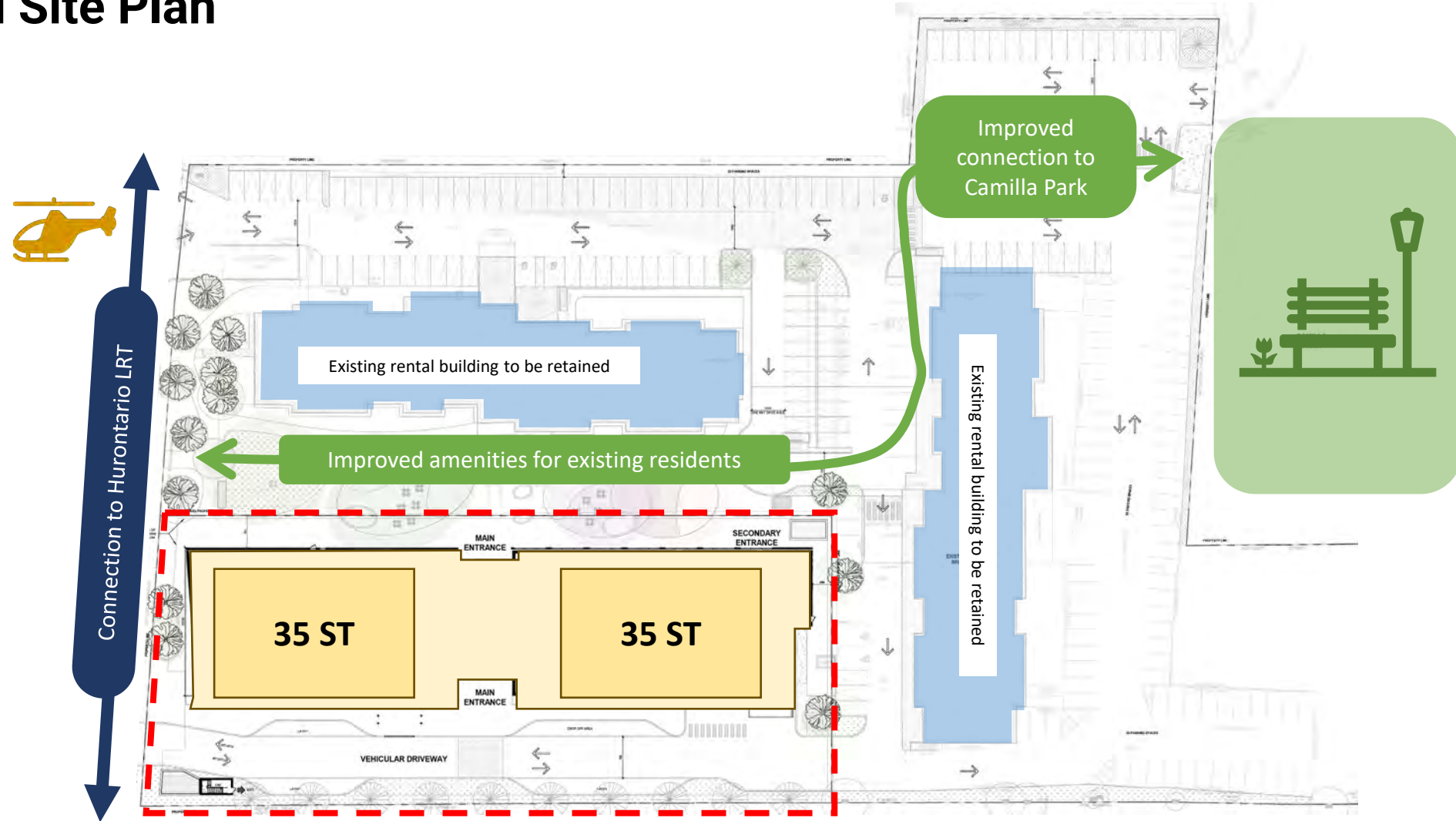
3

Development
Proposal

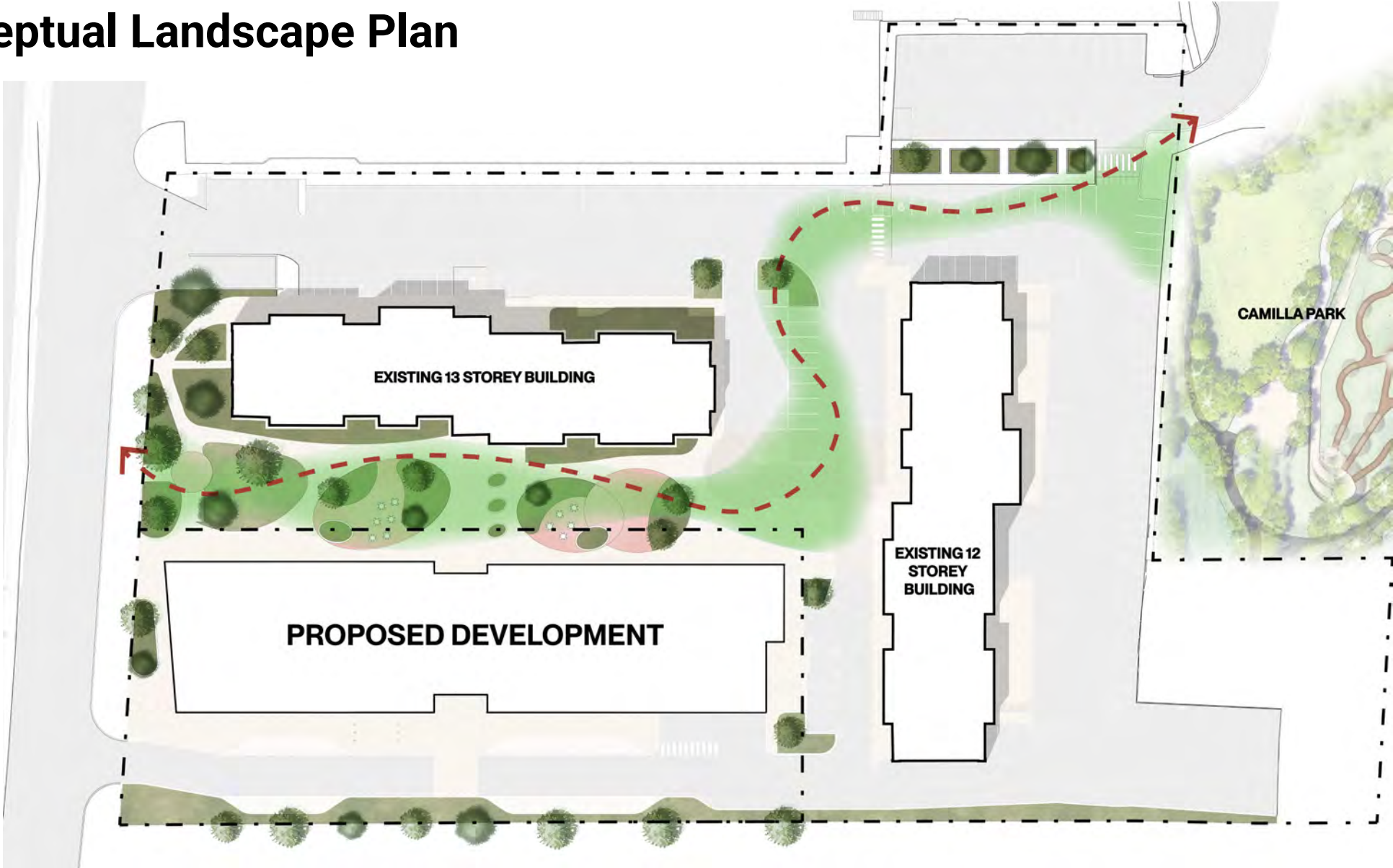


Overall Vision and Site Plan

- Building additional rental housing
- Creating strong connections to transit
- Introducing new retail/commercial uses along the street
- Upgrading outdoor amenities and connections to Camilla Park for all residents
- Respecting Hospital flight paths



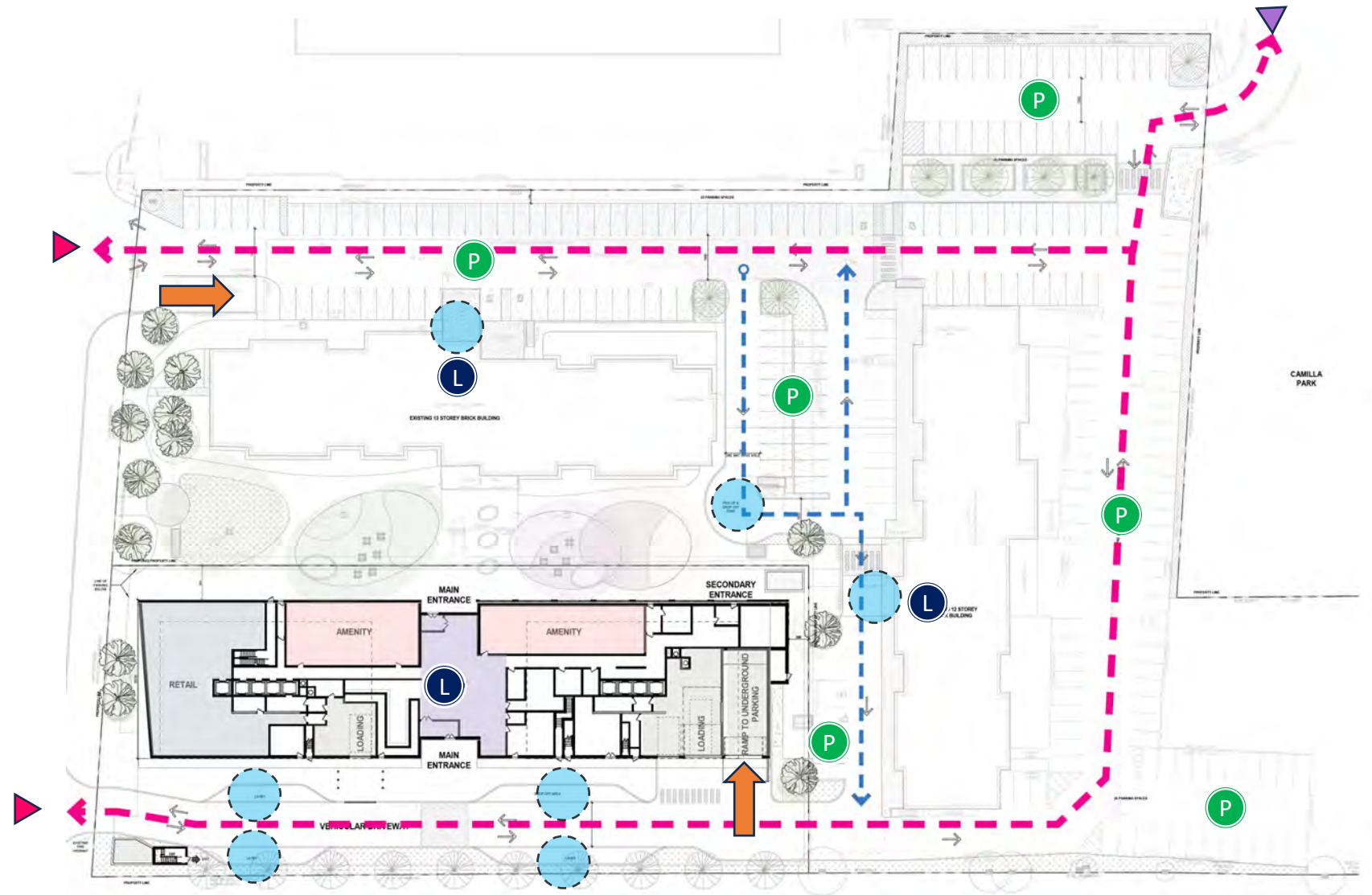
Conceptual Landscape Plan



Driveways and Access

Legend

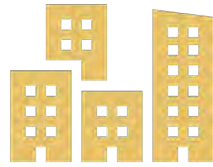
- - - Two-way
- - - One-way
- ▶ Access Point
- Drop-off
- L Lobby
- P Parking
- ➔ P1 Access



