



Flagship  
Development  
Group

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December 23, 2025

City of Mississauga  
Planning and Development

Attn: Jaspreet Sidhu, Planner, Development Central  
Ashlee Rivet-Boyle, Executive Manager, Planning Central

**Re: APPLICATION FOR TEMPORARY USE ZONING (T-OZ) EXTENSION  
1075 CANADIAN PLACE  
2415054 ONTARIO INC.**

On behalf of the property owner, we are pleased to submit this application for Temporary Use Zoning (T-OZ) for the above-noted lands.

Mississauga Council enacted By-law 0138-2023 on September 13, 2023. The current By-law period is set to expire on September 13, 2026.

This application is to request a three-year extension to allow for additional time to prepare a comprehensive long-term redevelopment proposal for the subject lands.

No changes have been made to the property from the time of approval. All previously approved technical reports and findings remain valid and true.

The subject lands are located at the east end of Canadian Place which is located south of Eglinton Avenue East and east of Tomken Road. The site has approximately 53 metres (174 feet) of frontage along the east side of Canadian Place, a depth of 151 metres (485 feet) and a total area of 8,287 m<sup>2</sup> (2.0 acres). The rear portion of the property abuts the Little Etobicoke Creek.

The lands are legally described as Pt Lt 8 Con 2 North of Dundas Street, City of Mississauga and are municipally known as 1075 Canadian Place.

The following is enclosed in support of this application:

- One (1) copy of the completed Rezoning Application Form.
- One (1) copy of the completed Declaration of Applicant Schedule.
- One (1) copy of the complete Environmental Site Screening Questionnaire and Declaration Schedule.
- One (1) copy of completed Property Owner Acknowledgment of Public Information and Permission to Enter Property Schedule.
- One (1) copy of the completed Property Owner Appointment and Authorization of Applicant Schedule.
- One (1) copy of the Planning Justification Memo, dated December 22, 2025, prepared by Flagship Development Group.
- One (1) copy of an email from Councillor Fonseca confirming no public meeting is required for this application, dated December 4, 2025.
- One (1) copy of Site Plan (previously approved), dated March 24, 2023, prepared by Land & Building Experts.
- One (1) copy of the Site Servicing Plan (previously approved), dated January 5, 2023, prepared by Land & Building Experts.
- One (1) copy of the Truck Movement Diagrams (previously approved), prepared by Land & Building Experts.

We trust this information is sufficient in support our Temporary Use Zoning (T-OZ) extension application. Should you have any questions, please do not hesitate to contact us to discuss.

A handwritten signature in black ink, reading "Sumeet Ahluwalia". The signature is fluid and cursive, with the first name "Sumeet" and last name "Ahluwalia" clearly distinguishable.

Sumeet Ahluwalia

Flagship Development Group