

OCTOBER 17, 2025

PROJECT NO: 2719-7179

SENT VIA: EMAIL  
[JASPREET.SIDHU@MISSISSAUGA.CA](mailto:JASPREET.SIDHU@MISSISSAUGA.CA)

300 City Centre Drive  
Mississauga, ON L5B 3C1

**Attention: Jaspreet Sidhu**  
**Planner, Development Central/North**  
**City of Mississauga**

**RE: 1470 WILLIAMSPORT DRIVE**  
**PARKING JUSTIFICATION STUDY ADDENDUM**  
**CITY OF MISSISSAUGA**

Dear Jaspreet,

C.F. Crozier & Associates has been retained by 1470 Williamsport Holdings Inc. to prepare a Parking Justification Study Addendum in support of the planning application for the proposed residential development at 1470 Williamsport Drive, Mississauga.

A Transportation Impact Study and Parking Justification Study were originally submitted in February 2025, and comments from City staff were received on February 21, 2025. The feedback indicated that the proposed parking supply was not acceptable based on the justification provided. As a result, further consultation was undertaken, and a revised approach to support the parking provision was confirmed. The updated parking justification, following the agreed-upon approach, is summarized in this letter.

**Appendix A** contains the correspondence from the City.

## Development Proposal

The table below compares the development proposals from the previous and current submissions.

**Table 1: Development Proposal**

Land Use	Units	Proposed Parking Supply		
		Type	Previous Submission	Current Submission
High-Rise Residential	283	Resident	242 spaces	253 spaces
		Visitor	30 spaces	28 spaces
<b>Total</b>	<b>-</b>	<b>-</b>	<b>272</b>	<b>281 spaces (+9 spaces)</b>

Compared to the previous proposal, a total of 9 additional parking spaces have been provided to support the development application. The parking assessment and appropriate justification to support the parking supply are provided in the sections below.

**Appendix B** includes the site plan.

## Parking Assessment

Section 3.1.2 of the City of Mississauga Zoning By-Law was used to calculate the minimum number of vehicle parking spaces required for the proposed development. The minimum parking space rates outlined in Table 3.2.1.1 for Precinct 4 were applied to the residential dwelling units per the development statistics outlined in the development proposal.

**Table 2** outlines the calculated vehicle parking requirements and compares them with the proposed supply.

**Table 2: Zoning By-Law No. 0225-2007 Vehicle Parking Requirement Assessment**

Building (By-Law Land Use)	Units / GFA	Minimum Parking Space Rate	Required Minimum Parking Spaces	Proposed Parking Spaces (Deficit/Surplus)
Apartment (Rental)	283	1.0 resident spaces per dwelling	230 New Units: 230 Spaces	230 New Units: 200 Spaces <b>(-30 Spaces)</b>
			53 Rental Replacement Units: 53 Spaces	53 Rental Replacement Units: 53 Spaces <b>(0 Spaces)</b>
		0.2 visitor spaces per dwelling	57	28 <b>(-29 spaces)</b>
Total Required Parking Spaces			340	281
Surplus/Deficit			-	-59 ~17% reduction

A total of 281 parking spaces are proposed, including 253 for residents and 28 for visitors, resulting in a deficit of 30 resident spaces and 29 visitor spaces compared to By-law requirements.

The development will include 283 residential units, consisting of 53 rental replacement units for the existing building (to be demolished) and 230 new rental units. Parking will be provided at a rate of 1.0 resident space per unit for the rental replacement units and 0.87 spaces per unit for the new rental units, resulting in a combined resident parking rate of 0.89 spaces per unit. An additional 0.10 spaces per unit are proposed for visitor parking.

A review of the adequacy of the proposed reduced parking supply is presented in the subsequent sections to justify the proposed resident and visitor parking supply.

### Parking Demand at Existing Site

A parking survey was conducted at the existing apartment building at 1470 Williamsport Drive to determine the existing parking demand at the site. The existing 6-storey rental apartment contains 53 units. Following confirmation of the parking study methodology with City Staff, parking surveys were conducted for six days throughout two consecutive weeks. The survey was conducted at 30-minute intervals to record parking demand. The survey was conducted on the following dates:

- Thursday, September 5<sup>th</sup> and 12<sup>th</sup>, 2024 from 6:00 AM to 2:00 PM and 6:00 PM to 1:00 AM
- Friday, September 6<sup>th</sup>, 2024, from 6:00 PM to 1:00 AM
- Saturday, September 8<sup>th</sup>, 2024, from 2:00 PM to 1:00 AM
- Sunday, September 9<sup>th</sup> and 15<sup>th</sup>, 2024, from 2:00 PM to 1:00 AM

Since the existing rental apartment does not have any designated visitor parking spaces, the total parking demand rate including both resident and visitor uses was monitored during the survey periods. The summary of the peak total parking demand during each survey date is summarized below:

**Table 3: Peak Peaking Demand at Existing Site**

Day	Survey Times	Peak Total Parking Demand
Thursday, September 5, 2024	6:00 AM to 2:00 PM 2:00 PM to 1:00 AM	<b>1.09</b>
Friday, September 6, 2024	6:00 PM to 1:00 AM	0.94
Saturday, September 7, 2024	2:00 PM to 1:00 AM	1.00
Sunday, September 8, 2024	2:00 PM to 1:00 AM	1.09
Thursday, September 12, 2024	6:00 AM to 2:00 PM 2:00 PM to 1:00 AM	0.96
Sunday, September 15, 2024	2:00 PM to 1:00 AM	1.02

Based on the surveys, the existing rental apartment exhibited a peak parking demand of 1.09 spaces per unit. According to the owner, there are 5 paid visitor parking spaces on-site, corresponding to a visitor parking ratio of 0.09 spaces per unit (5 spaces for 53 units). Subtracting the visitor component results in a resident parking ratio of approximately 1.0 space per unit.

Compared to the total provided supply of 1.09 spaces per unit, the development proposes a slightly lower rate than the observed demand. However, the existing demand likely reflects long-term tenants who rely more on personal vehicles. Future tenants of the rental replacement units are expected to have similar parking needs, while residents of new rental units are anticipated to use alternative transportation modes, reducing overall future parking demand.

## Proxy Site – 1745 Bloor Street

The 1745 Bloor Street site was assessed to obtain information regarding existing parking supply and leased spaces. The site is in Precinct 4 and located approximately 1 km from the subject site.

Site Details:

- Nine-storey rental apartment building
- 110 rental units
- 124 resident parking spaces (46 indoor, 78 outdoor) and 10 visitor parking spaces (all outdoor)

**Table 4: Proxy Site Comparison**

Proxy Site Comparison			
Location / Address (Precinct 4)	Intersection	Description	Proximity to Transit
1470 Williamsport Drive – Subject Site	Northeast of Bloor St. / Dixie Rd.	Proposed development with <b>283 rental units</b> (including 53 rental replacement units).	Approximately <b>200-300 m from bus stops</b> on Bloor St. and Dixie Rd., providing connections to MiWay routes and Dixie GO Station located approximately 2 km from site.
1745 Bloor Street	Northeast of Bloor St. / Fieldgate Dr.	Existing <b>110-unit rental apartment building</b> used as a proxy site for parking comparison.	<b>Approximately 150 m from MiWay bus stops</b> on Bloor St. and about <b>3.0 km from Dixie GO Station</b> , offering frequent transit service

The 1745 Bloor Street proxy site was selected because it shares key characteristics with the subject site: both sites are located northeast of major intersections along Bloor Street, are mid-rise rental apartment developments, and serve primarily residential tenants. The 1745 Bloor Street site contains 110 rental units, providing a suitable scale for comparison to the proposed 283-unit development. In addition, the site is well-served by transit, with MiWay bus stops within 150 m and Dixie GO Station approximately 3 km away, reflecting a similar transit context to the subject site. Its combination of unit type, density, and proximity to transit makes it an appropriate proxy for evaluating expected resident parking demand for the redevelopment.

There are a total of 110 rental units at 1745 Bloor Street, with 124 resident parking spaces and 10 visitor parking spaces. Currently, only 96 of the resident spaces are leased. Accordingly, the parking rate at the proxy site was used to assess the parking demand at the subject site, as summarized in the table below:

**Table 5: Parking Rate at 1745 Bloor Street**

Site	Units	Type of Spaces	Provided/Proposed Resident & Visitor Supply	Leased Parking Spaces	Parking Rate
1470 Williamsport Drive (Subject Site)	283	Resident	253 Proposed Resident Spaces	-	0.89
		Visitor	30 Proposed Visitor Spaces	-	0.10
1745 Bloor Street	110	Resident	124 Provided Resident Spaces	96	0.87
		Visitor	10 Provided Visitor Spaces	-	0.09

The data was obtained directly from the client, who also owns the proxy site, and therefore both the total parking spaces and the number of leased spaces were provided.

**Appendix C** contains proxy site data table.

Based on the observed rate of 0.87 resident spaces per unit at 1745 Bloor Street, a total of 0.89 resident spaces per unit is proposed for the subject site (1.0 for the 53 rental replacement units and 0.87 for the 230 new units). The visitor parking supply was observed at a rate of 0.09 spaces per unit. Consequently, the proposed parking supply is expected to adequately meet future demand, given the similarities between the proxy site and the subject site.

## Conclusion

The proposed development at the subject site includes a total of 281 parking spaces (0.99 spaces/unit), consisting of 253 resident spaces (0.89 spaces/unit) and 28 visitor spaces (0.10 spaces/unit). Of the 253 resident spaces, 200 spaces will be allocated for 230 new units at a rate of 0.87 spaces/unit, and 53 spaces will be allocated for 53 rental replacement units at a rate of 1.0 space/unit. The rental replacement unit rate aligns with the existing supply at the subject site, while the 0.87 spaces/unit for the new units is consistent with the observed rate at the proxy site, 1745 Bloor Street. The proposed visitor parking rate of 0.10 spaces/unit slightly exceeds the observed 0.09 spaces/unit at the existing and proxy site.

Based on the observed rates at existing site and trends in the area, the proposed parking supply is expected to adequately meet the future demand for both resident and visitor parking.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,

**C.F. CROZIER & ASSOCIATES INC.**



Aarzoo Dhanani, M.Eng, EIT  
EIT, Transportation Planning

**C.F. CROZIER & ASSOCIATES INC.**



Brandon Bradt, M.Eng.CEM, P.Eng  
Manager, Transportation Planning

AD/BB

\\Crozier-Files\Projects\2700\2719 - 1470 Williamsport Hldgs Inc. co Compten Mgmt Inc\7179 - 1470 Williamsport Drive - Residential\Reports\Transportation\2nd Submission\2025.10.17 - Parking Justification Study Addendum - 1470 Williamsport Dr.docx

# Appendix A

## City Correspondence

## Aarzo Dhanani

---

**From:** Aarzo Dhanani  
**Sent:** Wednesday, October 15, 2025 4:38 PM  
**To:** Jaspreet Sidhu; Michi McCloskey  
**Cc:** Anusha Prakash; Tony De Franco; Brandon Bradt  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Jaspreet,

This is great - thanks for confirming the parking. We'll provide an addendum as per Mark's request by Friday. We are aiming to go with Option 2, i.e., 0.87 spaces for new units and 0.10 for visitors. I'll let you know if anything changes.

Thanks to Mark and your team for looking into this and providing an approach to address parking at the site.