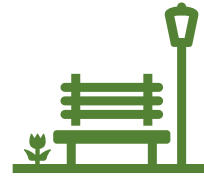
Preliminary Statistics



Site Area
5,658.6 m²
(1.39 acres)



Height (Storeys)
Retained: 12 and 13
Proposed: 35 and 35



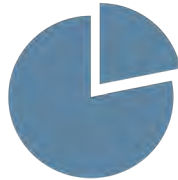
Amenity Space
Indoor: 1,424 m²
Outdoor: 670m²
Total: 2,094 m²



Gross Floor Area
Retail: 423 m²
Residential: 52,007 m²
Total: 52,430 m²



Dwelling Units
Total: 698



Proposed Unit Mix
Studio: 11%
1-bed: 50%
2-bed: 29%
3-bed: 10%

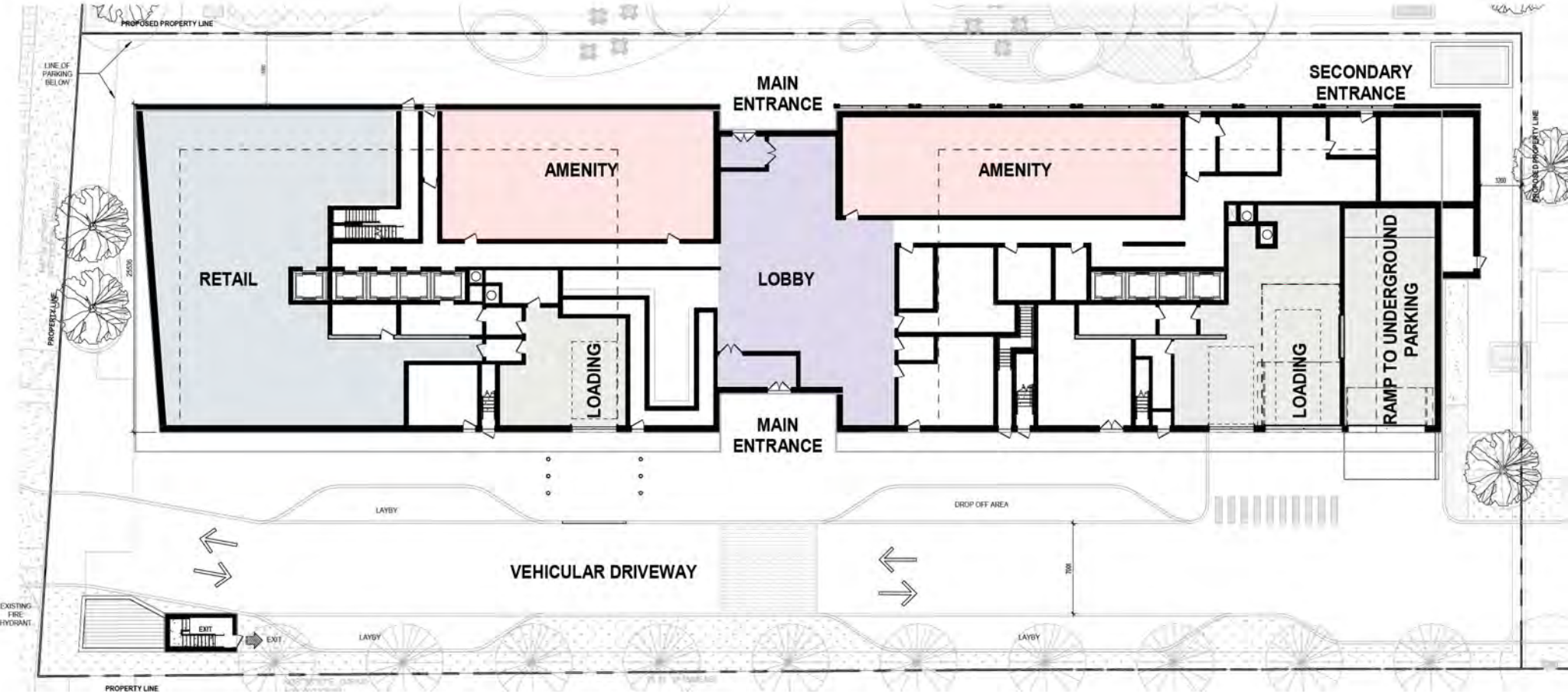


Car Parking
Total: 343 Spaces
300 Residential
43 Visitor
4 Retail

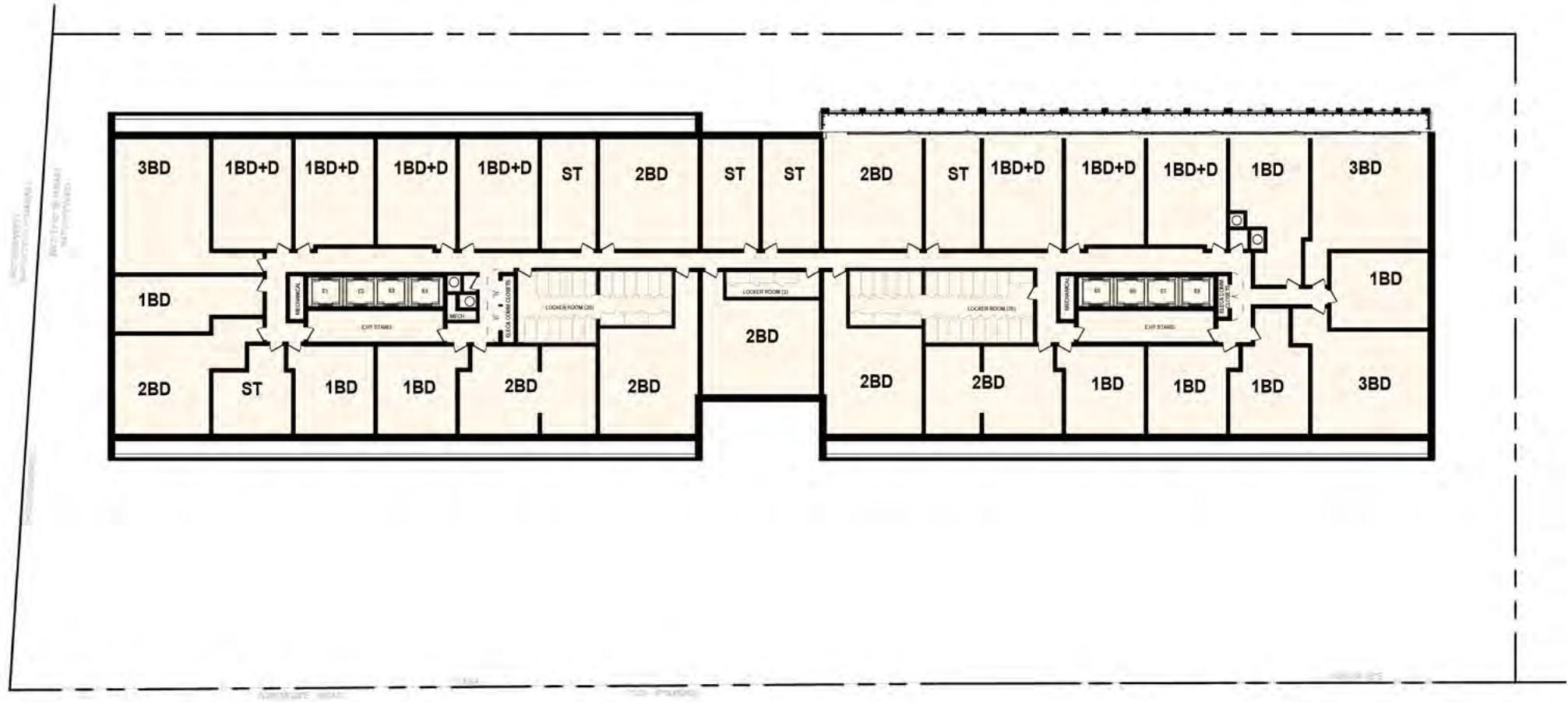


Bicycle Parking
Total: 246 Spaces
