

Jaspreet Sidhu
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City of Mississauga
Central District
300 City Centre Drive
Mississauga, ON L5B 3C1

October 20, 2025

Re: OPA/ZBA Application - Resubmission
1470 Williamsport Drive, Mississauga
File No. OZ/OPA 25-7 W3

On behalf of 1470 Williamsport Holdings Inc., Sajecki Planning Inc. is pleased to submit supporting material for the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for the property known municipally as 1470 Williamsport Drive (the site).

The original OPA/ZBA application was deemed complete by the City of Mississauga (the City) February 2025 and deemed complete March 28, 2025. A Recommendation Report was received by Planning and Development Committee on July 28, 2025, which directed staff to report back to PDC in ~120 days from the date of the PDC or following a resubmission.

The Applicant has received comments back from City staff on outstanding / incomplete items that must be addressed prior to the upcoming second PDC Meeting on November 10, 2025. The Applicant has worked closely with City staff (including multiple meetings with City Planning, Urban Design, Parking and Housing staff) to review and discuss key issues. Comments have now been addressed through a series of technical addendums, with responses prepared and provided via Attachment 1 (and via ePlans).

Enclosures

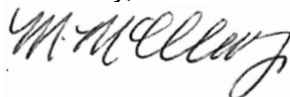
Materials in support of this submission are provided in the following table.

Submission Requirement	File Name	Prepared by	Submitted
Drawings			
Context Plan / Map	A000.S Cover Page	BDP Quadrangle	October 2025
	A100.S Context Plan		
Concept/Site Plan	A101.S Site Plan		
Underground Parking Plans	A102.S P2 Underground Plan		
	A103.S P1 Underground Plan		
Waste Management Plan	A104.S Waste Management Plan		
Block Plan	A105.S Block Plan		
Floor Plans	A201.S Ground Floor Plan		
	A202.S 2nd, 3rd & 6th Floor Plans		
	A203.S 4th, 5th & 7th Floor Plans		
	A204.S 8th & 9th Floor Plans		
	A205.S 10th to 12th Floor Plans		
	A206.S Mechanical Penthouse Floor Plan		
Building Elevations & Sections	A201.S East & West Building Elevations		
	A402.S North & South Building Elevations		
	A451.S East West Building Section		
	A452.S North South Building Section		

Shadow Study	Shadow Study	BDP Quadrangle	October 2025
Grading / Site Servicing Plan	C-101A Erosion Sediment Control and Removals Plan	Crozier	September 2025
	C-101B Erosion Sediment Control Notes and Details		
	C-102A Servicing Plan		
	C-102B Servicing Plan		
	C-103 Grading Plan		
	C-104A Details		
	C-104B Details		
	C-105 Notes		
Landscape Plans	LP-1 Landscaping Plan	Crozier	October 2025
	A453.S North and West Landscape Buffer Sections	BDP Quadrangle	October 2025
Documents			
Resubmission Cover Letter	Cover Letter	Sajecki Planning	Feb 20, 2025
Hydrogeological Report	Hydrogeological Investigation	DS Consultants	August 2025
	Well Decommissioning Commitment Letter		October 2025
	Decommissioned Incinerator Assessment Letter	30 Forensic Engineering	September 2025
Parking Utilization Study	Parking Justification Study Addendum	Crozier	October 2025
Pedestrian Wind Comfort and Safety Study	Pedestrian Level Wind Study	Theakston Environment al	October 2025
Stormwater Management Report	Functional Servicing and Preliminary Stormwater Management Report	Crozier	September 2025
Functional Servicing Report			
Additional Documents			
Alectra Conditional Letter	Alectra_Conditional Approval Letter	Alectra	October 2025
ONLAND	ONLAND Instrument	Property Owner	July 2025

Should you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 416-718-4143 or michi@sajeckiplanning.com.

Sincerely,



Michi McCloskey
MCIP, RPP
Senior Associate
Sajecki Planning Inc.

