

Eleni Mermigas
Planner
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

July 17, 2026

**Re: OPA/ZBA Application Resubmission #2 (OZ/OPA 25-23 W8)
1970-1980 Fowler Drive, Mississauga (Ward 8)**

On behalf of IMH 1970 & 1980 Fowler Drive Ltd. (“Property Owner”), Sajecki Planning Inc. is pleased to submit the following Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application (OZ/OPA 25-23 W8) for the property known municipally as 1970 and 1980 Fowler Drive (“the subject lands”).

The subject lands have an area of 26,936.63 m² (6.65 acres). The proposed development area (“subject site”) is located in the northeastern corner of the subject lands and is intersected by the shared property line of 1970 and 1980 Fowler Drive. The proposed development area, which is intended to be severed at a future date, has an area of 5,101.82 m² (1.26 acres).

Currently the site contains two, 14-storey rental apartment buildings with surface and underground parking. The proposal seeks to permit a new, 24-storey purpose-built rental building containing 275 units. It will include a total gross floor area (GFA) of 19,860 m² and 4 levels of underground parking. The two existing apartment buildings will be retained. The existing basketball court and playground will be relocated and redesigned as part of the proposal. Please note that because there have been no substantial changes to the overall built form and massing of the proposal, an updated shadow study has not been re-submitted.

Background

The OPA/ZBA application was adopted by the Planning and Development Committee on June 1, 2026. This partial resubmission seeks to address unresolved comments on the submission that are required for the Development Agreement and By-law Enactment.

Enclosures

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

Submission Requirement	File Name	Prepared By	Dated
Drawings			
Context Plan / Map	A000 Cover	Core Architects	July 10, 2026
	A002 Survey Plan		
	A003 Concept Plan		
Concept / Site Plan with Amenity Area, landscape buffer, pedestrian network	A001 Statistics	Core Architects	July 10, 2026
	A004 Overall Site Plan		
	A005 Site Plan		
	A006 Established Grade		
	A007 Property Boundary Diagram		

	A204 Level 1 Floor Plan		
	A205 Level 2 Floor Plan		
	A206 Level 3 Floor Plan		
	A207 Level 4 Floor Plan		
	A208 Level 5 Floor Plan		
	A209 Level 6 to 13 Floor Plan		
	A210 Level 14 to 24 Floor Plan		
	A211 Level MPH to Rooftop Amenity Floor Plan		
	A212 Elevator Machine Room Level Floor Plan		
	A213 Elevator Machine Room Roof Floor Plan		
Underground Parking Plan	A200 Level P4	Core Architects	July 10, 2026
	A201 Level P3		
	A202 Level P2		
	A203 Level P1		
Building Elevations	A400 East Elevation	Core Architects	July 10, 2026
	A401 South Elevation		
	A402 West Elevation		
	A403 North Elevation		
	A412 Angular Plane Diagram West Elevation		
Cross Sections	A410 Building Section 1	Core Architects	July 10, 2026
	A411 Building Section 2		
Massing Views	A900 Massing View Northwest Corner	Core Architects	July 10, 2026
	A901 Massing View Southeast Corner		
	A902 Massing View Northeast Corner		
	A903 Massing View Southwest Corner		
Grading / Site Servicing Plan	C300 SW G Site Grading Concept	Dillon Consulting	July 10, 2026
	C200 SW S Site Servicing Concept		
	C201 SW-S2 Site Servicing Figure 2		
	C300 SWM1 Pre Development Storm Drainage Plan		
	C301 SWM1A Pre Development Storm Drainage Plan		
	C400 SWM2 Post Development Drainage Plan 2		
	C401 SWM2A Post Development Drainage Plan 2		
Landscape Plans	L100 Landscape Plan	MHBC	July 10, 2026
	L101 Landscape Roof Amenity Plan		
	L102 Interim Amenity Plan		
	L200 Landscape Details		
Documents			
Development Agreement	Development Agreement	Sajecki Planning	N/A
Cover Letter	Cover Letter	Sajecki Planning	July 10, 2026
Archaeological Assessment	Ministry Letter Archaeological Report for P125-0360-2026	Ministry of Citizenship and Multiculturalism c/o Archeological Services Inc.	June 30, 2026

Pedestrian Wind Comfort and Safety Study	Pedestrian Level Wind Study Addendum	Gradient Wind Engineering Inc.	July 03, 2026
Stormwater Management Report	Functional Servicing and Stormwater Management Report	Dillon Consulting	July 10, 2026
Functional Servicing Report			
Water and Wastewater Modelling Demand Table	Water and Wastewater Modelling Demand Table	Dillon Consulting	July 10, 2026

For additional requirements, please see the following status updates below:

- Please note that correspondence with City of Mississauga **Planning, Urban Design, and Landscape Architecture** staff has been provided in *Attachment 1*.
- Please note that correspondence with City of Mississauga **Traffic Review** staff has been provided in *Attachment 2*.
- **Soil Testing & Hydrogeological:** Please note that correspondence with City of Mississauga Environmental Engineering staff has been provided in *Attachment 3 and 4*.
- **FSR and Easement:** Please note that correspondence with Region of Peel staff has been provided in *Attachment 5 and 6*.
- **Ministry Letter for Archeological Assessment:** Please note that City of Mississauga Staff have confirmed that the letter received from the Ministry of Citizenship and Multiculturalism fulfils the requirements for comment #18. Please see *Attachment 7* for further information.
- **Electrical Site Plan:** Please note the Electrical Site Plan and Photometrics Plan will be submitted through the Site Plan Approval stage, as approved by Alectra staff. Please see *Attachment 8* for further information.
- **Draft R Plan:** Please note the Draft R Plan will be prepared at a later date, as approved by City of Mississauga Staff. Please see *Attachment 9* for further information.
- **Outstanding Comments:** Please note correspondence with City Planner Eleni Mermigas, confirming that we may proceed with a resubmission regardless of minor ongoing correspondence with City Staff. Please see *Attachment 10* for further information.

We trust that the resubmission materials satisfy Review Group comments related to the Recommendation Report and Development Agreement. If you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 416-718-4143 or michi@sajekiPlanning.com.

Sincerely,



Michi McCloskey
MCIP, RPP
Senior Associate
Sajeki Planning Inc.

Attachments:

Attachment 1: Email Correspondence with City Planning, Landscape Architecture and Urban Design

Attachment 2: Email Correspondence with City Planning re: Traffic Engineering Comments

Attachment 3: Email Correspondence with Environmental Engineering re: Hydrogeological Report

Attachment 4: Email Correspondence with Environmental Engineering re: Soil Samples and Reliance Letter

Attachment 5: Email Correspondence with Region of Peel re: Functional Servicing Report

Attachment 6: Email Correspondence with Region of Peel re: Existing trees in easement

Attachment 7: Email Correspondence with Heritage Planning re: Ministry of Citizenship and Multiculturalism Letter

Attachment 8: Email Correspondence with Alectra re: Electrical Plan

Attachment 9: Email Correspondence with City and Regional Staff regarding Draft R Plan

Attachment 10: Email Correspondence with City Planner confirming outstanding items



RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

From Dave Craig <Dave.Craig@mississauga.ca>
Date Wed 7/15/2026 9:39 AM
To Faizaan Khan <Faizaan@sajekiplanning.com>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Rachel Kim <Rachel.Kim@mississauga.ca>
Cc Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messore <amessore@starlightinvest.com>; Christina Borowiec <christina@sajekiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>

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Good morning Faizaan,

Thanks for providing the excerpts below. The notes at the upper levels should match the ones provided at grade. Please revise them to also indicate "Final length and configuration to be confirmed during the SPA".

Thank you.

Dave Craig, OALA, CSLA, ISA
Landscape Architect
Urban Design
T 905-615-3200 ext.5760
dave.craig@mississauga.ca

[City of Mississauga](#) | Planning & Building Department,
Development & Design Division

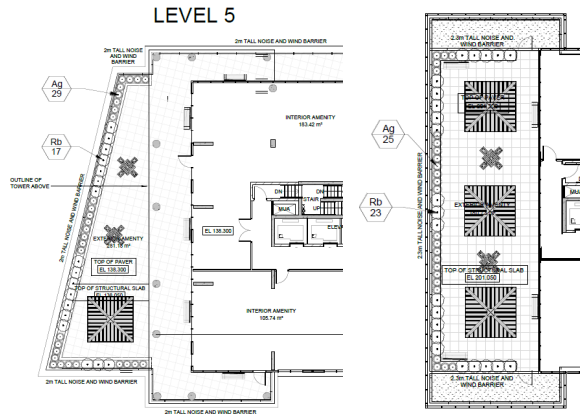
Please consider the environment before printing.

From: Faizaan Khan <Faizaan@sajekiplanning.com>
Sent: July 14, 2026 5:11 PM
To: Dave Craig <Dave.Craig@mississauga.ca>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Rachel Kim <Rachel.Kim@mississauga.ca>
Cc: Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messore <amessore@starlightinvest.com>; Christina Borowiec <christina@sajekiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>
Subject: [EXTERNAL] Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Thanks Dave,

The barriers and heights are noted on the upper level amenity areas. Please confirm if these are satisfactory or if further detail is required.
2m on Level 5, and 2.3 m on the rooftop.