211 Private
35 Public

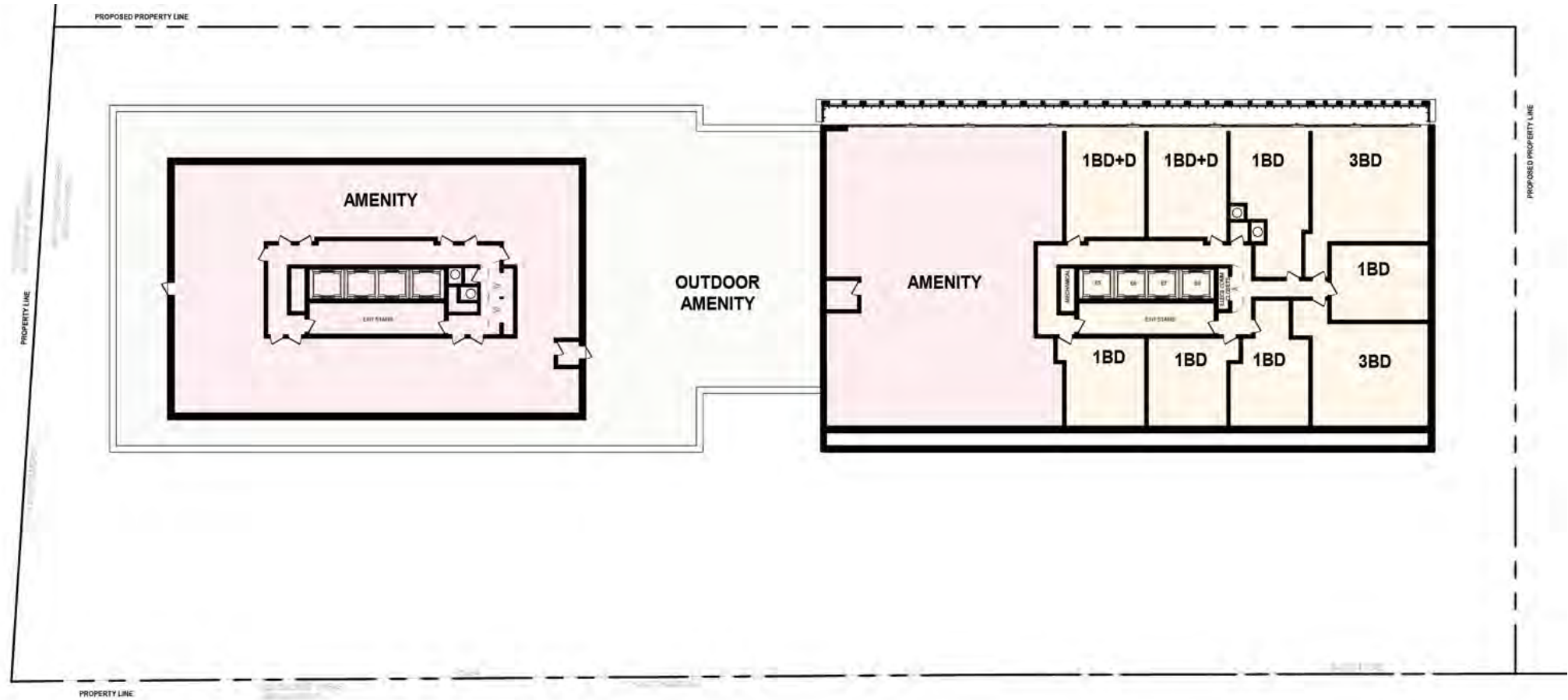
Ground Floor Plan



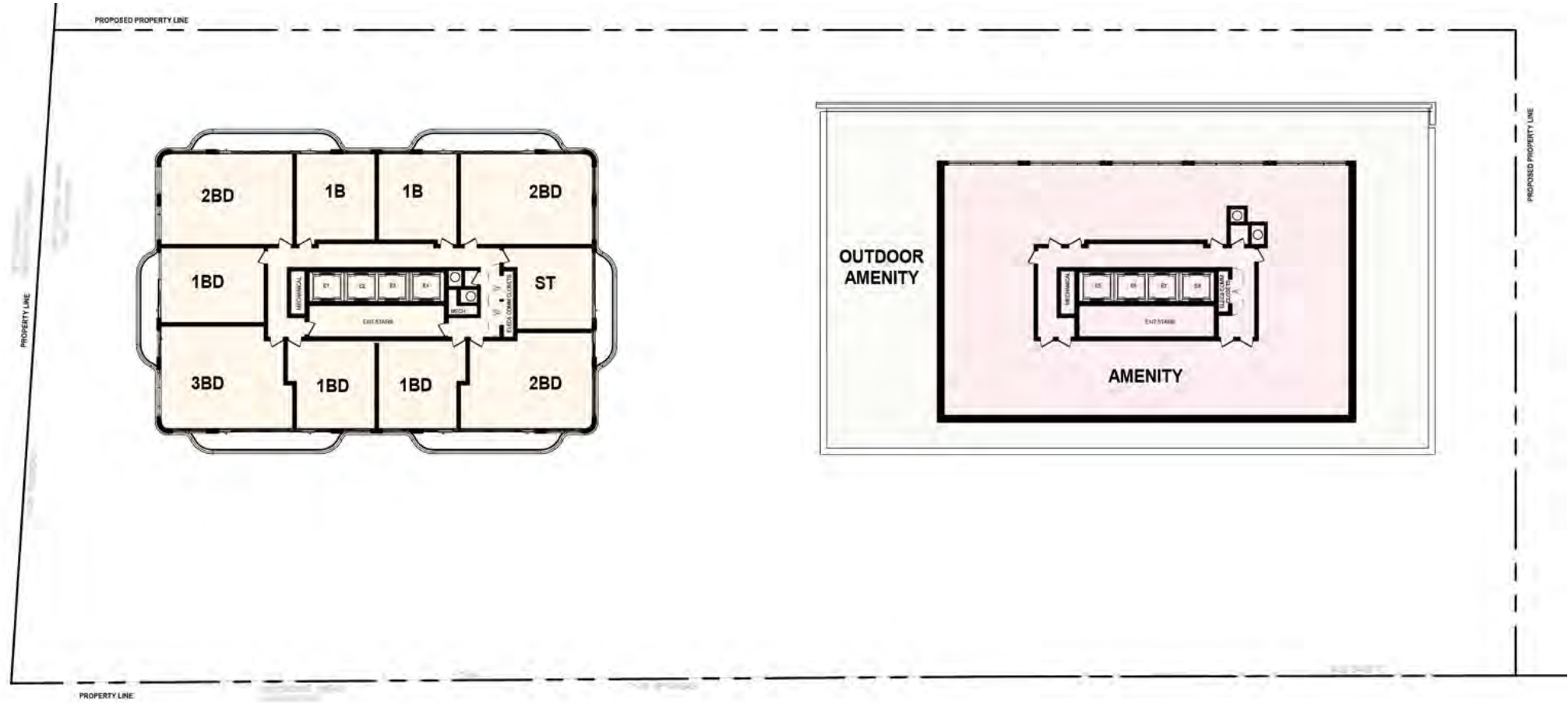
Typical Podium Floor Plan



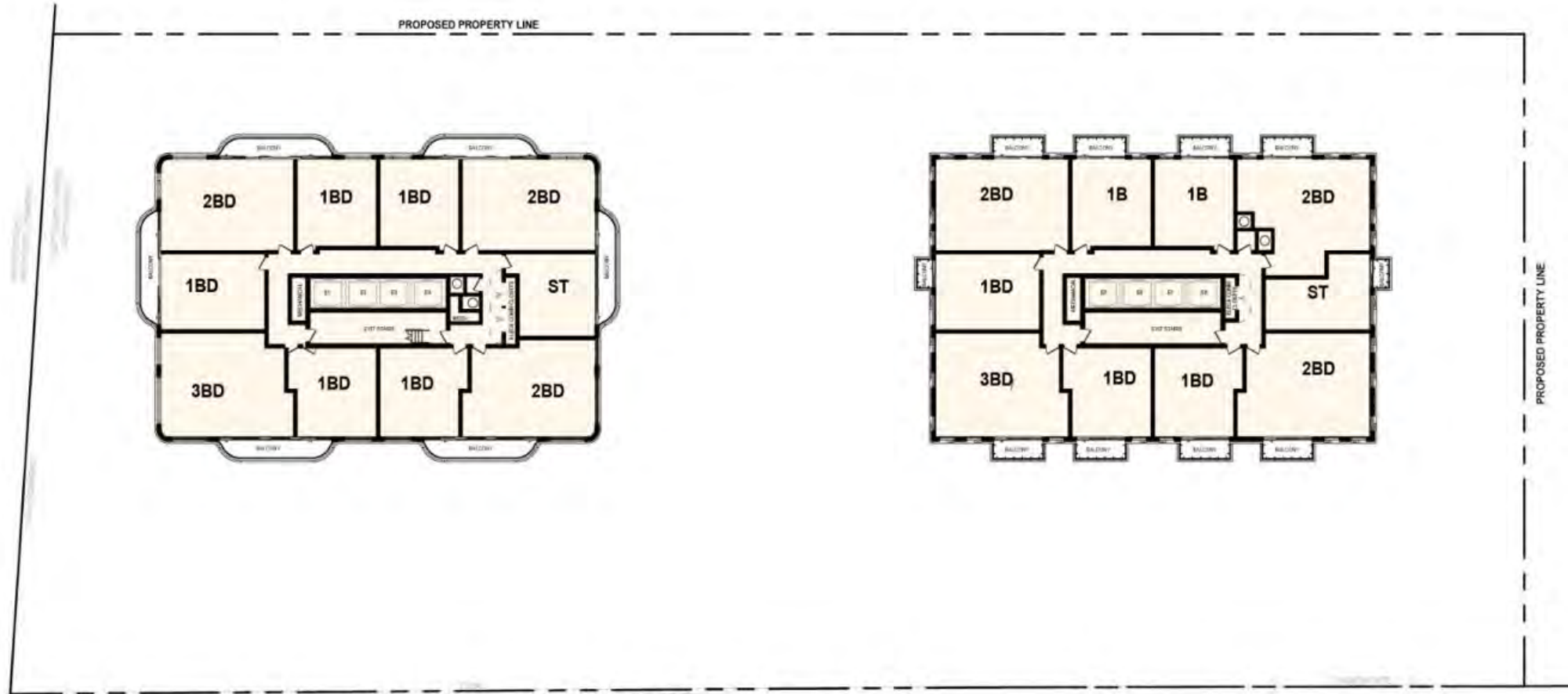
Level 7 Floor Plan



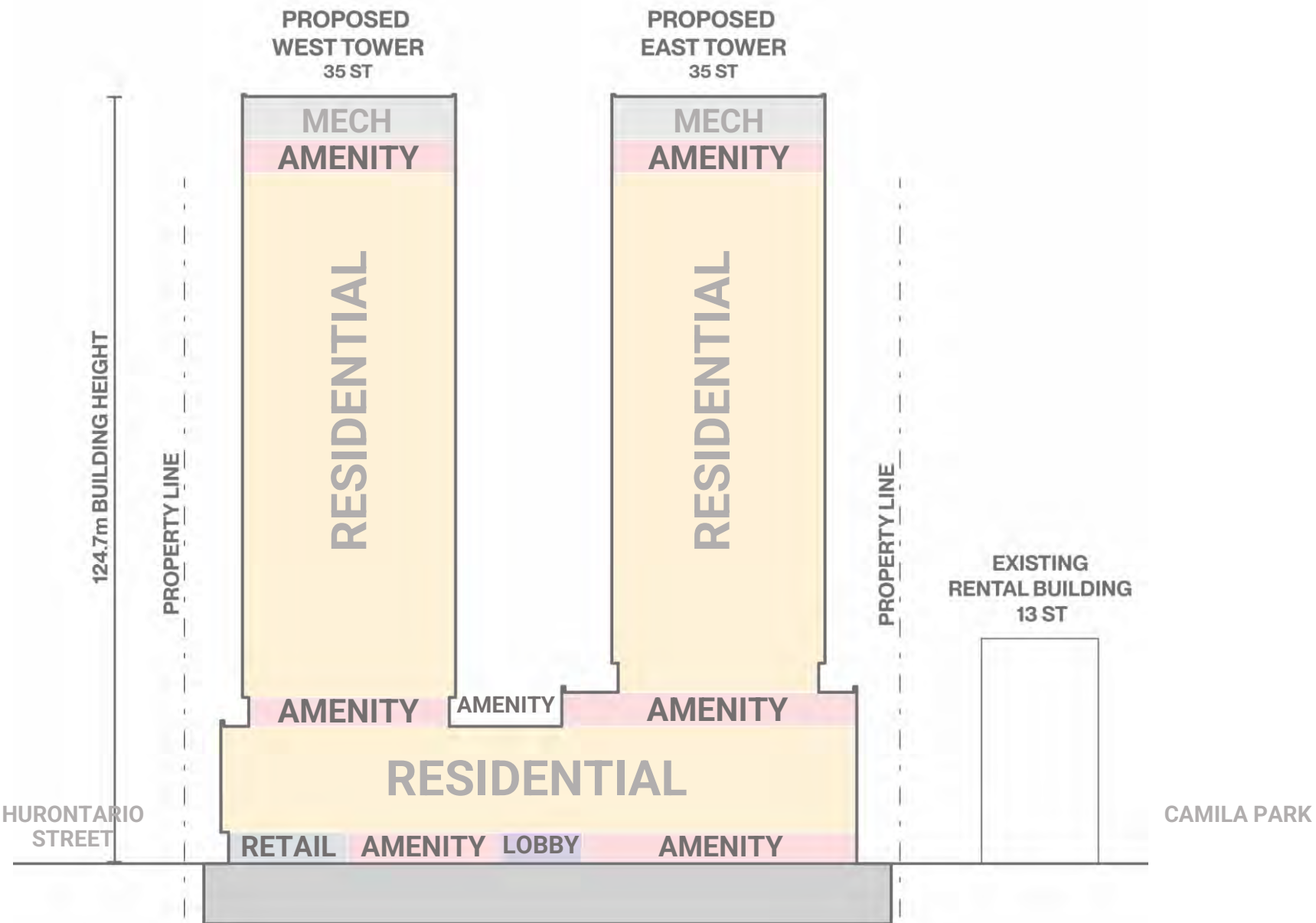
Level 8 Floor Plan



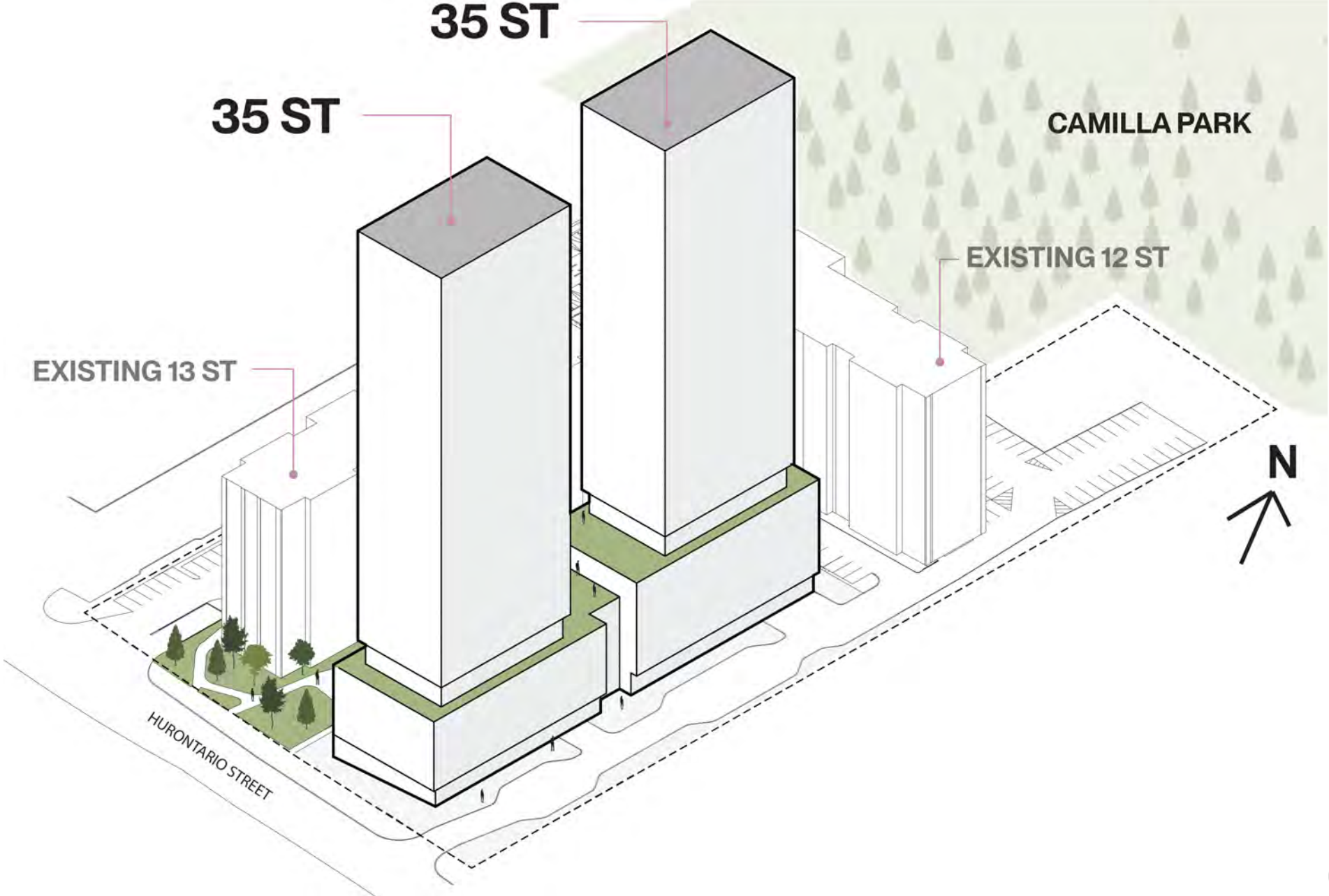
Typical Tower Floor Plan



Cross-Section



Isometric View



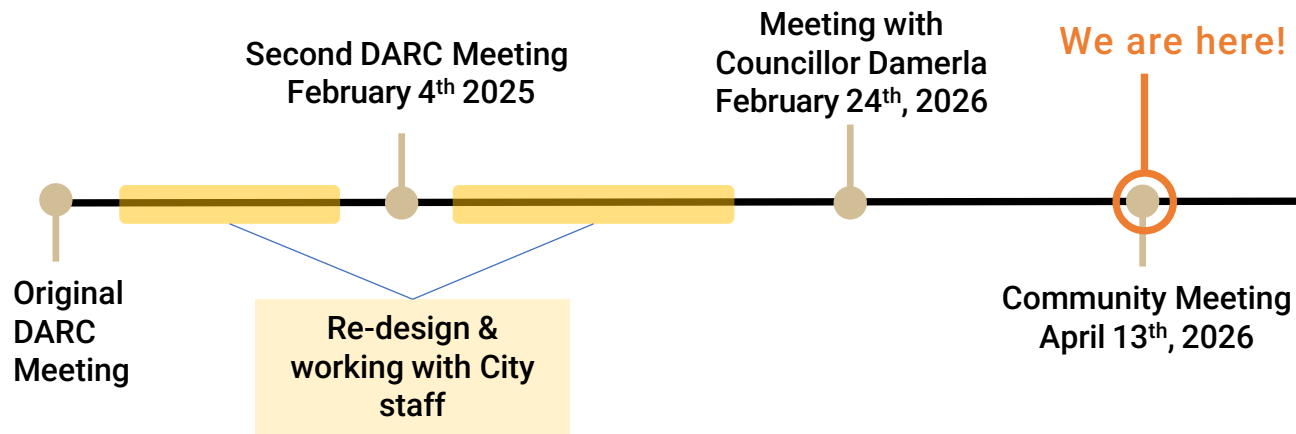


4 Process & Timeline

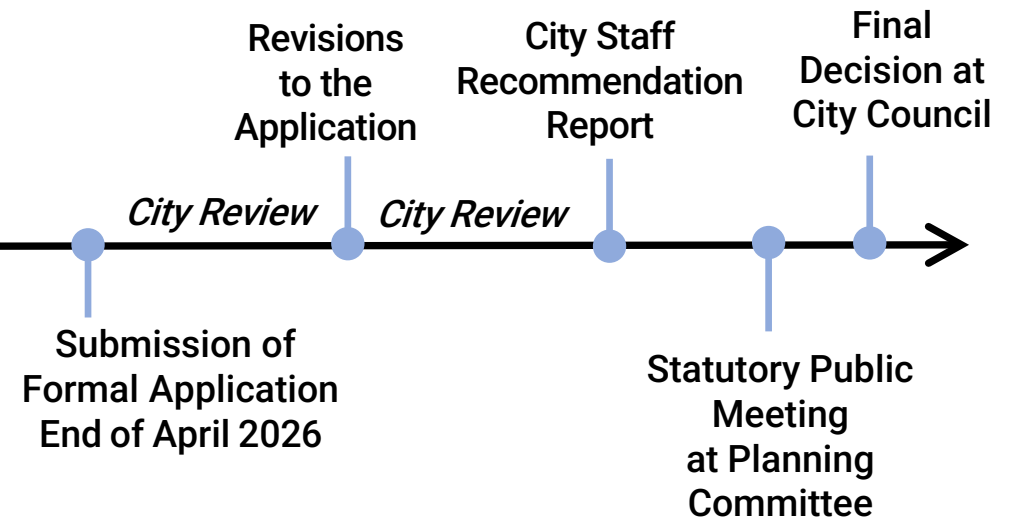


Planning Approvals Process

Process Completed



Process to Come



DARC: Development Application Review Committee

