

April 28, 2026

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

Attention: Jaspreet Sidhu, Planner

**Re: 2233-2235 Hurontario Street  
Zoning By-law Amendment (ZBA) Application  
DARC Reference No. 25-7**

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On behalf of 2233-2235 Hurontario Ltd. ("the Owner"), Sajecki Planning Inc. is pleased to submit the following Zoning By-law Amendment (ZBA) application for the property municipally known as 2233-2235 Hurontario Street in the City of Mississauga (the "subject property" or "site").

The subject site is located along the east side of Hurontario Street, south of Queensway East and north of the Queen Elizabeth Way. It is situated along the Hurontario Street intensification corridor and the Hazel McCallion Light Rail Transit ("LRT") line, which is currently under construction. The site is within the Queensway Protected Major Transit Station Area (PMTSA), with a new LRT station planned approximately 200 metres to the north.

The site is currently occupied by 12-storey and 13-storey residential rental apartment buildings surrounded by surface parking. It has an area of approximately 2.19 hectares (21,989.70 m<sup>2</sup>) and a frontage of approximately 110 metres along Hurontario Street. It abuts Cooksville Creek and Iggy Kaneff Park (formerly known as Camilla Park) to the east, and is located across from the Trillium Hospital, which is undergoing a significant expansion. The surrounding lands consist of a mix of residential, commercial and institutional uses.

The recently approved Mississauga Official Plan 2051 identifies the site as being within the Downtown Hospital Growth Centre and designates the property as *Residential High-Rise*. Being within the Queensway PMTSA, the as-of-right height permissions applicable to the property allow for buildings of up to 35 storeys.

The site presents a valuable opportunity for infill development, given its position within the city's urban structure, its strategic location within an intensification area, and its proximity to higher-order transit and community services and amenities, including healthcare infrastructure, parks and schools.

The applicant team has worked collaboratively with the City and relevant agencies to advance the planning process for the site. An initial DARC meeting was held in January 2023

(DARC 22-488 W7), with a second DARC meeting taking place on February 4, 2025 (DARC 25-7). Additional meetings with the Credit Valley Conservation Authority, Trillium Health Partners, and other agencies have taken place to coordinate key aspects of the proposal and resolve any potential planning or design concerns early on.

The proposed infill development involves the retention of the two existing rental apartments on the property, and the construction of two new 35-storey apartment towers above a shared podium. The two new towers would replace the existing retail building on the site as well as a portion of the existing surface parking area. The development also envisions the creation of a central landscaped courtyard within the centre of the site, providing amenity for residents within all buildings on the property.

A total of 698 residential units are proposed, all of which will be rental suites. The new buildings comprise a total gross floor area of 52,430 square metres, including 423 square metres of retail space at grade along Hurontario Street to support street animation and amenity. The three existing driveway entry points are proposed to be maintained, including two along Hurontario Street and one along Queensway East.

The current application seeks to amend the Zoning By-law to permit an increase in height and density, in keeping with the recently approved Mississauga Official Plan 2051. A future consent application is anticipated to be filed in the future to enable the potential severance of the redevelopment parcel.

**Enclosures**

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

<b>Document Name</b>	<b>Prepared By</b>	<b>Dated</b>
<b>Application Forms &amp; Schedules</b>		
<ul style="list-style-type: none"> <li>• Declaration of Applicant Schedule</li> <li>• Environmental Site Screening Questionnaire</li> <li>• Notice Sign Schedule</li> <li>• Notice Sign Mock Up</li> <li>• Rezoning Form</li> <li>• Planning Information Schedule</li> <li>• Property Owner Acknowledgement of Public Information</li> <li>• Property Owner Authorization of Applicant</li> <li>• Servicing/Matters of Provincial Interest Schedule</li> <li>• Site Information Schedule</li> <li>• Storm Sewer Use Bylaw Acknowledgement</li> <li>• Tree Injury Destruction Declaration Schedule</li> <li>• ZBA Fee Calculation Worksheet</li> </ul>	Sajecki Planning	April 2026
<b>Drawings</b>		
C700 Site Survey	JD Barnes	July 29, 2024
Architectural Drawings <ul style="list-style-type: none"> <li>• A101 Site Plan and Key Plan</li> </ul>	BDPQ	April 10, 2026