Thanks again,
Faizaan Khan
Urban Planner

Sajeki Planning Inc.
O: +1 416-440-2062 ext. 111
C: 416-409-7571
faizaan@sajekiplanning.com
www.sajekiplanning.com

From: Dave Craig <Dave.Craig@mississauga.ca>
Sent: Tuesday, July 14, 2026 5:04 PM
To: Faizaan Khan <Faizaan@sajekiplanning.com>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Rachel Kim <Rachel.Kim@mississauga.ca>
Cc: Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messore <amessore@starlightinvest.com>; Christina Borowiec <christina@sajekiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Good afternoon Faizaan,

Thank you for providing the notes indicated for wind mitigation at grade level. Similarly, the same type of notations are required for outdoor amenity spaces at the appropriate roof levels, including Level 5 terrace canopy at the south corner (nodes #61 and 62), as well as Rooftop canopies x3 along the west side (nodes #63-67) which are required to mitigate unsafe conditions at that location.

Please revise and provide confirmation of those notes as well. Once those are complete the comment would be addressed for processing of the OZ application. The detailed Quantitative Wind Study would then be required for review during processing of the Site Plan Application.

Thank you.

Dave Craig, OALA, CSLA, ISA
Landscape Architect
Urban Design

7/16/26, 12:44 PM

Mail - Faizaan Khan - Outlook

T 905-615-3200 ext.5760
dave.craig@mississauga.ca

[City of Mississauga](#) | Planning & Building Department,
Development & Design Division

Please consider the environment before printing.

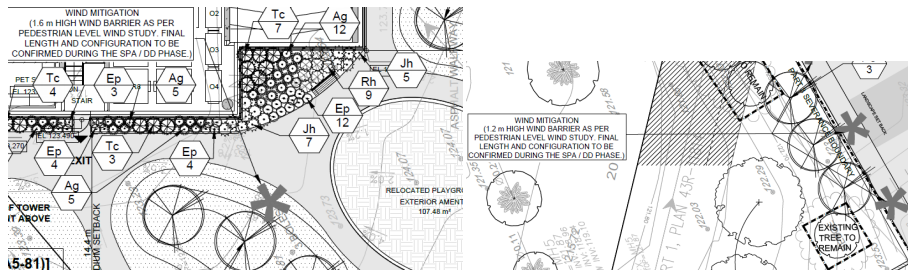
From: Faizaan Khan <Faizaan@sajekiplanning.com>
Sent: July 14, 2026 4:29 PM
To: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Dave Craig <Dave.Craig@mississauga.ca>; Rachel Kim <Rachel.Kim@mississauga.ca>
Cc: Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messorre <amessorre@starlightinvest.com>; Christina Borowiec <christina@sajekiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>
Subject: [EXTERNAL] Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Thanks for your response and confirmation Eleni.

[@Dave Craig](#) We have noted the general height and location of the wind mitigation structures in alignment with the submitted Wind Study. The Wind Study does not note recommended lengths, which your comment requests.

As our drawings are now in agreement with the Wind Study, is this revision sufficient? Please let us know. See notes below. We're planning to submit this week, so your confirmation will be appreciated.



Thanks Dave!
Faizaan Khan
Urban Planner

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faizaan@sajeckiplanning.com
www.sajeckiplanning.com

From: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Sent: Friday, July 10, 2026 11:09 AM
To: Faizaan Khan <Faizaan@sajackiplanning.com>; Dave Craig <Dave.Craig@mississauga.ca>; Rachel Kim <Rachel.Kim@mississauga.ca>
Cc: Michi McCloskey <michi@sajackiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messorre <amessorre@starlightinvest.com>; Christina Borowiec <christina@sajackiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi all, see below additional text in red in response to the takeaways from the meeting earlier this week.

Regards,



Eleni Mermigas (*she/her*)
Development Planner
Tel: 905-615-3200 ext.5731
eleni.mermigas@mississauga.ca

[City of Mississauga](#) | Planning and Building Department,
Development and Design Division

From: Faizaan Khan <Faizaan@sajekiplanning.com>
Sent: July 8, 2026 2:38 PM
To: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Dave Craig <Dave.Craig@mississauga.ca>; Rachel Kim <Rachel.Kim@mississauga.ca>
Cc: Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messorre <amessorre@starlightinvest.com>; Christina Borazjani <christina@sajekiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>
Subject: [EXTERNAL] Re: 1970-1980 Fowler Dr OZ/OWP 25-23 W8 - Comment Response

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Hi Dave, Rachel, and Eleni,

I just wanted to confirm in writing that we are on the same page regarding the takeaways of our meeting on Monday.

Please see the summary highlighted in yellow below. We have been making adjustments accordingly.

Best,
Faizaan Khan
Urban Planner

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www.sajeckiplanning.com

From: Faizaan Khan <Faizaan@sajekiplanning.com>
Sent: Monday, July 6, 2026 12:09 PM
To: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Dave Craig <Dave.Craig@mississauga.ca>
Cc: Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbccplan.com>; Karen Ly <kly@dillon.ca>; Anne Messoré

<amessore@starlightinvest.com>; Christina Borowiec <christina@sajeckiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>
Subject: Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi all,

Thanks so much for the meeting today. Just summarizing our discussion below.

1. **Comment #99 P2 I - Grade Condition**
 - a. The primary concern with the grade condition/wall is safety, natural surveillance (Significant CPTED Issues), and unsightliness.
 - b. Various solutions that are not onerous on the severed parcel, such as an ivy wall, are acceptable and can be detailed further at SPA. Correct. An Ivy wall could be considered as part of solution but it should not be the only design response to address the issues collectively. The reality is that the structure will be owned by a separate parcel/owner. Should the other parcel redevelop or have to perform restoration work or modify the structure, the solution should address the issues independently of the other property.
2. **Comment #162 - Wind Mitigation**
 - a. Primary concern is to ensure the plans are in agreement with the wind study. Correct
 - b. Label does not need to specify wind mitigation type, just general height/width and location(s) in accordance with wind study. Correct
 - c. Trees/vegetation are not acceptable for wind mitigation. Correct. Can be used to supplement and visually enhance permanent wind mitigation features though.
3. **Landscape Buffer:**
 - a. Dave to discuss with Eleni and provide comments on landscape buffer provisions in Draft ZBA. TBD
 - b. Eleni will provide consolidated comments. Consolidated zoning comments to be provided early next week
 - c. We will address and refine all of these issues once consolidated comments are received on the ZBA.
4. **MPH and EMR**
 - a. EMR height overrun is considered acceptable due to unique rooftop amenity condition + only the EMR is extending height, not the full MPH. EMR height is only acceptable if rooftop amenity is maintained through the SPA, we will include a provision in the draft ZBL requiring a minimum amount of outdoor amenity area on the rooftop to ensure the extra height sought is coupled with the unique rooftop amenity condition.

Thanks to everyone for your time and feedback this morning - we look forward to your further insights once we formally resubmit our application.

Much appreciated

Faizaan Khan

Urban Planner

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faizaan@sajeckiplanning.com

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From: Faizaan Khan <Faizaan@sajeckiplanning.com>
Sent: Friday, July 3, 2026 9:50 AM
To: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Dave Craig <Dave.Craig@mississauga.ca>
Cc: Michi McCloskey <michi@sajeckiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messorre <amessore@starlightinvest.com>; Christina Borowiec <christina@sajeckiplanning.com>; Greg Costa <gcosta@mhbcpplan.com>; Mahsa Borazjani <mborazjani@mhbcpplan.com>
Subject: Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi Eleni,

Monday, July 6th at 11am works best for our team. I have copied in Christina from Sajecki Planning, and our Landscape Architects Greg and Mahsa from MHBC who will also be joining.

Looking forward to the meeting link.

Thanks,

Faizaan Khan

Urban Planner

Sajecki Planning Inc.

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faizaan@sajeckiplanning.com

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From: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Sent: Thursday, July 2, 2026 2:10 PM
To: Faizaan Khan <Faizaan@sajeckiplanning.com>; Dave Craig <Dave.Craig@mississauga.ca>
Cc: Michi McCloskey <michi@sajeckiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messorre <amessore@starlightinvest.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Faizaan,

Dave is out of office tomorrow, we'll have to schedule for next week. Our availability is as follows:

Mon July 6th at 11am

Tuesday July 7 at 10am

Wed July 8 anytime from 9am to 1pm or 3-4pm

Please confirm a time and I can circulate a meeting link.

Thanks,

Eleni

From: Faizaan Khan <Faizaan@sajekiplanning.com>
Sent: Thursday, July 2, 2026 1:52 PM
To: Dave Craig <Dave.Craig@mississauga.ca>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Cc: Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Karen Ly <kly@dillon.ca>; Anne Messore <amessore@starlightinvest.com>
Subject: [EXTERNAL] Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Dave and Eleni,

Thanks for your feedback on our interim comment responses. I'm just jumping in while Michi is out of office.

Regarding comment #99 - **would it be possible to schedule a call to discuss the design intent for this area adjacent to the parking structure?** It might be worth discussing with our Landscape Architect and Civil Engineer on a call so that we can clarify what is needed.