What does this mean for existing tenants?

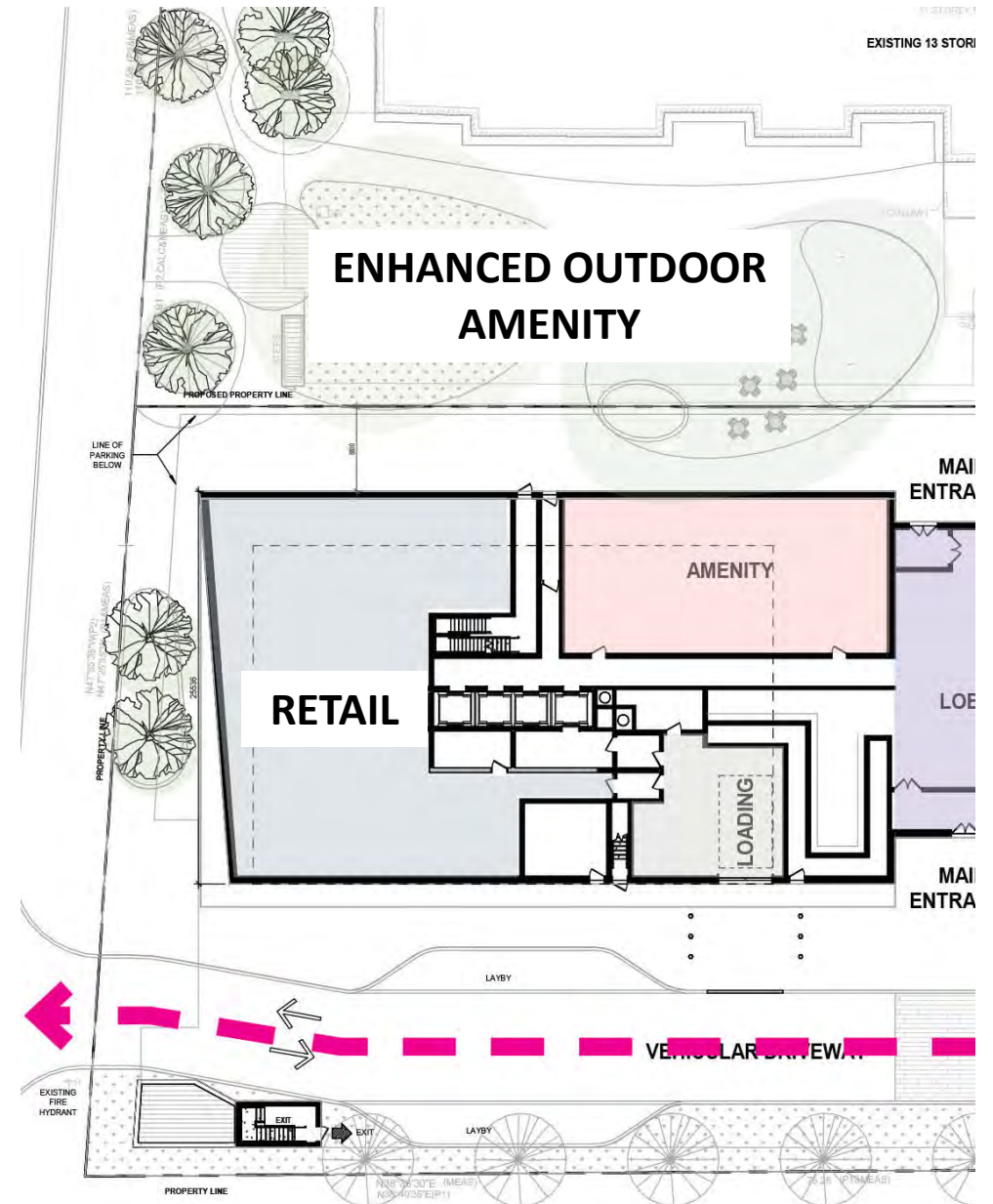
No plans for construction on-site until all approvals and permits are acquired.

Residential Tenants

- All existing residential units will remain.
- No tenants will need to move.
- Existing outdoor amenity areas will be enhanced for existing residents.

Commercial Tenants

- Existing retail building will be demolished – new retail space will be added within new development.



5 Questions & comments



Community Meeting

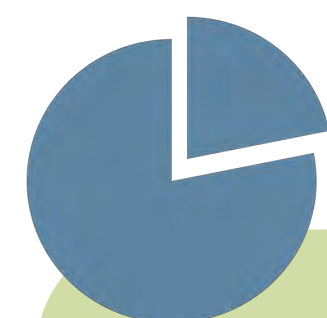
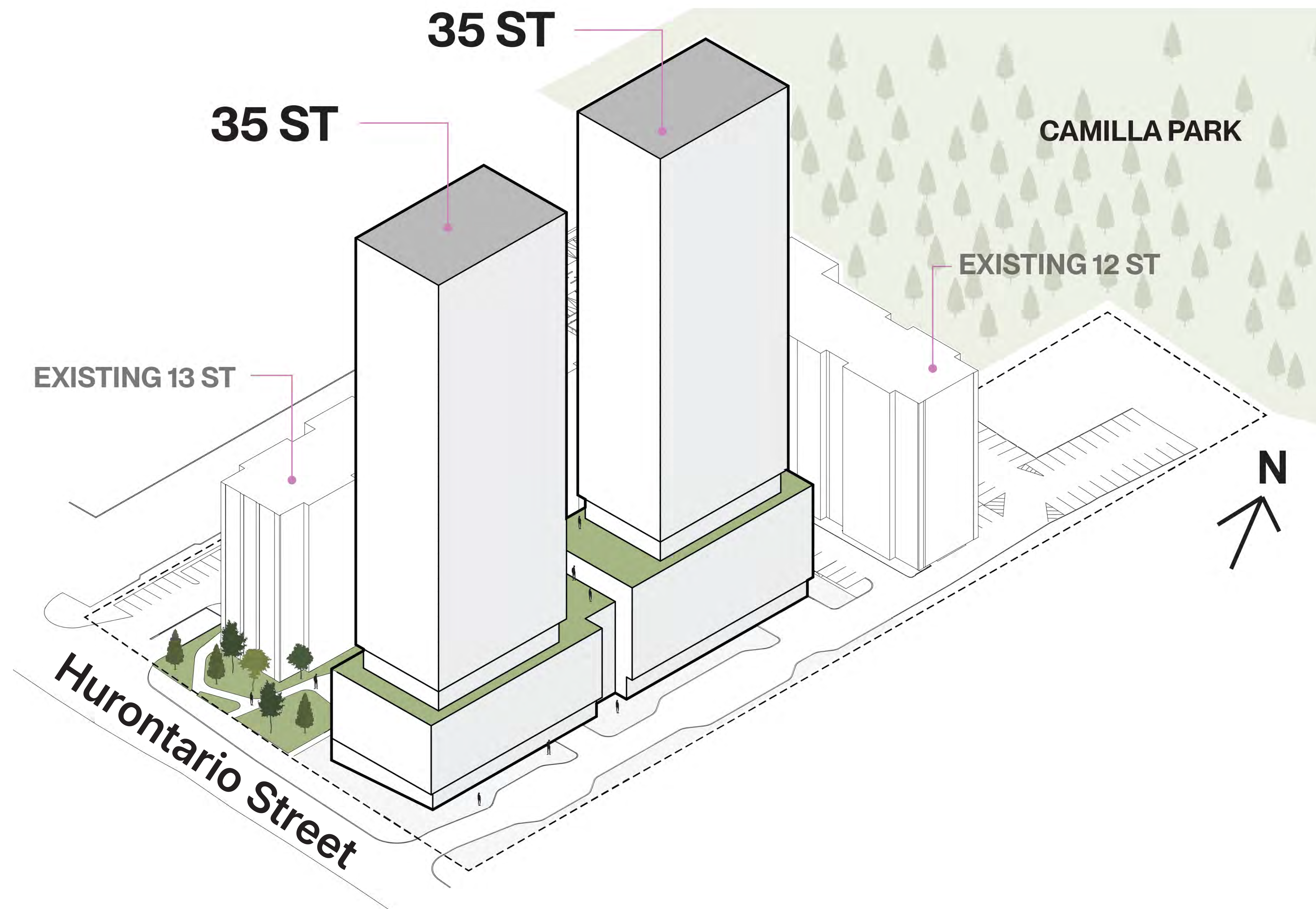
2233-2235 Hurontario Street

