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November 13, 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
Official Plan and Zoning By-law Amendment Application OZ 26-8 W7

On behalf of 2233-2235 Hurontario Ltd. ("the Owner"), Sajecki Planning Inc. is pleased to submit a revised Official Plan Amendment (OPA) and 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 application proposes retaining the existing rental apartment buildings and developing two new 35-storey rental apartment towers connected by a shared podium, with associated amenity space, landscaping, retail uses at grade, and supporting site improvements.

The subject lands are located within the Queensway Protected Major Transit Station Area (PMTSA) and are designated Residential High-Rise in the Mississauga Official Plan 2051. The proposal supports the City's growth and intensification objectives by introducing additional rental housing in a transit-supportive location.

Since the initial submission, the project team has continued to work with City staff and relevant agencies to address comments and refine the proposal. This resubmission includes updated drawings, studies, and supporting materials in response to agency and departmental feedback.

Key Changes and Resolution of Issues

City departments and external agencies submitted comments on August 25, 2026. The principal issues identified through the review process related to the overall site layout, landscape buffers, pedestrian connectivity to Iggy Kaneff Park, and fire access requirements.

Through ongoing collaboration and working sessions with City staff on October 6, 2026, the development concept was refined to address these matters. Key revisions include:

Landscape Buffer

City staff raised concerns that the proposed development does not provide the required 3.0 m unobstructed landscape buffers in certain areas of the site. A further review of the underground parking configuration identified opportunities to reduce the aisle width along the south side of the underground garage to 6.0 m. This modification increased the landscape buffer width and significantly improved the site's landscape treatment while

maintaining the functionality of the underground parking structure. This approach was recommended by The City's Urban Design reviewer on our October 6 working session.

Pedestrian Connection to Iggy Kaneff Park
In response to comments regarding pedestrian access and connectivity to Iggy Kaneff Park, an additional pedestrian connection has been introduced along the north side of the site. The connection has been accommodated by adjusting the location of the surface parking spaces along the north end of the site, and by tightening the width of the existing driveway from 7.6 to 7.0 m. A small existing tree along the driveway will need to be removed to ensure a clear pedestrian connection can be provided.

This connection complements the primary pedestrian route through the central courtyard and improves access between the development, the surrounding neighbourhood, and the adjacent public open space network.

Fire Access
Additional drawings have been provided to clearly show the fire circulation route, which allows the proposed development to be serviced independently of the existing buildings. The principal entrance of 2235 Hurontario Street has been relocated to ensure clear addressing for Fire Services. This approach was communicated to and confirmed with the relevant Fire Department reviewer at our meeting on October 6, 2026; no further concerns were raised at this meeting.

Tower Separation
The revised proposal provides 24.5 m of separation from the existing apartment building north of the site to the proposed eastern tower, a minor 0.5 m reduction from the 25.0 m standard required by the Zoning By-law. This reduced separation should be considered in the context of the adjacent 13-storey building, which is more comparable to a mid-rise form than a typical tall tower. As the tower separation requirement applies only above the podium, the reduced separation affects only Levels 8 through 13 of the existing building. In addition, the existing building has an irregular massing, with a substantial portion of the south façade located more than 25.0 m from the proposed tower. Accordingly, the 24.5 m separation applies only to a limited portion of the facing façades, with the average separation distance exceeding 25.0 m. The proposal therefore maintains the intent of the tower separation requirement regarding building spacing, privacy, and access to light.

<u>Need and Rationale for an Official Plan Amendment</u>

Discussions with City staff during the review process identified that an OPA is required, as the proposed development does not provide the minimum three storeys of non-residential space contemplated by Official Plan Policy 17.120.2.a.

The Owner is seeking relief from this requirement, as the proposed development cannot reasonably accommodate three storeys of non-residential floor area. While the proposal includes sufficient at-grade commercial space to replace the existing retail uses on the site, market conditions do not support the viability of multiple levels of commercial uses. This

challenge is compounded by the building's limited frontage along Hurontario Street, which limits visibility and access to upper-storey non-residential space.

The site's physical characteristics further limit opportunities to accommodate additional non-residential uses. As an infill development, the building footprint is constrained by the need to retain the existing rental buildings and existing below-grade conditions. In addition, the proposed residential towers occupy a significant portion of the podium volume, leaving limited standalone podium space where non-residential uses would typically be most functional and successful.

From a design and constructability perspective, adding non-residential storeys would require significant modifications to the building design, including a separate commercial lobby, independent elevator infrastructure, additional servicing requirements, a substantial transfer slab, and dedicated parking for commercial tenants. These measures would result in an inefficient building configuration and impose an undue construction and financial burden on the development.