Do either of the following times work for you? With a preference for the Friday:

Friday July 3 at 11am or Monday July 6 at 1pm

Thanks very much,

Faizaan Khan
Urban Planner

Sajeki Planning Inc.

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C: 416-409-7571
faizaan@sajekiplanning.com
www.sajekiplanning.com

From: Dave Craig <Dave.Craig@mississauga.ca>
Sent: Tuesday, June 30, 2026 4:29 PM
To: Michi McCloskey <michi@sajekiplanning.com>
Cc: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Faizaan Khan <Faizaan@sajekiplanning.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Michi,

Thanks for the note.

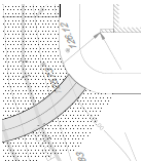
#96 A) Regarding the UD Changemark L102: This refers to providing a safe barrier free walkway to access the interim amenity area which is located further to the north-west or off the bottom left of the page in looking at the revised drawing. The drawing should be expanded to show the proposed condition. Perhaps a cut out enlargement or similar would suffice.

#99 P1) Yes, planting up to the limit.

#99 P2) i) This is the existing grade separation condition being referred to. There is no existing berm in this location however this is the location that will require a grading and planting solution.



#99 P2) ii) Revised staircase location is noted. Accessible pathway alignment is noted. A wider interchange/ landing area at the connection to the adjacent (existing) corner may be required however this is a site plan level detail that can be handled through the SPA submission.



#162) The wind mitigation details can be deferred to site plan. For the rezoning application, the drawing just needs to show the location(s) with a note that states the length and height of the wind mitigation at each location based on the wind study.

I hope this helps. If you have any further questions prior to resubmission feel free to let me know.

Thanks,

Dave Craig, OALA, CSLA, ISA

Landscape Architect

Urban Design

T 905-615-3200 ext.5760

dave.craig@mississauga.ca

[City of Mississauga](#) | Planning & Building Department,

Development & Design Division

Please consider the environment before printing.

From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: June 30, 2026 9:50 AM
To: Dave Craig <Dave.Craig@mississauga.ca>
Cc: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messoro <amessoro@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Philip Dixon <pdixon@mhbcpplan.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>
Subject: [EXTERNAL] 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

[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 Dave,

Hope all is well. On behalf of IMH 1970 and 1980 Fowler Drive Ltd., we are following up regarding some comments received on the OPA/ZBA application (File No. OZ/OPA 25-23 W8).

We have considered your responses and have provided a follow-up in the 5th column below ([Applicant Interim Response](#)). We have also attached the latest LA plan.

96	LANDSCAPE ARCH - DEV DESIGN Dave Craig 2-20-26 11:33 AM	Library Comment AMENITY AREAS: The amenity area statistics and plans indicate the location of the re-instated at grade amenities including playground area and basketball/playcourt. The proposal would interfere with these existing uses which are currently accessed by existing residents of the adjoining residential buildings at 1970 and 1980 Fowler Drive. A) Provide an interim condition solution that provides modified opportunity for impacted existing amenity areas to be utilized during the demolition and construction phases of the new building. B) Provide a means of separation between the ultimate playcourt location abutting the existing surface parking area of 1980 Fowler Drive. C) The layout of the playcourt indicates a conflict is likely to occur for multiple users at the same time. Can the court be expanded slightly (perhaps 3m-5m) to account for two different uses at the same time to decrease the chances for conflict? D) The surface access for the underground SWM tank shall not interfere with the at grade amenity area/ play court located above.	<i>Reviewer Response: Dave Craig - 5-15-26 12:10 PM</i> A) Refer to UD Changelog on L102. B) Screen separation is noted. Detailed design to be reviewed further during SPA to achieve an appropriate balance of privacy and natural surveillance. Addressed. C) The line painting is noted to avoid the conflict. Addressed. D) Storm chambers were relocated. Addressed. ----- <i>Responded by: Michi McCloskey - 4-17-26 10:50 AM</i> A) Interim amenity areas have been proposed. Refer to landscape drawing Interim Amenity Plan on Sheet L1-2 No tree or shrub plantings have been proposed in the easement. Refer to Landscape Plan L1-1 B) Decorative fencing has been provided between the play courts and parking garage for 1980 Fowler Drive. Refer to Landscape Plan L1-1 C) Play courts have been expanded for dual use. Refer to Landscape Plan L1-1 D) The revised SWM strategy relocates any surface SWM infrastructure / access away from the amenity area and play court area. Refer to Landscape Plan L1-1	Applicant Interim Response: A) Updated. B) to D) - Already Addressed.	City Interim Response:
990	LANDSCAPE ARCH - DEV DESIGN Dave Craig 2-20-26 11:33 AM	Library Comment LANDSCAPE BUFFERS: A) Revise the drawings to clearly label the ultimate property line and to measure the landscape buffer parallel to North Sheridan Way from	<i>Reviewer Response: Dave Craig - 5-15-26 12:42 PM</i> The full extent of soft landscape area located between the building/parking structure and the easement limit along North Sheridan Way is to be planted to support the overall reduced buffer condition due to the restrictive nature of the easement. To be reviewed further during	Applicant Interim Response: Paragraph 1: Is the request in P1 is to provide plantings all the way up to the easement limit? City to confirm.	City Interim Response:

		the ultimate property line that accounts for all land dedications along North Sheridan Way. B) In an RA zone, a parking structure completely below grade is to be located a minimum of 3.0m from the ultimate property line. Amend accordingly. C) Shift the SWM tank out of the required 4.5m landscape buffer along North Sheridan Way. The SWM surface access shall not interfere with the at grade amenity area/ play court above. Consider changing the shape and orientation of the STM chamber to avoid conflicts.	SPA. Additionally, the rear buffer condition along the severance limit abutting the existing raised parking structure is to be improved with a revised landscape concept at SPA however the proposed grade separation is significant and requires an improved feasible grading solution. i) Revise the grading plan to improve the transition and condition. ii) Indicate where the existing parking staircase will be re-located. ----- <i>Responded by: Michi McCloskey - 4-17-26 10:50 AM</i> CORE: A property boundary diagram has been provided on drawing A007, indicates the existing legal boundaries, easements, landscape buffers, and severance/ultimate property lines. The below-grade garage foundation wall has been set back by 3m along the north (page left, North Sheridan Way) and east (top of page) lot lines. However, the 3.0m landscape buffer cannot be accommodated along the West Property line between the severed parcel and 1970 Fowler's parkade in order to maintain the new underground parking functionality. This would compromise our ability to provide the required parking ratio within 4 levels of underground parking which would be detrimental and viability of the project. We are still proposing landscape feature in this area which are achievable without the 3m buffer. Refer to the architectural site plan on sheet A005 and the underground P1 plan on Sheet A203 dated April 17, 2026 MHBC: Landscape is coordinated with the site and servicing updates. Refer to Landscape Plan L1-1 issued on April 17, 2026 Counterpoint: The SWM tank has been relocated outside of the 4.5m landscape buffer and amenity area/play court. Please refer to the Site Servicing drawing on Sheet SW-S date on April 17, 2026.	P2 i) The proposed design is showing an existing berm condition. However, the site is being severed and the intent is not to be sharing or enter the site from the parkade. There is a designated pathway from existing 1970 Fowler building to our site that is safe for pedestrians to use. P2ii) Updated (accessible walkway). See attached.	
162	LANDSCAPE ARCH - DEV DESIGN Dave Craig 5-15-26 12:13 PM	Markup L100 Landscape Plan.pdf LA DD 01 - Wind Mitigation Show the location that includes the full length and height of the required wind mitigation . Detail design to be reviewed during SPA.	N/A	Applicant Interim Response: Wind mitigation details to be provided at the SPA stage. Can the STATUS please be moved / held til SPA?	City Interim Reponse:

We would appreciate your review of the above responses. We are aiming to resubmit in 2 weeks.

Thanks,

Michi

Michi McCloskey

MCIP RPP

Senior Associate

Sajecki Planning Inc.

O: 416-448-2280 ext. 102

C: 416-718-4143

Michi@sajeckiplanning.com

www.sajeckiplanning.com

Good morning Faizaan,

Attachment 2

The comment #67 refers to existing street light pole (images below), it should be shown on the Site Plan/Grading Plan drawing including the distance from the proposed driveway. If the distance is less that 1.5 m the light pole should be relocated at owner's expense.
In addition, The Owner shall provide an acknowledgement from Street Lightning Section confirming the acceptable relocation of their infrastructure for the proposed site access. If light pole relocation is not feasible, the Owner/applicant shall redesign their site access(es).



Please let me know if you have any questions or clarifications.

Regards,



Kate (Jekaterina) Vassilyev, C.Tech.

Traffic Planning Technologist
T 905-615-3200 ext.4246

kate.vassilyev@mississauga.ca

[City of Mississauga](#) | Planning & Building Department
300 City Centre Drive | Mississauga ON | L5B 3C1

Please consider the environment before printing.