Attachments

Attachment 1 – Outstanding Comments and Responses

Attachment 1
Outstanding Comments and Responses

ID#	Dept & Staff	Comment	Action	Response	Files uploaded
1	CPS – Housing - @Brandon Williams	<p>1) The subject property currently contains 53 rental units that are subject to the Rental Housing Protection (RHP) By-law 0121-2018. Where demolitions or replacement of rental units are proposed an RHP (Sec 99.1) permit is required.</p> <p>The following conditions may be imposed on this application: Replacement of all existing rental units Replacement units to be at similar rents as existing units for a defined term Replacement units to have the same number of bedrooms as existing units Applicant must show proof that tenants understand and either accept or waive their rights of first refusal to return to the replacement units</p> <p>Staff received the complete RHP application information on May 23, 2025 and are continuing to process the application, which is being treated as a separate approval from the OZ/OPA.</p>	Action: Clearance from Housing required prior to Rec Report	<p>Noted. Discussions with City Planning and Housing staff regarding rental replacement are ongoing.</p> <p>A Notice of Complete Application for the Rental Housing Protection By-law Application (File No. RH 25-001 W3) was issued June 17, 2025. A receipt of notice was also provided to tenants for review and signing; with digital copies provided to the City for their records.</p>	N/A
2	T&W – Development Engineering - @Markus Eichenbaum	<p>1) Submit a block plan demonstrating the feasibility of extending the proposed private road to connect to Bloor St. Drawing A105.S from the concurrent Site Plan application (SP 25-11) may be submitted. Include grades along the centreline of the road, including at all property lines as well as where the road would connect to Bloor St.</p>	Action: Update Block Plan and send drawing directly to reviewer via email for review and informal sign-off, prior to Rec Report	Noted and updated	<ul style="list-style-type: none">• A105.S Block Plan

2.1		<p>2) [REVISE DRAWINGS]</p> <p>(a) Revise the site, grading, and servicing plans, extending the private road to the south property line. Include a dead-end barricade at the road terminus (ex. OPSD 912.532)</p> <p>(b) Revise the internal private road to be crowned at the centreline with 2% crossfall (as per City Std. 2211.157)</p> <p>(c) Remove the proposed retaining wall along the west property line and along the private road terminus at the south property line.</p> <p>(d) Include the proposed noise barrier along the south property line on the site and grading plans.</p> <p>(e) Remove the proposed curb works on adjacent site to west.</p> <p>(f) Remove the proposed layby parking along Williamsport.</p> <p>(g) Remove the proposed reconstruction of sidewalk within the Williamsport RoW.</p> <p>(h) Revise drawings to demarcate the proposed access easement over the private road.</p>		<p>All comments are noted and updated.</p> <p>2c – The Staff has confirmed that toe walls are permitted to prevent overland flow to the private property in interim conditions</p>	<ul style="list-style-type: none"> • A101.S Site Plan • C-101A Erosion Sediment Control and Removals Plan • C-101B Erosion Sediment Control Notes and Details • C-102A Servicing Plan • C-102B Servicing Plan • C-103 Grading Plan • C-104A Details • C-104B Details • C-105 Notes
3	<p>Environmental Engineering Rev. – Storm - @Neda Razeghi</p>	<p>1) SWM GENERAL: Based on the plans and Storm water Management Report prepared by C.F. CROZIER & ASSOCIATES INC. dated FEBRUARY 2025, the following comments apply:</p> <p>(a) Section 6.7 uses initial abstraction. The use of initial abstraction is not permitted when calculating for runoff volume reduction. Revise calculations as necessary where it was used as a factor.</p> <p>(b) For the rational method calculations, please ensure the a maximum runoff coefficient of 0.50 is used for pre-development conditions as per City standards. Please adjust the allowable release rate accordingly.</p> <p>(c) Include OGS specification sheet showing 80% TSS removal.</p> <p>(d) Please identify the location of the proposed orifice control on the plan.</p> <p>(e) Show ponding levels on grading plan. The depth should not exceed 0.25 metres. Illustrate on the grading plan as well the areas of ponding.</p>	<p>Action: Update SWM report and send directly to reviewer via email for review and informal sign-off, prior to Rec Report</p>	<p>a) We have proposed to retain 5mm from the impervious areas. “Initial abstraction” has been removed and no changes to the calculations are required. Please refer to the updated SWM / FSR Report Appendix D).</p> <p>b) As per the per the submission requirements provided by ENVIRONMENTAL ENG REV STORM Walter Copping “ The site is within the Little Etobicoke Creek watershed, thus it will be necessary to implement on-site stormwater management techniques into the design to provide post-development to pre-development quantity control for all storms (i.e. 2, 5, 10, 25, 50 & 100-year) using unit rates (m³/s/ha) found in Table 6 of the City's Storm Drainage Design Requirements. Our modified rational calculations were completed in compliance with the above and the allowable release rates are pre the city’s unit rates for this watershed.</p> <p>c)Hydro Up-Flo specification sheet showing 80% TSS removal is included in Appendix D of the FSR report.</p> <p>d) This was shown and labelled, and we trust that no further revisions are required.</p> <p>e) There is no ponding in the 100-yr event. The 100-yr volume is contained within the tank in the underground.</p>	<ul style="list-style-type: none"> • Functional Servicing and Stormwater Management Report

