

» COMMUNITY ENGAGEMENT REPORT

12 & 26 Park Street East, Mississauga, Ontario

July 2026



Community Engagement Report

12 & 26 Park Street East, Mississauga

On behalf of the owners, Sajecki Planning Inc. (applicant) is pleased to submit the following Community Engagement Report, which forms part of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the properties known municipally as 12 & 16 Park Street East ("subject lands"). The proposal seeks to redevelop the site with a purpose-built rental apartment comprising a 26-storey tower with a six-storey podium.

1.0 Councillor-Led Public Meeting

A Councillor-Led Public Meeting was requested and organized by Councillor Dasko's office. The meeting took place on June 1st, 2026, virtually on Webex at 6:30 pm. Those in attendance at the meeting included:

Members of the Public:

- Approximately 12 area residents were in attendance.

Councillor's Office:

- Councillor Stephen Dasko

City of Mississauga Staff:

- Lucas Petricca, Development Planner – Development and Design
- Hugh Lynch, Executive Manager – Development South

Applicant's Team:

- Morgan Dundas, Associate – Sajecki Planning Inc.
- Diane Kim, Urban Planner / Designer – Sajecki Planning Inc.
- Sean Lawrence, Partner – Kohn Partnership Architects Inc.
- Andrea Nagy, Senior Associate – Kohn Partnership Architects Inc.
- Kristian Aviles, Transportation Analyst – NexTrans Consulting Engineers
- Tong Hahn, President – Canahahns Company Limited

The applicant's presentation for this meeting is attached to this report in Attachment 1.

Below are the meeting minutes and schedule of questions/responses:

Subject Matter / Question	Individual Responsible
Opening Remarks	Stephen Dasko
City Presentation	Lucas Petricca

Applicant's Presentation	Morgan Dundas Sean Lawrence Andrea Nagy
Question and Answer Period	
Comment: Concerns regarding locally approved applications (e.g., Edenshaw) causing out-of-control density and traffic deadlocks in the laneways (at the Stavebank & Lakeshore intersection) and at the GO parking lot exit. Doesn't feel like a village anymore Strongly object to the proposal as it could change the quality of the neighbourhood.	Resident (Joan MacCrimmon)
Response: Will consider this comment in the TIS, which is underway. We will evaluate the impacts on active transportation, parking, and traffic. These concerns will be fully captured in the study. Direct proximity to the GO station is an important context.	Kristian Aviles
Response: A TIS is required, which looks at existing and future conditions/demands. This study will be submitted by the applicant, and we'll review the analysis to ensure it meets City standards. PDC will occur approximately 120 days after the application is deemed complete. The recommendation report to be presented to the PDC will address the concerns raised in this meeting.	Lucas Petricca
Question: Can the public attend the PDC?	Resident (Joan MacCrimmon)
Response: Yes	Councillor Dasko
Question: Isn't the highest height that can be built less than 26 ST? Devastated that there is a proposed development here. We face north and think this will block our view and decrease our property value. I certainly can't move into a one-bedroom, and this proposed development is not encouraging families to move in. This development will only bring in transient people and not contribute to a community.	Resident (Pamela Landry)
Response: When TANU was approved, it was a completely different policy context and predated a number of approvals in Port Credit. Now, the 26 ST contributes to the transition of	Morgan Dundas

more recently approved developments in the area.	
Response: It's not just 1-bedroom units. Each unit has a balcony, and unit sizes go up to 1,000 sqft. 70 two-bedroom units and at least 30 three-bedroom units.	Andrea Nagy
Question: Dasko, have you gone to this parking lot? I've lived here for 12 years, and I never imagined that 26 ST would be proposed in a parking lot.	Resident (Belinda)
Response: Yes, I grew up in this area.	Councillor Dasko
Question: So many cars now that these new buildings are here. In theory, we're near transit, but the reality is that there is an increase in cars. Where are construction workers going to park? When they built TANU and the others, they took up the parking lot.	Resident (Belinda)
Response: People have to go somewhere. If this goes ahead, there will be a construction management plan.	Councillor Dasko
Question: Where are the current renters going to park during the construction?	Resident (Belinda)
Response: The existing residents of both buildings will remain. They will not be asked to leave. During construction, we'll look for a proxy site to facilitate the existing parking. A construction management plan will outline safe pedestrian travel and be required.	Morgan Dundas
Question: Is the entire building a rental or a condominium?	Resident (Jessica)
Response: Rental	Morgan Dundas
Question: Is it market or affordable rental?	Councillor Dasko
Response: Market	Morgan Dundas
Question: Can Council do anything to help with the size of the building or parking? Is this project a done deal?	Resident (Robert)
Response: We will take into account traffic, sewage and water capacity, and the Official Plan (heights). This will be through the FSR, TIS, and a review of the development against the Official Plan. The recommendation report will	Lucas Petricca

address comments from this meeting and other correspondence received.	
Question: Long-term resident of 50 years. Water is a nemesis in this neighbourhood, with the grade coming down. Our garage gets flooded. All of these buildings right behind us are going to put more pressure. If this building goes up, we're going to be in the dark, no sun. Water, shadow, and traffic will be huge issues.	Resident (Wendy)
Response: The City requires us to submit a shadow study. The location of this building will have a benign impact on the shadows on Stavebank. Groundwater will also be part of a Geotech/Environmental study and needs to be approved by the City.	Sean Lawrence
Question: Who is the builder, and where is the closest development that they have built?	Resident (Robert)
Response: Canahahns	Morgan Dundas
Response: We've been operating in Mississauga for over 50 years. We are owners, managers, and developers. We don't do construction ourselves and will hire a separate builder. The closest development that we have built is near Cooksville. 10 ST with 82 units – everything is contextual.	Tong Hahn
Closing Remarks	Councillor Dasko

2.0 Tenant Engagement Session

A Tenant Engagement Session was held on May 12, 2026, in the lobby of 12 Park Street East. Those in attendance at the meeting included:

Members of the Public:

- Approximately 30 tenants were in attendance.

Applicant's Team:

- Morgan Dundas, Associate – Sajecki Planning Inc.
- Diane Kim, Urban Planner / Designer – Sajecki Planning Inc.
- Sean Lawrence, Partner – Kohn Partnership Architects Inc.
- Andrea Nagy, Senior Associate – Kohn Partnership Architects Inc.
- Tong Hahn, President – Canahahns Company Limited

The engagement materials prepared for this meeting are attached to this report in Attachment 2.

Below are the meeting minutes and schedule of questions/responses:

Subject Matter / Question	Individual Responsible
Applicant's Presentation	Morgan Dundas
Open House Period	
Comment: Concerned about the accessibility of parking during the interim period between the start and finish of construction. Don't want to haul their groceries for multiple blocks; many residents are older.	Resident
Response: We are in active discussions with the property manager to ensure interim parking is available for residents. The owner would lease land near the buildings for parking, at no extra cost to the residents. There is also discussion of a shuttle bus between the parking lot and the building, an idea that has been implemented in nearby apartment complexes.	Applicant Team
Comment: Requested that there be an increased security presence after construction of the new building, as there would be an increased population and density of the lot	Resident
Response: Noted and will be relayed to property management.	Applicant Team
Comment: New parking may be a good thing, as the present parking lot has flaws, including being too small and lacking handicap parking.	Resident
Comment: Concerned about the increased traffic caused by construction vehicles coming in and out of the lot.	Resident
Response: Property management will do its best to accommodate residents' needs and requests throughout the development process.	Applicant Team
Question: Is any compensation provided to tenants for the noise and dust pollution they may endure?	Resident
Response: No typically such things are not compensated but are carefully managed under a construction management plan.	Applicant Team

Comment: Want parking / charging for electric vehicles in the new parking lot.	Resident
Response: Noted for consideration.	Applicant Team
Question: Can improvements be made in the current building, namely the addition of a meeting area, before a new building is constructed?	Resident
Response: Noted and will be relayed to property management.	Applicant Team
Comment: Concerned about the timeline and the length of time between the securing of approvals and the beginning of construction.	Resident
Response: Construction is not expected to start for 2 to 3 years. Once approvals are received and construction begins, there will be construction-related noise and dust; however, property management is committed to limiting inconveniences to residents and accommodating residents' needs and requests during the development process.	Applicant Team
Comment: Residents suggest a community garden, seating areas, and BBQ areas for the shared amenity space.	Resident
Response: Noted and will be relayed to Canahahns and the landscape architect.	Applicant Team
Comment: Shocked over the height of the proposed building.	Resident
Response: Port Credit is experiencing significant development due to its proximity to the Port Credit GO Station and provincial mandates that direct growth to this area.	Applicant Team
Comment: Concerns about rent increases for their unit and parking space.	Resident
Response: The development will not affect your rent, other than the existing standard annual increases.	Applicant Team
Comment: Residents were concerned about losing their unit.	Resident
Response: All existing residential units will remain.	Applicant Team

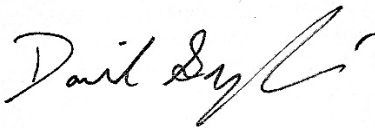
Comment: Residents were concerned about shadowing and views.	Resident
Response: The building is located to the north of 12 & 26 Park, therefore, the shadows will be cast to the north. The proposed tower portion does not take up the entire building footprint as podium stepbacks are proposed. Also, note that the design is not finalized.	Applicant Team

3.0 Conclusion

Overall, the public meetings were productive. Each engagement sessions gave a unique opportunity for members of the Port Credit neighbourhood to voice their opinions of the proposal and the broader existing conditions of Port Credit. Following the engagement meetings members of Sajecki Planning shared their contact information should members of the public have any additional questions.

The proposed development provides a thoughtful design that respects the existing neighbourhood context. The proposal directs growth to a strategic growth area and is transit supportive. The comments from the public meetings were recorded and used to inform the current design of the proposal.

Sincerely,



David Sajecki
 MCIP RPP M.PL B.Eng LEED AP
 Partner
 Sajecki Planning
www.sajeckiplanning.com

List of Attachments:

Attachment 1: Councillor-Led Public Meeting – Applicant’s Presentation

Attachment 2: Tenant Engagement Session – Engagement Materials

Attachment 1: Councillor-Led Public Meeting – Applicant's Presentation

Councillor-Led Public Meeting

12 and 26 Park St E, Mississauga



Sajecki»
Planning

CANAHAHNS

Kohn

June 1st, 2026



Agenda

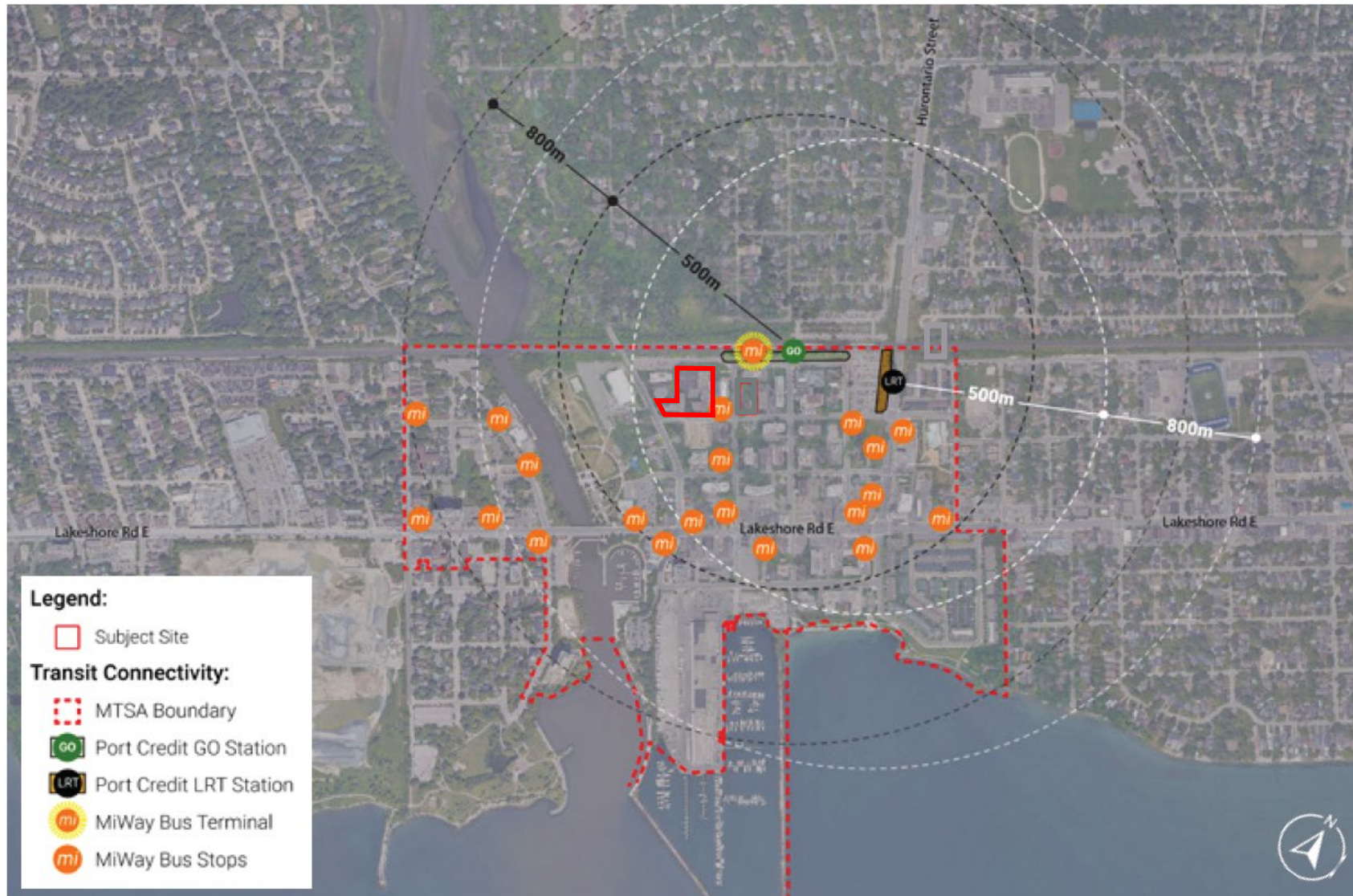
1. Existing Site and Area Context
2. Planning Policy Context
3. Application Timeline
4. Development Proposal
5. Question and Answer Period

Site Context

Property Address	12 and 26 Park St, Mississauga (Ward 1)
Net Site Area	8,648 m² (2.13 acres)
Existing Conditions	5-storey building with 60 units 7-storey building with 82 units Total to remain: 142 units
City Structure	Growth Node PMTSA
PMTSA	Port Credit PMTSA
Character Area	Community Node (Central Residential)
Land Use Designation	Residential High-Rise
Zoning (ZBL)	RA2-6 (Residential Apartment)



Transit Context



Transit Context

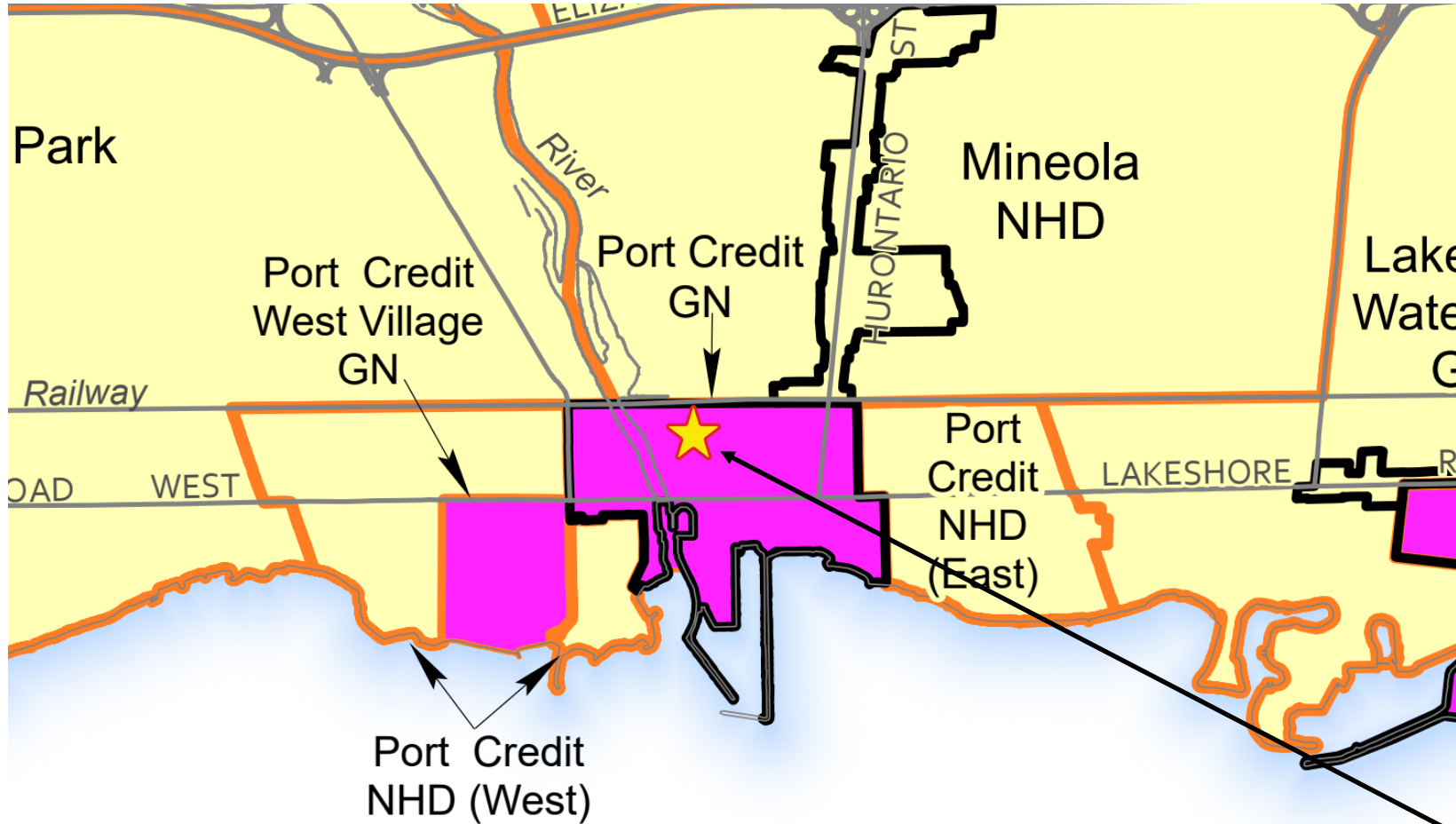


Policy Context



Policy Context

City of Mississauga Official Plan 2051



Schedule 1: City Structure

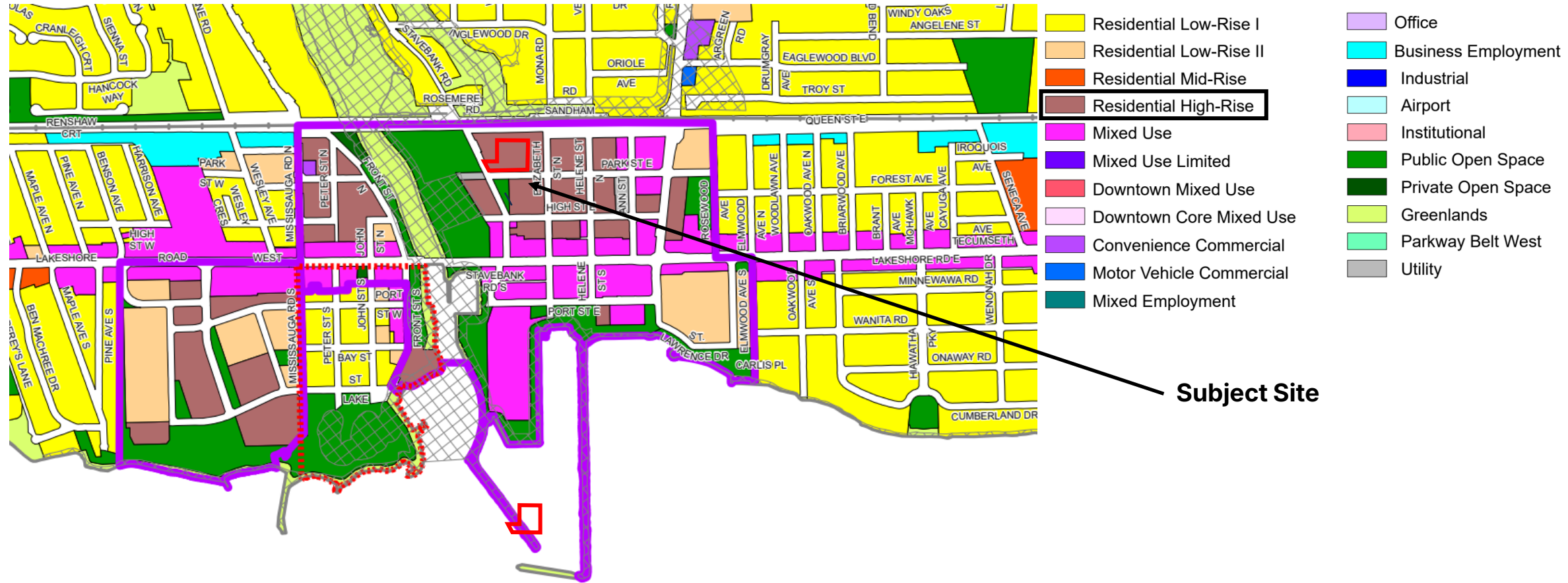
Strategic Growth Areas

- Downtown Core
- Growth Centre (GC)
- Growth Node (GN)
- Protected Major Transit Station Area (PMTSA)
- Planned Major Transit Station Area with 800m radius circle
- Neighbourhood (NHD)
- Employment Area (EA)
- Lakeview Innovation Corridor Employment Area
- Special Purpose Area (SPA)
- Character Area
- Special Policy Area