April 13, 2026 (6:30-8:00 PM)

Welcome!

Today's meeting is to support an open and transparent discussion about the development we are proposing at 2233-2235 Hurontario Street.

Please review the boards and tune in to our presentation to learn more about our proposal.



698 Rental Homes
29% 2-bedroom
10% 3-bedroom



Amenity Space
1,424 m² Indoor
670 m² Outdoor

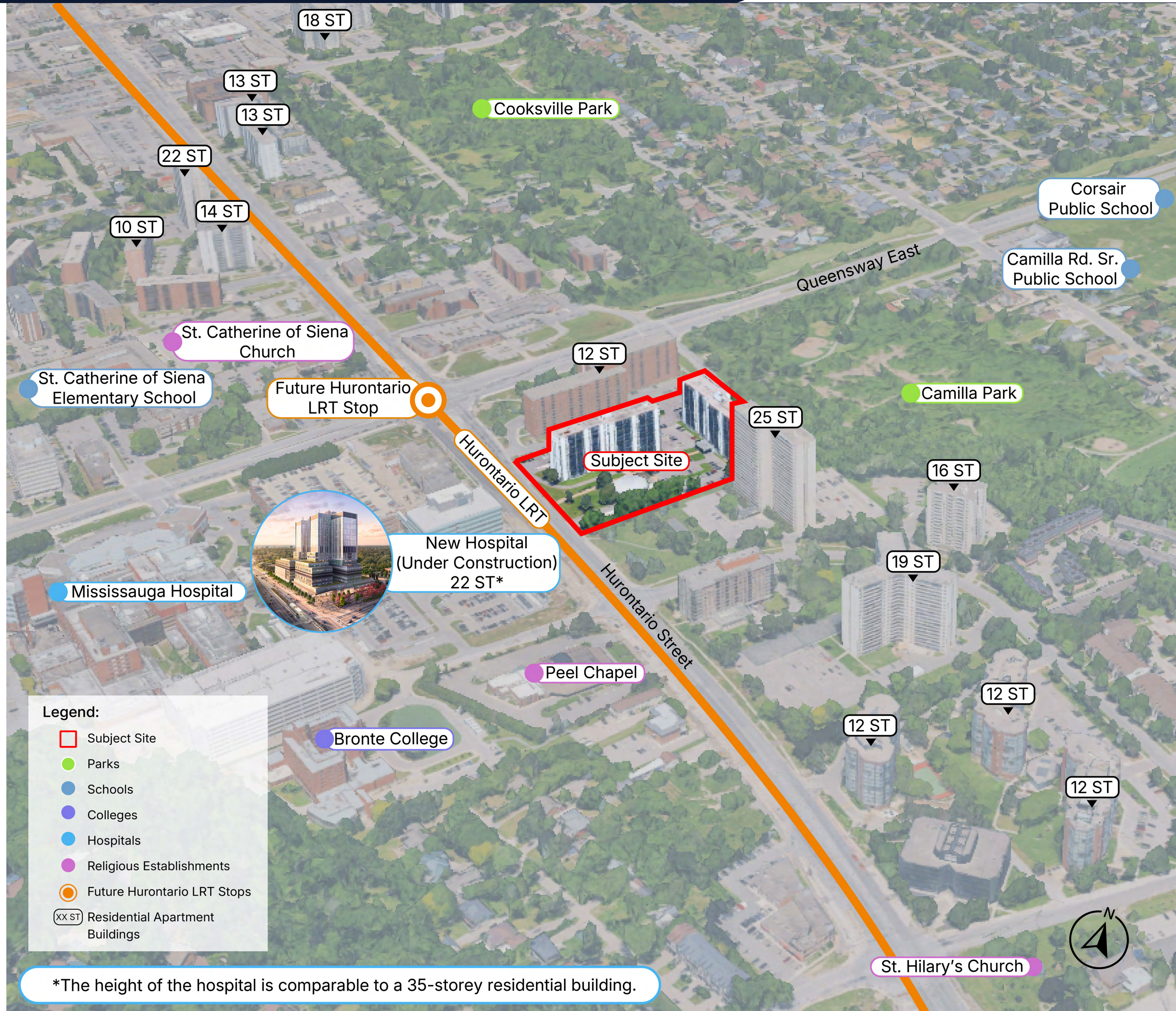


Car Parking
300 Residential
47 Visitor/Retail



Bike Parking
211 Long-Term
35 Short-Term

Neighbourhood Context



Legend:

- Subject Site
- Parks
- Schools
- Colleges
- Hospitals
- Religious Establishments
- Future Hurontario LRT Stops
- XX ST Residential Apartment Buildings

*The height of the hospital is comparable to a 35-storey residential building.

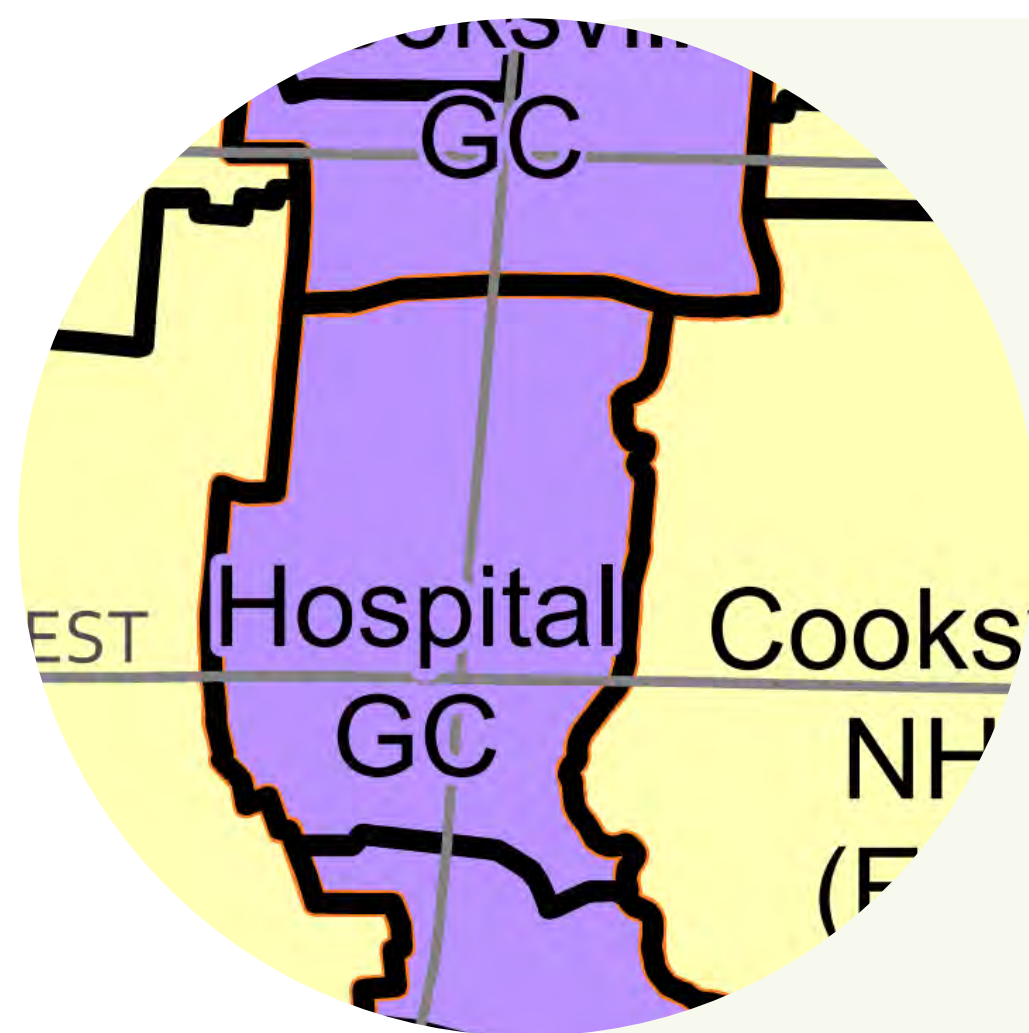


Planning Policies

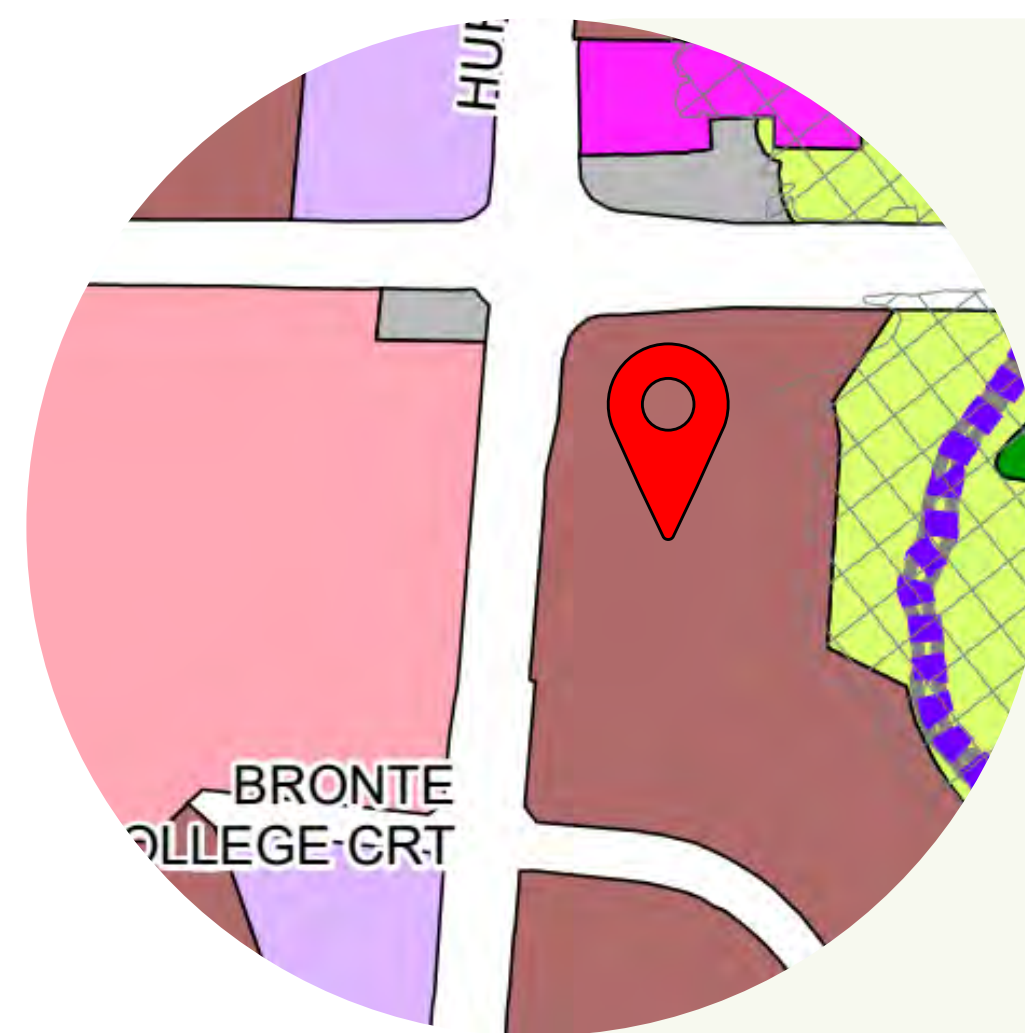
Provincial Planning Statement

Provides Province-wide direction on land use planning to promote strong communities, a strong economy, and a clean, safe and healthy environment.