From: Faizaan Khan <Faizaan@sajeckiplanning.com>
Sent: Friday, July 3, 2026 10:08 AM
To: Kate Vassilyev <Kate.Vassilyev@mississauga.ca>; Michi McCloskey <michi@sajeckiplanning.com>
Cc: Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Robert Keel <rkeel@lea.ca>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Kevin Quan <kquan@corearchitects.com>; Ly, Karen <kly@dillon.ca>
Subject: [EXTERNAL] Re: 1970 - 1980 Fowler Dr., OZ/OPA 25-23 W8 - Comment Response

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Hi Kate,

Thanks for your feedback on the comment responses.

We just have one more question regarding **comment #67 ii specifically**. Highlighted below.

As noted in our response, we have always shown the relocated utilities, however we're not clear on what the 1.5 m setback is referring to.

I have copied our Civil Engineer and Architect who are seeking this clarification.

67	TRAFFIC REVIEW Natalie Fan 2-18-26 4:28 PM	Comment [SITE PLAN REVISIONS] (i) All plans shall be revised to illustrate the required Land Dedications & Conveyances including the Lot/Block or Part numbers, consistent with the submitted Draft Reference Plan(s). (ii) The plans are to be revised to identify locations of all relocated utilities in its proposed location. The proposed location shall allow for a minimum 1.5 m setback from access locations and ensure that it will not have any adverse effect on trees within the municipal boulevard. (iii) The plans are to be revised to show the existing guiderail within the municipal ROW.	Interim Response (Applicant): (i) See above comment. (ii) The relocated sanitary connections were always shown on the site plans and ground floor plan as part of the 17 Apr. 2026 submission set (see attached zip file) (iii) The existing guiderails along North Sheridan Way were shown on A004, A005, and A204 in the 17 Apr. 2026 submission set (see attached zip file).
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Thanks again for your response,
Faizaan Khan
Urban Planner

Sajecki Planning Inc.
O: +1 416-440-2062 ext. 111
C: 416-409-7571
faizaan@sajeckiplanning.com
www.sajeckiplanning.com

From: Kate Vassilyev <Kate.Vassilyev@mississauga.ca>
Sent: Friday, July 3, 2026 9:16 AM
To: Michi McCloskey <michi@sajeckiplanning.com>
Cc: Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Robert Keel <rkeel@lea.ca>; Faizaan Khan <Faizaan@sajeckiplanning.com>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Subject: RE: 1970 - 1980 Fowler Dr., OZ/OPA 25-23 W8 - Comment Response

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Good morning Michi,

Thank you for reaching out. I have reviewed the draft responses and they are acceptable for submission for further review. In addition, please note that a clause should be included in the Development Agreement (DA) stating that the sight triangle dedication will be required through a future consent (severance) application or a subsequent Site Plan (SP) application.

Thank you,



Kate (Jekaterina) Vassilyev, C.Tech.

Traffic Planning Technologist
T 905-615-3200 ext.4246

kate.vassilyev@mississauga.ca

[City of Mississauga](#) | Planning & Building Department
300 City Centre Drive | Mississauga ON | L5B 3C1

From: Michi McCloskey <michi@sajekiplanning.com>
Sent: Tuesday, June 30, 2026 3:40 PM
To: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Kate Vassilyev <Kate.Vassilyev@mississauga.ca>
Cc: Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Robert Keel <rkeel@lea.ca>; Faizaan Khan <Faizaan@sajekiplanning.com>
Subject: [EXTERNAL] RE: 1970 - 1980 Fowler Dr., OZ/OPA 25-23 W8 - Comment Response

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Thanks Eleni. Kate, please let us know if you have any questions. I have also copied our Transportation Consultant Lead, Robert, should you have any specific questions.

Michi

From: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Sent: June 30, 2026 2:57 PM
To: Kate Vassilyev <Kate.Vassilyev@mississauga.ca>
Cc: Michi McCloskey <michi@sajekiplanning.com>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajekiplanning.com>
Subject: FW: 1970 - 1980 Fowler Dr., OZ/OPA 25-23 W8 - Comment Response

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Hi Kate, please see the email below and attached documents which I am forwarding on behalf of the applicant.

Regards,
Eleni

From: Michi McCloskey <michi@sajekiplanning.com>
Sent: Tuesday, June 30, 2026 2:02 PM
To: Natalie Fan <Natalie.Fan@mississauga.ca>
Cc: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajekiplanning.com>
Subject: [EXTERNAL] 1970 - 1980 Fowler Dr., OZ/OPA 25-23 W8 - Comment Response

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Hi Natalie,

Hope all is well. On behalf of IMH 1970 and 1980 Fowler Drive Ltd., we are following up regarding some comments received on the OPA/ZBA application (File No. OZ/OPA 25-23 W8).

We have considered your responses and have provided a follow-up in the 5th column below (**Applicant Interim Response**).

65	TRAFFIC REVIEW Natalie Fan 2-18-26 4:07 PM	Comment [LAND DEDICATIONS] Consistent with DARC 23-199 W8 Comment #42, the Owner will be required to gratuitously dedicate the following to the City of Mississauga: (A) SIGHT TRIANGLES (i) A 15 m x 15 m sight triangle at the SE corner of Fowler Drive and Roche Court; and (ii) A 15 m x 15 m sight triangle at the SW corner of Fowler Drive and North Sheridan Way This condition will be cleared upon receipt of confirmation from: (i) City Surveyor regarding dimensions; (ii) Environmental Site Management and Compliance regarding environmental conflicts; and (iii) Legal Services identifying that the transfer has taken place and associated fees have been paid.	Interim Response (Applicant): The updated draft site plan (see attached) reflects the sight triangle dedications as outlined in (A).	City Interim Response:
66	TRAFFIC REVIEW Natalie Fan 2-18-26 4:09 PM	Comment [DRAFT REFERENCE PLAN] Prior to any Land Dedications & Conveyances, the Owner shall prepare and submit a draft reference plan detailing the required land dedications & conveyances pertaining to this section for review and approval (See Traffic Comment #65) . The Draft Reference Plan shall be revised as per the following: (A) SIGHT TRIANGLES (i) A 15 m x 15 m sight triangle at the SE corner of Fowler Drive and Roche Court; and (ii) A 15 m x 15 m sight triangle at the SW corner of Fowler Drive and North Sheridan Way This condition will be cleared once the Draft R-Plan has been approved in principle by this section. NOTE: The Owner/Applicant is advised to confirm land requirements with other agencies prior to depositing the plan for efficiencies and to avoid multiple reference plans.	Interim Response (Applicant): As discussed with City Planning staff in April 2026, a draft Reference Plan will not be prepared under the we apply for the severance following the SPA application submission. The rationale is to comprehensively reflect any updates made during the detailed design stage.	City Interim Response:
67	TRAFFIC REVIEW Natalie Fan 2-18-26 4:28 PM	Comment [SITE PLAN REVISIONS] (i) All plans shall be revised to illustrate the required Land Dedications & Conveyances including the Lot/Block or Part numbers, consistent with the submitted Draft Reference Plan(s). (ii) The plans are to be revised to identify locations of all relocated utilities in its proposed location. The proposed location shall allow for a minimum 1.5 m setback from access locations and ensure that it will not have any adverse effect on trees within the municipal boulevard. (iii) The plans are to be revised to show the existing guiderail within the municipal ROW.	Interim Response (Applicant): (i) See above comment. (ii) The relocated sanitary connections were always shown on the site plans and ground floor plan as part of the 17 Apr. 2026 submission set (see attached zip file) (iii) The existing guiderails along North Sheridan Way were shown on A004, A005, and A204 in the 17 Apr. 2026 submission set (see attached zip file).	City Interim Response:

We are working toward a resubmission in 2 weeks time and would appreciate your review / confirmation of our draft responses/approaches before then.

Thanks
Michi

Michi McCloskey
MCIP RPP
Senior Associate

Sajeki Planning Inc.
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C: 416-718-4143
Michi@sajekiplanning.com
www.sajekiplanning.com



RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

From: Allan Noona <Allan.Noona@mississauga.ca>
Date: Tue 7/14/2026 11:50 AM
To: Faizaan Khan <Faizaan@sajeckiplanning.com>
Cc: Michi McCloskey <michi@sajeckiplanning.com>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Dave Di Iorio <ddiorio@counterpointeng.com>; Nathan D'Souza <Nathan.DSouza@mississauga.ca>; Karen Ly <kly@counterpointeng.com>

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Hi Faizaan,

Thank you for your email and patience.
I have forwarded the inquires to our internal team, I will get back to your team as soon as I have a response.

Regards,



Allan Noona
Storm Drainage Technologist
T 905-615-3200 ext.4490
Allan.Noona@mississauga.ca

[City of Mississauga](#) | Planning & Building Department, Building Division,
Development Engineering & Construction

From: Faizaan Khan <Faizaan@sajeckiplanning.com>
Sent: Monday, July 13, 2026 5:05 PM
To: Allan Noona <Allan.Noona@mississauga.ca>
Cc: Michi McCloskey <michi@sajeckiplanning.com>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Dave Di Iorio <ddiorio@counterpointeng.com>; Karen Ly <kly@counterpointeng.com>
Subject: [EXTERNAL] Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Allan,

Hope you had a nice weekend.
Just following up on the request below. Your review of our interim comment responses would be greatly appreciated.