Subject Site

Policy Context

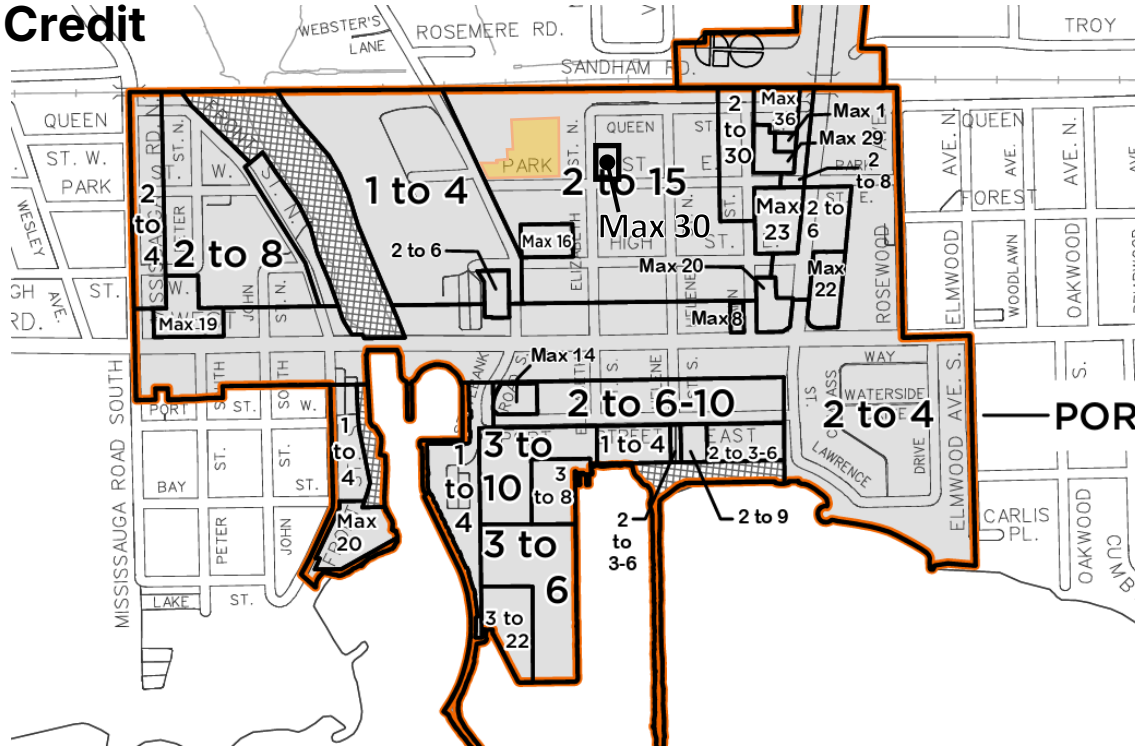
City of Mississauga Official Plan 2051



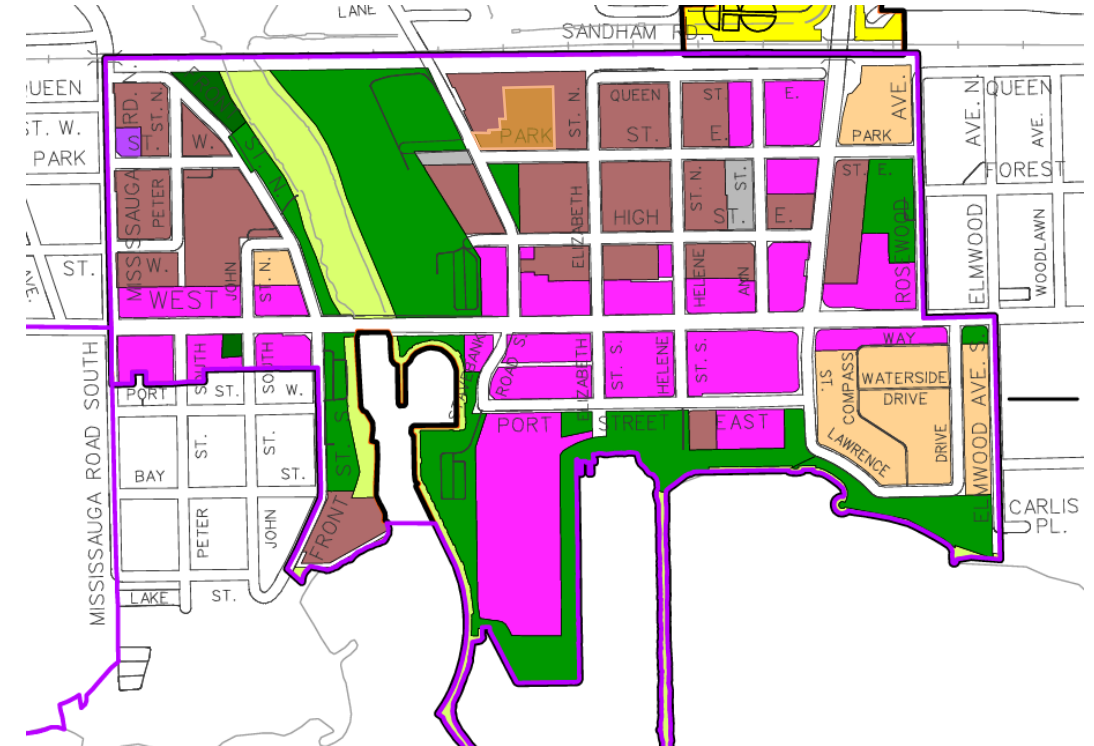
Schedule 7: Land Use Designations

City of Mississauga Official Plan 2051

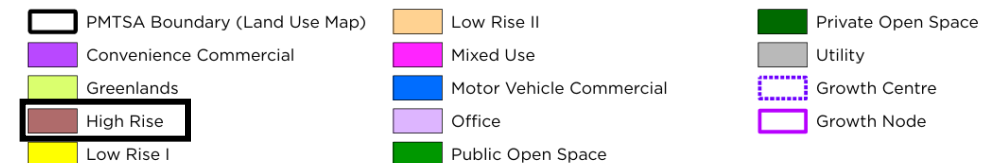
Protected Major Transit Station Area - Hurontario LRT - Mineola, Port Credit



Schedule 8n: (Hurontario LRT - Mineola, Port Credit)



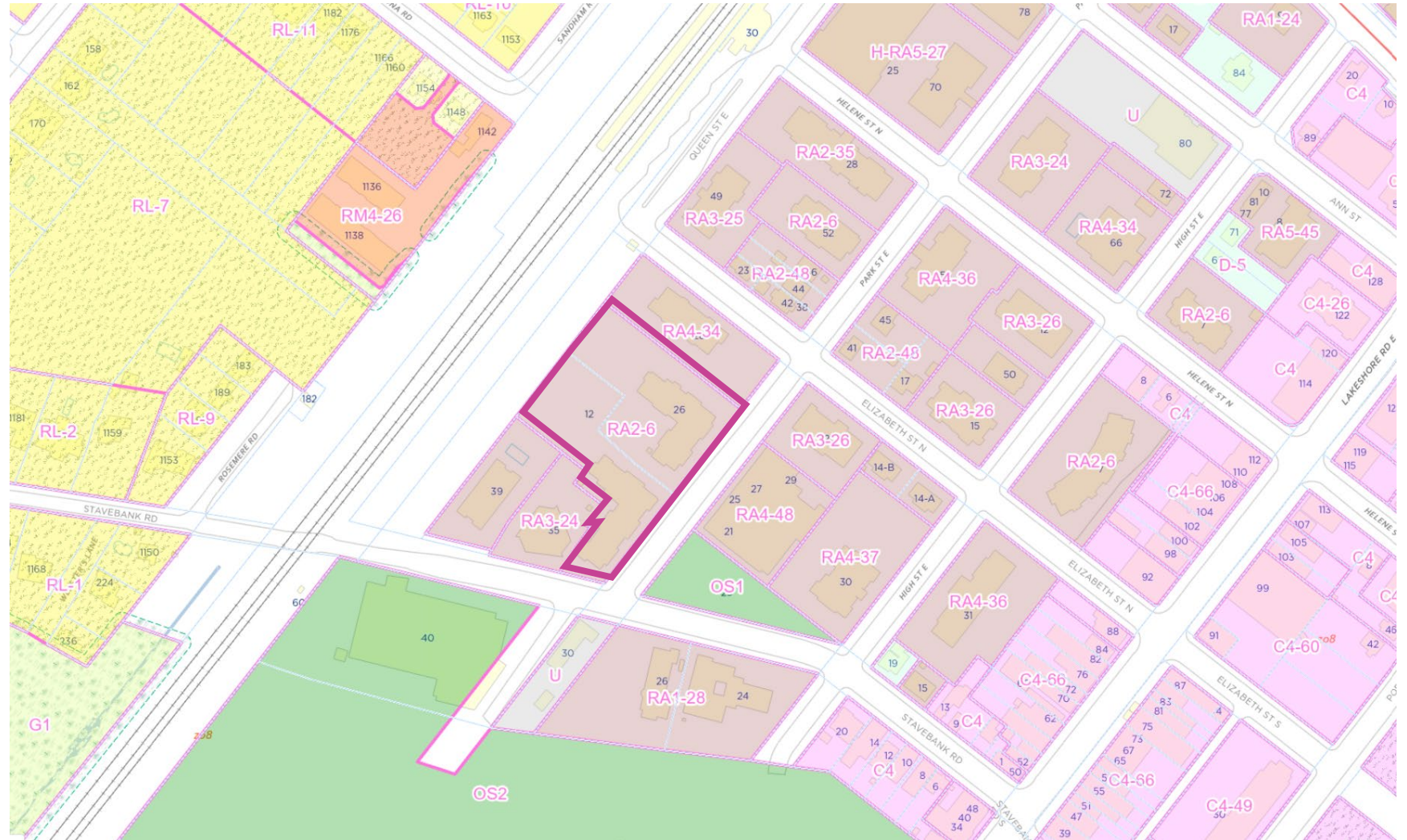
Schedule 80: (Hurontario LRT - Mineola, Port Credit)