Best Regards,  
Aarzo

**Aarzo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
DID: 416.842.0020

---

**From:** Jaspreet Sidhu <Jaspreet.Sidhu@mississauga.ca>  
**Sent:** Wednesday, October 15, 2025 3:17 PM  
**To:** Michi McCloskey <michi@sajekiplanning.com>; Aarzo Dhanani <adhanani@cfcrozier.ca>  
**Cc:** Anusha Prakash <Anusha@sajekiplanning.com>; Tony De Franco <tony@sajekiplanning.com>; Brandon Bradt <bbradt@cfcrozier.ca>  
**Subject:** FW: 1470 Williamsport Drive - Outstanding comments  
**Importance:** High

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Hi Michi and Aarzo,

Good news!

Mark can support the approach, subject to a short addendum (details below).

Planning staff preference: Given recurring community feedback about visitor parking, we prefer the alternative mix of 0.87 spaces/unit for the 230 new units and 0.10 visitor spaces/unit, while maintaining 1.0 spaces/unit for the 53 replacement units, provided this can be accommodated without major redesign.

Please confirm which option you'll proceed with and if you can provide the addendum by EOD this week.



Thanks,  
Jaspreet

**Jaspreet Sidhu** (She/Her)  
Planner, Development Central/North

---

**From:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Sent:** Wednesday, October 15, 2025 3:03 PM  
**To:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>  
**Cc:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Subject:** FW: 1470 Williamsport Drive - Outstanding comments  
**Importance:** High

Hi Jaspreet,

I have reviewed the following information and advise that it can be supported, on the condition that information be finalized in a satisfactory manner.

An addendum will be required for the previous parking justification materials to:

- Discuss the similarities of the 1745 Bloor St proxy site to the subject site (i.e. building, location/context, transportation etc)
- Advise of the particulars of the proxy site, such as units, parking arrangements, number of resident and visitor spaces, resident lease data, source, date.
- The particulars of the breakdown of the proposed parking rates and why they are appropriate
- Updated site plan with the proposed parking arrangements.

Based on the lease data provided, 96 residential parking spaces are leased to support 110 rental apartments. This is a parking demand rate of 0.87 spaces per unit.

Reviewing the proposed numbers, the following is noted:

Residential		No. Units	Parking Rate	Parking Spaces
	Replacement	53	1.0	53
	New	230	0.88	202
	<b>Overall Res.</b>	<b>283</b>	<b>0.90</b>	<b>255</b>
Visitor		<b>283</b>	<b>0.09</b>	<b>26</b>
Overall Parking				<b>281</b>

Per our conversation last week, Planning has inquired if it is possible to reduce new residential parking to 0.87 spaces per unit, while increasing visitor parking to 0.10 spaces per unit. **This can be supported as the proxy data indicated a residential parking demand of 0.87 spaces per unit.** The applicant will need to determine if this is possible based on their proposed design (i.e. are all visitor parking spaces proposed to be surface, will the change require some be underground etc). The calculations in this scenario are:

Residential		No. Units	Parking Rate	Parking Spaces
	Replacement	53	1.0	53
	New	230	0.87	200
	<b>Overall Res.</b>	<b>283</b>	<b>0.89</b>	<b>253</b>
Visitor		<b>283</b>	<b>0.10</b>	<b>28</b>
Overall Parking				<b>281</b>

I appreciate the work that Aarzoo, Michi, and team have undertaken to increase the parking supply, as well as provide data that can support the requested parking supply in this instance.

Please forward the above to them for their consideration as appropriate.

Any questions, please let me know.

Thank you.

Mark



**Mark Mueller, BES**

Transportation Planner, Municipal Parking  
T 905-615-3200 ext.5896  
[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)

[City of Mississauga](#) | Transportation and Works Department,  
Traffic Management and Municipal Parking Division | Municipal Parking Section

Please consider the environment before printing.

This e-mail (including attachments) is confidential and is intended for the addressee(s) only. If you are not the intended recipient, please notify the sender immediately by return e-mail or telephone and delete this e-mail from your system without making a copy. Any unauthorized use or disclosure of this e-mail is prohibited.

---

**From:** Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>

**Sent:** Friday, October 10, 2025 11:43 AM

**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>

**Cc:** Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Subject:** [EXTERNAL] RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

Hi Mark,

Thanks again for meeting with our team on September 24<sup>th</sup>. We received the Parking's most recent comments from City Planning. We were able to identify a comparable site at 1745 Bloor Street, which is a 9-storey rental apartment building with 110 units. Leasing information for this site was obtained from the Owner (who also owns 1470 Williamsport Drive).

Please see the summary below:

Site	Distance to Subject Site	Units	Parking Supply	Leased Spaces	Parking Utilization Demand Rate (Spaces per unit)	Leased Percentage (Occupied Spaces/Parking Supply)
1745 Bloor St	~1 km	110	134	96	0.87	0.72

We believe the 0.86 resident parking ratio is supportable. However, upon further review and discussion with our Client, Architect and Planners, we are proposing to increase the total ratio slightly by extending the underground plan to its maximum limit. The table below summarizes the overall parking counts for the replacement units, the new units and for visitors.

We propose maintaining the 1:1 ratio for the replacement units and adding 10 additional spaces at the P2 level, the resulting ratios are **0.88** for new units and **0.09** for visitors. The revised proposed parking rates are summarized below:

<b>Proposed units</b>	<b>283 units</b>		
<i>Replacement Units:</i>	53 units		
<i>New Residential Units:</i>	230 units		
<b>Proposed parking numbers</b>	<b>Proposed Spaces</b>	<b>Proposed Rate</b>	<b>Change</b>
<i>Replacement Units:</i>	53 spaces	1.0 spaces / unit **	-
<i>New Residential Units:</i>	203 spaces	0.88 spaces / unit	+14 spaces (10 new at lower P2 + 4 reallocated from visitor supply)
<b>Subtotal Residents</b>	<b>256 spaces</b>		
<i>Visitors:</i>	<b>26 visitors</b>	0.09 spaces / unit **	- 4 spaces
<b>Total:</b>	<b>282</b>	<b>0.99 spaces / unit</b>	

*\*\*Indicates that the existing rate as per the site survey data is being maintained*

We believe this satisfies both parking and planning staff requirements. Given that the parking utilization rate at 1745 Bloor Street is 0.87, our proposed 0.88 spaces per unit exceeds this rate, with 1.0 spaces per unit provided for the rental replacement units.

We look forward to finalizing the report. Please let us know if you have any questions or need further clarification.

Kind Regards,  
Aarzo

**Aarzo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
Office: 416.842.0020  
Collingwood | Milton | Toronto | Bradford | Guelph

**Proudly supporting our communities.**  
**[Click to learn more.](#)**



This email was sent on behalf of C.F. Crozier & Associates Inc. and may contain confidential and/or privileged information for the sole use of the intended recipient. If you have received this email in error, please contact the sender and delete all copies. Any review or distribution by anyone other than the intended recipient is strictly prohibited.

---

**From:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Sent:** Tuesday, October 7, 2025 9:24 AM  
**To:** Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>  
**Cc:** Anusha Prakash <[Anusha@sajekiplanning.com](mailto:Anusha@sajekiplanning.com)>; Tony De Franco <[tony@sajekiplanning.com](mailto:tony@sajekiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajekiplanning.com](mailto:michi@sajekiplanning.com)>  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Good Morning Aarzo,

Thank you for the follow up. I've a meeting scheduled with staff tomorrow to discuss. I expect to be able to provide you with next steps by end of day tomorrow.

Regards,

Mark



**Mark Mueller, BES**  
Transportation Planner, Municipal Parking  
T 905-615-3200 ext.5896  
[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)

[City of Mississauga](#) | Transportation and Works Department,  
Traffic Management and Municipal Parking Division | Municipal Parking Section

Please consider the environment before printing.

This e-mail (including attachments) is confidential and is intended for the addressee(s) only. If you are not the intended recipient, please notify the sender immediately by return e-mail or telephone and delete this e-mail from your system without making a copy. Any unauthorized use or disclosure of this e-mail is prohibited.

---

**From:** Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>

**Sent:** Friday, October 3, 2025 3:09 PM

**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Cc:** Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>

**Subject:** [EXTERNAL] RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Hi Mark,

I tried calling you today but couldn't reach you. Could you please confirm this at your earliest convenience? We have a tight timeline to address this item and it's the last piece holding up the application. Any update from you as soon as possible would be very helpful.

Thank you,  
Aarzoo

**Aarzoo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
Office: 416.842.0020  
Collingwood | Milton | Toronto | Bradford | Guelph

**Proudly supporting our communities.**  
**[Click to learn more.](#)**



This email was sent on behalf of C.F. Crozier & Associates Inc. and may contain confidential and/or privileged information for the sole use of the intended recipient. If you have received this email in error, please contact the sender and delete all copies. Any review or distribution by anyone other than the intended recipient is strictly prohibited.

---

**From:** Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>

**Sent:** Wednesday, October 1, 2025 11:31 AM

**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Cc:** Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Mark,

Just following up to see if the parking staff have had a chance to review this. We'd appreciate a response as soon as possible.

Thank you,  
Aarzoo

**Aarzoo Dhanani**, M.Eng., EIT

Engineering Intern, Transportation

DID: 416.842.0020

---

**From:** Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>

**Sent:** Friday, September 26, 2025 10:04 AM

**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

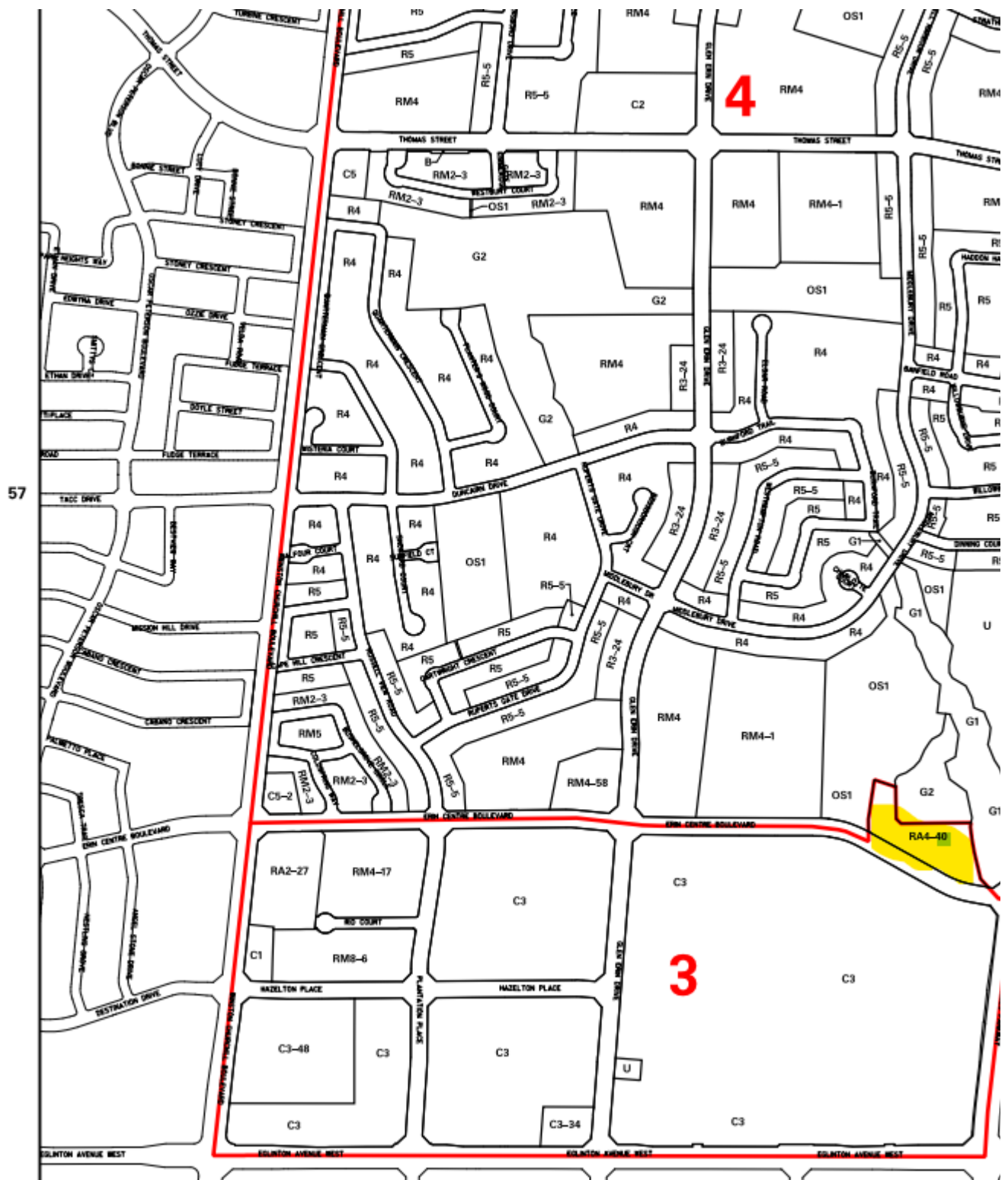
**Cc:** Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Mark,

Yes, the Oakville surveys were undertaken by Crozier.