Mississauga Official Plan 2051



Located within the **Hospital Growth Centre**

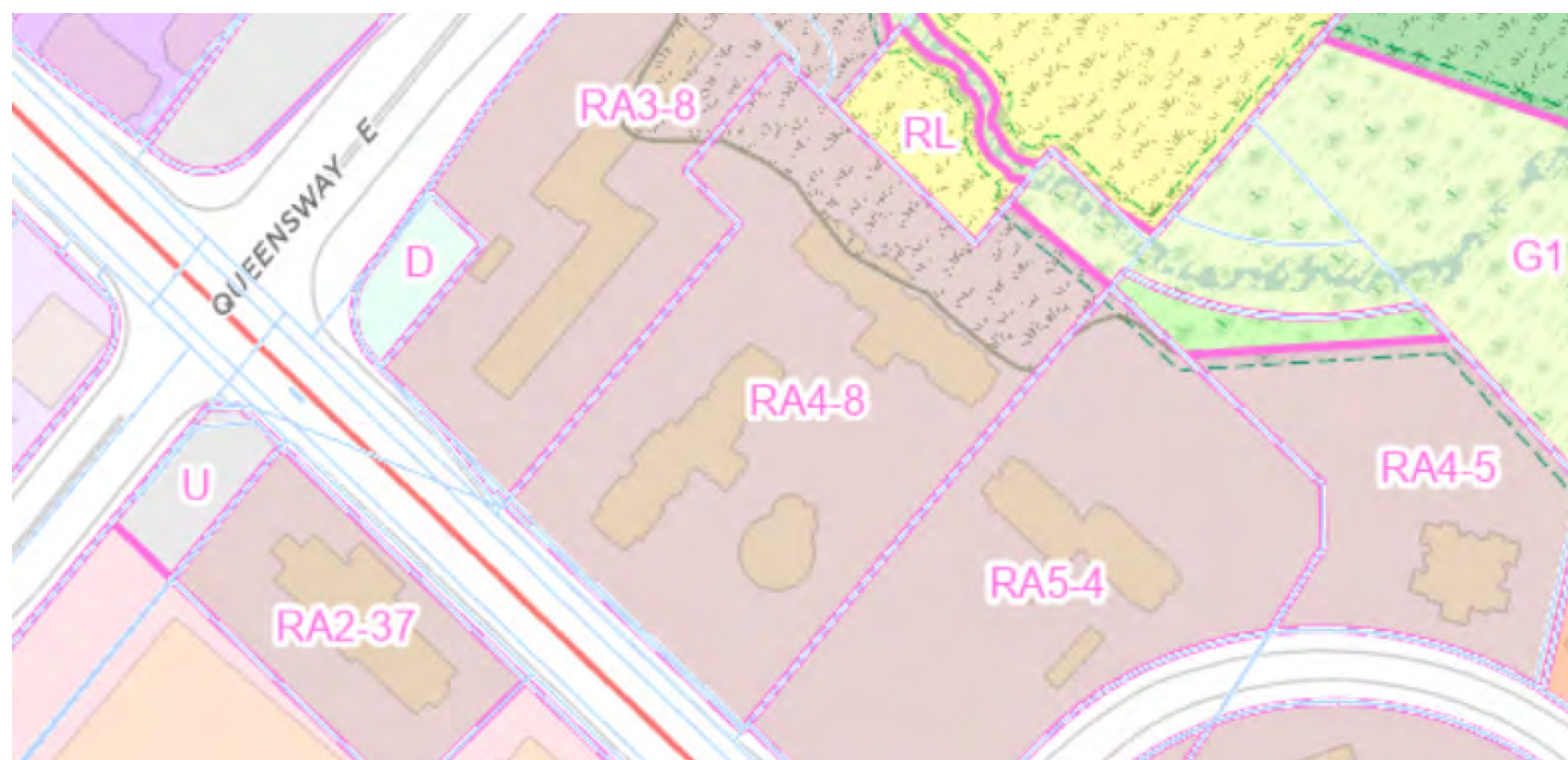


Land Use: **Residential High Rise**



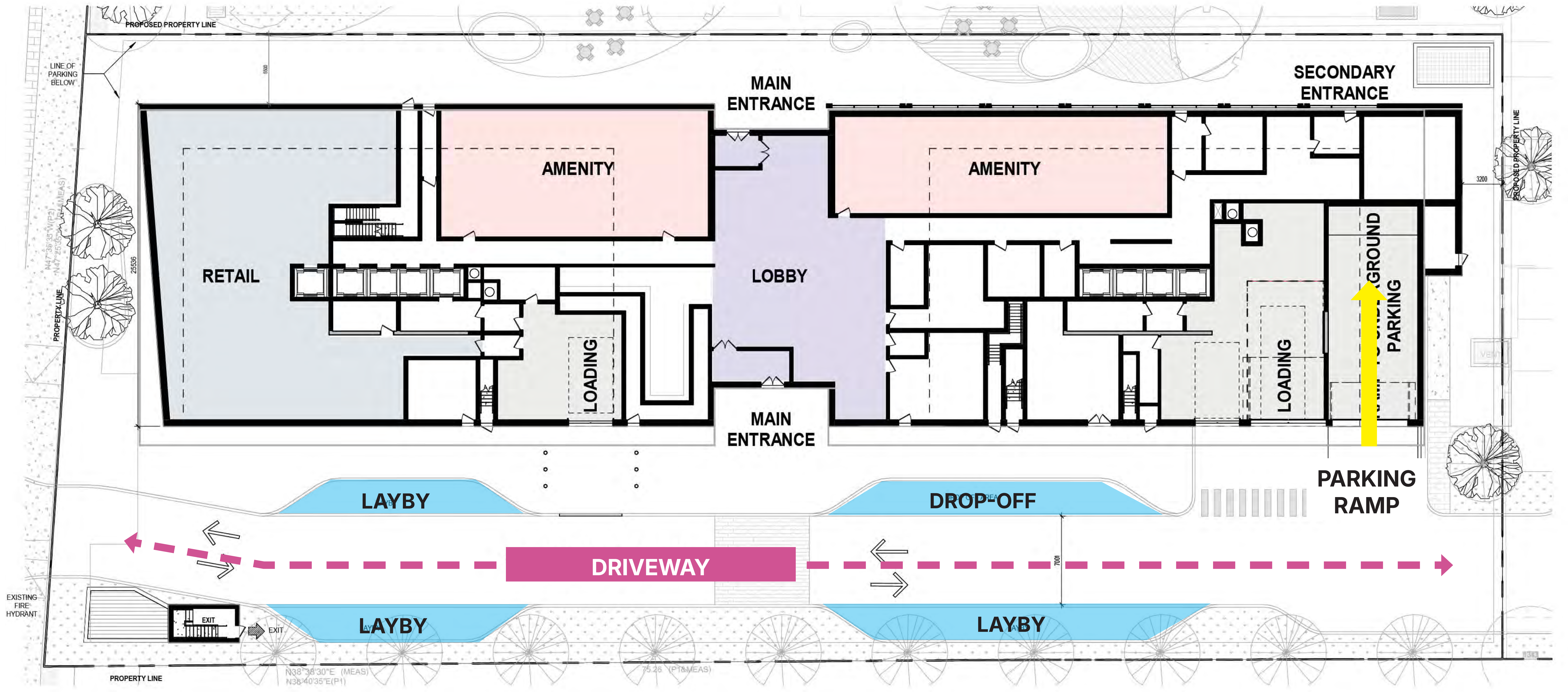
Queensway Protected Major Transit Station Area: 3-35 Storeys Permitted

Mississauga Zoning By-law No. 0225-2007



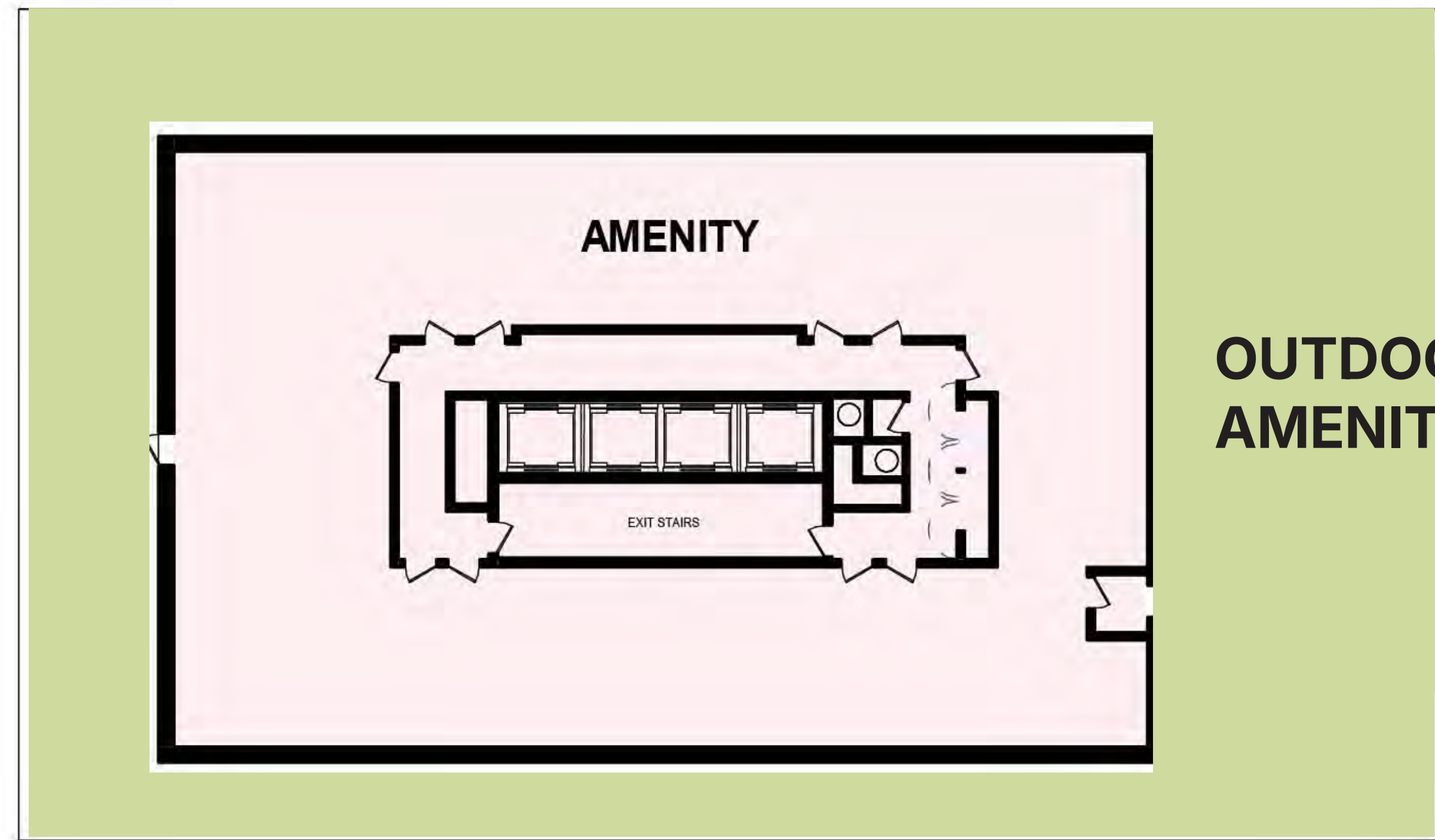
The site is **zoned RA4-8**. This means apartment residences are permitted.