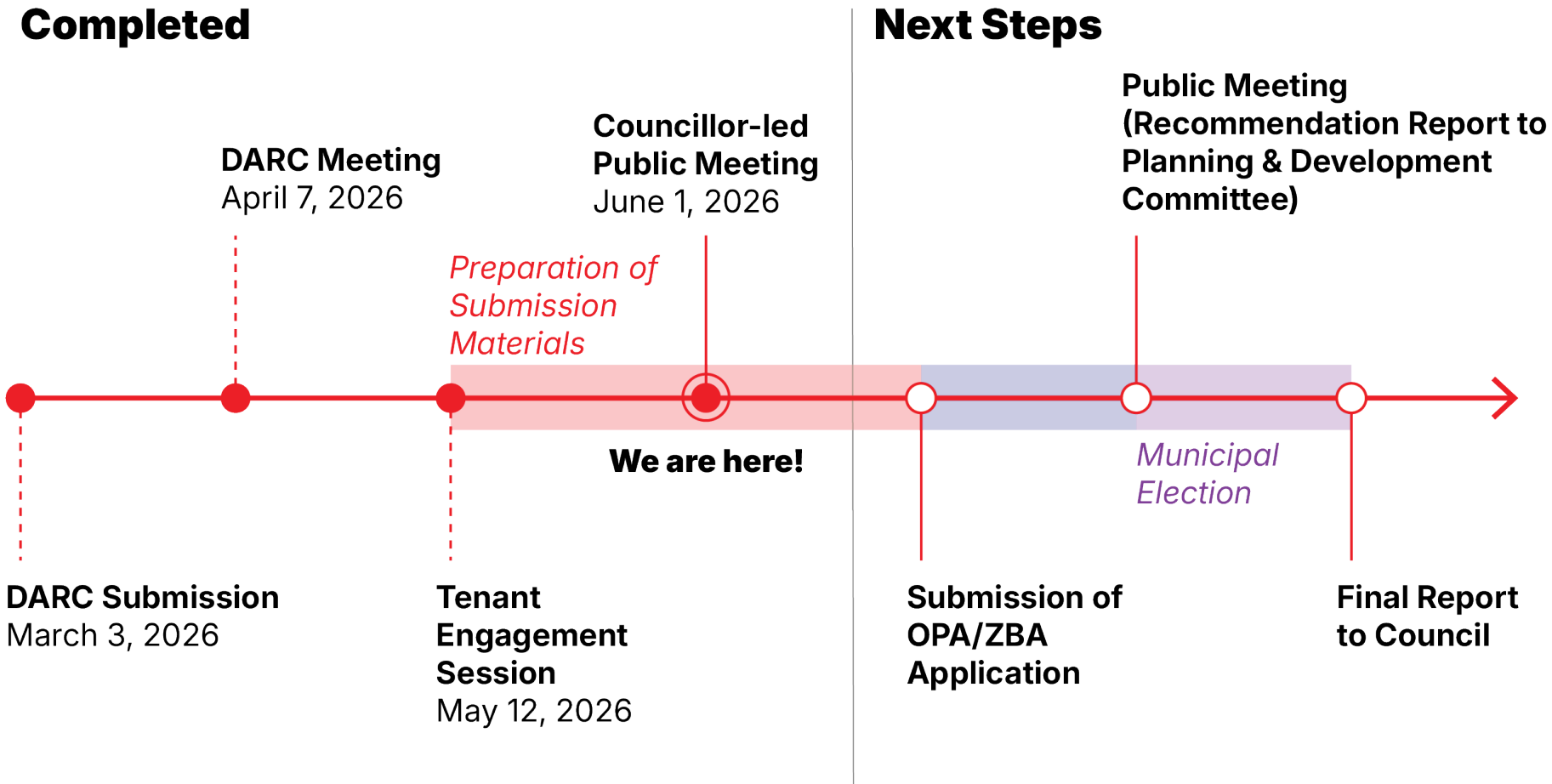
Policy Context

Zoning By-law 0225-2007

 Subject Site



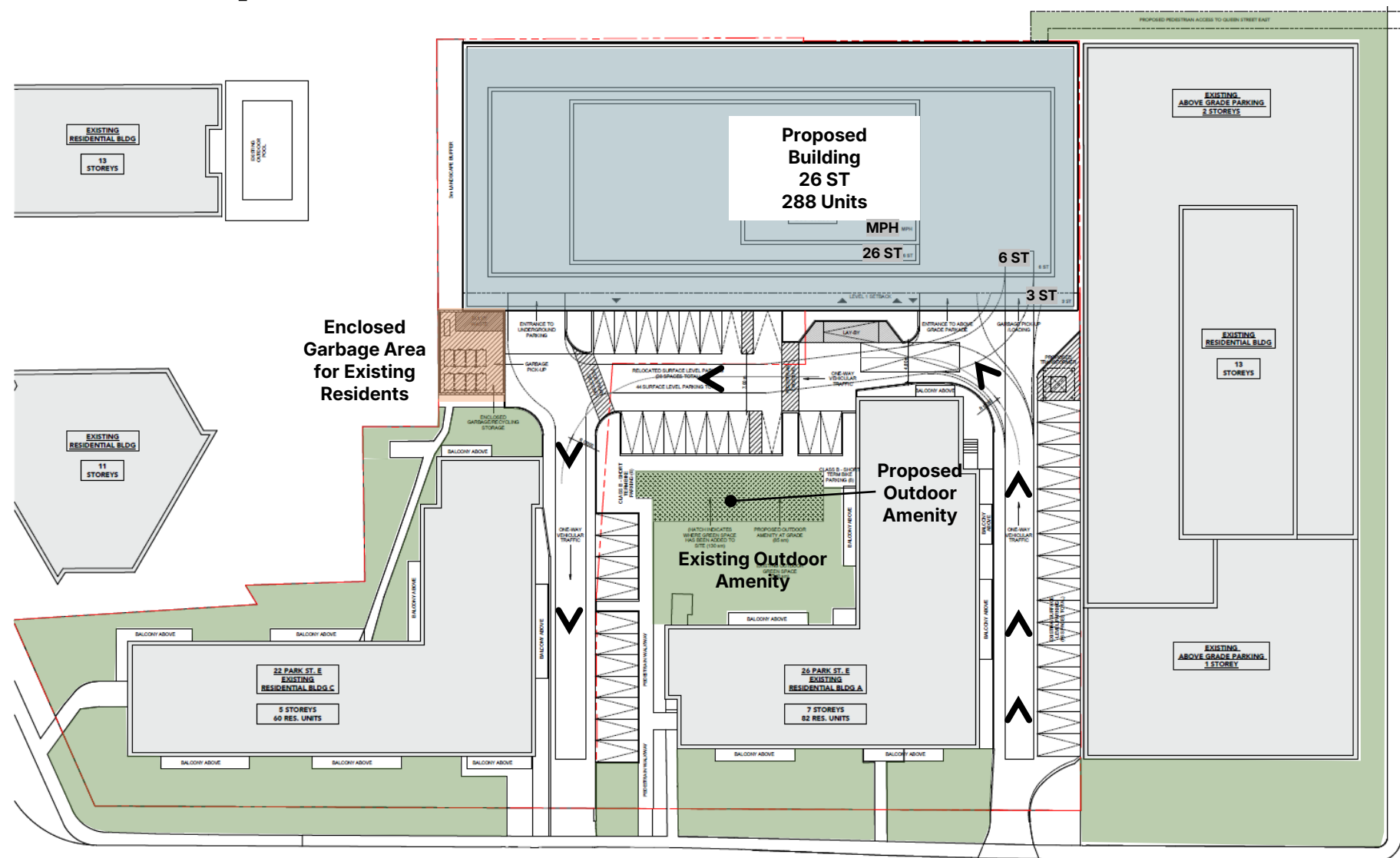
Application Timeline



Proposal



Development Proposal



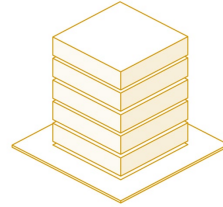
Preliminary Statistics



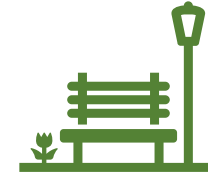
Site Area
8,648 m²
(2.137 acres)



Height (Storeys / m)
26 storeys
83.95 m



Floor Space Index (FSI)
4.81



Amenity Space
Indoor: 743 m²
Outdoor: 697 m²
Total: 1,440 m²



Gross Floor Area
28,963 m²
(311,753 ft²)