Please also find below the details for the site we recently surveyed at 2545, 2565 & 2585 Erin Centre Boulevard in Mississauga. This site falls within Precinct 3, though it is located right at the boundary of Precinct 4. It is not in close proximity to a major transit hub.



The surveys were conducted in 2025 on the following days of the week for two consecutive weeks. Please note that the site consists of condominium buildings consisting of a total of 464 units which are all occupied.

Observed Demand Week 1			
Day	Date	Visitor	Resident
Fri	2-May	0.09	0.87

Sat	3-May	0.12	0.83
Sun	4-May	0.10	0.87
Mon	5-May	0.08	0.85

Observed Demand Week 2			
Day	Date	Visitor	Resident
Fri	9-May	0.09	0.83
Sat	10-May	0.11	0.81
Sun	11-May	0.10	0.87
Mon	12-May	0.09	0.85

We understand condominiums generally demonstrate higher parking demand compared to rental buildings. In this case, the observed rates would be considered supportable for application to a rental site.

I trust this provides the information you need.

Kind Regards,  
Aarzo

**Aarzo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
DID: 416.842.0020

---

**From:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>

**Sent:** Friday, September 26, 2025 9:01 AM

**To:** Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Cc:** Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>; Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Good Morning Aarzo,

Thank you for your email. As there appears to be a misunderstanding, I wanted to reiterate that the proxy site data must be work that was undertaken by Crozier. The parking study undertaken at 1485 Williamsport / 3480 Havenwood is from another consulting firm.

If Crozier has undertaken past surveys of comparable sites in Ward 3, or Precinct 4 sites in Mississauga, or in West Etobicoke, please provide some suggested sites for consideration.

The sites in Oakville – were those surveys undertaken by Crozier?

Thank you.

Mark





**Mark Mueller, BES**

Transportation Planner, Municipal Parking  
T 905-615-3200 ext.5896  
[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)

[City of Mississauga](#) | Transportation and Works Department,  
Traffic Management and Municipal Parking Division | Municipal Parking Section

Please consider the environment before printing.

This e-mail (including attachments) is confidential and is intended for the addressee(s) only. If you are not the intended recipient, please notify the sender immediately by return e-mail or telephone and delete this e-mail from your system without making a copy. Any unauthorized use or disclosure of this e-mail is prohibited.

---

**From:** Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>

**Sent:** Thursday, September 25, 2025 4:30 PM

**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Cc:** Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>

**Subject:** [EXTERNAL] RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Hi Mark,

Thank you for your continued support. For your reference, I've included the proxy sites we've been reviewing, along with several Oakville sites situated away from major transit hubs.

### **Ward 3 Precinct 4 Developments**

I'd like to again highlight the table below, where the rental apartment rates fall between 0.77 and 0.85. While some of the surveys date back to 2022 and last year, they provide a closer reflection of recent rates. Please note that there does not appear to be actual survey data available on the website (it seems the appendices were removed). Could you kindly provide the available data?

Table 4-1: Historical Proxy Residential Parking Utilization Survey Results

Proxy Site Location	Site Stats	Walk Score/Distance to Higher-Order Transit	Survey Period	Observed Max. Parking Demand Rate	
				Spaces	Rate/Unit
1750 Bloor Street (Precinct 4)	153 Units	Walk Score: 73	Sun. Jan 14, 2024, Mon. Jan 15, 2024, & Tues. Jan 16, 2024 (6:00PM – 1:00AM)	Res: 175 Vis: 18	Res: 0.85 Vis 0.09 Overall 0.94
		Transit Score: 52			
		<b>Distance to HOT:</b> 1.85km (27 min by bus) to Dixie GO Train Station			
3480 Havenwood Dr (Precinct 4)	132 Units	Walk Score: 68	Thurs. Aug 11, 2022 (6:00PM – 1:00AM) Fri. Aug 12, 2022 Sat. Aug 13, 2022 Fri. Aug 19, 2022 Sat. Aug 20, 2022 (6:00PM – 3:00AM)	Res: 156 Vis: 10	Res: 0.77 Vis: 0.04 Overall: 0.81
		Transit Score: 50			
		<b>Distance to HOT:</b> 2.0km (21 min by bus) to Dixie GO Train Station			
1055 Bloor Street (Precinct 4)	323 Units	<b>Walk Score:</b> 69	Thurs. October 24, Friday. October 25 (11:00PM-3:00AM)	Res: 409 Vis: 50	Res: 0.85 Vis: 0.04 Overall: 0.89
		<b>Transit Score:</b> 51			
		<b>Distance to HOT:</b> 2.0km (26 min by bus) to Dixie GO Train Station			
Subject Site		<b>Walk Score:</b> 75	Proposed Rates		<b>Res: 0.97</b>
		<b>Transit Score:</b> 56			<b>Vis: 0.15</b>
		<b>Transit Access:</b> Within 2km of Streetsville GO			<b>Overall: 1.12</b>

#### Parking Study – 1485 Williamsport / 3480 Havenwood

As you mentioned in the email chain, the updated and finalized parking study reports (submitted in 2025) were based on satisfactory survey parameters. They confirmed observed rates for the existing building of:

- Residential: **0.86 spaces/unit**
- Visitor: **0.04 spaces/unit**

However, no updated report is currently available online. Could you please share the associated survey data for our reference?

#### Recent Survey Sites in Oakville:

The surveys are relatively recent, conducted in June 2025. Please note that these sites are not located near higher-order transit or GO Transit. Due to the limited availability of rental building data, condominium sites have also been included.

Parking Proxy Sites				
Site		Type	Units	Survey Day
2430 Old Bronte Road	Oakville	Mixed-Use Residential (Condominium)	124	Thursday June 12 (5 PM - 11 PM)
				Friday June 13 (5 PM - 11 PM)
				Saturday June 14 (10 AM - 6 PM)
2486 and 2490 Old Bronte Road	Oakville	Mixed-Use Residential (Condominium)	411	Thursday June 12 (5 PM - 11 PM)
				Friday June 13 (5 PM - 11 PM)

				Saturday June 14 (10 A
125 & 133 Bronte Road	Oakville	Mixed-Use Residential (Rental)	481	Thursday June 27 (5 PM
				Friday June 28 (5 PM -
				Saturday June 29 (11 A

Please let us know if you require anything further. Overall, we believe the observed resident rates, ranging from 0.64 to 0.89, demonstrate sufficient supply at the subject site. Additionally, the visitor rate will be provided, reflecting the existing rate of 0.09 spaces per unit, and 53 rental replacement units will be supplied at a resident rate of 1.0 space per unit.

Kind Regards,  
Aarzo

**Aarzo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
Office: 416.842.0020  
Collingwood | Milton | Toronto | Bradford | Guelph

**Proudly supporting our communities.**  
**[Click to learn more.](#)**



This email was sent on behalf of C.F. Crozier & Associates Inc. and may contain confidential and/or privileged information for the sole use of the intended recipient. If you have received this email in error, please contact the sender and delete all copies. Any review or distribution by anyone other than the intended recipient is strictly prohibited.

**From:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Sent:** Thursday, September 25, 2025 11:16 AM  
**To:** Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Cc:** Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>; Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

Good Morning Brandon and Aarzo,

Thank you for meeting with us yesterday to discuss the parking concerns associated with this application.

Following our meeting, we discussed internally how you may be able to fulfill the resident parking justification requirements in this instance. As it was indicated during the meeting that the existing resident parking supply will now be maintained for the 53 rental replacement units, the focus of any parking reductions should now solely be on the 230 additional rental units.

Given Crozier's experience in comparable parking surveys, staff are open to you using data sets from your past surveys from comparable proxy sites in this instance. Based on your past survey database, parameters would be:

1. In order of preference, we would be open to consider data from appropriate rental buildings in:
  - Ward 3 Mississauga
  - Parking Precinct 4 Mississauga
  - Sites within West Etobicoke, Burlington, Oakville that are comparable and not located in proximity to major transit hubs (i.e. GO Train stations, TTC streetcar/subway etc).
2. With respect to the survey duration, we would like to see a sufficient number of survey days at a site that establishes a pattern (i.e. a one-day survey that was undertaken for a site would not be acceptable).
3. In terms of when the survey was undertaken, we would like to see data from within the last 2 years ideally.

To move this forward, we suggest the following process:

1. Crozier reviews available survey data and identifies appropriate sites and data sets.
2. City reviews and approves the sites/data sets provided by Crozier if satisfactory.
3. Crozier assesses the data and provides satisfactory justification in an addendum that can support a reduced parking supply for the 230 additional rental units.

Staff will require a written commitment that the parking supply (ie. current number of parking spaces) for the 53 rental replacement units will be maintained.

An addendum to the existing Parking Utilization Study that includes the above information would be appropriate for the submission.

Given the above, we are hopeful that an appropriate parking supply can be achieved for the proposed development. If this is acceptable to you, please let me know and we can continue to move this forward.

If you would like to have a quick call to discuss, please let me know.

Thank you.

Mark



**Mark Mueller, BES**

Transportation Planner, Municipal Parking  
T 905-615-3200 ext.5896  
[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)

[City of Mississauga](#) | Transportation and Works Department,  
Traffic Management and Municipal Parking Division | Municipal Parking Section

Please consider the environment before printing.

---

**From:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>  
**Sent:** Tuesday, September 23, 2025 2:40 PM  
**To:** Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>  
**Cc:** Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Michi,

Sounds good, will keep Tony and Anu in the loop on any correspondence.

Thanks,  
Jaspreet

**Jaspreet Sidhu** (She/Her)  
Planner, Development Central/North

---

**From:** Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>  
**Sent:** Tuesday, September 23, 2025 7:35 AM  
**To:** Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Cc:** Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Anusha Prakash <[Anusha@sajeckiplanning.com](mailto:Anusha@sajeckiplanning.com)>  
**Subject:** [EXTERNAL] RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

Thanks Tony. Jaspreet, if you can please go ahead and schedule for this afternoon or tomorrow AM that would be great.

I am away until October 1<sup>st</sup> – while I will be monitoring emails intermittently, I ask that you please keep Tony and Anu copied in my absence. We just want to ensure we get as much wrapped up as possible this week.