It is worth highlighting that the proposal provides other design elements and community benefits that achieve broader Official Plan policy objectives of creating a complete, vibrant, and transit-supportive community, including:

- Substantial new purpose-built rental housing, which will help address housing supply and affordability challenges and provide housing options for future hospital employees;
- A spacious, central publicly accessible open space that will enhance amenity for residents and visitors within the area;
- Approximately 467 m^2 of new retail space at grade, adjacent to high-quality public realm spaces that will enable opportunities for spill-out uses;
- Amenity space meeting City requirements, supporting a high-quality living environment for existing and future residents; and,
- A new pedestrian connection along the north side of the property, enhancing linkages to Iggy Kaneff Park.

Because the proposed development achieves other planning and policy objectives in alignment with the Hospital Growth Centre, the Owner seeks relief from the site-specific OPA provisions to allow a reduction in the required amount of non-residential space.

Enclosures

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

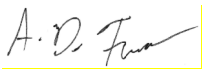
Document Name	Prepared By	Dated
Drawings		
Architectural Drawings* • A000 Cover Sheet • A101 Site Plan and Key Plan • A102 Statistics • A103 P2-P3 Parking Plan	BDPQ	November 13, 2026

• A104 P1 Parking Plan • A201 Ground Floor Site Plan • A202 Level 2 Floor Plan • A203 Level 3 Floor Plan • A204 Level 4 to 6 Floor Plan • A205 Level 7 Floor Plan • A206 Level 8 Floor Plan • A207 Typical Tower Floor Plan • A208 Level 35 Floor Plan • A209 Mechanical Penthouse Level Plan • A210 Roof Plan Floor Plan • A401 North Elevation • A402 West Elevation • A403 South Elevation • A404 East Elevation • A402 Building Elevations • A451 East-West Section • A452 North-South Section		
Servicing and Grading Plans • C000 Cover Page • C100 General Notes • C101 Servicing Plans • C102 Removal Plan • C201 Grading Plan • C202 Sections • C301 Storm Drainage Plan • C302 Sanitary Drainage Plan • C401 Details • C501 Erosion and Sediment Control Plan • C502 Erosion and Sediment Control Details	UrbanTech	November 13, 2026
Landscape Plans • L001 Pedestrian Circulation Plan • LC.000 Cover Page • LS.100 Landscape Plan • LU.100 Composite Utility Plan • LV.100 Soil Volume Schedule and Notes • LV.101 Soil Volume Plan • LD.100 Landscape Sections • LD.101 Landscape Sections • LD.200 Landscape Details (City Details) • LD.201 Landscape Details (City Details) • LD.202 Landscape Details	Studio TLA	November 13, 2026
Tree Inventory & Preservation Plan • L100 Tree Inventory and Preservation Plan	KFCI	November, 2026
C800 Severance Sketch and Easements Plan	JD Barnes	March 24, 2026
Documents		
Archaeological Assessment Report Ministry Letter	Ministry of Citizenship and Multiculturalism	June 30, 2026
Draft Official Plan Amendment	Sajecki Planning	November 2026
Draft Zoning By-law Amendment	Sajecki Planning	November 2026
Shadow Study	BDPQ	November 2026

Tree Inventory and Preservation Plan Report	KFCI	November 6, 2026
Appendix A Photographs of Tree Resources	KFCI	November 6, 2026
Transportation Noise and Vibrations Feasibility Assessment	Gradient Wind	November 16, 2026
Pedestrian Level Wind Study	Gradient Wind	November 13, 2026
Pedestrian Level Wind Study Addendum	Gradient Wind	November 13, 2026
Transportation Impact Study	LEA	November 2026
Transportation Impact Study Appendix	LEA	November 2026
Transportation Comment Response Letter	LEA	November 13, 2026
Functional Servicing and Stormwater Management Report	Urbantech	November 13, 2026
Remedial Action Plan	Grounded Engineering	October 29, 2026
Reliance Letter	Grounded Engineering	October 29, 2026
Easements and Titles • Rogers Instrument No. LT2072698 • The Corporation of the Township of Toronto - Instrument No. TT187855 • Titles		
Notes		
*Architectural drawing file names and numbering have been revised and are not aligned with the Cycle 1 submission. Per City of Mississauga instructions, where two plans were previously included per sheet, only one plan is now included per sheet. Please note the new names and numbering above. These revisions have been discussed with Jaspreet Sidhu (Planner) on November 10, 2026.		

We trust the enclosed materials are satisfactory for the continued review of the application and look forward to working with City staff throughout the approval 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.

Sincerely,



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Lead, Development Planning
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CC: Anne Messore, Starlight
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