Dwelling Units
Total (NEW): 288

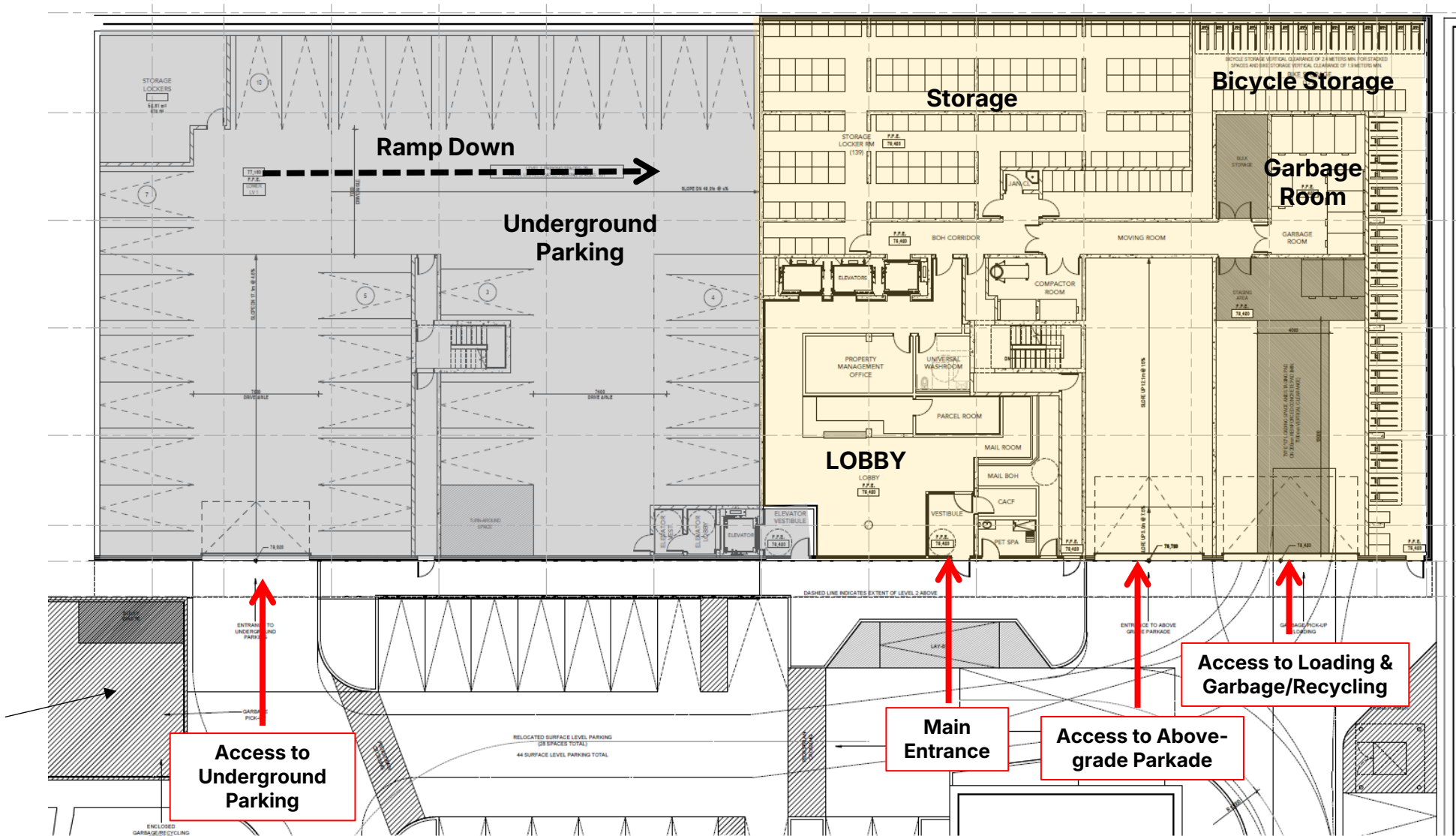


Unit Breakdown
1-bed: 7%
1-bed + den: 59%
2-bed: 20%
3-bed: 11%

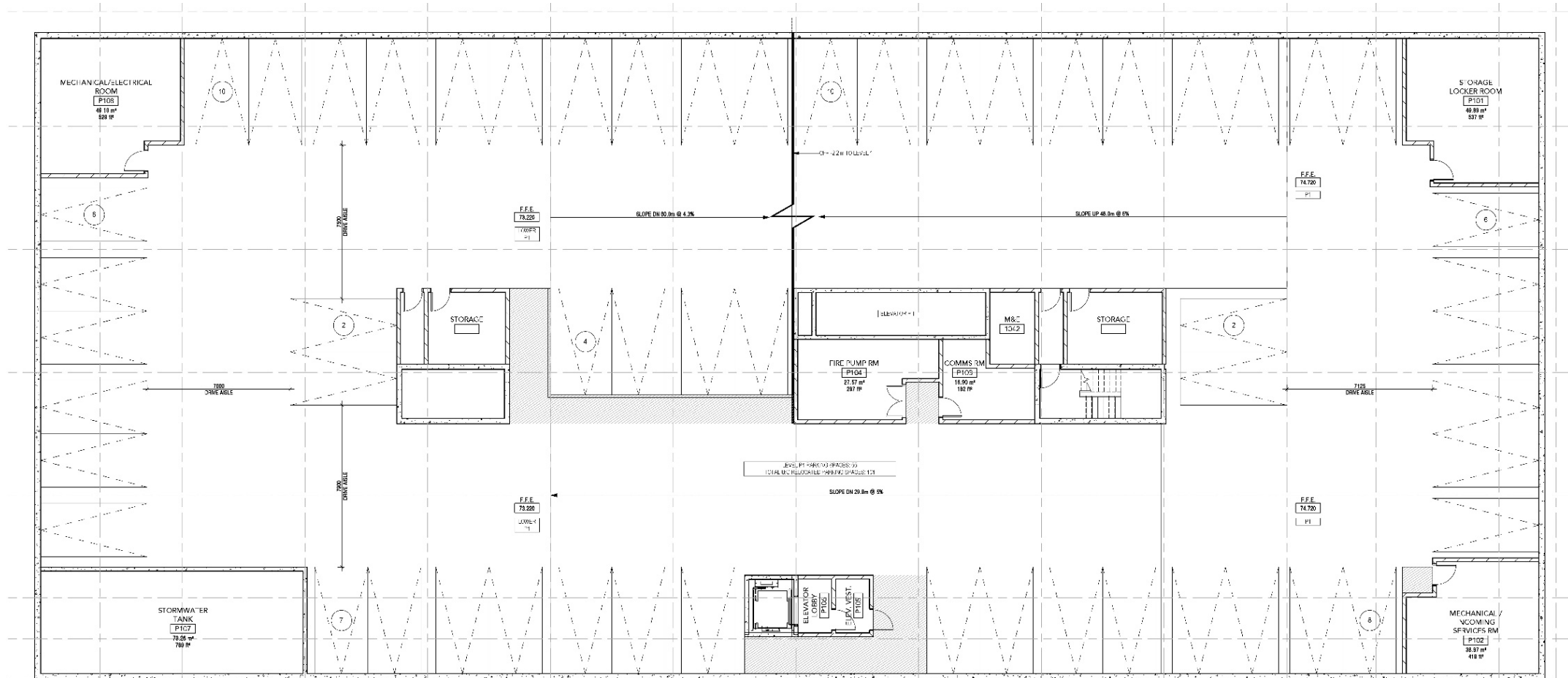


Parking Spaces
Vehicular (NEW): 162
Bicycle: 194

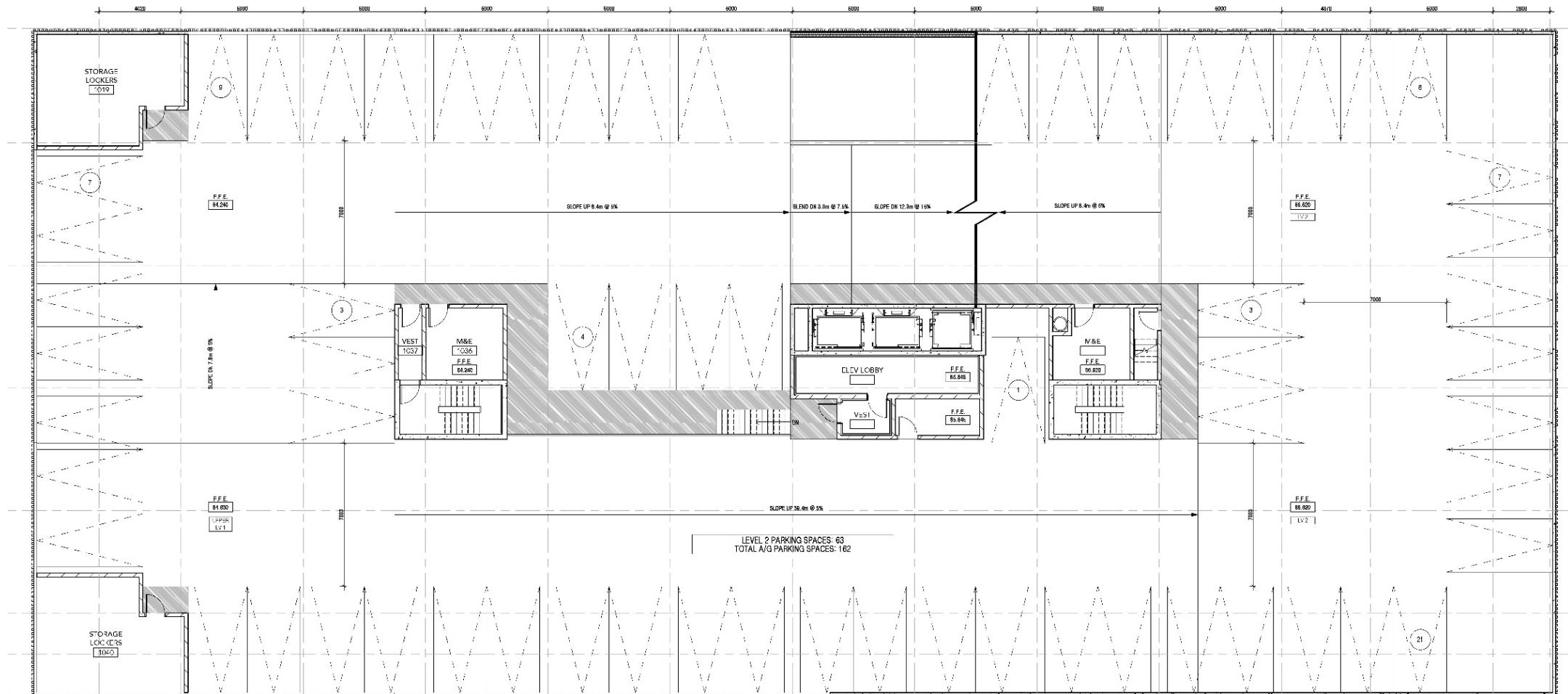
Ground Floor Plan



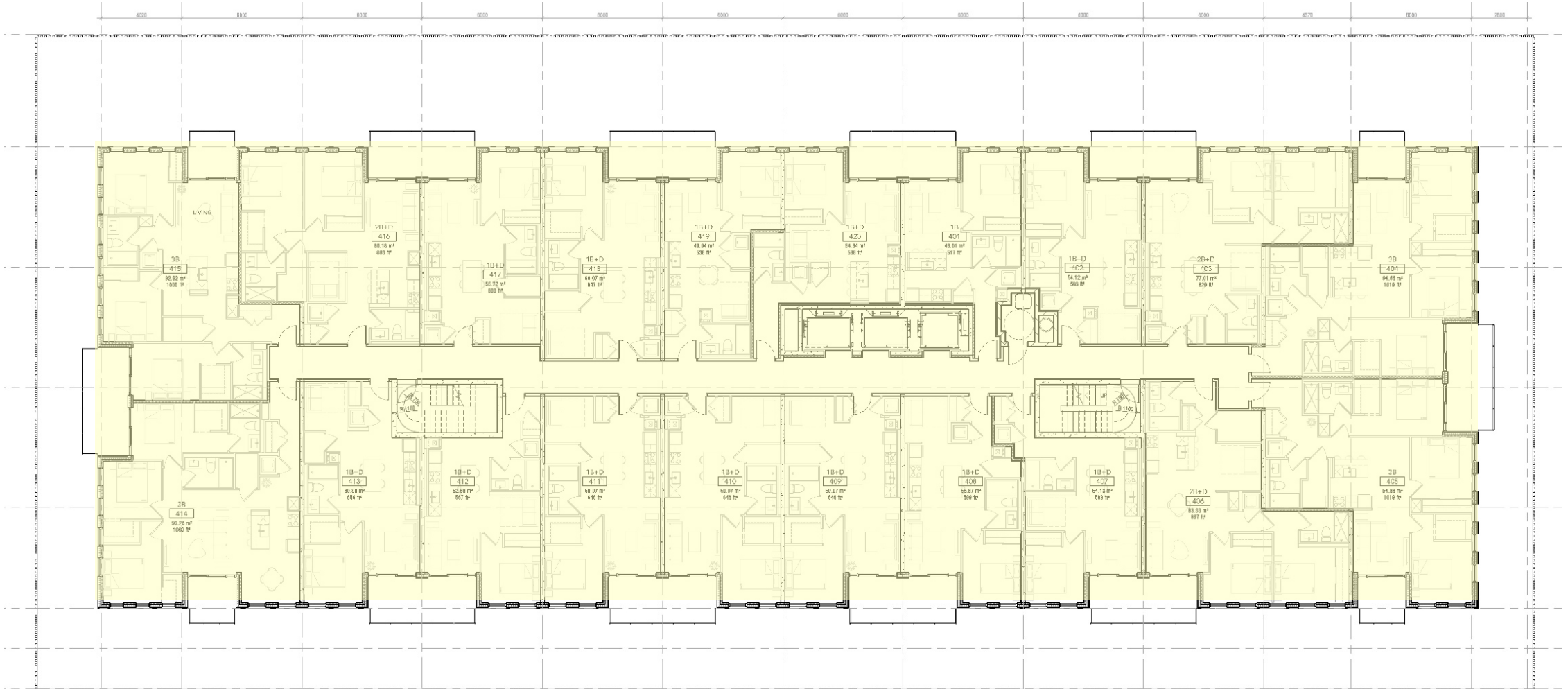
Underground Floor Plan – P1



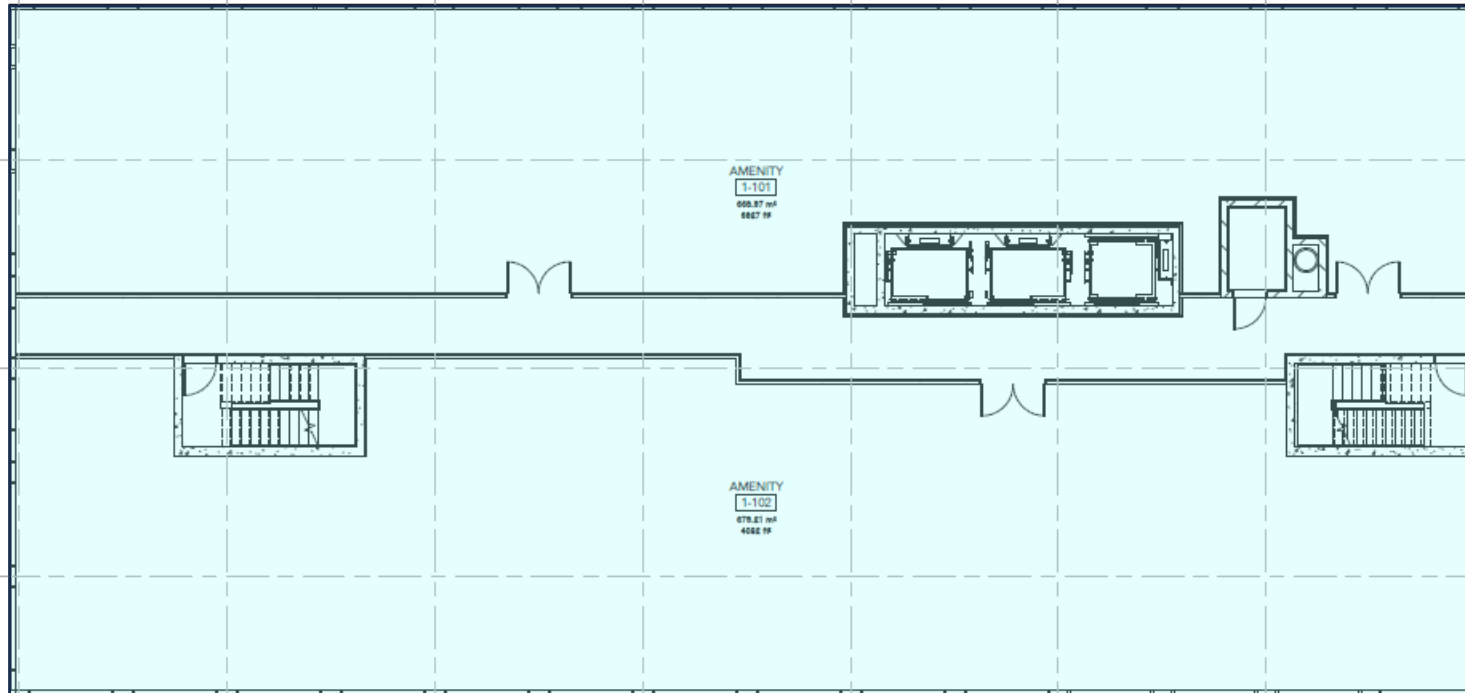
Parkade Floor Plan – Level 2



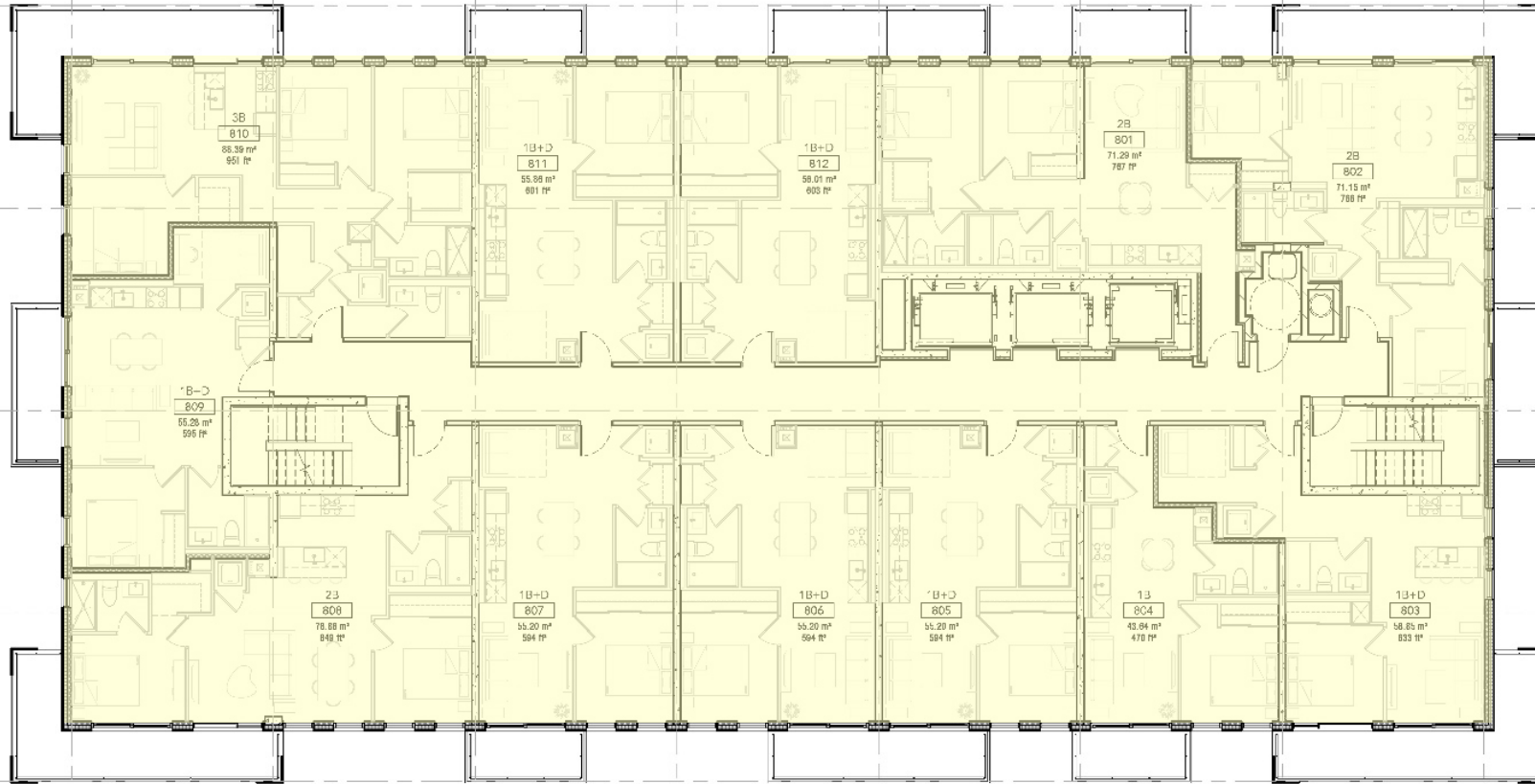
Floor Plans – Level 4



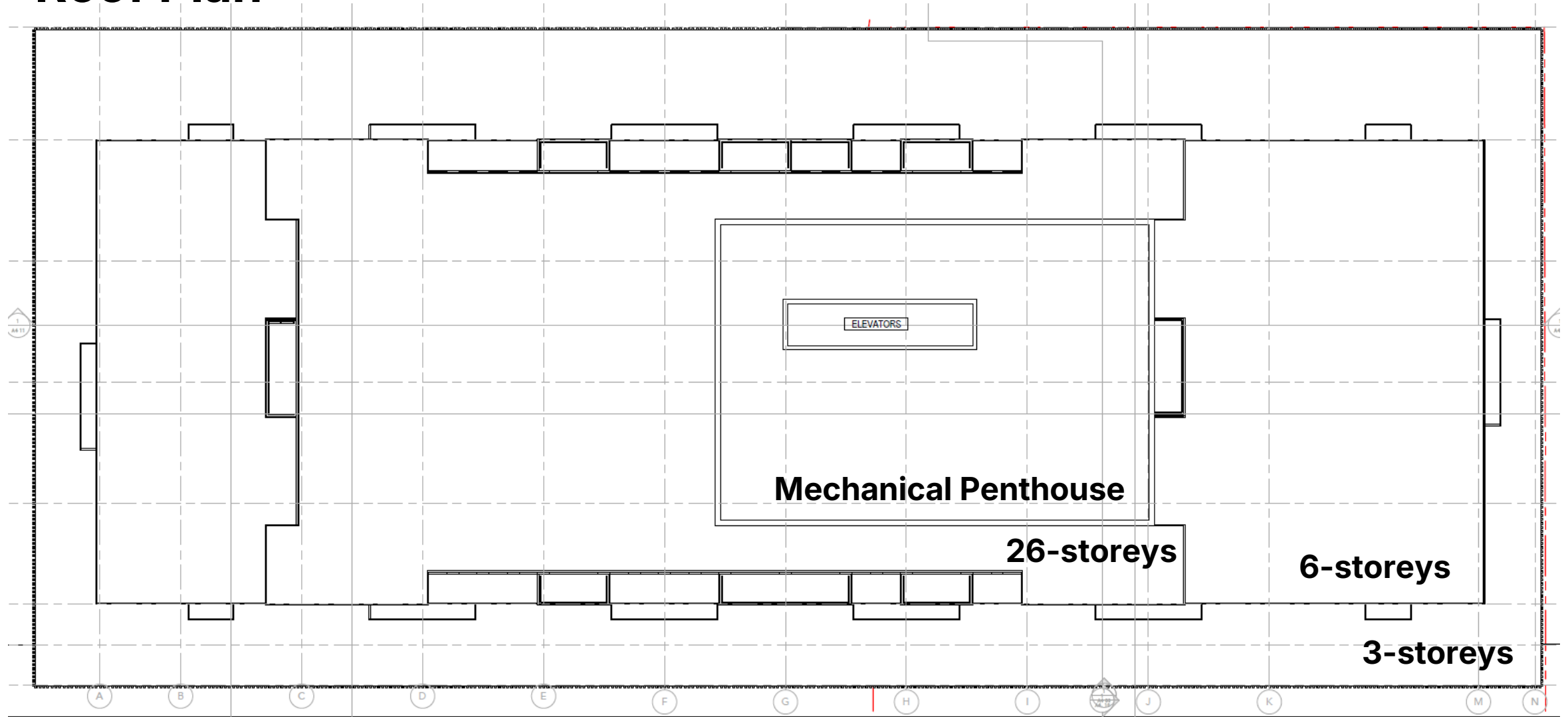
Floor Plans – Level 7 (Amenity Floor)



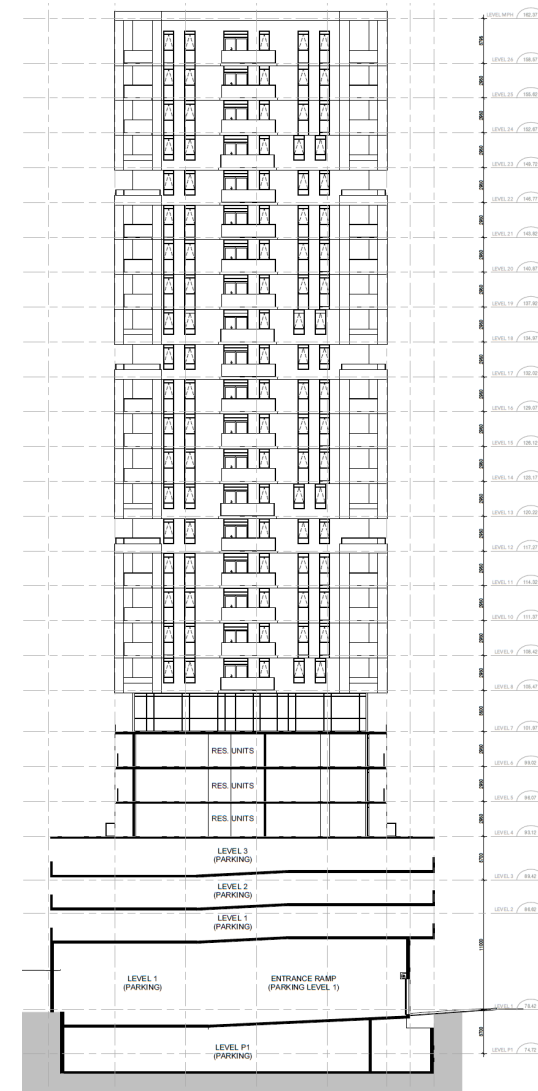
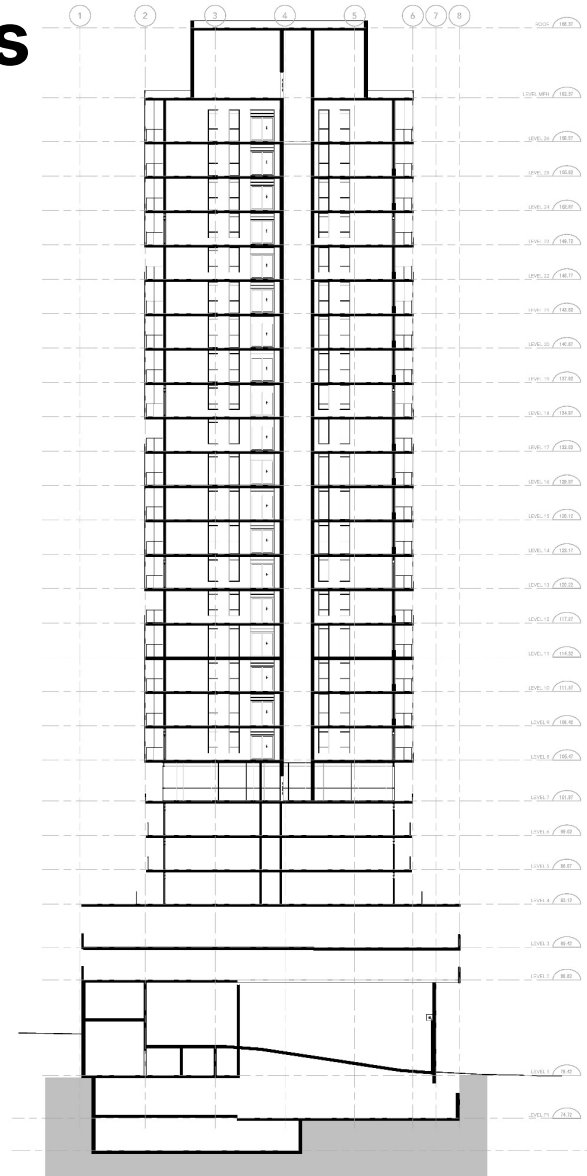
Floor Plans – Level 8 to 26 (Typical Tower Floor Plate)



Roof Plan