Thanks,
Faizaan Khan
Urban Planner

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faizaan@sajeckiplanning.com
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From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: Friday, July 10, 2026 2:12 PM
To: Allan Noona <allan.noona@mississauga.ca>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Dave Di Iorio <ddiorio@counterpointeng.com>; Karen Ly <kly@counterpointeng.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>
Subject: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi Allan

Hope all is well. On behalf of IMH 1970 and 1980 Fowler Drive Ltd., we are following up regarding a comment received on the OPA/ZBA application (File No. OZ/OPA 25-23 W8).

Could you please review our interim response below? We are aiming to resubmit our OPA/ZBA next week (with the caveat that soil sampling results will come later in July, as testing is ongoing) and just wanted to ensure we are interpreting/addressing your comments correctly.

110	ENVIRONMENTAL ENG REV STORM Allan Noona 2-20-26 11:45 AM	Comment [HYDROGEOLOGICAL REPORT] The Hydrogeological Report dated November 21, 2025, prepared by EXP Services, has been reviewed and the following comments have been provided and must be addressed: a. Initial groundwater samples show parameters exceeding the Storm Sewer Use By-law for total suspended solids and aluminum. In addition, samples were not taken within the last 18 months. We recommend re-sampling groundwater wells closest to building footprint using filtered sample analyses to see if water quality has improved and meets City's storm sewer by-law 0046-2022. b. If not, please prepare and submit a groundwater treatment plan for the permanent foundation drainage into City storm sewers and incorporate the design of the treatment system into your building permit application mechanical drawings. Ensure that the treatment addresses all parameters that have exceeded the City storm sewer by law 0046-2022. c. If likely, to require temporary construction dewatering discharge to storm sewers during construction, please fill out application form (Storm Sewer Temporary Discharge Approval form) and send via email to: env.inquiries@mississauga.ca d. The following should also be included in the email 1. Brief details regarding any necessary treatment infrastructure (including sediment controls for surface water) 2. A marked up drawing with the proposed source and discharge locations	Reviewer Response: Allan Noona - 5-14-26 8:31 AM The Hydrogeological Report dated April 9, 2026, prepared by EXP, has been reviewed and the following comments have been provided and must be addressed: 1. The updated filtered groundwater samples taken March 25th 2026 are still over the city by-law limit Schedule A (https://www.mississauga.ca/wp-content/uploads/2019/06/25163721/Storm-Sewer-Use-By-law-0046-2022.pdf). Please submit a groundwater treatment plan for the permanent foundation drainage into City storm sewers and incorporate the design of the treatment system into your building permit application mechanical drawings. Ensure that the treatment addresses all parameters that have exceeded the City storm sewer by law 0046-2022 as noted in the hydrology report. Please note that the City does not test for TKN which was included in the hydrogeology report as an exceedance. - Mechanical Inspectors will verify that the treatment system is installed correctly prior to granting permanent connection. - Once construction is complete and the treatment system (if required) has been installed, the Mechanical Inspector will require a letter signed by the mechanical engineer confirming that the system has been properly installed and can address all parameters that exceeded the City by-law limits. 2. A reminder if likely, to require temporary construction dewatering discharge to storm sewers during construction, please fill out application form (Storm Sewer Temporary Discharge Approval form) and send via email to: env.inquiries@mississauga.ca The following should also be included in the email a. Brief details regarding any necessary treatment infrastructure (including sediment controls for surface water) b. a marked up drawing with the proposed source and discharge locations c. your proposed total daily quantity and flow rate (L/sec); and d. a schedule that includes dates and timeframes for dewatering activity ----- Responded by: Michi McCloskey - 4-17-26 10:42 AM (a) Addressed through the updated HGI report. Refer to Hydrogeological Report Dated April 9, 2026 (b) Will be addressed by the dewatering contractor/water treatment specialist, as a groundwater treatment plan for the permanent foundation drainage into City storm sewers is required due to exceedances relative to City storm sewer by-laws criteria; (c) EXP can prepare and submit a scope change the following regulatory documentations: 1. MECP EASR registration, including discharge and water taking reports, geotechnical settlement letter and a dewatering plan); and 2. a sewer discharge application (SDA) for both short-term (construction) and long-term	Applicant Interim Response: 1. Noted – we will prepare a Groundwater Treatment Plan during the Building Permit Application Mechanical Dwg stage. 2. EXP is currently preparing the temporary (construction-phase) dewatering discharge permit application, including MECP EASR water taking and discharge reports and submission through the MECP online portal. We assume this comment is advisory in nature (please confirm). We note the Region has recently confirmed no groundwater discharge is permitted in their sanitary sewer unless its on a temporary basis. We understand that any requests to (temporarily or permanently) discharge into the sanitary system will need to be submitted at a later date / further along in the application process to the local municipality (City of Mississauga).	City's Interim Response:
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		3. Your proposed total daily quantity and flow rate (L/sec); and 4. A schedule that includes dates and timeframes for dewatering activity	(post-construction) dewatering. (d) 1. The Dewatering contractor/Water Treatment Specialist shall prepare and submit the water treatment plan while the civil team shall prepare a sediment and erosion control measures for surface water; (d) 2. The Civil team shall identify and provide the proposed discharge location (manhole) and confirm the receiving sewer system, and verify available sewer capacity for short-term and long-term dewatering; (d) 3. Based on the Hydrogeological Investigation report dated April 9, 2026 the estimated dewatering rates are as follows: 1.short-term dewatering rate is 333,000 L/day (3.85 L/sec or 231.25 L/min including elevator pit); and 2.long-term dewatering rate is 79,200 L/day (0.92 L/sec or 55 L/min). (d) 4. Preparation and coordination of the dewatering system design including scheduling details, and treatment approach shall be undertaken jointly by the Civil Engineering Team and the Dewatering Contractor.	
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Thanks so much. We have copied our Civil Engineers (Dillon) should you have any specific questions.

Michi

Michi McCloskey
MCIP RPP
Senior Associate

Sajecki Planning Inc.
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C: 416-718-4143
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www.sajeckiplanning.com

Hi Michi and Faizaan,

Please see comment below.

Thanks,

Steve Cha
Environmental Technologist
Traffic, Storm & Environmental Planning
T 905-615-3200 ext.3068
steve.cha@mississauga.ca

From: Faizaan Khan <Faizaan@sajECKiplanning.com>
Sent: Monday, July 13, 2026 5:07 PM
To: Steve Cha <Steve.Cha@mississauga.ca>
Cc: Eleni Mermigas <Eleni.mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messoro <amessoro@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Michi McCloskey <michi@sajECKiplanning.com>
Subject: [EXTERNAL] Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Steve,

Hope you're well. Just following up on the request below. Your feedback on our interim comment responses would be greatly appreciated so we can confirm our interpretation.

Thanks,
Faizaan Khan
Urban Planner

SajECKi Planning Inc.
O: +1 416-440-2062 ext. 111
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faizaan@sajECKiplanning.com
www.sajECKiplanning.com

From: Michi McCloskey <michi@sajECKiplanning.com>
Sent: Friday, July 10, 2026 11:42 AM
To: Steve Cha <steve.cha@mississauga.ca>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messoro <amessoro@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajECKiplanning.com>
Subject: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

