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September 29, 2026

Michal Stolarczyk
Planner, Development Central/North
City of Mississauga
Central District
300 City Centre Drive
Mississauga, ON L5B 3C1

Re: Zoning By-Law Amendment (ZBA) Application Submission
2121 Rathburn Road East, Mississauga (Ward 3)

On behalf of CAPREIT Apartments Inc. (the Owner), Sajecki Planning Inc. is submitting a Zoning By-law Amendment (ZBA) application for the property known municipally as 2121 Rathburn Road East (the site), located in Ward 3 of the City of Mississauga.

The site is located on the west side of Rathburn Road East, abutting Etobicoke Creek to the north and west within the Rathwood Neighbourhood. It has a total area of approximately 1.7 hectares and currently features a "tower-in-the-park" design, with the existing 13-storey apartment building containing 139 units being surrounded by vast open areas, a surface parking lot, and outdoor amenity spaces. The portion of the property that is subject to the proposed infill is approximately 4,044 square metres in size.

The site is designated *Residential High-Rise* in the City of Mississauga Official Plan and is zoned Residential Apartments 4 with an exception (RA4-1) as per the City of Mississauga Zoning By-law 0225-2007. The maximum permitted building height is 18 storeys and the maximum FSI is 1.0 times the site.

The proposed development has been subject to an extensive development review process through the ongoing Site Plan Approval (SPA) application. The SPA application was filed in September 2025, following an initial Pre-Application Meeting (PAM) that was held in June 2025. At that time, it was understood that the project could proceed through an SPA and Minor Variance process. Based on more recent feedback received through the Committee of Adjustment process, a ZBA application is now being advanced to facilitate the proposed development and achieve zoning certainty.

This cover letter provides an overview of the proposed development and identifies the submission materials being provided as part of a complete ZBA application. The Submission Requirements Checklist (PAM 26-150) has been provided with this submission.

Proposed Infill Development

The proposed development facilitates the creation of family-oriented grade-related housing through the introduction of a single block of stacked back-to-back townhouses on the property. The existing 13-storey apartment building will remain in place and all existing rental units will be maintained. In addition, no changes are proposed to the existing surface parking area along the northern edge of the site. The proposed units are intended to be rental in tenure, complementing the existing rental units on the property.

The proposed townhouse block is located along Rathburn Road East. The townhouses are three storeys in height, with a raised basement level allowing for greater light into the lower level units and allowing for an outdoor basement patio space to be provided.

The proposed residential gross floor area (GFA) is 4,770 square metres, accommodating 40 townhouse units. Of these units, 50% (20) are three-bedroom, 40% (16) are three-bedroom plus den, and 10% (4) are four-bedroom units. A total of 985 square metres of communal outdoor amenity space is provided for both the existing apartment building and proposed townhouses.

A total of 238 vehicular parking spaces are provided to serve the existing building and the proposed townhouse block. This total also includes 21 new surface parking spaces proposed west of townhouse block. The proposed parking supply exceeds the minimum Zoning By-law parking requirement of 237 spaces. In addition, 30 bicycle parking spaces are proposed within the existing below-grade and surface parking areas, which currently have surplus space to accommodate the proposed development.

The proposed development positively contributes to Mississauga's housing supply by introducing 40 new rental units through infill on an existing apartment site, expanding the range of housing options available in the city. The design promotes modest and context-sensitive townhouse infill that fits well within the surrounding neighbourhood context.

Enclosures

Materials in support of this submission are provided in the following table.

Submission Requirement	File Name	Prepared by	Submitted
Architectural Drawings			
Cover Sheet	A00	Kohn Partnership Architects Inc.	September 25, 2026
Site Plan	A01		
Waste Management Plan	A02		
P1 Plan	A03		
Context Plan	A04		
Floor Plans	A05		
Floor Plans	A06		
Roof Plans	A07		
Elevations	A08		
Sections	A09		
3D Views	A10		
Shadow Studies	A11, A11-2, A11-3, A11-4, A11-5		
Survey Plans			
Topographic Survey	S01	R. Avis Surveying Inc.	May 14, 2025
Civil Plans			
General Notes	C01	Envision Consultants Ltd.	July 15, 2026
Grading Plan	C02, C02-2		
Servicing Plan	C03, C03-2		
Cross-Sections	C04		
Erosion Control Plan	C05		
Details	C06, C07		
Removals and Restoration Plan	C08		

Landscape Plans			
Cover Page	L00	The MBTW Group	July 15, 2026
Ground Floor Landscape Plan	L01		
Landscape Plan	L01-2		
Soil Volume Plan	L02, L02-1		
Public Utility Plan	L03		
Grading Plan	L04		
Planting Plan	L05, L05-2		
Lighting Plan	L06		
Details	L07, L08		
Tree Preservation Plan	L09		
Tree Details	L10		
Documents			
Cover Letter	Cover Letter	Sajecki Planning Inc.	September 29, 2026
Planning Rationale Report	Planning Rationale Report	Sajecki Planning Inc.	September 2026
Draft Zoning By-law Amendment	Draft Zoning By-law Amendment	Sajecki Planning Inc.	September 29, 2026
Notice Sign	Draft Notice Sign	Sajecki Planning Inc.	September 29, 2026
Noise Study	Noise Study	Trinity Consultants Canada Inc. - Valcoustics	September 11, 2025
Noise Addendum	Noise Addendum		April 16, 2026
Traffic Impact Assessment	Traffic Impact Assessment	BA Group	September 25, 2026
Arborist Report	Arborist Report	MBTW	July 14, 2026
Phase One ESA	Phase One ESA	Premier	July 16, 2026
Easements / Restrictions on Title	Parcel Register	Service Ontario	March 20, 2025
Stormwater Management Brief	Stormwater Management Report	Envision	July 15, 2026
Functional Servicing Report	Functional Servicing Report	Envision	July 15, 2026
Geotechnical Report	Geotechnical Report	MTE	September 12, 2025
Hydrogeological Report	Hydrogeological Report	MTE	September 12, 2025
Archaeological Assessment	Stage 1 Archaeological Assessment	AS&G Archaeological Consulting Inc	September 11, 2025

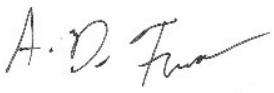
Application Forms & Schedules		
• Environmental Site Screening Questionnaire and Declaration Schedule • Property Owner Acknowledgement of Public Information and Permission to Enter Property • Property Owner Appointment and Authorization of Applicant • Declaration of Applicant Schedule • Notice Sign Schedule • Planning Information Schedule • Rezoning Application Form • Rezoning Fee Calculation Worksheet • Receipt SPA Commenting Fee – Region of Peel • Receipt MV Review – TRCA • Servicing and Matters of Provincial Interest Schedule • Site Information Schedule • Storm Sewer Use By-law Acknowledgement • Tree Injury or Destruction Questionnaire and Declaration	Sajecki Planning Inc. / CAPREIT	September 2026

Note that a Community Engagement Meeting has not yet been held due to the municipal election. A meeting date is currently being coordinated through the Councillor's office, and is anticipated to take place shortly after the submission of the application. As such, a Community Engagement Summary Report has not yet been prepared.

We trust that the submission materials meet the City's requirements for a complete ZBA application. We look forward to continuing to work with the City during the review process.

If you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 416-448-2280 ext. 103 or tony@sajeckiplanning.com.

Sincerely,



Tony De Franco
MScPl, MCIP, RPP
Development Planning Lead, Sajecki Planning Inc.

CC: Shawni Lo, Senior Director of Development, CAPREIT
Tejas Bhatt, Associate Director of Development, CAPREIT