

July 30, 2026

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

Attention: Lucas Petricca, Planner

**Re: Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA)
Applications
12 & 26 Park Street East, Mississauga**

On behalf of Canahahns Company Limited, Sajecki Planning Inc. is pleased to submit the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the property located at 12 and 26 Park Street East, in the City of Mississauga ("the subject lands"). The subject lands are legally known as Part of Brock Street (Closed by By-Law No. 738), Plan PC-1 Port Credit and Part of Lot 1, North of Park St E & East side of Stavebank Road and Lots 10 & 11, North of Park Street E & East of the Credit River Plan PC-2 Port Credit.

The subject lands are in Ward 1, located north of Park Street East, between Stavebank Road and Queen Street East, and within walking distance of the Port Credit GO Station, future Hazel McCallion LRT station, and various community amenities. Currently, the site contains a five-storey and a seven-storey apartment building, with surface parking lots. The subject lands are approximately 8,648 square metres in size, with a frontage of approximately 120 metres along Park Street East, and it abuts the Port Credit GO parking lot to the north. The subject site, which will become a new lot by way of severance, is 3,592 square metres in size with a frontage of approximately 7.9 metres along Park Street East and is primarily situated to the rear of the existing buildings at 12 and 26 Park Street East, where surface parking is currently located.

The subject lands are designated *Residential High Rise* as per Schedule 7 – Land Use Designations of the City of Mississauga Official Plan (MOP) and subject to the Port Credit Local Area Plan as per Schedule 1 – City Structure of the MOP. The subject lands are zoned Residential Apartment (RA2) with Exception 6 as per Zoning By-law 0225-2007.

The OPA and ZBA applications seek to permit a 26-storey purpose-built residential apartment building on the subject site, while maintaining the existing rental housing on the subject lands. The proposal contemplates a total of 288 dwelling units, supported by a substantial supply of amenity space at a ratio of 4.1 square metres per dwelling unit.

Background

There are no previously approved OPAs or ZBAs pertaining to the subject lands. In late 2001, an applicant requested that the Committee of Adjustment authorize a minor variance to allow the existing seven-storey apartment building at 26 Park Street East to remain, providing eight visitor parking spaces instead of the minimum of 16. This minor variance was approved in December of 2001.

A Development Application Review Committee (DARC) Meeting was held on April 7th, 2026 to receive preliminary feedback from staff and to confirm the submission requirements. A Tenant Engagement Session was held on May 12th, 2026, and a Councillor-led Public Meeting was held on June 1st, 2026, to keep the community informed about the development and to receive feedback on the proposal.

This cover letter identifies the submission materials as part of a complete application submission requirement under the Planning Act for OPA and ZBA applications. The DARC Submission Requirements Checklist (DARC 26-45 W1) provides a comprehensive list of submission requirements for this application (see Attachment 1).

Enclosures

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

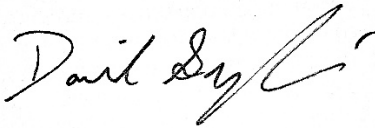
Submission Requirement	File Name	Consultant	Date
Cover Letter (This document)	Cover Letter	Sajecki Planning Inc.	July 30, 2026
Planning Justification Report	Planning Justification Report	Sajecki Planning Inc.	July 2026
Draft OPA	Draft OPA	Sajecki Planning Inc.	July 2026
Draft ZBL	Draft ZBL	Sajecki Planning Inc.	July 2026
Archaeological Assessment	Stage 1 Archaeological Assessment	ASI	June 15, 2026
Architectural Drawings	A000 Cover Sheet A100 Site Plan and Site Statistics A200 Level P1 to P2 Floor Plan A201 Level 1 Floor Plan A202 Level 2 to 3 Parkade Floor Plan A203 Upper Level 3 Parkade Floor Plan A204 Level 4, Level 5 to 6 Floor Plan A205 Level 7, Level 8 to 26 Floor Plan A206 Level MPH, Roof Floor Plan A400 Elevations A401 Elevations	Kohn Partnership Architects Inc.	July 30, 2026