Thanks!  
Michi

---

**From:** Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>  
**Sent:** September 22, 2025 4:15 PM  
**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Cc:** Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi All,

Michi will be on vacation, but I am available on Sept 24 at 3:30pm or Sept 25 at 9am.

Best,

**Tony De Franco**

MScPl, MCIP, RPP

Lead, Development Planning

**Sajecki Planning Inc.**

O: 416-448-2280 ext. 103

C: 416-639-2449

[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)

[www.sajeckiplanning.com](http://www.sajeckiplanning.com)

*Upcoming Vacation Alert: I will be away from Friday, September 27 to Friday, October 10.*

---

**From:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>

**Sent:** September 22, 2025 3:38 PM

**To:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>

**Cc:** Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Good Afternoon Everyone,

I can attend the following proposed times:

September 23 – 11:30am

September 24 – 3:30pm

September 25 – 9am

Thank you.

Mark



**Mark Mueller, BES**

Transportation Planner, Municipal Parking

T 905-615-3200 ext.5896

[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)

[City of Mississauga](http://City of Mississauga) | Transportation and Works Department,  
Traffic Management and Municipal Parking Division | Municipal Parking Section

Please consider the environment before printing.

This e-mail (including attachments) is confidential and is intended for the addressee(s) only. If you are not the intended recipient, please notify the sender immediately by return e-mail or telephone and delete this e-mail from your system without making a copy. Any unauthorized use or disclosure of this e-mail is prohibited.

---

**From:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>  
**Sent:** Monday, September 22, 2025 3:00 PM  
**To:** Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Cc:** Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Aarzoo,

I am happy to coordinate a meeting. Please advise if any of the below dates/times work within your schedule.

September 23 – 11:30am  
September 24 – 3:30pm  
September 25 – 9am  
September 26 – 10:30am

Thanks,  
Jaspreet

**Jaspreet Sidhu** (She/Her)  
Planner, Development Central/North

---

**From:** Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Sent:** Monday, September 22, 2025 9:36 AM  
**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>  
**Cc:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Tony De Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>  
**Subject:** [EXTERNAL] RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Good morning Mark,

Thanks for your response. I just wanted to clarify that the observed existing on-site parking demand is 1.09 spaces per unit (1.00 resident and 0.09 visitor).

We would like to arrange a brief 30-minute meeting with you and your team to discuss the parking rate and resolve this. Please let us know if you'd be available today, tomorrow, or Wednesday, and what time would work best.

Best regards,  
Aarzo

**Aarzo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
Office: 416.842.0020  
Collingwood | Milton | Toronto | Bradford | Guelph

**Proudly supporting our communities.**  
**[Click to learn more.](#)**



This email was sent on behalf of C.F. Crozier & Associates Inc. and may contain confidential and/or privileged information for the sole use of the intended recipient. If you have received this email in error, please contact the sender and delete all copies. Any review or distribution by anyone other than the intended recipient is strictly prohibited.

---

**From:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Sent:** Friday, September 19, 2025 4:44 PM  
**To:** Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>; Michi McCloskey <[michi@sajekiplanning.com](mailto:michi@sajekiplanning.com)>  
**Cc:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Good Afternoon Aarzo and Michi,

Thank you for your patience as staff reviewed and discussed internally the materials associated with Application OZ OPA 25-7 W3, 1470 Williamsport Drive.

Based on the data provided to staff, discussion, and further to comments previously communicated, staff continue to recommend a residential parking rate of 1.0 spaces per unit in this instance. This rate is consistent with the City's zoning by-law for Parking Precinct 4. **Please note that this is less than the observed parking demand of 1.09 parking spaces per unit.**

Regarding visitor parking, staff appreciate the confirmation that there are 5 existing visitor parking spaces, all of which are paid parking. As the parking survey and data do not appear to have distinguished between residential and visitor parking demands, staff are unable to determine the appropriate visitor parking demand and parking rate in this instance. Therefore staff continue to recommend a visitor parking rate consistent with the City's zoning by-law of 0.20 visitor spaces per unit.

Municipal Parking provides recommendations based on the data provided, the survey parameters of which are set forth by the City's Parking Terms of Reference. This allows staff to apply recommendations consistently and regardless of the applicant or development proposal. In this instance, the subject site has a demonstrated parking demand that is greater than the existing zoning by-law rate. However, given that existing parking requirements are less than the demonstrated parking demand, a recommendation of using the existing zoning by-law rate in this instance is appropriate.



Per the City's Parking Terms of Reference, the majority of site-specific Parking Utilization Studies are undertaken for an existing building where a change or addition is being proposed. This is consistent with this proposal as the development is proposing to construct 53 rental replacement units in addition to the new units. The context of the surrounding area, particularly with respect to transit, is not expected to change. In these types of situations, an assessment of the existing reoccurring peak parking demand and demand ratio, and an analysis of additional parking spaces required by the proposal, can be done with reasonable accuracy and confidence. In unbuilt situations, where the type of tenants and the characteristics of the tenants are unknown, the general rule is to require parking at Zoning By-law standards.

Given the above, Municipal Parking Staff recommend the following Zoning By-Law parking rates for Rental Apartments in Precinct 4 in this instance:

- 1.0 resident spaces per unit; and
- 0.20 visitor spaces per unit.

Should you wish to discuss, please feel free to contact me as appropriate.

Thank you.

Mark



**Mark Mueller, BES**

Transportation Planner, Municipal Parking  
T 905-615-3200 ext.5896  
[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)

[City of Mississauga](#) | Transportation and Works Department,  
Traffic Management and Municipal Parking Division | Municipal Parking Section

Please consider the environment before printing.

This e-mail (including attachments) is confidential and is intended for the addressee(s) only. If you are not the intended recipient, please notify the sender immediately by return e-mail or telephone and delete this e-mail from your system without making a copy. Any unauthorized use or disclosure of this e-mail is prohibited.

---

**From:** Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>

**Sent:** Wednesday, July 23, 2025 2:24 PM

**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>

**Cc:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Mark,

Thank you for looking into this further and for providing details on the nearby developments.

We acknowledge the observed parking demand for the existing buildings based on satisfactory survey parameters. Given that the existing number of units at 1485 Williamsport and 3480 Havenwood Drive (~264 units)

is much closer to the proposed 283 units at the subject site, would it be possible to apply the residential rate of 0.86/unit?

We believe this is more appropriate because parking demand rates can vary with building size and density. Smaller buildings often show different parking patterns compared to larger developments. As the nearby sites are more comparable in scale and density to the proposed development, their observed rate would likely provide a more reliable basis for forecasting.

Please let us know if this is acceptable.

Kind Regards,  
Aarzo

**Aarzo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
DID: 416.842.0020

---

**From:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Sent:** Wednesday, July 23, 2025 11:02 AM  
**To:** Aarzo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Cc:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Good Morning Aarzo,

Thank you for the provided information of last week, including the added details about the visitor parking.

I have had the opportunity to review the information related to the proxy sites that your team has referenced, and note the following:

**Parking Study for 2555 Erin Centre Blvd, that included proxy sites at 1750 Bloor Street and 1055 Bloor Street:**

- Municipal Parking staff reviewed this material as part of that Applicant's submission. The proxy site surveys were not satisfactory as they were inadequate/limited in number of days and duration. The PUS was not satisfactory.

**Parking Study for 1485 Williamsport/34380 Havenwood:**

- The material provided by your team is based on a draft report with 2017 data. This data was ultimately superseded by more recent work.
- Municipal Parking staff received an updated and finalized report in 2024 and in 2025, based on satisfactory survey parameters, noting the following:
  - Observed Parking Demand for Existing:
    - Residential: 0.86 spaces/unit
    - Visitor: 0.04 spaces/unit
  - Proposed Parking Supply for New Building:
    - Residential: 0.96 spaces/unit
    - Visitor: 0.16 spaces/unit
  - Proposed Parking Supply for Existing Building:

- Residential: 0.86 spaces/unit
- Visitor: 0.08 spaces/unit

Should you have any questions, please let me know.

Thank you.

Mark



**Mark Mueller, BES**

Transportation Planner, Municipal Parking  
T 905-615-3200 ext.5896  
[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)

[City of Mississauga](#) | Transportation and Works Department,  
Traffic Management and Municipal Parking Division | Municipal Parking Section

Please consider the environment before printing.

This e-mail (including attachments) is confidential and is intended for the addressee(s) only. If you are not the intended recipient, please notify the sender immediately by return e-mail or telephone and delete this e-mail from your system without making a copy. Any unauthorized use or disclosure of this e-mail is prohibited.

---

**From:** Aarzoo Dhanani <[adhanani@cfcrozier.ca](mailto:adhanani@cfcrozier.ca)>  
**Sent:** Monday, July 21, 2025 3:23 PM  
**To:** Mark Mueller <[Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)>  
**Cc:** Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>  
**Subject:** [EXTERNAL] RE: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Hi Mark,

Hope you had a great weekend.

I just wanted to check if you had a chance to review the information below and if you could provide a response at earliest convenience.

Thanks,  
Aarzoo

**Aarzoo Dhanani**, M.Eng., EIT  
Engineering Intern, Transportation  
Office: 416.842.0020  
Collingwood | Milton | Toronto | Bradford | Guelph

**Learn how we've strengthened our position as a total build partner.**



This email was sent on behalf of C.F. Crozier & Associates Inc. and may contain confidential and/or privileged information for the sole use of the intended recipient. If you have received this email in error, please contact the sender and delete all copies. Any review or distribution by anyone other than the intended recipient is strictly prohibited.

---

**From:** Aarzoo Dhanani

**Sent:** Wednesday, July 16, 2025 10:05 AM

**To:** Mark Mueller <[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)>

**Cc:** Jaspreet Sidhu <[jaspreet.sidhu@mississauga.ca](mailto:jaspreet.sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajekiplanning.com](mailto:michi@sajekiplanning.com)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Mark,

Just adding to the email below. No additional resident spaces are being used for visitor purpose. There are currently 5 visitor spaces – all paid parking.

Please let us know if you have any questions.

Kind Regards,  
Aarzoo

---

**From:** Aarzoo Dhanani

**Sent:** Tuesday, July 15, 2025 2:06 PM

**To:** Mark Mueller <[mark.mueller@mississauga.ca](mailto:mark.mueller@mississauga.ca)>

**Cc:** Jaspreet Sidhu <[jaspreet.sidhu@mississauga.ca](mailto:jaspreet.sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajekiplanning.com](mailto:michi@sajekiplanning.com)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Mark,

Thank you for taking the time to speak with us yesterday to review the parking situation and the City's ongoing support in addressing it.

Please find the attached survey data for existing site for your review.

Following further discussions with the client, we were able to confirm the following details - some of which you may already be aware of:

- Existing tenants are required to pay additional fees for parking, with different rates for indoor and outdoor spaces.
- Visitor parking is available at hourly and daily rates.
- We're working on confirming whether visitors occupy any resident spaces. Will let you know once we have information.

Additionally, please see the screenshot below from the parking surveys we discussed, which were referenced in the LEA report for 2555 Erin Centre Boulevard (attached in this email). The highlighted sites are located near the subject site, and their higher densities reflect the proposed parking rates. While no raw survey data was included in the report, we'd appreciate it if you could confirm whether this is helpful and share the referenced data if available.