Building Sections



26-storeys
(83.95m)
*Excludes
the MPH*



Thank you for your time!

**Sajecki»
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Attachment 2: Tenant Engagement Session – Engagement Materials

Development Proposal at 12 & 26 Park Street East

To provide an opportunity for residents to ask questions, we will be hosting one-on-one meetings with the Development Team and Property Management.

If you are interested, please join us on:



**May 12, 2026
4:00 - 7:00 PM**



12 Park St E (Lobby)



Contact

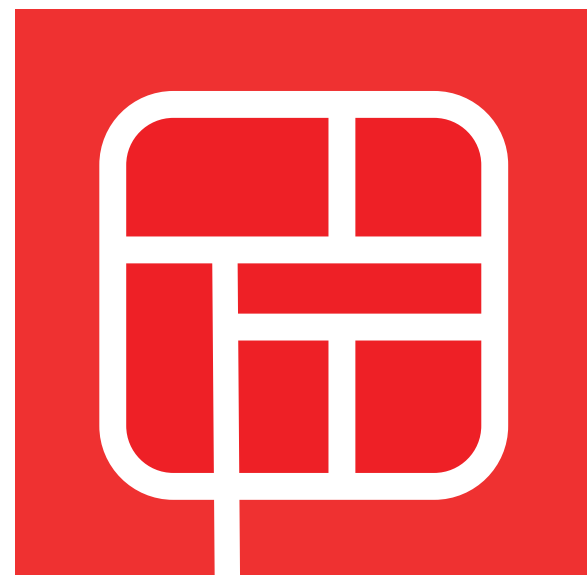
Sajecki Planning: Diane Kim
Phone: 416 391 7185
Email: diane@sajeckiplanning.com

If you have any questions or feedback, please
feel free to reach out to our team!

Welcome!