85	ENVIRONMENTAL ENG REVIEWER Steve Cha 2-19-26 5:15 PM	Comment The Phase One ESA dated July 4, 2025, and Phase Two ESA, dated November 27, 2025, both prepared by EXP Services Inc., have been received. The Phase Two ESA did not identify any soil or groundwater contamination at this time. However, the report noted that additional environmental investigation is required to evaluate potential concerns in the southern portion of the Site, as no monitoring wells were installed to assess groundwater conditions. Since the proposed development is limited to the eastern portion of the Site, the Phase Two ESA is considered sufficient to support the proposed development. Please note that there is a land dedication requirement (i.e., sight triangles). Given the presence of shallow bedrock (~2 mbs) and the absence of groundwater within overburden, it is unlikely that groundwater will pose a risk to the proposed sight triangle use. As such, groundwater sampling may not be necessary; however, at a minimum, additional shallow soil samples should be collected to confirm soil conditions. Please refer to condition (c) in comment Ref#86 regarding the land dedication requirement. Lastly, the report must include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report to the same extent as to the property owner. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the last page of the following document: https://www.mississauga.ca/wp-content/uploads/2023/11/Section-5-Environmental-Requirements.pdf.	<i>Reviewer Response: Steve Cha - 5-7-26 3:39 PM</i> Updated May 7, 2026: Noted that updated Phase Two ESA will be provided later. This comment remains outstanding. ----- <i>Responded by: Michi McCloskey - 4-17-26 10:47 AM</i> Acknowledged. If / when required, additional soil samples will be collected within the future land dedication to confirm the soil conditions. The Phase Two ESA will be updated to incorporate the new results and a Reliance Letter in the City's template will be provided along with the updated report at the appropriate time.	Applicant Interim Response: EXP will be collecting ground samples within the sight triangles and will be updating the report to address all the City's comments on the dedicated land. While we are targeting a resubmission mid-July, the results from these samples will not be available until mid-late July, at which point the Applicant will provide an addendum letter to the City. The reliance clause / letter will be updated when the new report is issued. Note that EXP prepared a memorandum dated April 8, 2026 RE: Monitoring Well Decommissioning Plan - 1970 & 1980 Fowler Drive (see attached). Confirm this memo has been received and reviewed by the City?	City's Interim Response: Noted. You can send the report and a reliance letter by email once it is finalized. I will review and update my comments accordingly. I have also reviewed the Monitoring Well Decommissioning Memorandum, and it looks good to me. I have no further comments.
86	ENVIRONMENTAL ENG REVIEWER Steve Cha 2-19-26 5:15 PM	Comment Please be advised that as lands are to be dedicated to the City, they must be in a condition acceptable to the City in its sole and unfettered discretion that such land is environmentally suitable for the proposed use, as determined by the City, and shall be certified as such by a Qualified Person, as defined in Ontario Regulation 153/04 (as amended). All environmental reports submitted to the City must: a) include a specific reference of all lands to be dedicated to the City (provide a written legal description in the letter and as a separate attachment, include an overlay on a plan of survey drawn to scale and signed by a licensed Ontario Land Surveyor that clearly outlines the legal boundaries of the conveyance lands); be completed in accordance with O. Reg. 153/04; b) be signed and dated by a Qualified Person (as defined by section 5 and 6 under O. Reg. 153/04, as applicable); c) include a clear statement that these lands meet the applicable full depth generic site condition standards for soil in accordance with O. Reg. 153/04 and are suitable for the intended land use; d) include confirmation that there are no well(s) (monitoring/domestic) or include proof of decommissioning of all well(s) on the conveyance lands. The document must reference all applicable guidelines and regulations respecting water wells, including Ontario Regulation 903, RRO 1990, made under the Ontario Water Resources Act, and must provide details of the well(s) decommissioning; e) include confirmation that there is no debris (including buried debris or waste, as defined by Reg. 347) on the lands to be dedicated to the City. If the removal of demolition or buried debris has occurred, the certification letter must include a statement that indicates all demolition debris has been removed in accordance with applicable guidelines and regulations and attach copies of waste manifests and other supporting documentation; f) be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the reports to the same extent as to the property owner. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the last page of the following document: https://www.mississauga.ca/wp-content/uploads/2023/11/Section-5-Environmental-Requirements.pdf.	<i>Reviewer Response: Steve Cha - 5-7-26 3:40 PM</i> Updated May 7, 2026: Noted. This comment remains outstanding. ----- <i>Responded by: Michi McCloskey - 4-17-26 10:47 AM</i> Acknowledged. The updated reports will incorporate the statements required in items a-e of the city's comment. Additionally, the reliance letter in the City's Template will be issued together with the updated reports at the appropriate	Applicant Interim Response: See above comment re: sight triangles and soil testing. As discussed with City Planning staff in April 2026, a draft Reference Plan will not be prepared under the we apply for the severance following the SPA application submission. The rationale is to comprehensively reflect any updates made during the detailed design stage. Clauses a) through e) will be referenced in the forthcoming updated report as part of the OPA/ZBA resubmission (subject to soil testing and results, which will be provided in an addendum letter).	City's Interim Response: Understood. A Reference Plan can be provided at a later stage. As for item (a), a description of the approximate location of the land dedication area, with the relevant drawing, should be sufficient at this stage.

Thanks, looking forward to your reply.

Michi

Good afternoon Michi,

I am reaching out with comments on the updated Hydro G report, prepared by EXP and dated 04/09/2026.

Modelling was conducted based on the following figures:

- Requested Population: 637
- Requested water demand (MDD L/s): 3.58
- Requested Fire Flow (l/s): 66.67
- PHD (L/s): 5.97

Infrastructure Planning has no objections to the proposed water demands and the connection to the existing 300-mm diameter watermain located on Fowler Drive at this time. However, it is recommended that the site include a second connection to the 300-mm watermain along Roche Street for redundancy. The development is to have a combined 150mm fire and a 100mm domestic line, along with a secondary 150mm fire service, both to be serviced by the 300mm watermain on Fowler Drive.

Recommendations are subject to change should there be any revisions to the proposed population, water demands, or fire flow requirements.

Thank you,

Rosha Budathoki (she/her)
Intermediate Planner | Development Services | Public Works
10 Peel Centre Drive, Suite B, Brampton, Ontario, L6T 4B9
Email rosha.budathoki@peelregion.ca



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From: Budathoki, Rosha
Sent: June 5, 2026 1:42 PM
To: 'Michi McCloskey' <michi@sajekiplanning.com>
Cc: Karen Ly <kly@counterpointeng.com>; David Di Iorio <ddiorio@counterpointeng.com>; Faizaan Khan <Faizaan@sajekiplanning.com>
Subject: RE: OZ-25-023M 1970 and 1980 Fowler Drive - FSR Modelling Results (Report dated April 17, 2026)

Hi Michi,

I haven't heard back yet – I will nudge the team and will reach out as soon as I have comments.

Thanks,

Rosha Budathoki (she/her)
Intermediate Planner | Development Services | Public Works
10 Peel Centre Drive, Suite B, Brampton, Ontario, L6T 4B9
Email rosha.budathoki@peelregion.ca



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From: Michi McCloskey <michi@sajekiplanning.com>
Sent: June 4, 2026 12:31 PM
To: Budathoki, Rosha <rosha.budathoki@peelregion.ca>
Cc: Karen Ly <kly@counterpointeng.com>; David Di Iorio <ddiorio@counterpointeng.com>; Faizaan Khan <Faizaan@sajekiplanning.com>
Subject: Re: OZ-25-023M 1970 and 1980 Fowler Drive - FSR Modelling Results (Report dated April 17, 2026)

Hi Rosha

Hope all is well. Just wondering if you have heard back on the status of Infrastructure Planning's review? We are working toward a partial resubmission in the coming weeks so it would be helpful to have this information as soon as it's available.

Thanks
Michi

Michi McCloskey
MCIP RPP
Senior Associate

Sajeki Planning Inc.
416-718-4143 (Direct)
Michi@sajekiplanning.com
www.sajekiplanning.com

From: Budathoki, Rosha <rosha.budathoki@peelregion.ca>
Sent: Wednesday, May 27, 2026 10:35
To: Michi McCloskey <michi@sajekiplanning.com>
Cc: Karen Ly <kly@counterpointeng.com>; David Di Iorio <ddiorio@counterpointeng.com>
Subject: RE: OZ-25-023M 1970 and 1980 Fowler Drive - FSR Modelling Results (Report dated April 17, 2026)

Thanks Michi,

I will flip that over for review.

Rosha Budathoki (she/her)
Intermediate Planner | Development Services | Public Works
10 Peel Centre Drive, Suite B, Brampton, Ontario, L6T 4B9
Email rosha.budathoki@peelregion.ca



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From: Michi McCloskey <michi@sajekiplanning.com>
Sent: May 27, 2026 10:05 AM
To: Budathoki, Rosha <rosha.budathoki@peelregion.ca>
Cc: Karen Ly <kly@counterpointeng.com>; David Di Iorio <ddiorio@counterpointeng.com>
Subject: RE: OZ-25-023M 1970 and 1980 Fowler Drive - FSR Modelling Results (Report dated April 17, 2026)

CAUTION: External Email. Do not click on links or open attachments you do not trust.

Thanks Rosha. I am copying our civil engineers to review and comment on your email below.

Also, a hydrogeological investigation was submitted as part of our resubmission in April 2026. Due to the large file size, I have provided a link to the document below:

 [Hydrogeological Investigation.pdf](#)

Thanks
Michi

From: Budathoki, Rosha <rossha.budathoki@peelregion.ca>
Sent: May 27, 2026 9:36 AM
To: Michi McCloskey <michi@sajekiplanning.com>
Subject: OZ-25-023M 1970 and 1980 Fowler Drive - FSR Modelling Results (Report dated April 17, 2026)

Hi Michi,

The Region had an opportunity to review and model the Functional Servicing Report (dated April 17, 2026), prepared by Dillon Consulting, provided through the second submission materials.

Requested population: 637
Requested sanitary flow (PWWF in L/s): 8.51

Based on the figures provided above, Infrastructure Planning has noted that they cannot provide comments on the sanitary servicing at this time, as the application is proposing to connect the long-term groundwater discharge to the sanitary system. As such, they are requiring a Hydrogeological (Hydro-G) report for their evaluation before providing further comments. Please submit a hydrogeological report for modeling.

Thank you,

Rosha Budathoki (she/her)
Intermediate Planner | Development Services | Public Works
10 Peel Centre Drive, Suite B, Brampton, Ontario, L6T 4B9
Email rossha.budathoki@peelregion.ca



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Good afternoon Michi,

Thank you for the clarification. If the trees are pre-existing, then it's fine. I will file this email and formally clear the comment when the application is recirculated on ePlans. Please ensure to keep us notified of any potential encroachments on the easement.