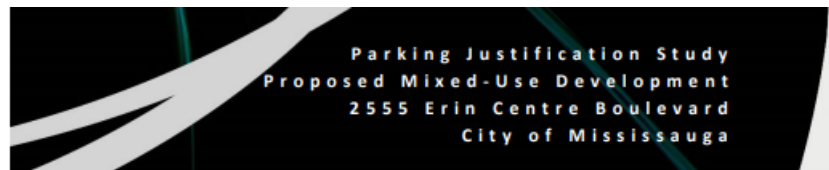


Table 4-1: Historical Proxy Residential Parking Utilization Survey Results

Proxy Site Location	Site Stats	Walk Score/Distance to Higher-Order Transit	Survey Period	Observed Max. Parking Demand Rate	
				Spaces	Rate/Unit
1750 Bloor Street (Precinct 4)	153 Units	Walk Score: 73	Sun. Jan 14, 2024, Mon. Jan 15, 2024, & Tues. Jan 16, 2024 (6:00PM – 1:00AM)	Res: 175 Vis: 18	Res: 0.85 Vis: 0.09 Overall: 0.94
		Transit Score: 52			
		Distance to HOT: 1.85km (27 min by bus) to Dixie GO Train Station			
3480 Havenwood Dr (Precinct 4)	132 Units	Walk Score: 68	Thurs. Aug 11, 2022 (6:00PM – 1:00AM) Fri. Aug 12, 2022 Sat. Aug 13, 2022 Fri. Aug 19, 2022 Sat. Aug 20, 2022 (6:00PM – 3:00AM)	Res: 156 Vis: 10	Res: 0.77 Vis: 0.04 Overall: 0.81
		Transit Score: 50			
		Distance to HOT: 2.0km (21 min by bus) to Dixie GO Train Station			
1055 Bloor Street (Precinct 4)	323 Units	Walk Score: 69	Thurs. October 24, Friday. October 25 (11:00PM-3:00AM)	Res: 409 Vis: 50	Res: 0.85 Vis: 0.04 Overall: 0.89
		Transit Score: 51			
		Distance to HOT: 2.0km (26 min by bus) to Dixie GO Train Station			
Subject Site		Walk Score: 75	Proposed Rates		Res: 0.97
		Transit Score: 56			Vis: 0.15
		Transit Access: Within 2km of Streetsville GO			Overall: 1.12

Based on the historical survey results, sites with similar contexts have been observed to have a peak residential parking demand as low as 0.77 spaces per unit and a peak visitor parking demand ranging from 0.04 to 0.09 spaces per unit. The parking demand rates of the proxy sites indicate a general travel behaviour where residents utilize alternative modes of transportation as opposed to personal vehicles for day-to-day trips. These observed trends indicate a reduced demand for residential and visitor parking from the supply provided in response to a shifting trend, where residents are able to live a car-free lifestyle for the majority of their travel needs.

Regarding 1485 Williamsport and 3480 Havenwood, the 0.56 parking ratio was derived from rental data included in attached LEA's 2018 report.

Havenwood Drive and 1485 Williamsport Drive each consist of 132 rental units, all of which are currently rented and occupied. The existing resident and visitor parking demand is outlined below.

### 6.3.1 Resident Parking Demand

To understand the resident parking demand at the subject site, recent parking rental information was provided by the owner. The parking utilization is summarized in **Table 6-3**, with detailed information provided in **Appendix G**.

Location	Tenant Spaces Provided	Occupied Spaces			Vacant Spaces
		3480 Havenwood	1485 Williamsport	Combined	
Surface	139	37	41	78	61
Underground	156	37	28	65	91
Total	295	74	69	143	152

**Table 6-3: Existing Rental Parking Information**

Based on the tenant parking information obtained, a total of 143 parking spaces are utilized by the two existing buildings on-site. This results in a maximum resident parking demand of 0.56 spaces/unit and 0.52 spaces per unit for 3480 Havenwood Drive and 1485 Williamsport Drive respectively.

Please let us know if you have any questions.

Kind regards,  
Aarzo

---

**From:** Aarzo Dhanani

**Sent:** Thursday, July 10, 2025 2:50 PM

**To:** [Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)

**Cc:** Jaspreet Sidhu <[jaspreet.sidhu@mississauga.ca](mailto:jaspreet.sidhu@mississauga.ca)>; Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>; Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>

**Subject:** RE: 1470 Williamsport Drive - Outstanding comments

Hi Mark,

We reviewed the parking comments and wanted to see if we could schedule a quick meeting tomorrow or early next week with you and [@Jaspreet](#), as we have a deadline approaching for the comment response next week. 30 minutes should be sufficient.

In the meantime, I wanted to provide some context regarding the parking supply. A total of 5 visitor spaces are provided for the existing rental building, which, based on the combined demand of 1.09 spaces, results in a resident demand of 1.0 space per unit. The site proposes a total of 283 units, of which 53 are rental replacement units considered affordable.

We are planning to provide 230 resident parking spaces for 230 units, along with 12 spaces designated for the rental replacement units. If the 230 spaces are not fully utilized, any excess could be allocated to the rental replacement units. Additionally, 0.10 visitor spaces per unit are proposed.

Please let us know what time works best for you.

Kind Regards,  
Aarzo

---

**From:** Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>

**Sent:** Tuesday, June 24, 2025 4:07 PM

To: [Mark.Mueller@mississauga.ca](mailto:Mark.Mueller@mississauga.ca)

Cc: Brandon Bradt <[bbradt@cfcrozier.ca](mailto:bbradt@cfcrozier.ca)>; Jaspreet Sidhu <[jaspreet.sidhu@mississauga.ca](mailto:jaspreet.sidhu@mississauga.ca)>

Subject: Fw: 1470 Williamsport Drive - Outstanding comments

Importance: High

Hi Mark

Hope all is well! We are reaching out regarding 1470 Williamsport, as we are working to address key unresolved comments (required by mid-July). Can you please advise when we can expect Parking staff's comments on the OPA/ZBA application?

Thanks

Michi

---

From: Jaspreet Sidhu <[Jaspreet.Sidhu@mississauga.ca](mailto:Jaspreet.Sidhu@mississauga.ca)>

Sent: Wednesday, June 18, 2025 2:18:53 PM

To: Michi McCloskey <[michi@sajeckiplanning.com](mailto:michi@sajeckiplanning.com)>

Cc: Brandon Williams <[Brandon.Williams@mississauga.ca](mailto:Brandon.Williams@mississauga.ca)>; Markus Eichenbaum

<[Markus.Eichenbaum@mississauga.ca](mailto:Markus.Eichenbaum@mississauga.ca)>; Neda Razeghi <[Neda.Razeghi@mississauga.ca](mailto:Neda.Razeghi@mississauga.ca)>; Steve Cha

<[Steve.Cha@mississauga.ca](mailto:Steve.Cha@mississauga.ca)>; Paula Wubbenhorst <[Paula.Wubbenhorst@mississauga.ca](mailto:Paula.Wubbenhorst@mississauga.ca)>; Janet Squair

<[Janet.Squair@mississauga.ca](mailto:Janet.Squair@mississauga.ca)>; Tessaro, Zach <[zach.tessaro@peelsb.com](mailto:zach.tessaro@peelsb.com)>; Simms, Joy <[joy.simms@peelregion.ca](mailto:joy.simms@peelregion.ca)>;

Yousef Hereich <[Yousef.Hereich@mississauga.ca](mailto:Yousef.Hereich@mississauga.ca)>; Erinma Chibututu <[Erinma.Chibututu@mississauga.ca](mailto:Erinma.Chibututu@mississauga.ca)>; Tony De

Franco <[tony@sajeckiplanning.com](mailto:tony@sajeckiplanning.com)>; Cameron Maybee <[Cameron.Maybee@mississauga.ca](mailto:Cameron.Maybee@mississauga.ca)>; Ashlee Rivet-Boyle

<[Ashlee.Rivet@mississauga.ca](mailto:Ashlee.Rivet@mississauga.ca)>

Subject: 1470 Williamsport Drive - Outstanding comments

---

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.]**

---

Hi Michi,

Hope all is well.

Currently all comments except those from Alectra **(now received)** and Parking are provided in ePlans. I have highlighted the outstanding comments below and action items to address them to move to recommendation report. Please reach out if you have any questions or set up meeting with any of the reviewers.

Comments from parking and Alectra will be provided shortly. Attached is the DRAFT PSR.

Thanks,

Jaspreet

## **Outstanding Comments:**

### **CPS – Housing - @Brandon Williams**

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.

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

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.

**Action: Clearance from Housing required prior to Rec Report**

### **T&W – Development Engineering - @Markus Eichenbaum**

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.

**Action: Update Block Plan and send drawing directly to reviewer via email for review and informal sign-off, prior to Rec Report**

#### **2. [REVISE DRAWINGS]**

(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 )

(b) Revise the internal private road to be crowned at the centreline with 2% crossfall (as per City Std. 2211.157)

(c) Remove the proposed retaining wall along the west property line and along the private road terminus at the south property line.

(d) Include the proposed noise barrier along the south property line on the site and grading plans.



- (e) Remove the proposed curb works on adjacent site to west.
- (f) Remove the proposed layby parking along Williamsport.
- (g) Remove the proposed reconstruction of sidewalk within the Williamsport RoW.
- (h) Revise drawings to demarcate the proposed access easement over the private road.

Action: Update drawings and send drawing directly to reviewer via email for review and informal sign-off, prior to Rec Report

### 3. R-PLAN - GEOSPATIAL SOLUTIONS APPROVAL]

Submit an R-Plan demarcating the limits of easement conveyance along the west property line. Please refer to Traffic Review for detailed comments on the easement dimensions.

Once the Draft R-Plan is on a satisfactory stage and prior to be deposited, this section requires confirmation from the City's Geospatial Solutions section that the parts as shown on the Draft R-Plan and on Schedule D-4 of the Development Agreement are satisfactory.

Action: Can be addressed via by-law enactment

### 4. [REVISE NOISE STUDY]

(a) The owner is to submit an updated Noise Study which is to include the following: A table depicting a range of barrier heights and corresponding mitigated sound levels for the outdoor living areas

(b) Please clarify, is the recommended 1.4m OLA noise barrier in addition to or including the assumed 1.1m parapet? If the former, please revise to specify the full height of noise barrier required.

Action: Can be addressed via by-law enactment

## Environmental Engineering Rev. – Storm - @Neda Razeghi

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:
  - (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.
  - (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.
  - (c) Include OGS specification sheet showing 80% TSS removal.
  - (d) Please identify the location of the proposed orifice control on the plan.
  - (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.

Action: Update SWM report and send directly to reviewer via email for review and informal sign-off, prior to Rec Report

2. UNDERGROUND STORAGE TANK See comments below:

- (a) The full dimensions of the tank (length, width, and depth) must be shown on the servicing plan to verify the required storage volume.
- (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.
- (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.

Action: Provide updated information and send directly to reviewer via email for review and informal sign-off, prior to Rec Report

3. LOW IMPACT DEVELOPMENT - The City of Mississauga has adopted the Green Development Strategy and the corresponding Stage One Green Development Standards. As such, Applicants are required to implement sustainable technologies to manage stormwater on-site. In this regard, for an application of this nature, suitable techniques could include infiltration trenches, stormwater re-use for landscape irrigation and/or permeable pavers.

Action: Reviewer to update comment, GDS not applicable for this application, no action from Applicant.

4. DEWATERING Please see comments below:

- (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 City's StormSewer by-law. Please have the lab compare sample results to all parameters in schedule A of the storm sewer by-law 0046-2022.

- (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.

- (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](mailto:env.inquiries@mississauga.ca)

Action: Provide updated information and send directly to reviewer via email for review and informal sign-off, prior to Rec Report

#### 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

2. 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

#### Heritage Planner - @Paula Wubbenhorst

1. The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Citizenship and Multiculturalism confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to Heritage Planning for review.