	A402 Elevations A410 Overall Building Sections A411 Overall Building Sections A412 Overall Building Sections A502 AXO Views		
Preliminary Severance Plan	P01 Severance Plan	Kohn Partnership Architects Inc.	July 30, 2026
Shadow Study	A600 Shadow Studies June 21 A601 Shadow Studies June 21 A602 Shadow Studies September 21 A603 Shadow Studies September 21 A604 Shadow Studies December 21	Kohn Partnership Architects Inc.	July 29, 2026
	Shadow Study Letter	Kohn Partnership Architects Inc.	July 29, 2026
Waste Management Plan	A110 Waste Management Plan	Kohn Partnership Architects Inc.	July 30, 2026
Geotechnical Report	Geotechnical Report	Englobe	July 30, 2026
Phase 1 ESA	Phase One Environmental Site Assessment	Englobe	July 29, 2026
Phase 2 ESA	Phase Two Environmental Site Assessment	Englobe	July 29, 2026
Hydrogeological Assessment Report	Hydrogeological Assessment Report Letter	Englobe	July 30, 2026
Civil Plans	C101 Site Grading Plan C102 Site Servicing Plan	Envision Consultants Ltd.	July 30, 2026
Stormwater Management Report	Stormwater Management Report	Envision Consultants Ltd.	July 30, 2026
Functional Servicing Report	Functional Servicing Report	Envision Consultants Ltd.	July 30, 2026
Recent Survey Plan	S1 Survey	Genesis Land Surveying Inc.	June 16, 2026
Parcel Register showing Easements / Restrictions on Title	Parcel Register 1 Parcel Register 2	Genesis Land Surveying Inc.	May 19, 2026
Pedestrian Wind Comfort and Safety Study	Pedestrian Level Wind Study	Gradient Wind Engineering Inc.	July 29, 2026
Traffic Impact Study	Transportation Impact Study	Nextrans	July 30, 2026
Landscape Plans	L1 Landscape Plan	RKLA	July 29, 2026
Tree Inventory/Tree Preservation Plan	T1 Tree Preservation Plan	RKLA	July 29, 2026
Arborist Report	Tree Preservation Report	RKLA	July 29, 2026
Noise and Vibration Study	Noise Study Vibration Study	Valcoustics Canada Ltd.	July 28, 2026
Utilities Plan	Utilities Context Plan Utilities Plan Part 1 Utilities Plan Part 2 Utilities Plan Details	MULTIview	July 15, 2026

Forms and Schedules		
Property Owner Appointment and Authorization of Applicant	Sajecki Planning Inc. / Canahahns Company Limited	July 2026
Property Owner Acknowledgement Public Information Enter Property		
Declaration of Application Schedule with Oath		
Official Plan Amendment and or Rezoning Application Form		
Planning Information Schedule		
Site Information Schedule		
Servicing and Matters of Provincial Interest Schedule		
Tree Injury or Destruction Declaration Schedule		
Notice Sign Schedule		
Storm Sewer Use By-law Acknowledgement		
OPA Rezoning and or Subdivision Fee Calculation Worksheet		
Commenting Agency Fee Collection Form		
Environmental Site Screening Questionnaire and Declaration Schedule		
For additional requirements, please see the following status updates below:		
• Hydrogeological Report: Please note the preparation of a Hydrogeological Report by Englobe is underway with a targeted completion date of August 7th, 2026. • Draft R-Plan: Please note the preparation of a Draft R-Plan by Genesis Land Surveying Inc. is underway with targeted completion for the subsequent resubmission.		

We trust that the submission materials meet the City's requirements for a complete OPA and 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 416-718-4212 or david@sajeckiplanning.com.

