Sajecki Planning

227 Pape Avenue, Toronto, ON M2M 2W3
111A Lakeshore Road East, Suite 4, Mississauga, ON L5G 1E2

info@sajeckiplanning.com
www.sajeckiplanning.com

October 2, 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
1055 Bloor Street, Mississauga (Ward 3)

On behalf of CAPREIT Apartments Inc. (the Owner), Sajecki Planning Inc. is submitting the Zoning By-law Amendment (ZBA) application for the property known municipally as 1055 Bloor Street (the site), located in Ward 3 of the City of Mississauga.

The site is located at the northeast corner of Bloor Street and Riverspray Crescent within the Applewood Neighbourhood. It has a total area of approximately 2.8 hectares and currently features a "tower-in-the-park" design, with the existing 17-storey apartment building containing 323 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 7,594 square metres in size.

The site is designated *Residential High-Rise* in the City of Mississauga Official Plan and is zoned Residential Apartments 5 with an exception (RA5-1) as per the City of Mississauga Zoning By-law 0225-2007. The maximum permitted building height is 25 storeys and the maximum FSI is 1.2 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 August 2025, following an initial Pre-Application Meeting (PAM) that was held in April 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 26-149) 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 four blocks of stacked back-to-back townhouses on the property. The existing 17-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 east edge of the site. The proposed units are intended to be rental in tenure, complementing the existing rental units on the property.

The proposal is comprised of four townhouse blocks: two along Bloor Street (Block A and B) and two along Riverspray Crescent (Block C and D). 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 13,392 square metres, accommodating a total of 112 townhouse units. Of these units, 50% (56) are three-bedroom, 36% (40) are three-bedroom plus den, and 14% (16) are four-bedroom units. A total of 2,208 square metres of communal outdoor amenity space is provided for both the existing apartment building and proposed townhouses. The proposed development makes use of the available parking supply to accommodate additional rental housing on the property. Overall, a total of 445 vehicular parking spaces will be retained, and 75 bicycle parking spaces are proposed within the existing below-grade and surface parking areas.

The proposed development positively contributes to Mississauga's housing supply by introducing 112 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 11, 2026
Site Plan	A01		
Waste Management Plan	A02		
Context Plan	A03		
P1 Plan	A04		
Floor Plans	A05, A05-2, A05-3		
Roof Plans	A06, A06-2		
Elevations	A07, A07-2		
Sections	A08, A08-2		
3D Views	A09		
Shadow Studies	A10, A10-2, A10-3, A10-4, A10-5		
Survey Plans			
Topographic Survey	S01	R. Avis Surveying Inc.	May 13, 2025
Deposited Reference Plan	S02		September 4, 2026
Civil Plans			
General Notes	C01	Envision Consultants Ltd.	September 11, 2026
Grading Plan	C02, C03		
Servicing Plan	C04, C05		
Erosion Control Plan	C06		
Details	C07		
Cross Sections	C08		
Landscape Plans			
Cover Page	L00	The MBTW Group	September 8, 2026
Ground Floor Landscape Plan	L01		
Soil Volume Plan	L02		
Public Utility Plan	L03		

Grading Plan	L04		
Tree Plan	L05		
Shrubs Plan	L06		
Lighting Plan	L07		
Details	L08, L09		
Tree Preservation Details	L10		
Tree Details	L11		
Documents			
Cover Letter	Cover Letter	Sajecki Planning Inc.	October 2, 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.	October 2, 2026
Notice Sign	Draft Notice Sign	Sajecki Planning Inc.	October 2, 2026
Noise Study	Noise Study	Trinity Consultants Canada Inc. - Valcoustics	January 27, 2026
Transportation Impact Assessment	Transportation Impact Assessment	BA Group	September 30, 2026
Parking Utilization Study	Parking Utilization Study	BA Group	September 30, 2026
Arborist Report	Arborist Report	MBTW	May 4, 2026
Phase One ESA	Phase One ESA	Premier	March 13, 2026
Easements / Restrictions on Title	Parcel Register	Service Ontario	February 26, 2025
Stormwater Management Brief	Stormwater Management Report	Envision	September 7, 2026
Functional Servicing Report	Functional Servicing Report	Envision	September 11, 2026
Geotechnical Report	Geotechnical Report	MTE	August 11, 2025
Hydrogeological Report	Hydrogeological Report	MTE	April 10, 2026
Archaeological Assessment	Stage 1 Archaeological Assessment	ASI	November 4, 2019
Ministry of Archaeology Approval Letter	Ministry Archaeology Approval Letter	Ministry of Heritage, Sport, Tourism, Culture Industries of Ontario	November 28, 2019

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	Sajecki Planning Inc. / CAPREIT	October 2026

• Rezoning Fee Calculation Worksheet • Servicing and Matters of Provincial Interest Schedule • Site Information Schedule • Storm Sewer Use By-law Acknowledgement • Tree Injury or Destruction Questionnaire and Declaration		

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