12 & 26 Park Street East

Preliminary Site Statistics



Dwelling Units
Total: 288
33% Family Sized Units



Amenity Space
Enhanced Outdoor Amenity Space
At-Grade + New Indoor/Outdoor
Amenities on Floor 7

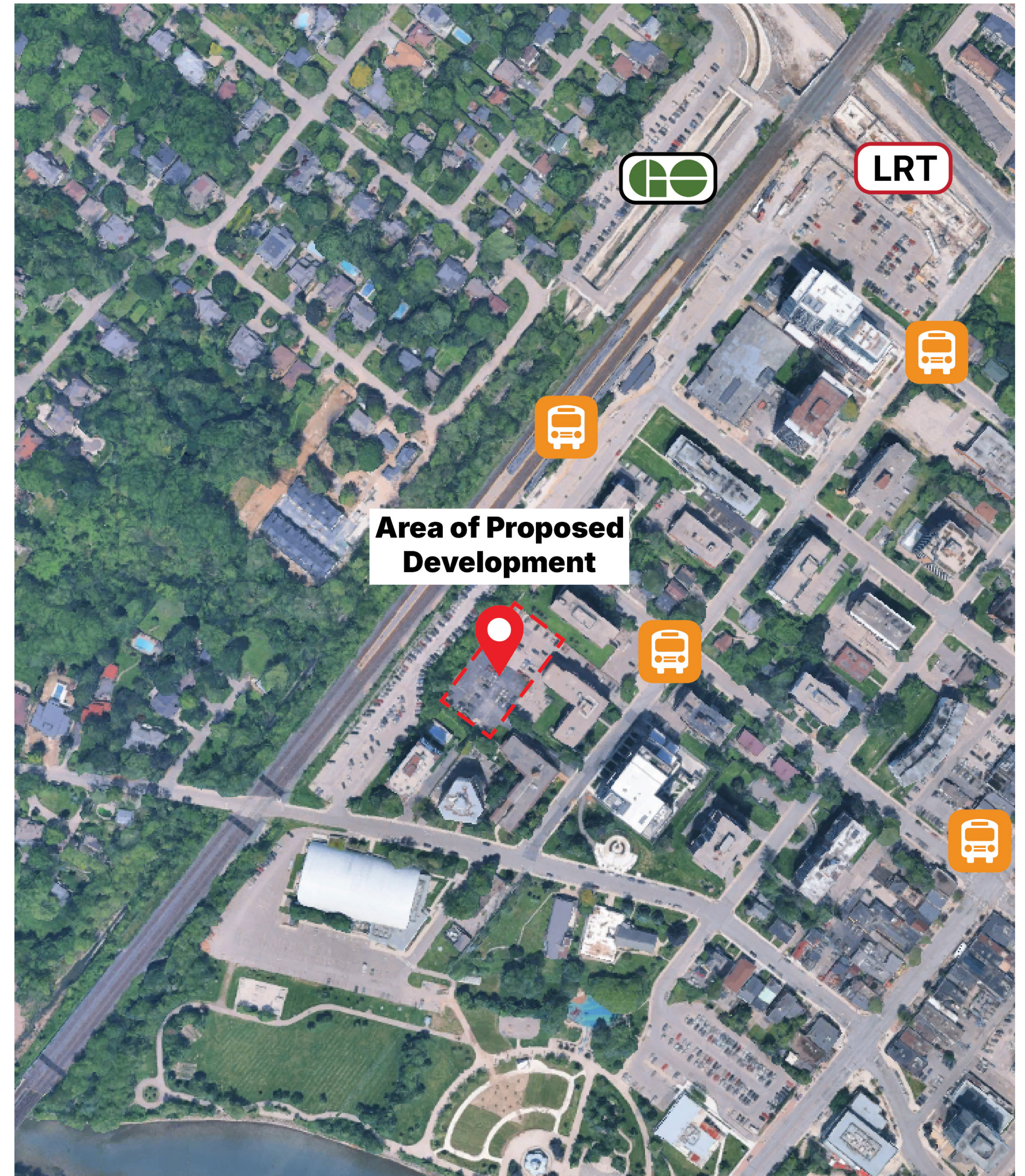


Proposed Parking
Replacement of Existing Parking +
New Vehicular & Bicycle Parking

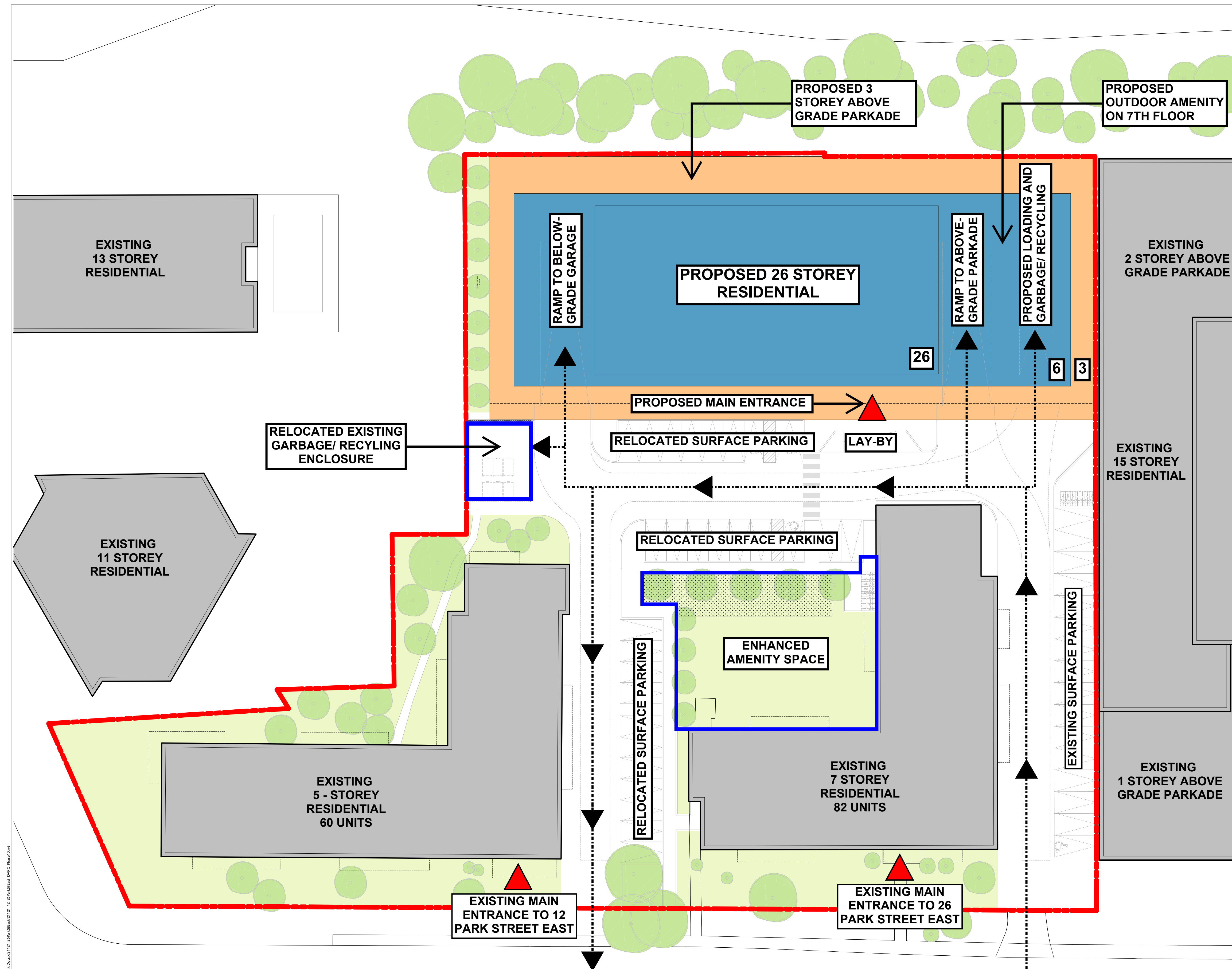
Contact

If you have any questions or feedback,
please feel free to reach out to our
team!

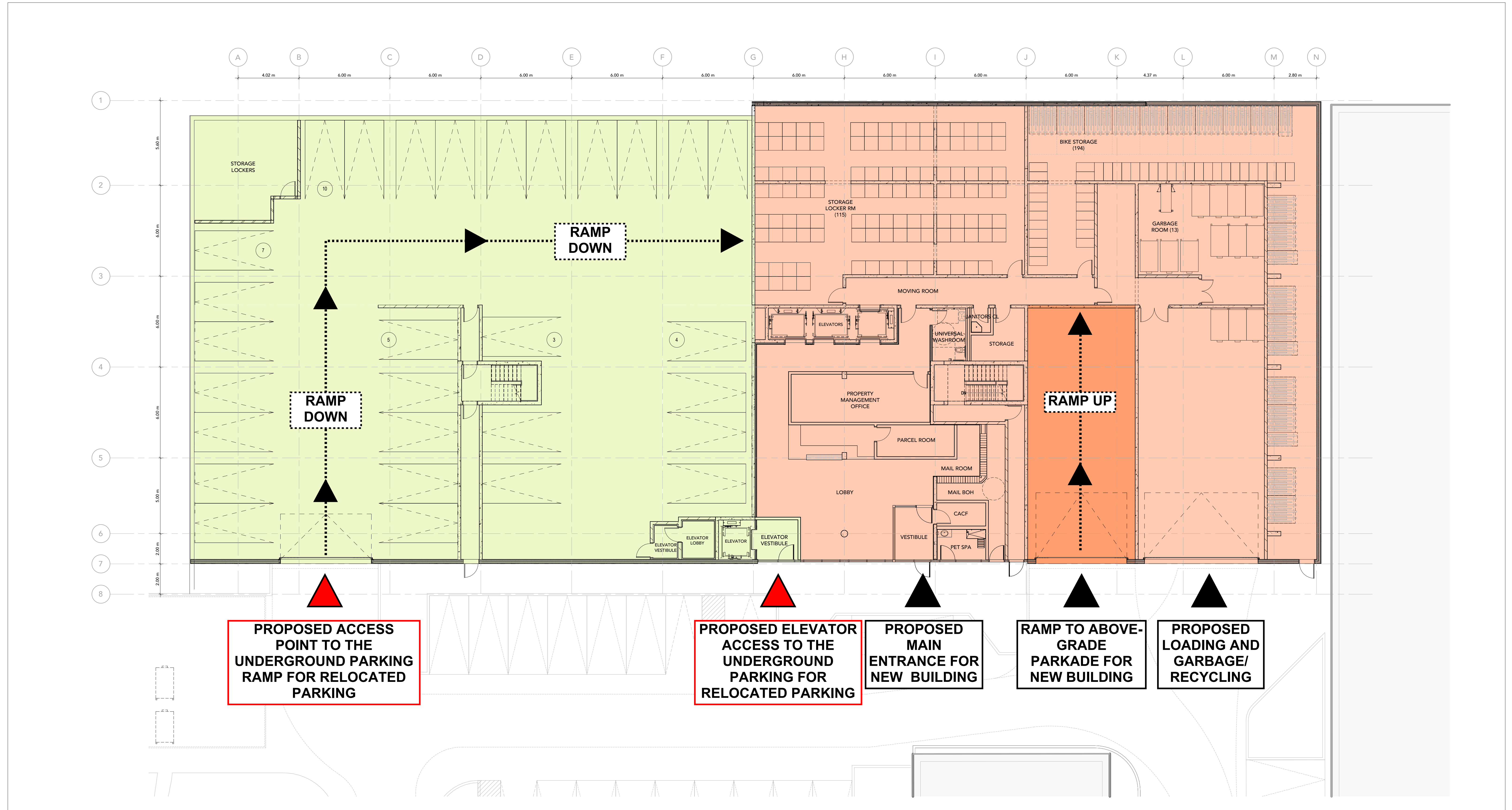
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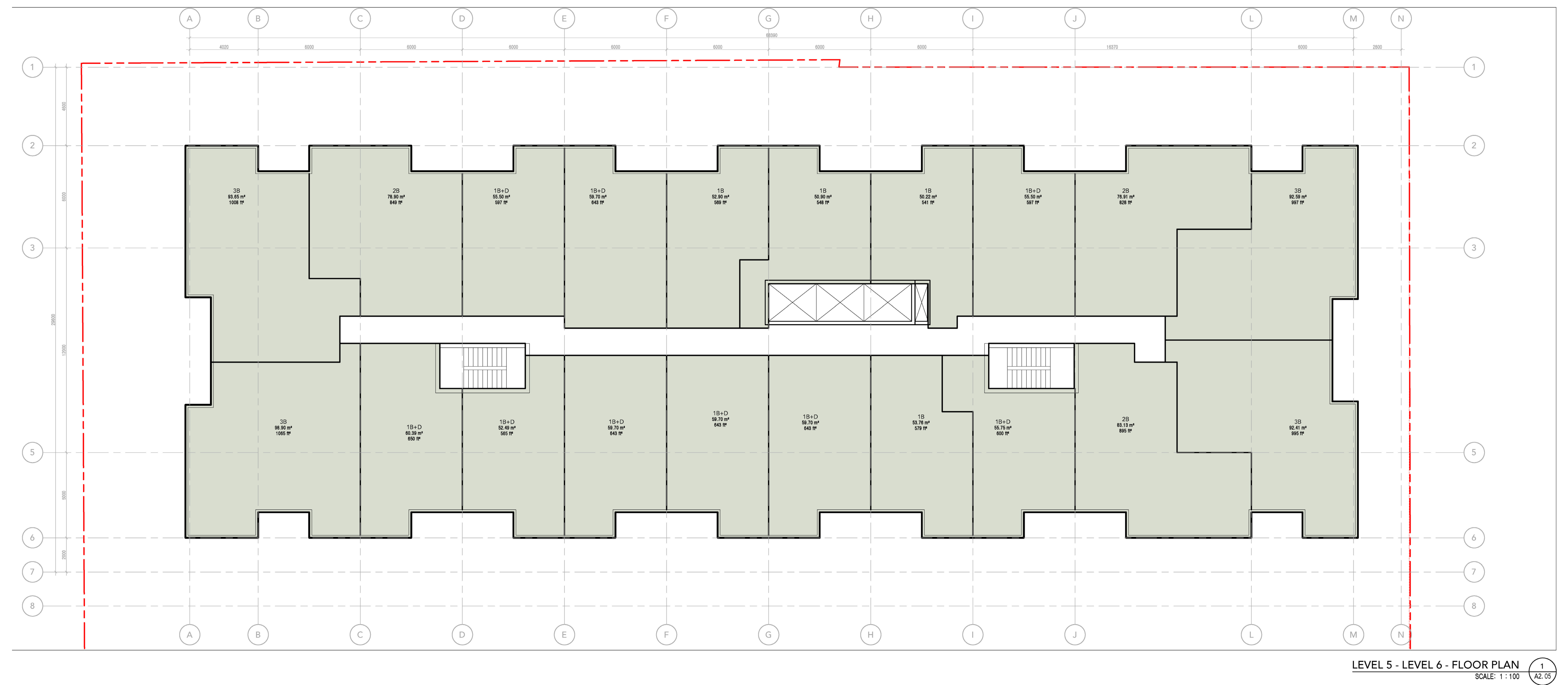
Preliminary Site Plan