3.1		<p>2) UNDERGROUND STORAGE TANK See comments below:</p> <p>(a) The full dimensions of the tank (length, width, and depth) must be shown on the servicing plan to verify the required storage volume.</p> <p>(b) Please clarify how stormwater stored in the tank will be re-used. Water intended for reuse should be drawn down within 72 hours. Supporting calculations from a qualified irrigation consultant must be provided to demonstrate this.</p> <p>(c) A cross-section of the proposed tank is required, showing the tanks position relative to the seasonal high groundwater table. Confirm that a minimum 1.0 m separation is maintained and reflect this on the cross-section.</p>	Action: Provide updated information and send directly to reviewer via email for review and informal sign-off, prior to Rec Report	<p>a) We have updated the servicing plan to include dimensions.</p> <p>b) We've confirmed that the 5mm requirement is to be applied to impervious areas, so the water balance requirement is 18.4 m³/72hr and the current irrigation demand meets this requirement. Please refer to Appendix D of the FSR. This comment is cleared per email correspondence with City staff on October 6th, 2025.</p> <p>c) Please note that the tank is located on the P1 level of the building's proposed underground structure of which there is another level of underground parking beneath the tank. Therefore, there is well over 1.0 m of building structure beneath the proposed tank.</p>	<ul style="list-style-type: none"> • C-102A Servicing Plan • C-102B Servicing Plan • Functional Servicing and Stormwater Management Report
3.3		<p>4) DEWATERING Please see comments below:</p> <p>(a) Initial groundwater samples from wells show parameters exceed Storm Sewer Use By-law. Only TSS is over the limit. Please re-sample groundwater wells closest to the building footprint using filtered sample analyses to see if water quality has improved and meets the Citys StormSewer by-law. Please have the lab compare sample results to all parameters in schedule A of the storm sewer by-law 0046-2022.</p> <p>(b) If results still exceed the limit, then a groundwater treatment plan needs to be prepared and submitted for the permanent foundation drainage into City storm sewers and incorporate the design of the treatment system into their building permit application mechanical drawings.</p> <p>(c) If temporary construction dewatering discharge to storm sewers is anticipated during construction, please fill out the application form (Storm Sewer Temporary Discharge Approval form) and send via email to: env.inquiries@mississauga.ca</p>	Action: Provide updated information and send directly to reviewer via email for review and informal sign-off, prior to Rec Report	The Hydrogeology report has been updated to include additional groundwater sampling was completed at site on August 9th, 2025, as part of the concurrent hydrogeological and environmental investigations.	<ul style="list-style-type: none"> • Hydrogeological Investigation