Ground Floor

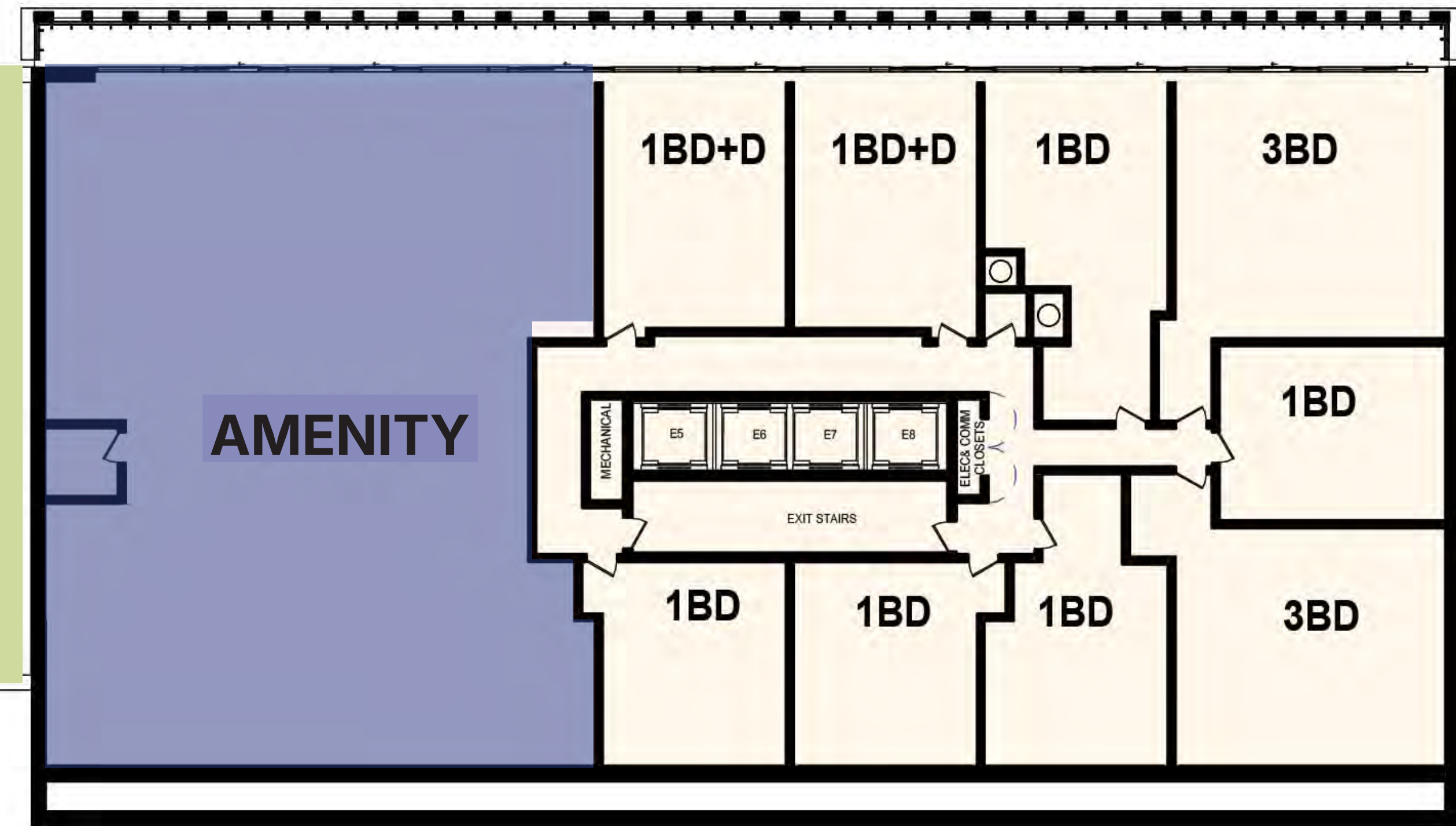


Floor 7

West Tower

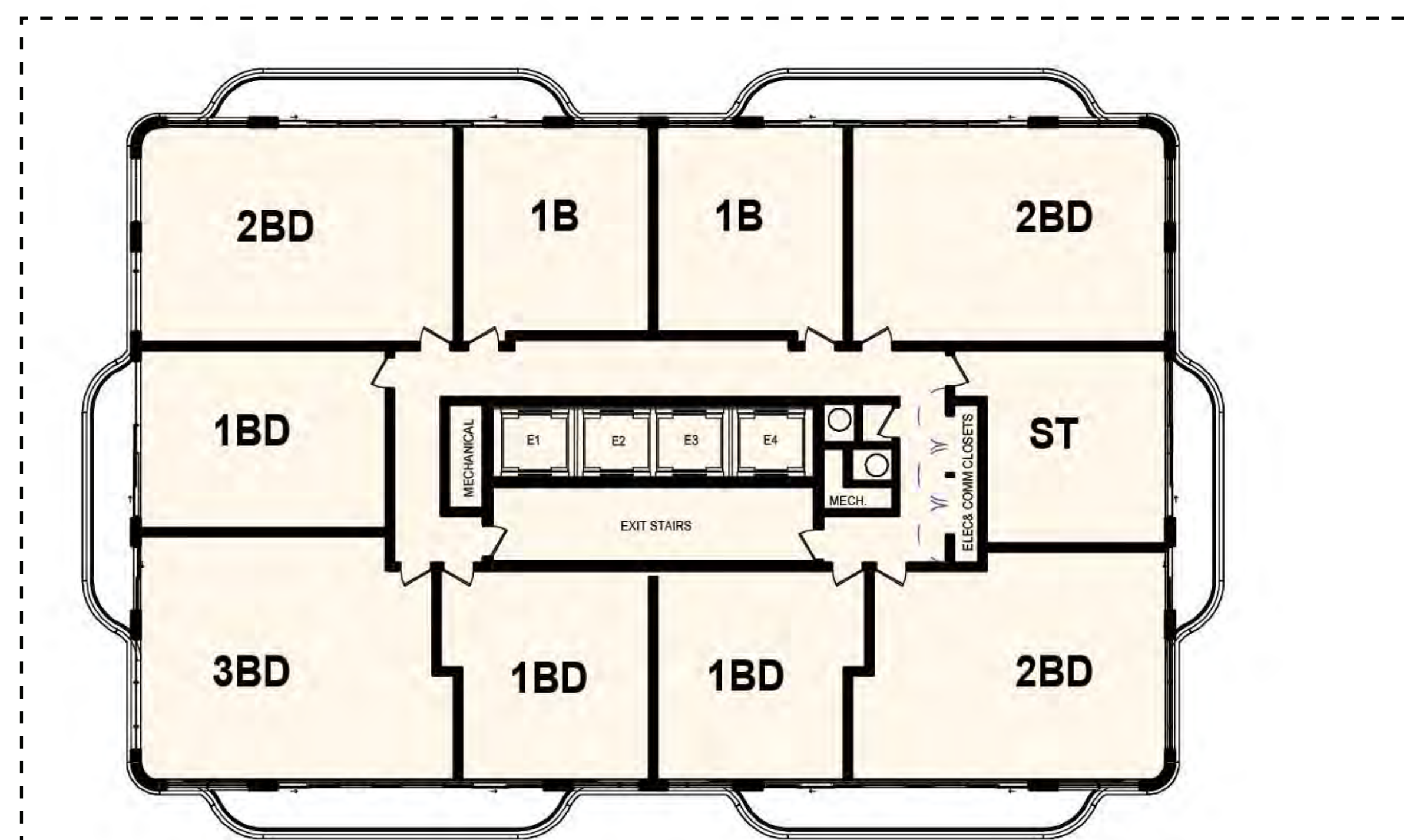


East Tower

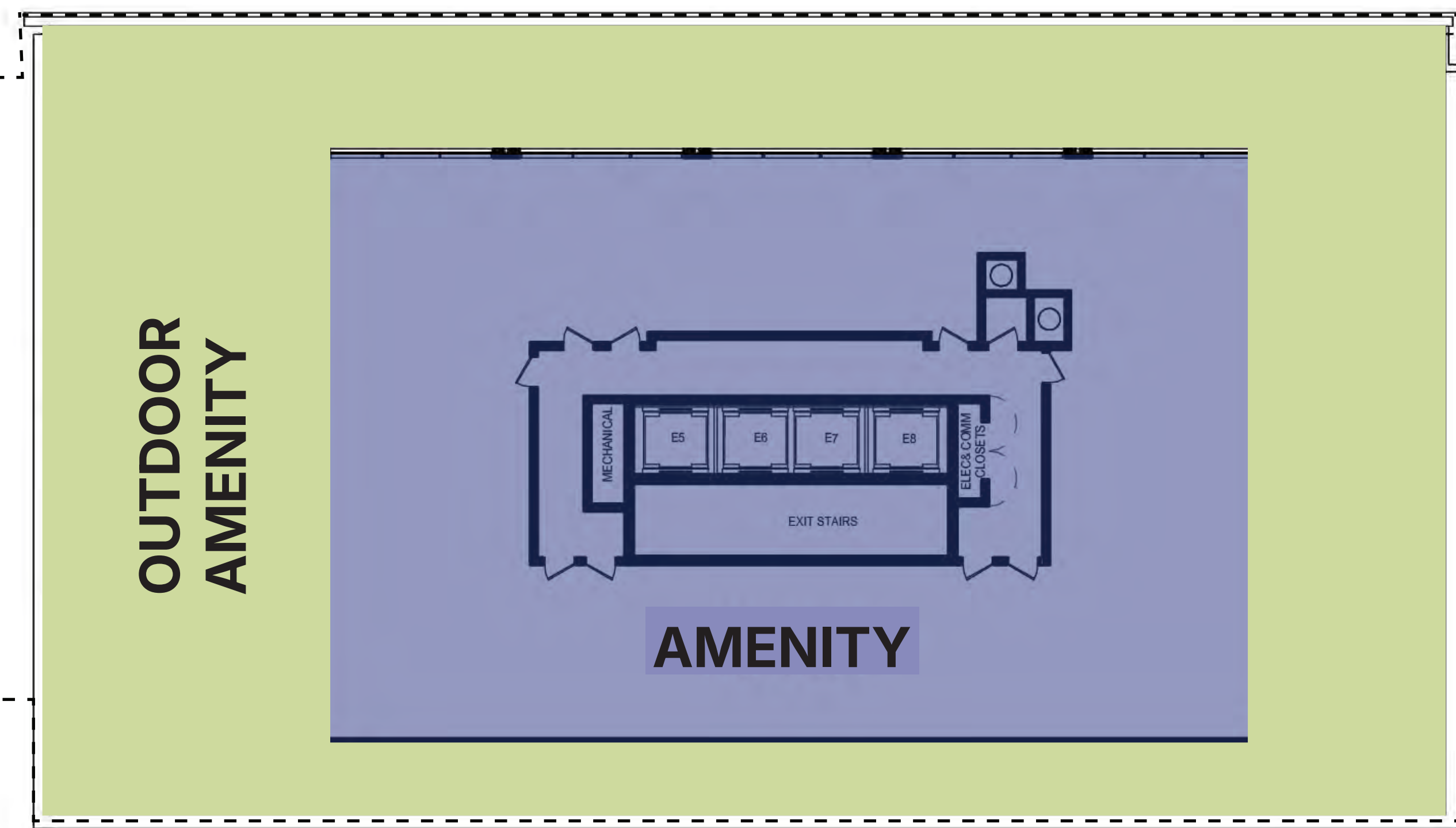


Floor 8

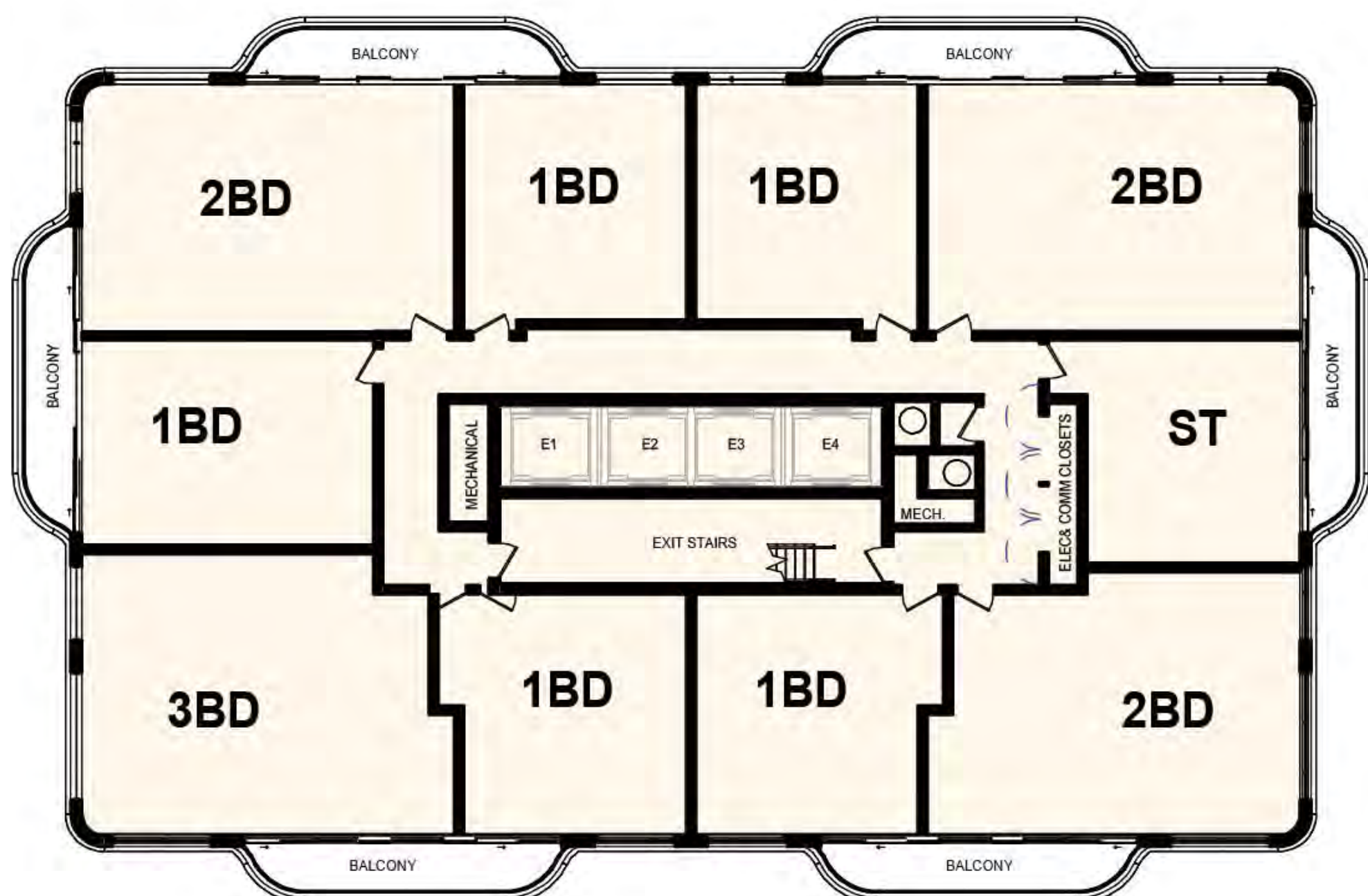
West Tower



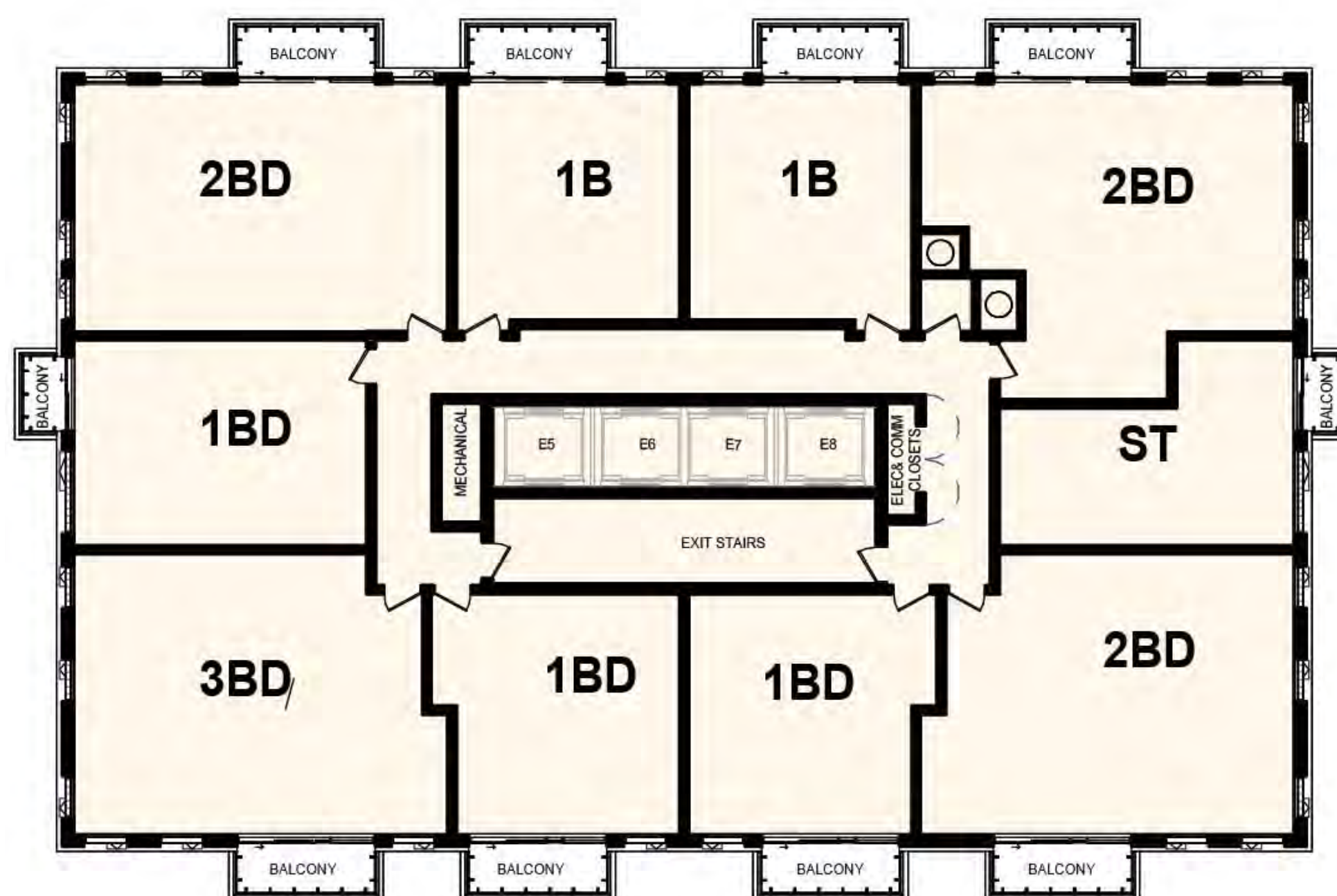
East Tower



Typical Tower Floor



West Tower

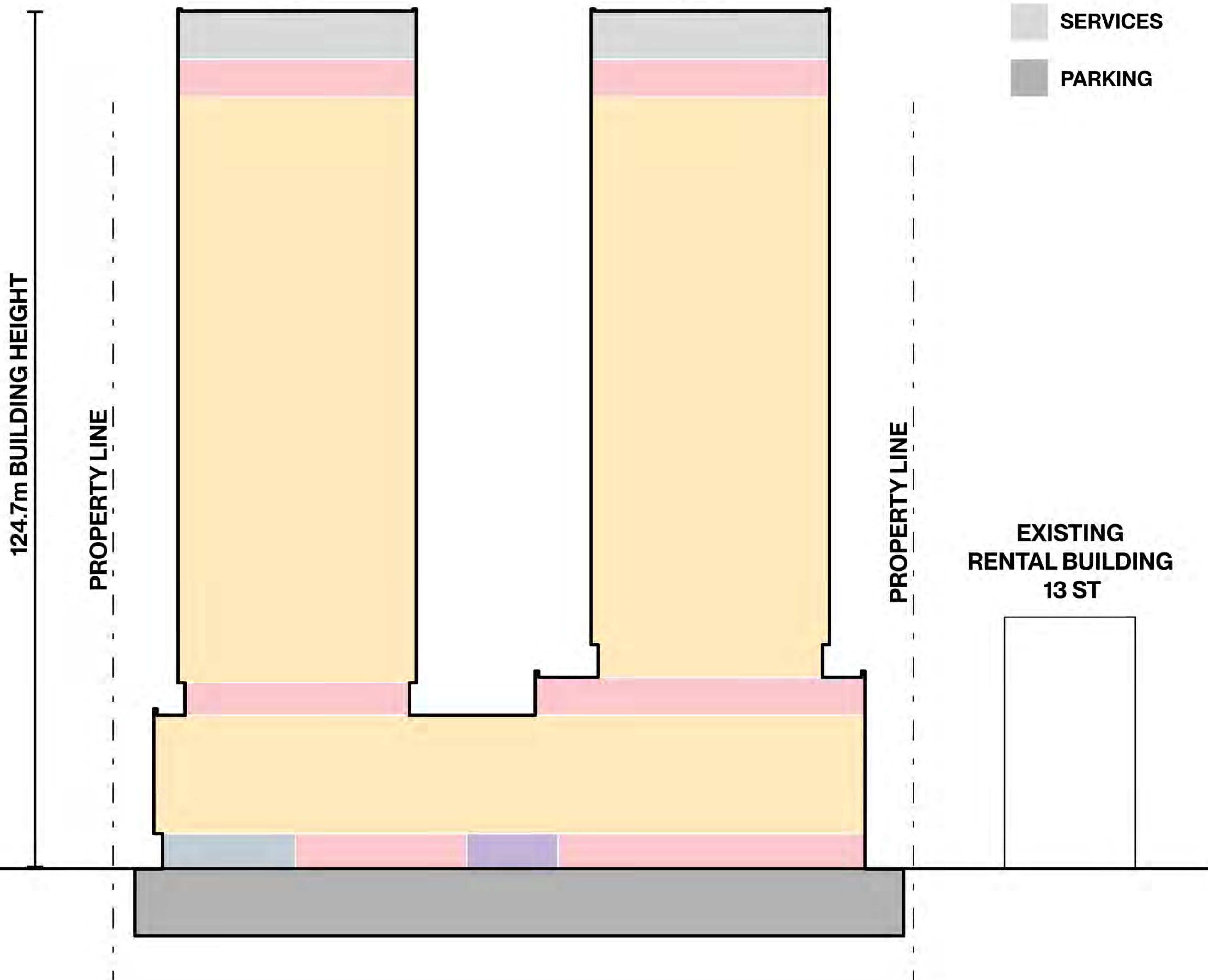


East Tower

- RESIDENTIAL
- AMENITY
- LOBBY
- RETAIL
- SERVICES
- PARKING

PROPOSED WEST TOWER
35 ST

PROPOSED EAST TOWER
35 ST



Next Steps



FAQ

When will construction begin?

Construction cannot commence until all City approvals and permits are acquired. Construction is not expected to start for 2 to 3 years.

What will happen to the existing buildings?

All existing residential units will remain. Existing outdoor amenity areas will be enhanced for existing residents.

What will happen to the existing retail building?

The existing retail building will need to be removed, however new retail space will be added within the proposed development.

Contact

If you have any questions or feedback, please feel free to reach out to our team, the City of Mississauga, or Councillor Damerla's office.

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