Action: Requirements moved to Site Plan stage, no action required under OZ/OPA application

#### Landscape Architect - @Janet Squair

1. CONCEPT PLAN - The Concept Plan prepared by BPD Quadrangle dated (?) has been received and the following comments have been provided and must be satisfied:
  1. Please relocate the exhaust vent at the NW corner of the UG garage into the driveway.
  2. Revise the Concept Plan accordingly.

Action: Comment to be addressed under Site Plan Application

2. TREE INVENTORY/SURVEY, TREE PRESERVATION PLAN, AND ARBORIST REPORT – A Tree Inventory/Survey and Tree Preservation Plan prepared by Kuntz Forestry consulting Inc. dated 2024-11-14 has been submitted and the following comments are provided in conjunction with the submitted Arborist Report and must be satisfied:
  1. the proposed layby parking along Williamsport Drive is not acceptable to the City. Please Revise the Tree Preservation Plan to preserve trees #554 and #555.
  2. Additional details, including the installation and inspection of tree preservation hoarding, will be required through the Site Plan Application process.

Action: Revise the Site Plan and all associated drawings to remove the layby parking

### 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.

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.

a) Clearly illustrate and label the easements on the Site, Landscape and Grading Plans

b) Ensure that all easements are outside of the required landscape buffers..

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

### 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.

Action: Reach out to Alectra ASAP to ensure that the location of the transformer vault room and other items are acceptable, typically Alectra will not drive their vehicles over an underground parking garage due to load bearing issues, the current location of the utility room is not accessible directly from municipal ROW, may be an issue.

**PDSB - @Tessaro, Zach**

1. SIGNAGE - The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy.

Action: Reach out to reviewer to get template for signage, will need to be installed prior to by-law enactment

**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 comments that would impact rec. report,

**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

2. [SITE ACCESS]
  - (i) The Owner shall ensure the proposed access provides sufficient sight lines such that views are not obstructed at the intersection (street trees, retaining walls, noise walls etc.).
  - (ii) An ultimate north/south private road with public access easement shall be implemented connecting Williamsport Drive and Bloor Street, providing interconnectivity with the properties located directly west and directly south.
  - (iii) The private road shall terminate at the southern property line in the interim, until the ultimate

connection can be made to the south. The intent of this request is access consolidation / minimizing the number of access points to municipal roadways and providing enhanced connectivity.

Action: To be secured via DA prior to by-law enactment

### 3. [UTILITY RELOCATION APPROVAL]

(i) The Owner shall provide a letter from Alectra & City Streetlighting staff ([trevisan.marcuzzi@mississauga.ca](mailto:trevisan.marcuzzi@mississauga.ca)) stating that satisfactory arrangements have been made, including financial, for the relocation of their infrastructure required as a result of the proposed access.

Action: Reviewer to move comment to Site Plan application

## 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

### 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 ROOT 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 reduced below 0.5 as a result of impact for the development proposal at 1470 Williamsport Drive.

## 3) PROPOSED COMMUNAL OUTDOOR AMENITY AREAS ON THE SUBJECT SITE

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.

ii) Introduce mitigation/revisions to increase the September 21 Sun Access Factor for Outdoor Amenity Areas 1 and 2 to 0.5.

**Action: Applicant to reach out to reviewer to discuss how to address shadow concerns.**

## 3. QUANTITATIVE WIND TUNNEL PEDESTRIAN WIND COMFORT AND SAFETY STUDIES

### 1) LEVEL 7 OUTDOOR AMENITY AREA

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.

### PROPOSED CONFIGURATION

### 2) WINTER WIND COMFORT CONDITIONS

i) Introduce mitigation to change the winter wind comfort conditions at Sensor Locations 58 from Uncomfortable to Standing or better.

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.

iii) Introduce mitigation to change the winter wind comfort conditions at Sensor Locations 34, 35 (Sidewalk) from Uncomfortable to Walking or better.

### 3) SUMMER WIND COMFORT CONDITIONS

i) Introduce mitigation to change the Summer wind comfort conditions at Sensor Locations 58, 47 from Walking to Standing or better.

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.

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.

#### 4) GENERAL COMMENTS

- 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.
- 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".
- 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.
- 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.
- v) The Quantitative Wind Study shall be signed and stamped by a Microclimate Specialist with a Professional Engineer designation.
- vi) Prior to Site Plan approval, the following note shall be included on the site plan:

The Microclimate Specialist shall confirm to the satisfaction of the 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".

- vii) Prior to the release of site plan securities, the Microclimate Specialist shall issue a written Confirmation of Proper Implementation of the Wind Mitigation Features in accordance with the recommendations of the approved Final Pedestrian Wind Comfort and Safety Study. The Confirmation of Proper Implementation of Wind Mitigation features shall be signed and sealed by a Micro Climate Specialist with a Professional Engineer designation.
- viii) The site plan securities required by the Planning and Building Department will include \$5000 to secure for the written Confirmation of Proper Implementation of Wind Mitigation Features to be signed and stamped by a Microclimate Specialist with a Professional Engineer designation. The \$5000 securities shall only be released to the applicant when the required written Confirmation of



Proper Implementation of Wind Mitigation Features has been provided to the satisfaction of the Planning and Building Department.

- ix) The \$5000 required to secure for the written Confirmation of Proper Implementation of wind mitigation features shall be included in the Landscape Cost Estimate.

**Action: Applicant to reach out to reviewer to discuss how to address shadow concerns.**

- 4. i) Increase the building separation distance between the two buildings by introducing step backs above the 6th floor, between the two buildings towards 30 m at the top storeys.
  - ii) This could be a graduated step back that begins at the 7th floor slab for each building and another step back at the 10th floor slab or so depending on the appropriate building proportions, the use of the separation space, the appropriate sun access and wind comfort conditions.
  - iii) If the building separation distance between the two wings of the building is to remain at 15 m, then from Floors 7 to 12,
    - the window locations at the opposite end walls along Grid Lines G and J on each floor should be staggered relative to the opposite wall in order should be staggered in order to maximize privacy of the living areas enclosed by each end wall.
  - iv) Provide building elevations to illustrate the above.

**Action: Applicant to confirm which option they will be providing to address separation distance concerns and continue to work with staff to provide appropriate solution via SP application**

- 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**

- 6. i) The required truck turning movements should not interfere with the landscape buffer.

**Action: To be addressed via SP application**



**Jaspreet Sidhu (She/Her/Hers)**

Planner

Development Central

T 905-615-3200 ext.5061

[jaspreet.sidhu@mississauga.ca](mailto:jaspreet.sidhu@mississauga.ca)



[[mississauga.ca/urbandesignawards](https://mississauga.ca/urbandesignawards)]

[City of Mississauga](https://www.mississauga.ca) | Planning & Building Department,

Development & Design Division

Please consider the environment before printing.

# Appendix B

## Architectural Plan



# BDP. Quadrangle

**Quadrangle Architects Limited**  
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8  
t 416 598 1240 www.bdpquadrangle.com

## 1470 Williamsport Drive

Mississauga, ON

for  
1470 Williamsport Holdings Inc.

Project No. 23057  
Date 16 October 2025  
Issued for Zoning By-Law Amendment Resubmission

### ARCHITECTURAL DRAWINGS

A000.S	Cover Page
A100.S	Context Plan & Statistics
A101.S	Site Plan
A102.S	P2 Underground Plan
A103.S	P1 Underground Plan
A104.S	Waste Management Plan
A105.S	Block Plan
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
A401.S	East & West Building Elevations
A402.S	North & South Building Elevations
A451.S	East West Building Section
A452.S	North South Building Section



#### PLANNING CONSULTANT

Sajecki Planning Inc.  
227 Pape Avenue,  
Toronto, ON, M4M 2W3

#### TRANSPORTATION & SITE SERVICING CONSULTANT

Crozier Consulting Engineers  
211 Yonge Street, Suite 600  
Toronto ON M5B 1M4

#### CIVIL ENGINEER

Crozier Consulting Engineers  
211 Yonge Street, Suite 600  
Toronto ON M5B 1M4

#### LANDSCAPE ARCHITECT

Crozier Consulting Engineers  
211 Yonge Street, Suite 600  
Toronto ON M5B 1M4

#### WIND CONSULTANT

Theakston Environmental Consulting Engineers  
596 Glengarry Crescent,  
Fergus, Ontario N1M 3E2



	Floor	Gross Building Area (no exclusions)		GFA Exclusions*		Mississauga By-Law 0225-2007 GFA (Res)		UNIT BREAKDOWN						Notes:
		sm	sf	sm	sf	sm	sf	1B	1B+D	2B	2B+D	3B	Total Units	
ABOVE GRADE	MPH	560.9	6,037	560.9	6,037									
	12	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
	11	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
	10	1,315.0	14,155	89.3	961	1,225.7	13,193	1	4	4	4	5	18	
	9	1,620.0	17,438	89.3	961	1,530.7	16,476	4	8	5	3	4	24	
	8	1,620.0	17,438	89.3	961	1,530.7	16,476	4	8	5	3	4	24	
	7	1,620.0	17,438	89.3	961	1,530.7	16,476	5	8	8	2	3	24	
	6	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	5	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	4	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	3	2,076.8	22,354	89.3	961	1,987.5	21,393	4	7	7	10	2	30	
	2	2,076.8	22,354	180.6	1,944	1,896.2	20,411	3	4	5	9	3	24	
	Ground	2,671.3	28,754	739.9	7,964	1,931.4	20,789	3	3	2	4	1	13	
BELOW GRADE	P1	4,730.8	50,922	4,730.8	50,922									
	P2	4,730.8	50,922	4,730.8	50,922									
	P2 Lower	830.1	8,935	830.1	8,935									
TOTALS		Indoor Amenity Deduction				20,046.8 sm	215,782 sf	38	69	65	73	38	283	
						806.1 sm	8,677 sf	107		138				
		32,712.9 sm	352,118 sf			19,240.7 sm	207,105 sf	38%		49%		13%	100%	% of Unit Type
Site Area Totals & FSI		Gross Site Area				5,880.7 sm	63,299 sf			0.6 ha				
		Landscape Buffers (North+South)				890.7 sm	9,587 sf							
		Landscape Area (not including amenity areas or buffers)				1,075.0 sm	11,571 sf							
		Outdoor Amenity Area at Grade				515.1 sm	5,544 sf							
		Total Landscaped Area				2,480.8 sm	26,703 sf			42.2% of Gross Site Area				
		Land Coverage				2,671.3 sm	28,754 sf			45.4% of Gross Site Area				
		FSI (Total GFA/Net Site Area)				3.3								
		TOTAL GFA				19,240.7 sm	207,105 sf							

**GFA:** Means the sum of the areas of each storey of a building above or below grade, excluding a parking structure above or below grade, measured from the exterior of the outside walls. Includes all shafts, stairs, open to below areas, loading areas, below grade areas and mechanical penthouse.

**GFA - Apartment:** \*As per By-law 0225-2007, Gross Floor Area (GFA - Apartment) excludes any part of the building used for mechanical floor area, stairwells, elevators, vehicle parking, bicycle parking, storage lockers, below-grade storage, any enclosed area used for collection/storage of garbage/recycling, common facilities for the use of residents in the building, a day care and amenity area.