Sincerely,



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

Attachments:

Attachment 1: DARC 26-45 Submission Requirements

Appendix 1 - DARC Application Submission Checklist

Submission Requirements Checklist

Type of Application:

- ☒ Official Plan Amendment (OPA)
- ☐ Removal of H (H-OZ)
- ☒ Rezoning (OZ)
- ☐ Plan of Subdivision (T)

Planning and Building
Department
Development and Design Division
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Mississauga, ON L5B 3C1
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plans.devdes@mississauga.ca



General Information		
Address / Legal Description of Site 12 & 26 Park St E.	Ward No. 1	Meeting Date Mar. 31, 2026
Description of Proposal 26 storey residential building		
Applicant Name Sajecki Planning - Morgan	Planner Name L. Petricca	Pre-Application Meeting No. DARC 26-45 W1

Standard Requirements	
☒ Official Plan Amendment and/or Rezoning Application Form. including ALL Schedules	☒ City Application Fees / Deposits
☒ Commenting Agency Fee Collection Form	☒ Region of Peel Commenting Fee Receipt (prior to formal application submission)
☒ Cover Letter including the proposed tenure	☒ Planning Justification Report
☒ Context Plan / Map	☒ Parcel Register showing Easements / Restrictions on Title
☒ Concept / Site Plan	☒ Zoning By-law – Table/List of requested Site-Specific Exemptions)
☒ Grading / Site Servicing Plan / Cross Sections / Underground Parking Plans	☒ Geotechnical Report
☒ Floor Plans	☒ Functional Servicing Report (FSR)
☒ Building Elevations	☒ Stormwater Management Report
☒ Recent Survey Plan	☒ Storm Sewer Use By-law Acknowledgement form
☒ Tree Inventory/Tree Preservation Plan	☒ Arborist Report
☒ Archaeological Assessment	☒ Traffic Impact Study
☒ Draft Notice Sign Mock-up & Proof of Notice Sign Installation	☒ Environment Site Screen Questionnaire and Declaration Schedule (ESSQD)
☒ Community Engagement Meeting - if a meeting is warranted by Ward Councillor, a Community Engagement Report is required	☒ Phase 1 Environmental Site Assessment (ESA) and a Phase 2 ESA if one is warranted according to the Phase 1 ESA
Site Specific Requirements	
	Submission Requirements Notes – See Terms of Reference for more detail information when the following study(s) are required
☐ Conservation Authority Review Fee Receipt and/or GTAA Review Fee Receipt (prior to formal application submission)	when site is within Conservation Authority or GTAA review area
☐ Plan of Subdivision Application Form	with Subdivision Proposal
☒ Draft Plan of Subdivision	with Subdivision Proposal
☒ Official Plan – Table/List of requested Site-Specific Exemptions	with Official Plan Amendment Application
☐ Digital 3D Building Mass Model (pdf and Sketchup, AutoCAD, Revit, 3DsMAX or Collada)	when buildings are greater than 10.7 metres in height
☐ Parking Utilization Study	when 10% or more parking deficiency is proposed
☐ Streetscape Feasibility Study (includes an existing utility plan that meets the Terms of Reference)	when site is within City’s Intensification Areas in the Official Plan
☐ Right-of-Way Package	when a public road is proposed
☒ Pedestrian Wind Comfort and Safety Study	when proposal is greater than 20 metres or more in height (refer to Terms of Reference for detail requirement information)
☒ Shadow Study	when proposal is greater than 10.7 metres in height
☒ Noise and Vibration Study	all proposal with or near a noise sensitive land use defined by the Ministry of Environment (MOE), Conservation and Parks, NPC-300 Environmental Noise Guideline
☐ Air Quality Study	when proposal includes sensitive uses and is within 1000 metres from industrial uses with emission
☐ Land Use Compatibility Study	when the proposal is for residential that is within an Employment Area and/or a previous Employment Area OR When site is on Dundas Street and designated as Mixed Use Limited designated