4	Environmental Engineering Reviewer - @Steve Cha	1) The Phase Two ESA indicated the presence of (a) well(s)/monitoring well(s) on the property. A written document, prepared by a Professional Engineer, must be provided to the satisfaction of the Transportation and Works Department, which includes a plan to decommission the wells or proof of decommissioning (with well records) if already completed. The document must reference all applicable guidelines and regulations, including Ontario Regulation 903, R.R.O. 1990, made under the Ontario Water Resources Act, and must provide details as to when the well(s) will be decommissioned.	Action: Send reviewer a letter from the Qualified Person or P.Eng that they have plan to commission the well and incinerator if they haven't done so. Applicant can reach out to reviewer directly if they have questions about it, prior to Rec Report	Uploaded the Decommissioned Incinerator Assessment Letter and Well Decommissioning Commitment Letter. City staff have confirmed that these documents satisfy all environmental requirements related to comments #31 and #32 for this application.	<ul style="list-style-type: none"> Decommissioned Incinerator Assessment Letter Well Decommissioning Commitment Letter
5.2	Landscape Architect - @Janet Squair	<p>3) PARCEL REGISTER / EASEMENT INFORMATION - The response to the DARC comments advise that the applicable easements (assumed to be Bell and Alectra per the Parcel Register) are shown on sheet A101S - Site Plan. Please clarify their location as I cannot identify the easements.</p> <p>The proposed development ensure that all existing easement(s) are outside of the required Landscaped Buffers or provide additional landscaped areas to support long term sustainability and ensure an appropriate transition can be achieved.</p> <p>a) Clearly illustrate and label the easements on the Site, Landscape and Grading Plans</p> <p>b) Ensure that all easements are outside of the required landscape buffers..</p>	Action: Revise the drawings to clearly illustrate where the easement from Bell/Electra are located and confirm that the easements are outside of the req. landscape buffer	Landscape plan has been revise to clearly indicate the easement locations, which still encroach on the landscape buffer. Efforts have been made to optimize growing conditions for proposed planting in the landscape buffer by including a topsoil depth of 1.8m over the shoring. Further consideration to the relationship between the landscape buffer and its surrounding conditions will be given during the site plan process.	<ul style="list-style-type: none"> LP-1 Landscape Plan A453.S North and West Landscape Buffer Sections
5.3		<p>4) TRANSFORMERS/UTILITIES - The proposed location of the transformer vault room, switch gear, and associated lateral connections have not been approved by Alectra and may impact the overall design. Please work with Alectra and the City to confirm an acceptable location for both parties.</p>			
7	ROP - @Simms, Joy	1) The FSR in the submission material is satisfactory and has been sent for modeling. Comments on Capacity modeling will sent to the consultant/applicant under a different cover.	Action: Reach out to ROP to see if modelling is complete and if they have any additional	The region does not have any objections to the proposed water/wastewater demands.	<ul style="list-style-type: none"> Functional Servicing and Stormwater

			comments that would impact rec. report,		Management Report
8	Traffic - @Yousef Hereich	1) [CURBSIDE MANAGEMENT] (i) The lay-by parking along the frontage of Williamsport Drive is to be removed from the plans, please provide alternate drop off area internal to the site. (ii) Applicant must demonstrate how the site can function without on-street short-term parking, or adjust site configuration accordingly to accommodate Pick-Up/Drop-Off trips.	Action: Review drawings to remove the lay by parking and send to reviewer for signoff, prior to Rec Report	Lay-by parking along Williamsport has been removed and provided two (2) pick-up and drop-off spaces within the site.	<ul style="list-style-type: none"> • A101.S Site Plan • A201.S Ground Floor Plan
9	Urban Design - @Erinma Chibututu	1) URBAN DESIGN STUDY BLOCK PLAN i) The Block Plan shall show the west site access road as a north/south private road Right Of Way with a public easement and demonstrate the ability to extend this road to Bloor Street and into the adjoining property to the west as these adjoining properties redevelop. ii) This should be illustrated on the Block Plan by showing this road extended in dotted lines to Bloor Street and into the adjoining property with the appropriate descriptions. iii) The interim termination of the road at the south property line and at the west property line to protect for its ultimate extension into the adjoining properties shall be indicated on the Block Plan, and the extent of the easement described and labelled. iv) Cross sections of the road, related grading information and the interim condition at the temporary termination of the road within the subject property at the south and west property lines shall be illustrated and described. v) Please refer to comments from our Transportation and Works department for additional information.	Action: Update Block Plan and send directly to reviewer via email for review and informal sign-off, prior to Rec Report	Block plan shows the road extended to the south and a dead-end barricade at the road terminus, see attached. The center of road elevations is updated per the crest and 2% slope requirement by the City (See Grading Plan).	<ul style="list-style-type: none"> • A105.S Block Plan
9.1		2) SHADOW STUDIES 1) NORTH BOULEVARD OF WILLIAMSPORT DRIVE i) Williamsport Drive is predominantly a medium density residential street ii) Revise the building form in order to eliminate the shadow impact on the north boulevard of Williamsport Drive at 9:12 a.m., 10:12 a.m. and 11:12 a.m. on September 21. 2) COMMUNAL OUTDOOR AMENITY AREA C(4) AND ROOF TOP AMENITY (5) AT 3480 HAVENWOOD DRIVE i) Revise the building form to eliminate the 10:17 a.m. December 21 shadows on Amenity Area C and the Roof Top Amenity associated with the proposed development at 3480 Havenwood Drive or demonstrate with the appropriate information, that the December 21 Sun Access Factor for each of these proposed outdoor spaces is not	Action: Applicant to reach out to reviewer to discuss how to address shadow concerns.	1) We have tested different scenarios as requested by the staff, and the resulting shadow still does not make any meaningful improvements to the north boulevard. As we previously iterated, the removal of the shadows from the north boulevard at the given times is unachievable, barring a substantial and infeasible reduction in the building height/massing. The proposed building provides uninterrupted sunlight on the north boulevard after 12:40pm which provides more than 5 hours of sunshine on 21 September. 2) With regards to Urban Design's comment to eliminate the 10:17 a.m. December 21 shadows on Amenity Area C and the Roof Top Amenity associated with the proposed development at 3480 Havenwood Drive or to demonstrate that the sun access factor is greater than 0.5, please refer to page 5, where	<ul style="list-style-type: none"> • Shadow Study