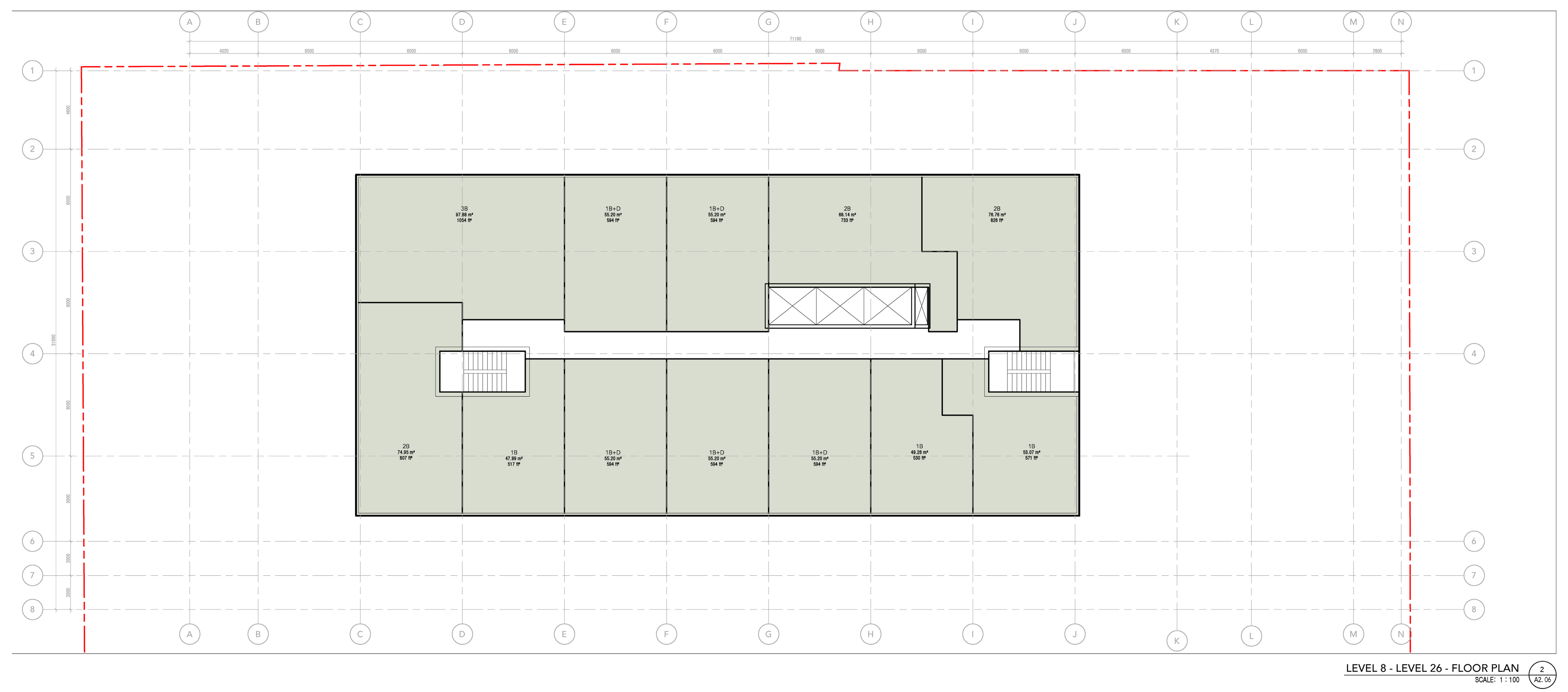
Preliminary Ground Floor



Preliminary Floor 5-6 (Typical Podium Floor Plate)



Preliminary Floor 8-26 (Typical Tower Floor Plate)

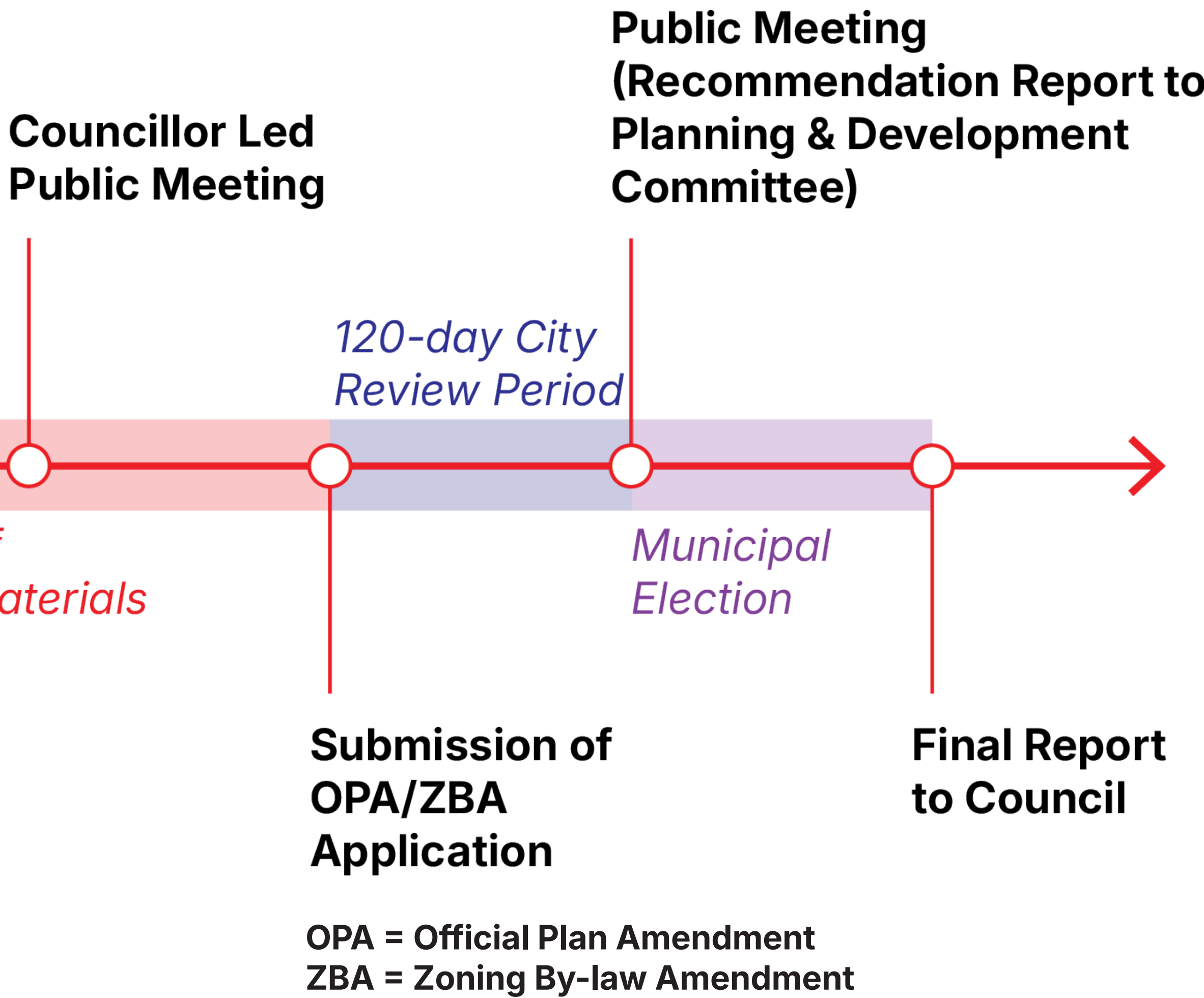


Anticipated Timeline

Completed



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 expanded for existing residents.
- How will the proposed development affect my life?**

The development process takes time and there will be no immediate changes to the property. Once approvals have been received and construction begins, there will be construction related noise and dust, however, we are committed to ensuring that inconveniences to our residents are limited. Please reach out to the Property Manager if you require any accommodation during the development process, and we will try to accommodate your needs and requests.

- How will the proposed development affect my parking spot?**

There will be no changes to your parking space until construction begins. If any impacts to your parking space are anticipated in the future, advanced notice will be provided. Parking spaces affected by the proposal will be relocated in the parking garage of the new building. Further, the rent for your parking space will not be affected by the development.
- How will this proposed development affect garbage pick up?**

Garbage pick-up will be allocated to one area when construction is underway. Similarly, once construction is complete there will be one area for garbage to be sorted and picked-up.
- How can I get up-to-date information about this development and stay involved?**

All plans and reports submitted for the Zoning By-law Amendment application will be available on the City's website once formal submission has been made.

Preliminary Site Statistics



Site Area

8,648 m²
(2.137 acres)



Height

26 Storeys



Floor Space Index

4.81



Gross Floor Area

28,963 m²
(311,753 ft²)



Dwelling Units

Total: 288
33% Family Sized Units



Amenity Space

Enhanced Outdoor Amenity
Space At-Grade

New Indoor/Outdoor
Amenities on Floor 7



Proposed Parking

Replacement of Existing
Parking

~300 Vehicular and ~200
Bicycle Parking Spaces



Preliminary Architectural Rendering

Contact

Sajecki Planning: Diane Kim
Phone: 416 391 7185
Email: diane@sajeckiplanning.com

If you have any questions or feedback, please
feel free to reach out to our team!

Preliminary Site Plan