Regards,

Rosha Budathoki (she/her)
Intermediate Planner | Development Services | Public Works
10 Peel Centre Drive, Suite B, Brampton, Ontario, L6T 4B9
Email rossha.budathoki@peelregion.ca



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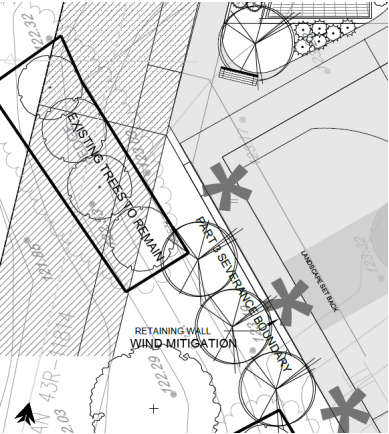
From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: June 26, 2026 2:27 PM
To: Budathoki, Rosha <rossha.budathoki@peelregion.ca>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>
Subject: RE: OZ-25-023M 1970 & 1980 Fowler Drive - FSR Modelling Results (report dated: Nov 21, 2025)

Hi Rosha

Hope all is well. We are reaching out regarding Comment 75 on the OPA/ZBA application for File OZ/OPA 25-23 W8.

75	REGION OF PEEL Rosha Budathoki 2-19-26 1:36 PM	Comment EASEMENT - There is a Regional easement (VS17870 / PR2466944) on the subject property. Please note that all drawings must clearly show the existing easements, their limits, the purpose of the easement, the easement instrument number, parts and reference plan number, and the benefiting party (i.e. the Region). Unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title. Existing easements dedicated to the Region of Peel for the purpose of sanitary sewer and/or watermain, must be maintained or the existing infrastructure relocated to the satisfaction to the Region of Peel, at the owners cost. Foundations of proposed structures must not encroach on the zone of influence of the existing structure. The applicant shall notify the Region of any proposed encroachments on the easement, including structures, signs, landscaping, walkways, parking and servicing. The Region notes that there is a landscape buffer proposed over the easement with deciduous trees shown in the northern corner (next to the basketball court). Please confirm that these trees are existing and if any other landscaping materials are proposed within the boundaries of the easement. Please note an encroachment review and an encroachment agreement, including associated fees, may be required should any encroachments be proposed within the Region's easement.
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To clarify, the trees within the N corner of the site (within the easement) are **existing**. Attached please find our latest draft LA plan that identifies this clearly. **Please let us know if you have any questions, concerns or further action required on this matter.**



Thank-you,
Michi

Michi McCloskey
MCIP RPP
Senior Associate

Sajecki Planning Inc.
O: 416-448-2280 ext. 102
C: 416-718-4143
Michi@sajeckiplanning.com
www.sajeckiplanning.com

From: Budathoki, Rosha <rossha.budathoki@peelregion.ca>
Sent: March 23, 2026 11:03 AM
To: Michi McCloskey <michi@sajeckiplanning.com>
Subject: RE: OZ-25-023M 1970 & 1980 Fowler Drive - FSR Modelling Results (report dated: Nov 21, 2025)

Hi Michi,



Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

From Paula Wubbenhorst <Paula.Wubbenhorst@mississauga.ca>
Date Thu 7/2/2026 3:00 PM
To Michi McCloskey <michi@sajekiPlanning.com>
Cc Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>

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Yes, it is.
Best,
Paula

From: Michi McCloskey <michi@sajekiPlanning.com>
Sent: Tuesday, June 30, 2026 4:07 PM
To: Paula Wubbenhorst <Paula.Wubbenhorst@mississauga.ca>
Cc: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>
Subject: [EXTERNAL] RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Paula

We heard back from the Ministry today. Confirming the attached document is sufficient to satisfy your comment?

Thanks
Michi

From: Paula Wubbenhorst <Paula.Wubbenhorst@mississauga.ca>
Sent: June 26, 2026 2:51 PM
To: Michi McCloskey <michi@sajekiPlanning.com>
Cc: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>
Subject: Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Please e-mail archaeology@ontario.ca and ask for an expedited review.
All the best,
Paula

From: Michi McCloskey <michi@sajekiPlanning.com>
Sent: Friday, June 26, 2026 2:47 PM
To: Paula Wubbenhorst <Paula.Wubbenhorst@mississauga.ca>
Cc: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>
Subject: [EXTERNAL] 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

[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 Paula

Hope all is well. On behalf of IMH 1970 and 1980 Fowler Drive Ltd., we are following up regarding a comment received on the OPA/ZBA application (File No. OZ/OPA 25-23 W8).

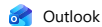
Per Comment Reference #18, an Archaeological Assessment was completed April 2, 2026, and recommends that no further investigations are required. The site is clear of any archaeological concerns. The reports have been submitted to the Ministry by our consultant, ASI, and we are awaiting further updates.

18	HERITAGE PLANNER Paula Wubbenhorst 1-26-26 9:39 AM	Library Comment [ARCHAEOLOGICAL ASSESSMENT] - The property has archaeological potential as identified under Provincial criteria for the determination of Archaeological Potential. 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. Please note that there are provincial prohibitions on conducting archaeological fieldwork when the ground is frozen or snow covered. The standard field season runs from April to November.
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As there are no definitive timelines re: the Ministry's review time, may we please request this comment be tied to the SPA? We have done this for other active development files in Mississauga. We intend to submit an SPA application this year.

Thanks
Michi

Michi McCloskey
MCIP RPP



Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

From: Faizaan Khan <Faizaan@sajekiplanning.com>
Date: Wed 7/15/2026 4:18 PM
To: Michi McCloskey <michi@sajekiplanning.com>; Bilal Makrod <bilal.makrod@alectrautilities.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Samantha Burke <samantha.burke@alectrautilities.com>

Hi Bilal,

Any updates on this? We're hoping to submit this week so your confirmation would be much appreciated.

Thanks,
Faizaan Khan
Urban Planner

Sajeki Planning Inc.
O: +1 416-440-2062 ext. 111
C: 416-409-7571
faizaan@sajekiplanning.com
www.sajekiplanning.com

From: Faizaan Khan <Faizaan@sajekiplanning.com>
Sent: Monday, July 13, 2026 5:08 PM
To: Michi McCloskey <michi@sajekiplanning.com>; Bilal Makrod <bilal.makrod@alectrautilities.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Samantha Burke <samantha.burke@alectrautilities.com>
Subject: Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi Bilal,

Hope your week got off to a good start! Wondering if you have an ETA on confirmation?

Thanks,
Faizaan Khan
Urban Planner

Sajeki Planning Inc.
O: +1 416-440-2062 ext. 111
C: 416-409-7571
faizaan@sajekiplanning.com
www.sajekiplanning.com

From: Michi McCloskey <michi@sajekiplanning.com>
Sent: Friday, July 10, 2026 11:13 AM
To: Bilal Makrod <bilal.makrod@alectrautilities.com>; Faizaan Khan <Faizaan@sajekiplanning.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Samantha Burke <samantha.burke@alectrautilities.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Thanks Bilal, we really appreciate it! We are aiming to resubmit the OPA/ZBA next week, so appreciate your attention towards this.

Michi

From: Bilal Makrod <bilal.makrod@alectrautilities.com>
Sent: July 9, 2026 3:06 PM
To: Faizaan Khan <Faizaan@sajekiplanning.com>; Michi McCloskey <michi@sajekiplanning.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Samantha Burke <samantha.burke@alectrautilities.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hey Faizaan,

Waiting on confirmation that it can be provided at the SPA stage. Will let you know as soon as I hear back.

Regards,
Bilal

From: Faizaan Khan <Faizaan@sajekiplanning.com>
Sent: Thursday, July 9, 2026 3:04 PM
To: Michi McCloskey <michi@sajekiplanning.com>; Bilal Makrod <bilal.makrod@alectrautilities.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Samantha Burke <samantha.burke@alectrautilities.com>
Subject: Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Bilal,

Thanks for the call earlier. Glad to hear that it should be ok if we submit the photometrics plan and electrical site plan at the SPA stage.

As discussed, once you have checked, please re-confirm through email so that we can resolve this comment (#115) for the zoning stage.

Thanks,
Faizaan Khan
Urban Planner

Sajeki Planning Inc.
O: +1 416-440-2062 ext. 111
C: 416-409-7571
faizaan@sajekiplanning.com
www.sajekiplanning.com

From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: Wednesday, July 8, 2026 2:50 PM
To: Bilal Makrod <bilal.makrod@alectrautilities.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>; Samantha Burke <samantha.burke@alectrautilities.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi Bilal

Touching base on this request as we are aiming to resubmit next week. Please let us know as soon as possible.

Much appreciated.

Michi

From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: July 3, 2026 1:07 PM
To: Bilal Makrod <bilal.makrod@alectrautilities.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>; Samantha Burke <samantha.burke@alectrautilities.com>
Subject: Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi Bilal

Hope all is well. In speaking with Samantha, we understand you are the main contact for this file. Can you please review the below email? Thanks so much.