		<p>reduced below 0.5 as a result of impact for the development proposal at 1470 Williamsport Drive.</p> <p>3) PROPOSED COMMUNAL OUTDOOR AMENITY AREAS ON THE SUBJECT SITE</p> <p>i) Introduce mitigation/revisions to increase the December 21 Sun Access Factor for Outdoor Amenity Areas 1 and 2 to 0.5. Area 1 is particularly low at 0.29.</p> <p>ii) Introduce mitigation/revisions to increase the September 21 Sun Access Factor for Outdoor Amenity Areas 1 and 2 to 0.5.</p>		<p>the sun access factor of these areas, numbered 4 and 5, on December 21 are now calculated to be 0.5 and 0.75 respectively.</p> <p>3)i) Outdoor Amenity Area 2 is already at 0.48 for December 21 which is near the required minimum. Please also note that the amenity area is shadowed by the existing building to the south of the development, between 9:19am and 12:17pm, which would account for a significant portion of the reduction in Sun Access Factor.</p> <p>Outdoor Amenity Area 1, on the other hand, is located between the two towers and cannot be provided with clear sunlight without significant reduction to the building which might render the development not feasible. Additionally, Outdoor Amenity Area 1 is a space provided in excess of the minimum required area for outdoor amenity. Therefore, the areas 2 and 3 are already complying to the required outdoor amenities for the development.</p> <p>ii) Similar to the above, both of these areas are mostly affected by shadows from other existing buildings, and the Sun Access Factor deficit is negligible at 0.46 and 0.45 respectively.</p>	
9.2		<p>3) QUANTITATIVE WIND TUNNEL PEDESTRIAN WIND COMFORT AND SAFETY STUDIES</p> <p>1) LEVEL 7 OUTDOOR AMENITY AREA</p> <p>i) Update the Quantitative Wind Comfort and Safety Study to include an assessment of the Level 7 Outdoor Amenity Area and a Mitigation Plan for that space that will achieve Summer wind comfort conditions of Sitting at all sensor locations and Winter wind comfort conditions of Standing or better at all sensor locations.</p> <p>PROPOSED CONFIGURATION</p> <p>2) WINTER WIND COMFORT CONDITIONS</p> <p>i) Introduce mitigation to change the winter wind comfort conditions at Sensor Locations 58 from Uncomfortable to Standing or better.</p> <p>ii) Introduce mitigation to change the winter wind comfort conditions at Sensor Locations 57, 61, 50 from Walking to Standing or better. The mitigation should include the recessed entrances and screens recommended in the Wind Study.</p> <p>iii) Introduce mitigation to change the winter wind comfort conditions at Sensor Locations 34, 35 (Sidewalk) from Uncomfortable to Walking or better.</p> <p>3) SUMMER WIND COMFORT CONDITIONS</p> <p>i) Introduce mitigation to change the Summer wind comfort</p>		<p>1) Additional mitigation is recommended for the 7th level Outdoor Amenity Space in order to achieve slightly more comfortable conditions than reported, and may include raising the height of the perimeter wind screens to 2.4m, and/or the addition of trellises, raised planters populated with coniferous/coarse plantings, porous wind screens (40-60% porosity and 1.8m high), and/or others. An appropriate plan will be explored through future submissions.</p> <p>2) i) With inclusion of fine design elements, Sensor 58 improved to a rating of walking in the winter months in the 'proposed' and 'future' (which includes the proposed 3480 Havenwood Drive development) configurations. As the sensor is located on a walkway, we expect a walking rating is suitable through the winter months.</p> <p>ii) With inclusion of fine design elements, Sensors 57 and 61 realize improved wind conditions, suitable for standing and sitting throughout the year. Sensor 50 is located on a walkway and not near entrances, where we expect walking is a suitable rating.</p> <p>iii) With inclusion of fine design elements, Sensors 34</p>	<ul style="list-style-type: none"> • Pedestrian Level Wind Study