<ul style="list-style-type: none"> <li>• A102 Statistics</li> <li>• A103 P1-P3 Underground</li> <li>• A201 Ground Floor Site Plan</li> <li>• A202 Level 2 and Level 3 Plan</li> <li>• A203 Level 4-6 and Level 7 Plan</li> <li>• A204 Level 8 and Typical Tower Plan</li> <li>• A205 Level 35 and Roof Plan</li> <li>• A401 Building Elevations</li> <li>• A402 Building Elevations</li> <li>• A451 Building Sections</li> </ul>		
<p>Servicing and Grading Plans</p> <ul style="list-style-type: none"> <li>• C100 General Notes</li> <li>• C101 Servicing Plans</li> <li>• C102 Removal Plan</li> <li>• C201 Grading Plan</li> <li>• C202 Sections</li> <li>• C301 Storm Drainage Plan</li> <li>• C302 Sanitary Drainage Plan</li> <li>• C401 Details</li> <li>• C501 Erosion &amp; Sediment Control Plan</li> <li>• C502 Erosion &amp; Sediment Control Details</li> </ul>	Urbantech	March 2026
<p>Landscape Plans</p> <ul style="list-style-type: none"> <li>• LC.000 Cover Page</li> <li>• LS.100 Landscape Plan</li> <li>• LU.100 Composite Utility Plan</li> <li>• LV.100 Soil Volume Schedule and Notes</li> <li>• LV.101 Soil Volume Plan</li> <li>• LD.100 Landscape Sections</li> <li>• LD.200 Landscape Details (City Details)</li> <li>• LD.201 Landscape Details (City Details)</li> <li>• LD.202 Landscape Details</li> </ul>	Studio TLA	April 13, 2026
<p>Tree Inventory &amp; Preservation Plan</p> <ul style="list-style-type: none"> <li>• L 100 Tree Inventory and Preservation Plan</li> </ul>	KFCI	April 10, 2026
C600 Subsurface Utility Plan	Onsite Locates Inc.	July 2, 2025
<b>Documents</b>		
Archaeological Assessment Report	ASI	April 6, 2026
Planning Justification Report & Urban Design Analysis	Sajecki Planning	April 2026
Engagement Summary Report	Sajecki Planning	April 2026
Draft Zoning By-law Amendment	Sajecki Planning	April 2026
Shadow Study	BDPQ	April 6, 2026
Parcel Register	n/a	March 31, 2026
Tree Inventory and Preservation Plan Report	KFCI	April 10, 2026
Appendix A Photographs of Tree Resources	KFCI	April 10, 2026
Transportation Noise and Vibration Feasibility Assessment	Gradient Wind	March 26, 2026
Pedestrian Level Wind Study	Gradient Wind	April 10, 2026
Transportation Impact Study	LEA	April 2026

Functional Servicing and Stormwater Management Report	Urbantech	April 2026
Geotechnical Report	Grounded Engineering	April 10, 2026
Hydrogeological Review Report	Grounded Engineering	April 10, 2026
Phase One Environmental Site Assessment	Grounded Engineering	April 13, 2026
Phase Two Environmental Site Assessment	Grounded Engineering	April 13, 2026
Subsurface Utility Report	Onsite Locates Inc.	February 10, 2025
CVC Memo	Grounded Engineering	April 2026

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](mailto:tony@sajeckiplanning.com).

Sincerely,



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

CC: Anne Messore, Starlight  
Graham Spittal, Starlight  
David Sajecki, Sajecki Planning Inc.