☐ Urban Design Advisory Panel	when a site is: • in the City Centre • all major proposed development in Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors, Major Transit Stations, Special Purpose Area • all major mixed use and high-density residential development applications
☒ Hydrogeological Report	when underground parking is proposed
☐ Slope Stability Study / Top of Bank Survey	when site is near Hazards Lands
☐ Environmental Impact Statement – Type (i.e. minor or major) to be determined following site visit prior to application submission	when site has environmental significance
☐ Heritage Impact Assessment	when the property is listed or designated as Heritage significance
☐ Parkland Dedication Study	when Parks and Culture Planning Section confirms a need for unencumbered park on the property
Other Site Specific Requirements	Notes/Explanation
☒ Wast Management Plan Drawing	
☒ Draft Reference Plan	

Other Information

- Terms of Reference for each study/report can be found on the City’s website: [Development Application Terms of Reference](#). If the Terms of Reference is not on the links, please contact the reviewer who made the comment for Terms of Reference.
- This checklist is valid for **one (1) year** from the date of the meeting. In the event that the checklist expires prior to the application being submitted, and/or new policy and/or by-laws apply, another updated checklist may be required.
- Application forms can be obtained at [Apply for an Official Plan amendment, Zoning By-law amendment or plan of subdivision – City of Mississauga](#)
- Additional information/reports/studies/plans may be required upon submission of the application.
- **Community Engagement Meeting** may be required where deemed necessary by the Ward Councillor and it will occur prior to the formal Development Application submission. The Community Engagement meeting will be held with surrounding residents to inform the community of the contemplated development proposal and to gather feedback. Further details on the meeting can be obtained by the Planner assigned to the file.
- Application submissions are via **ePlans only** at [Mississauga ePlans Login](#)

Preparing Drawings & Documents for an ePlans Submission

Drawing Standards

Drawing sheets should be saved and uploaded into ePlans with the proper view orientation, so that the drawings do not require to be rotated to a proper view.

The top right corner of all drawing sheets should be left blank with the exception of the border for the purpose of a City of Mississauga electronic approval stamp. Refer to the following chart for the approval stamp / location depending on the sheet size.

Sheet Size	Approval Stamp Size / Location
36” x 48”	• 3” width x 2” height • ¾” from edge of sheet in both directions
24” x 36”	• 3” width x 2” height • ¾” from edge of sheet in both directions
18” x 24”	• 3” width x 2” height • ½” from edge of sheet in both directions
11” x 17”	• 3” width x 2” height • ½” from edge of sheet in both directions

File Naming Standards for Drawings

File names for all drawings submitted through ePlans should include the first character of the discipline name followed by a 3-digit sheet number and drawing type.

File names must not include the project address, date, business name, dashes, hyphens or any other special characters. Each drawing plan sheet must be an independent file and the file name cannot exceed 70 characters. Files submitted with multiple drawing plan sheets will not be accepted.

The chart below for are examples of file naming conventions.

Drawing Type	Character - Discipline	Sample File Name
Site Plan	A Architectural	A100 Site Plan
Elevations	A Architectural	A200 North Elevation
Floor Plans	A Architectural	A300 Ground Floor Plan
Concept Plan	A Architectural	A400 Concept Plan
Grading Plan	C Civil	C100 Grading Plan
Survey Plan	C Civil	C105 Survey Plan
Tree Inventory Plan	L Landscape	L100 Tree Inventory Plan
Landscape Plan	L Landscape	L200 Landscape Plan

File Naming Standards for Documents

File names for all documents should clearly identify the type of document, such as an arborist report, shadow study, traffic impact study or stormwater management report.

File names must not include the project address, date, business name, dashes, hyphens or any other special characters. File name cannot exceed 70 characters.

File Type Standards

Only PDF or vector PDF (preferred) files will be accepted for drawings and documents. If drawings are created in AutoCAD, please convert the files to vector PDF by using the Autodesk Vector Graphic Converter “DWG to .pc3 plotter driver”.

File Size Restrictions

Individual file size restriction is up to 1 Gigabyte (GB).