		<p>conditions at Sensor Locations 58, 47 from Walking to Standing or better.</p> <p>ii) Introduce mitigation to improve the Summer wind comfort conditions at the outdoor amenity areas, Sensor Locations 69, 70, 71, 72, 73, 74 from Standing to Sitting.</p> <p>iii) Introduce mitigation to improve the Summer wind comfort conditions at the ground floor patio areas at, Sensor Locations 52, 53, 55, 56 from Standing to Sitting.</p>		<p>and 35 move into the walking category in the 'future' configuration and 35 also is improves to walking in the 'proposed' configuration. Sensor Location 34 remains uncomfortable in the proposed configuration, however with inclusion of the mature existing coniferous trees on the neighbouring property, it's rating shifts to walking.</p> <p>3) i) With inclusion of fine design elements, Sensors 58 and 47 are rated for standing in the summer months.</p> <p>ii) These locations are rated for siting through the summer in both 'proposed' and 'future' configurations.</p> <p>iii) These locations are rated for siting through the summer in both 'proposed' and 'future' configurations.</p>	
9.3		<p>4) GENERAL COMMENTS</p> <p>i) Please note also that we will not accept Landscaping as appropriate mitigation for uncomfortable wind comfort conditions and where the safety criterion has been exceeded. This is because landscaping as wind mitigation generally relies on mature vegetation in good health, and such vegetation is unlikely to thrive under certain adverse wind conditions.</p> <p>ii) Where mitigation is required to achieve acceptable pedestrian wind comfort and safety levels, the proposed configuration shall be evaluated and tested with all recommended mitigation measures in order to demonstrate the benefits of the recommended mitigation strategies. (See Section 3.3 of the Document, entitled, "Configurations".</p> <p>iii) The mitigation features shall be listed in a Mitigation Plan and reflected on the site plan, landscape plan, building elevations and all relevant drawings.</p> <p>iv) All wind mitigation features shall be installed within the limits of private property. Wind mitigation shall not be installed on public lands including public boulevards.</p> <p>v) The Quantitative Wind Study shall be signed and stamped by a Microclimate Specialist with a Professional Engineer designation.</p> <p>vi) Prior to Site Plan approval, the following note shall be included on the site plan:</p> <p>The Microclimate Specialist shall confirm to the satisfaction of the</p>		Noted	<ul style="list-style-type: none"> • Pedestrian Level Wind Study

		Planning and Building Department that the 'as constructed' buildings and wind mitigation features are in compliance with the recommendations of the final approved Pedestrian Wind Comfort and Safety Study".			
9.6		5) i) Introduce some soft landscaping as a buffer of about 500 mm in width between the ground floor semi private porches/patios and the adjacent sidewalk.	Action: Update drawings to include 500mm landscape buffer between ground floor patios and sidewalk	Noted, the landscape plans and design strategies will be developed at later stages to include planters or other soft landscaping as buffers on the patios.	<ul style="list-style-type: none">• LP-1 Landscape Plan