**NOTE:** All open to below areas are included in GFA, unless otherwise indicated in the Notes column above.

The Statistics below are based on requirements as per the Mississauga Zoning By-law 0225-2007

VEHICULAR PARKING			
Precinct 4 - Parking Master Plan 2019	Required	Provided	
Refer to Traffic Report prepared by C.F. Crozier & Associates Inc., for additional information.			
Rental Apartment			
Occupant	1.00 x 283	283	253
Res Visitor	0.20 x 283	57	28
Accessible Parking Spaces (equal number Type A & Type B) (13-100 Required Visitor Spaces = min. 4% of the total to be Accessible Spaces)			
		3	3
TOTAL PARKING (20% of residential parking and 10% of visitor parking spaces are provided with EV ready spaces)			
		340	281

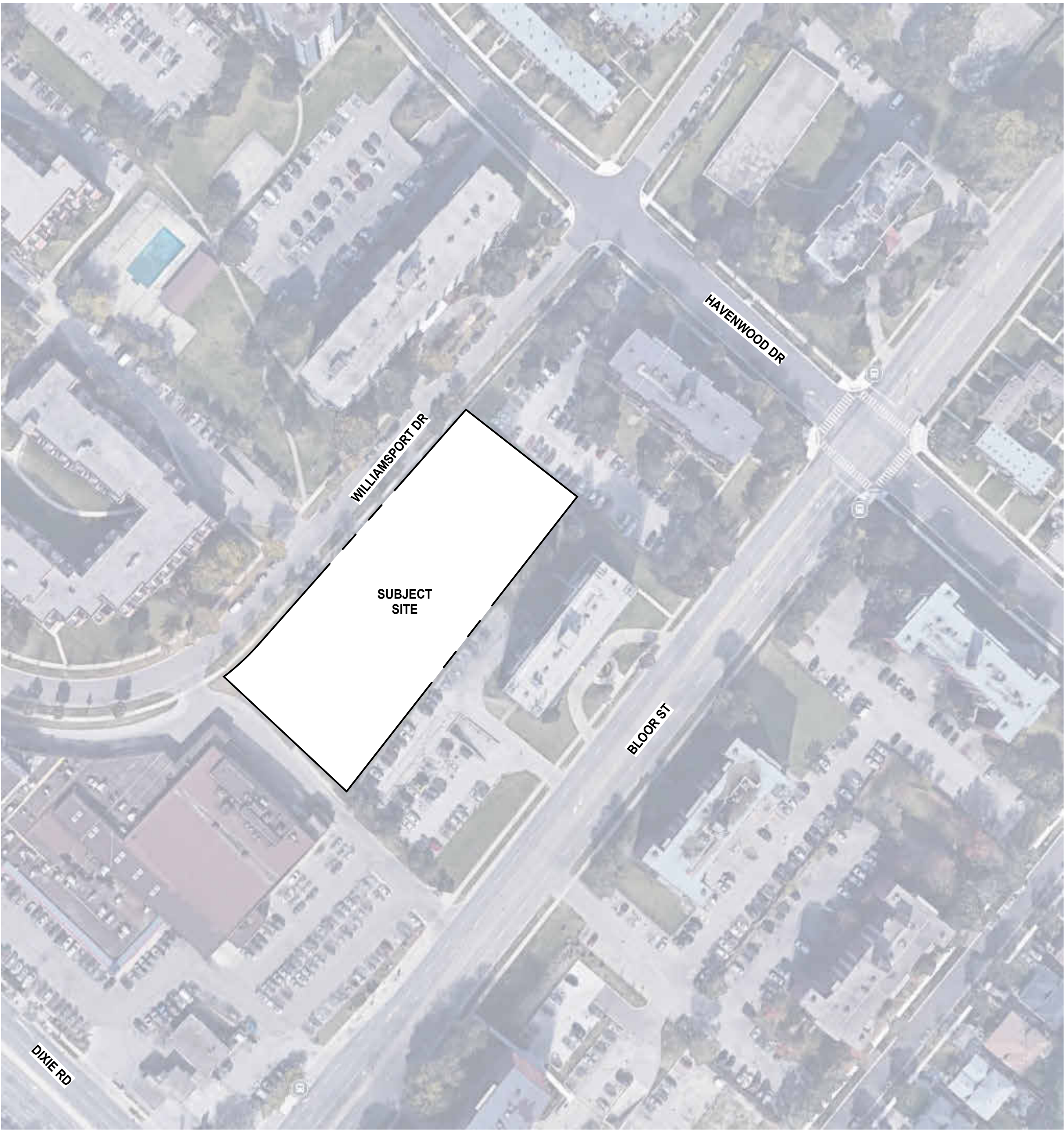
BICYCLE PARKING			
	Required	Provided	
Class A (0.6/unit) (in an enclosed area with controlled access)	0.6 x 283	170	236
Class B (greater of 0.05/unit or 6 spaces) (in a publicly accessible location)	0.05 x 283	15	24
TOTAL BICYCLES (50% of occupant bicycle parking to be located in secure weather protected area)			
		185	260

PROJECT STATISTICS SUMMARY	
Municipal Address:	1470 Williamsport Drive
Mississauga Zoning Bylaw 0225-2007:	RA2-40
Gross Site Area	5,880.7 sm
Established Grade:	139.26
(By-Law 0225-2007, average elevation of grade around the building)	
Building Height (Storeys): (excl. Mech Penthouse)	12 ST
Building Height above Established Grade:	39.5 m
(excl. Mech Penthouse)	
GFA - Residential Uses	19,240.7 sm
GFA - Non-Residential Uses	0.0 sm
Total Combined Gross Floor Area	19,240.7 sm
Floor Space Index (FSI)	3.3
Number of Residential Units	283
Amenity Space Required	1,584.8 sm
Indoor Amenity Space Provided	806.1 sm
Outdoor Amenity Space Provided	1,030.4 sm
Total Amenity Space Provided	1,836.5 sm
Vehicular Parking Total Required	340
Vehicular Parking Total Provided	272
Bicycle Parking Total Required	185
Bicycle Parking Total Provided	260
Loading Spaces Required	
Loading Spaces Provided	1

LOADING / GARBAGE			
Loading Spaces	Required	Provided	
Refer to Traffic Report prepared by C.F. Crozier & Associates Inc., for additional information.			
Residential	283 Units (loading space size 3.5m x 9m)	1	1
TOTAL LOADING SPACES			
			1
GARBAGE & RECYCLABLE MATERIAL BIN CALCULATION			
# Units	Bin Type	Requirement	Required Bins
Garbage Bins	283 3-cubic Yards	1 bin/54 units	6
Recycle Bins	283 3-cubic Yards	1 bin/45 units	7
* 3-cubic Yard storage bin area: 1.26m high, 2.03m long, 1.07m deep			

AMENITY AREA			
	Required	Provided	
Total Amenity Area	5.8 sm/unit (Amenity Required - the greater of 5.6sm/unit or 10% of the Site Area)	1,584.8	1,836.5 sm
Indoor Amenity	min. 50% contiguous area	Ground	587.0 sm
		2nd	219.1 sm
		Total	806.1 sm
Outdoor Amenity	min. 55sm provided at grade	Ground	515.1 sm
		2nd	279.5 sm
		7th	235.8 sm
		Total	1,030.4 sm

RENTAL REPLACEMENT				
Existing Building - Suite Breakdown				
Floor	1B	2B	3B	
6	3	5		1
5	3	5		1
4	3	5		1
3	3	5		1
2	3	5		1
Ground	4	3		1
Total	19	28	6	
		53		
*The above suites will be replaced in proposed development with the equivalent configuration				



1 Context Plan  
A100.S 1:2000

Date	No.	Description
------	-----	-------------

REVISION RECORD

2025-10-16	Issued for ZBA Resubmission/SPA
2025-02-25	Issued for ZBA/SPA

ISSUE RECORD



**BDP.**  
**Quadrangle**

Quadrangle Architects Limited  
The West, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8  
t 416 598 1240 www.bdpquadrangle.com

1470 Williamsport Drive  
  
Mississauga, ON  
for  
1470 Williamsport Holdings Inc.

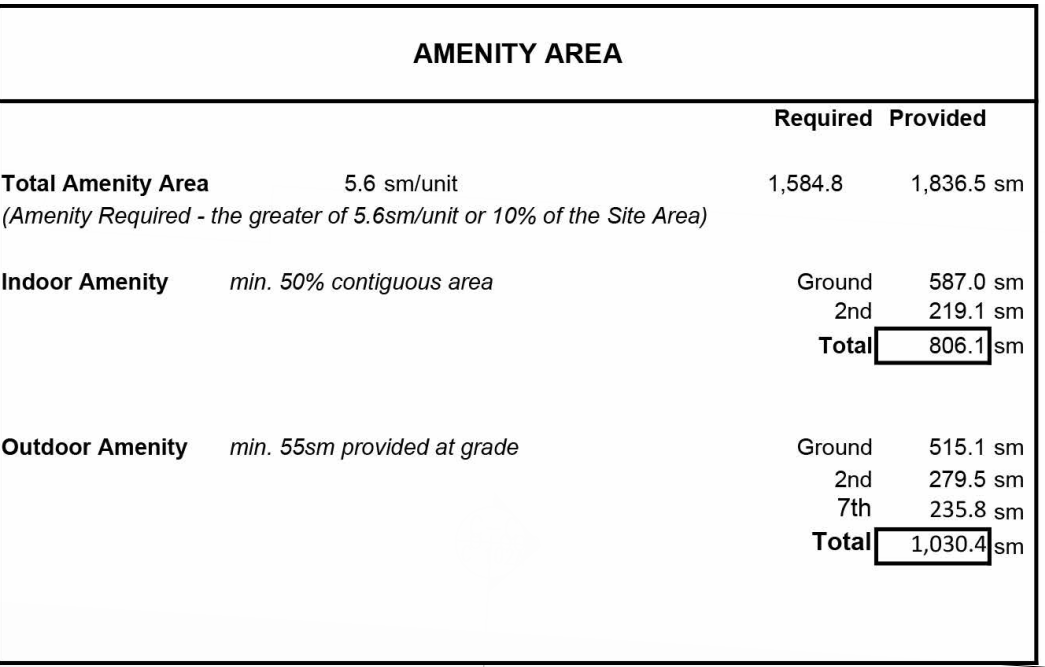
23057 1:1000 AS AB  
PROJECT SCALE DRAWN REVIEWED

Context Plan & Statistics








A100.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.





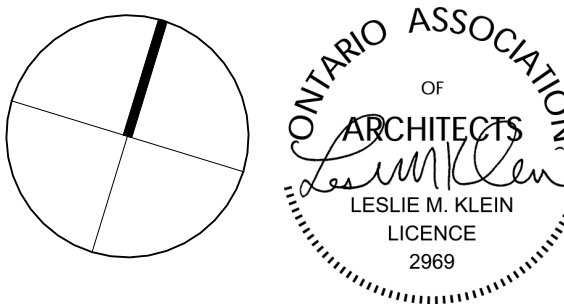
### SITE PLAN LEGEND

	PROPERTY LINE
	LINE OF UNDER GROUND GARAGE BELOW
	MAIN BUILDING ENTRANCE
	EXIT
	VEHICLE / LOADING ENTRANCE / EXIT
	PROPOSED ELEVATION
	BUILDING ENVELOPE

Date	No.	Description
<b>REVISION RECORD</b>		

025-10-16	Issued for ZBA Resubmission/SPA
025-02-25	Issued for ZBA/SPA

**ISSUE RECORD**



## BDP. Quadrangle

**Quadrangle Architects Limited**  
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5S 1A5  
t 416 598 1240 www.bdpquadrangle.com

1470 Williamsport Drive  
Mississauga, ON  
for  
1470 Williamsport Holdings Inc.

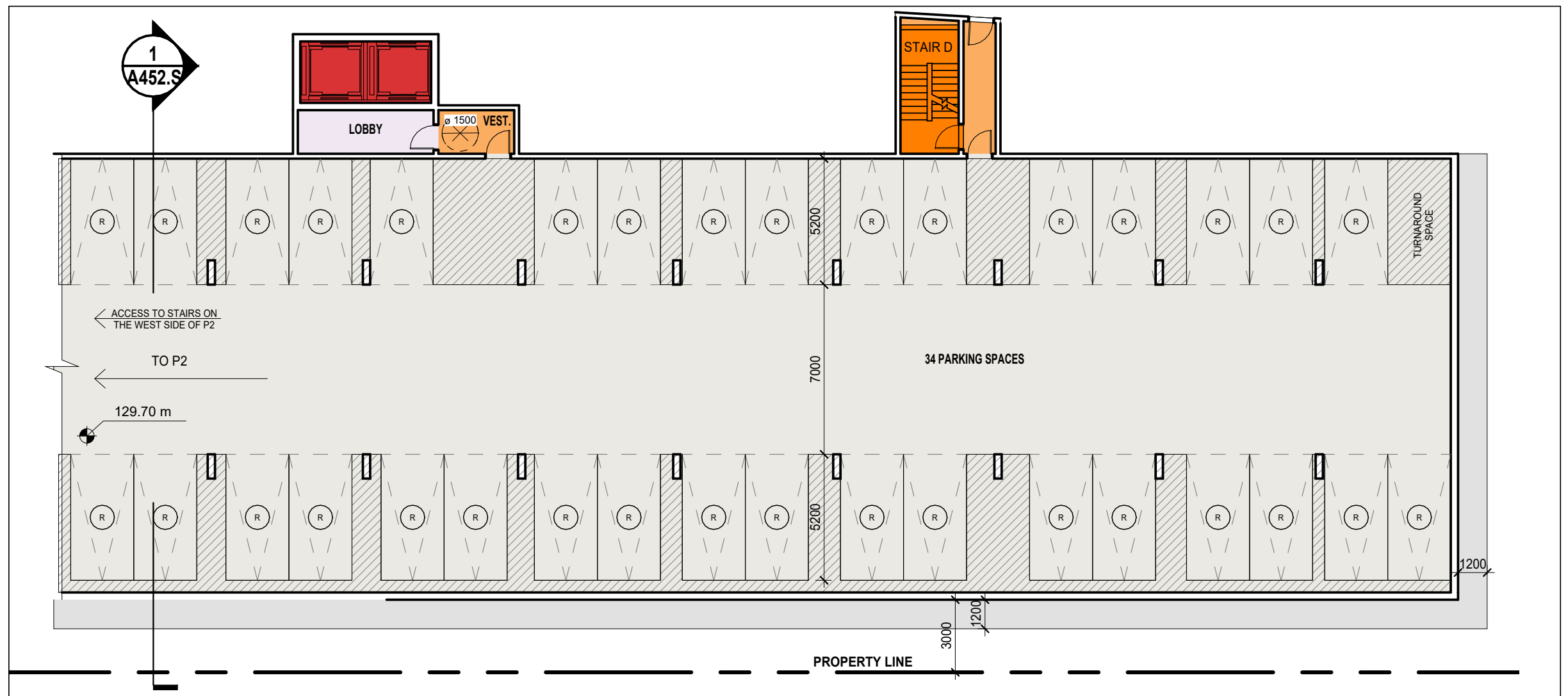
23057 1:200      SJ      AB  
PROJECT SCALE      DRAWN      REVIEW

## Site Plan

A101.

Note: This drawing is the property of the Architect and may not be reproduced without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.





2 P2 Lower Underground Plan

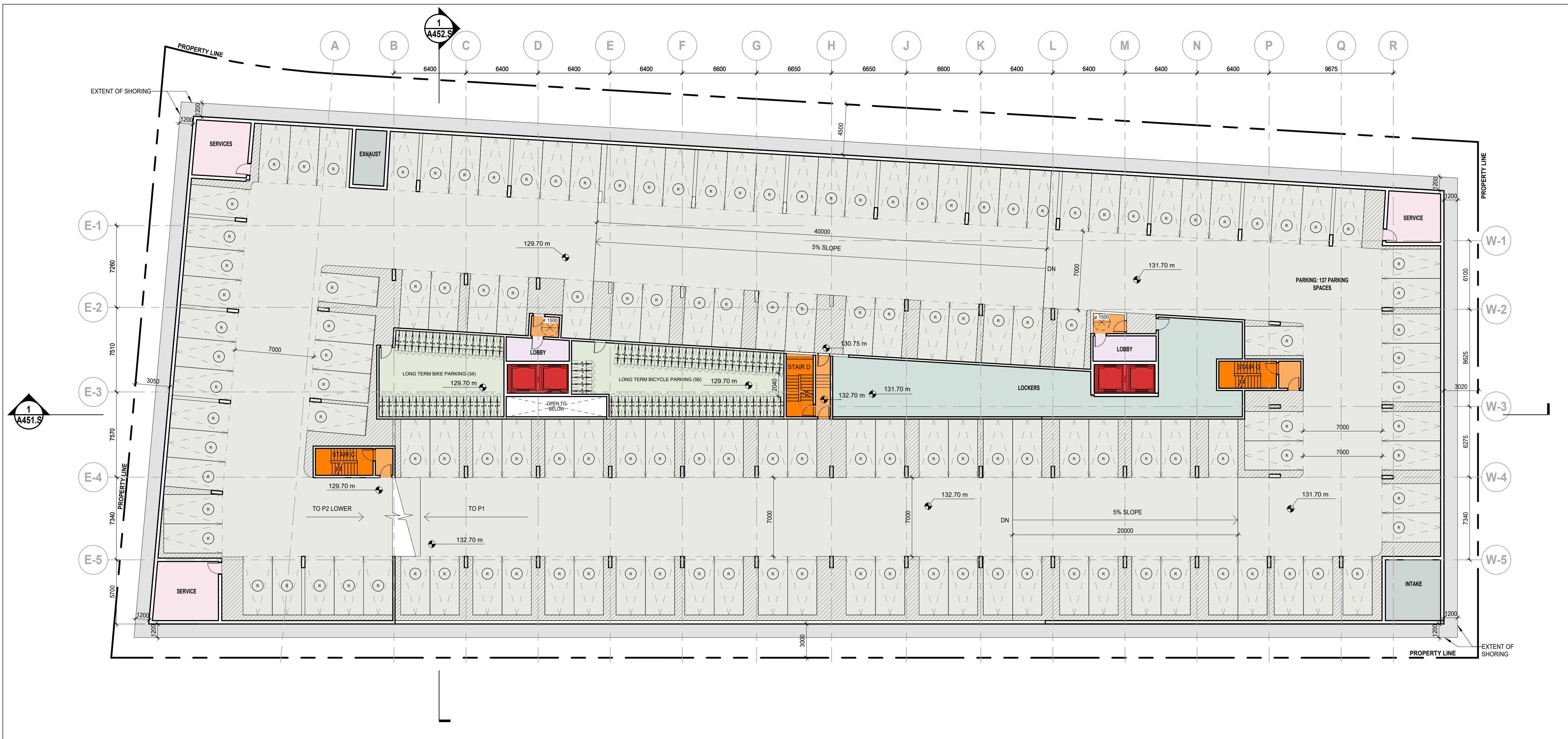
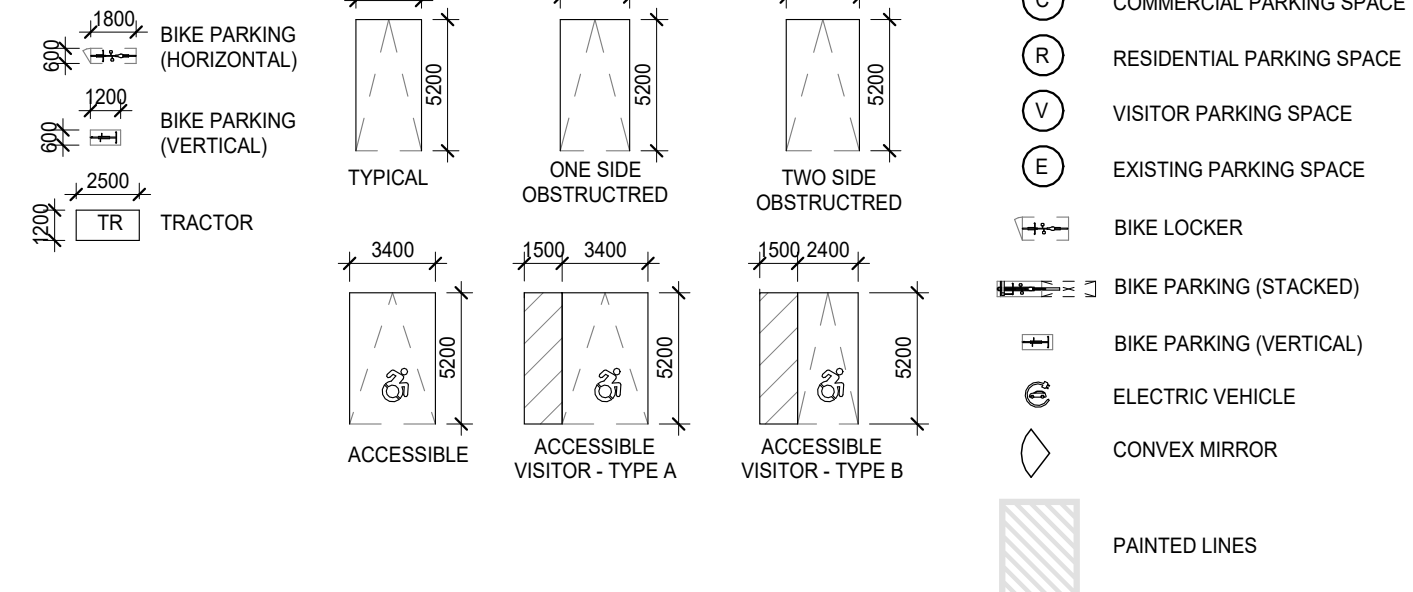
PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
  - 2600mm WIDE X 5200mm LONG (NO SIDES OBSTRUCTED)
  - 2750mm WIDE X 5200mm LONG (ONE SIDE OBSTRUCTED)
  - 2900mm WIDE X 5200mm LONG (TWO SIDES OBSTRUCTED)

2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 7000mm UNLESS OTHERWISE NOTED.

3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

PARKING LEGEND:



1 P2 Underground Plan

Date	No.	Description
------	-----	-------------

REVISION RECORD

2025-10-16	Issued for ZBA Resubmission/SPA
2025-02-25	Issued for ZBA/SPA

ISSUE RECORD



**BDP. Quadrangle**

Quadrangle Architects Limited  
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8  
t 416 598 1240 www.bdpquadrangle.com

1470 Williamsport Drive  
Mississauga, ON  
for  
1470 Williamsport Holdings Inc.

23057 1:200 SJ AB  
PROJECT SCALE DRAWN REVIEWED

P2 Underground Plan

A102.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.







# Appendix C

## Proxy Site Data

<b>1745 BLOOR PARKING BREAK DOWN</b>				
<b>25-Oct</b>				
INDOOR		EMPTY	OCCUPIED	
Resident: 46		3	43	
OUTDOOR				
Resident: 78		25	53	
Visitor: 10				
TOTALS				
124 Resident Spaces		28	96	
		22.58%	77.42%	
10 Visitor Spaces		-	-	