Michi

Michi McCloskey
MCIP RPP
Senior Associate

Sajecki Planning Inc.
416-718-4143 (Direct)
Michi@sajeckiplanning.com
www.sajeckiplanning.com

From: Michi McCloskey
Sent: Friday, 26 June 2026 11:36:28
To: Samantha Burke <samantha.burke@alectrautilities.com>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Anne Messore <amessore@starlightinvest.com>; Graham Spittal <gspittal@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>
Subject: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi Samantha

Hope all is well. On behalf of IMH 1970 and 1980 Fowler Drive Ltd., we are following up regarding a comment received on the OPA/ZBA application (File No. OZ/OPA 25-23 W8).

Per Comment Reference #115, Alectra has asked for an electrical site plan as well as SLD and load calcs.

REF #	REVIEWED BY	TYPE
115	ALECTRA UTILITIES Samantha Burke 2-24-26 9:01 AM	Comment Electrical site plan needs to be submitted + SLD + load calculations

We wanted to let you know a **photometrics plan and electrical site plan are to be provided at the SPA application stage**, once the detailed design is underway. We intend to submit an SPA application this year.

Can you please advise if you have any questions or concerns?

Thanks
Michi

Michi McCloskey
MCIP RPP
Senior Associate

Sajecki Planning Inc.
O: 416-448-2280 ext. 102
C: 416-718-4143
Michi@sajeckiplanning.com
www.sajeckiplanning.com

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RE: 1970 - 1980 Fowler Drive - ZBA and Updates

From Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Date Mon 2026-04-06 09:52
To Michi McCloskey <michi@sajeckiplanning.com>
Cc Christina Borowiec <christina@sajeckiplanning.com>

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Good morning,
 Yes, I can set up a meeting for this week to discuss the application. Do you have any specific items you would like to discuss so I may invite appropriate staff to the meeting?

Yes, Draft R-Plan can be submitted at a later stage.

Regards,
 Eleni

From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: Friday, April 3, 2026 2:52 PM
To: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Cc: Christina Borowiec <christina@sajeckiplanning.com>
Subject: [EXTERNAL] 1970 - 1980 Fowler Drive - ZBA and Updates

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Hi Eleni

Hope all is well! We were wondering if you might be able to meet next week (mid-late in the week) to discuss the approach to the ZBA further?

In addition, we have a question re: the R-Plan: is it possible to postpone this task to a future date? As we intend to apply for a Consent application in the future, it is the Client's preference to hold on the R-Plan and ideally have this as part of the Consent conditions. It feels pre-mature at this stage, and we would like to avoid having to spend money now to have to revisit again in the future. Would appreciate your insights on this.

66	1	TRAFFIC REVIEW Natalie Fan 2/18/26 4:09 PM	[DRAFT REFERENCE PLAN] Prior to any Land Dedications & Conveyances, the Owner shall prepare and submit a draft reference plan detailing the required land dedications & conveyances pertaining to this section for review and approval (See Traffic Comment #65) . The Draft Reference Plan shall be revised as per the following: (A) SIGHT TRIANGLES (i) A 15 m x 15 m sight triangle at the SE corner of Fowler Drive and Roche Court; and (ii) A 15 m x 15 m sight triangle at the SW corner of Fowler Drive and North Sheridan Way This condition will be cleared once the Draft R-Plan has been approved in principle by this section. NOTE: The Owner/Applicant is advised to confirm land requirements with other agencies prior to depositing the plan for efficiencies and to avoid multiple reference plans.	Recommendation Report	Unresolved
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Thanks Eleni. Have a great long weekend!

Regards
 Michi

Michi McCloskey
 MCIP RPP
 Senior Associate

Sajecki Planning Inc.
 O: 416-448-2280 ext. 102
 C: 416-718-4143
Michi@sajeckiplanning.com
www.sajeckiplanning.com



RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

From: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Date: Thu 7/16/2026 9:22 AM
To: Michi McCloskey <michi@sajeckiplanning.com>
Cc: Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>

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Hi Michi, thanks for the update. I haven't heard anything from reviewers separately but I think given what is outstanding you can and should proceed with a resubmission when you can.

Yes, let me know what time works best for you on July 27 – as of right now, my calendar is quite open for that day.

Regards,
Eleni

From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: Wednesday, July 15, 2026 4:47 PM
To: Eleni Mermigas <Eleni.Mermigas@mississauga.ca>
Cc: Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>
Subject: [EXTERNAL] RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Eleni

Hope all is well. As you know, we are working towards an OPA/ZBA resubmission imminently. We have substantially addressed the Reviewer Comments except for the following:

- **Comment 110** (Allan Noona): We are waiting a response from Allan's team on our preliminary response (see below)
- **Comments 85 and 86** (Steve Cha): We are anticipating the soil sampling results early next week and can follow up with Steve once the report is received.
- **Comment 115 (Alectra)**: Reached out on June 26 and are still awaiting a response to confirm the electrical site plan, SLD and load calcs can be submitted during SPA.

With this, we were wondering if you have heard any updates separate from what we have received to date. We would really like to submit as soon as we can, and if you're ok with us submitting without these three items addressed – we would greatly appreciate it.

We are updating the draft ZBA and development agreement and will provide you with an update on the latest drafts shortly. We would however like to ask if you have availability to meet on Mon July 27th for 30 min to discuss some comments on the ZBA (we think this will help streamline things).

Thank-you!

Michi

From: Allan Noona <Allan.Noona@mississauga.ca>
Sent: July 14, 2026 11:49 AM
To: Faizaan Khan <Faizaan@sajeckiplanning.com>
Cc: Michi McCloskey <michi@sajeckiplanning.com>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Dave Di Iorio <ddiorio@counterpointeng.com>; Nathan D'Souza <Nathan.DSouza@mississauga.ca>; Karen Ly <kly@counterpointeng.com>
Subject: RE: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Faizaan,

Thank you for your email and patience.
I have forwarded the inquiries to our internal team, I will get back to your team as soon as I have a response.

Regards,



Allan Noona
Storm Drainage Technologist
T 905-615-3200 ext.4490
Allan.Noona@mississauga.ca

[City of Mississauga](#) | Planning & Building Department, Building Division,
Development Engineering & Construction

From: Faizaan Khan <Faizaan@sajeckiplanning.com>
Sent: Monday, July 13, 2026 5:05 PM
To: Allan Noona <Allan.Noona@mississauga.ca>
Cc: Michi McCloskey <michi@sajeckiplanning.com>; Eleni Mermigas <Eleni.Mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Dave Di Iorio <ddiorio@counterpointeng.com>; Karen Ly <kly@counterpointeng.com>
Subject: [EXTERNAL] Re: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

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Hi Allan,

Hope you had a nice weekend.
Just following up on the request below. Your review of our interim comment responses would be greatly appreciated.

Thanks,
Faizaan Khan
Urban Planner

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faizaan@sajeckiplanning.com
www.sajeckiplanning.com

From: Michi McCloskey <michi@sajeckiplanning.com>
Sent: Friday, July 10, 2026 2:12 PM
To: Allan Noona <allan.noona@mississauga.ca>
Cc: Eleni Mermigas <eleni.mermigas@mississauga.ca>; Graham Spittal <gspittal@starlightinvest.com>; Anne Messore <amessore@starlightinvest.com>; Gabriella Wright <gwright@starlightinvest.com>; Dave Di Iorio <ddiorio@counterpointeng.com>; Karen Ly <kly@counterpointeng.com>; Faizaan Khan <Faizaan@sajeckiplanning.com>
Subject: 1970-1980 Fowler Dr OZ/OPA 25-23 W8 - Comment Response

Hi Allan

Hope all is well. On behalf of IMH 1970 and 1980 Fowler Drive Ltd., we are following up regarding a comment received on the OPA/ZBA application (File No. OZ/OPA-25-23 W8).

Could you please review our interim response below? We are aiming to resubmit our OPA/ZBA next week (with the caveat that soil sampling results will come later in July, as testing is ongoing) and just wanted to ensure we are interpreting/addressing your comments correctly.

110	ENVIRONMENTAL ENG REV STORM Allan Noona 2-20-26 11:45 AM	Comment [HYDROGEOLOGICAL REPORT] The Hydrogeological Report dated November 21, 2025, prepared by EXP Services, has been reviewed and the following comments have been provided and must be addressed: a. Initial groundwater samples show parameters exceeding the Storm Sewer Use By-law for total suspended solids and aluminum. In addition, samples were not taken within the last 18 months. We recommend re-sampling groundwater wells closest to building footprint using filtered sample analyses to see if water quality has improved and meets City's storm sewer by-law 0046-2022 b. If not, please prepare and submit a groundwater treatment plan for the permanent foundation drainage into City storm sewers and incorporate the design of the treatment system into your building permit application mechanical drawings. Ensure that the treatment addresses all parameters that have exceeded the City storm sewer by-law 0046-2022. c. If likely, to require temporary construction dewatering discharge to storm sewers during construction, please fill out application form (Storm Sewer Temporary Discharge Approval form) and send via email to: env.inquiries@mississauga.ca d. The following should also be included in the email 1. Brief details regarding any necessary treatment infrastructure (including sediment controls for surface water) 2. A marked up drawing with the proposed source and discharge locations 3. Your proposed total daily quantity and flow rate (L/sec); and 4. A schedule that includes dates and timeframes for dewatering activity	<i>Reviewer Response: Allan Noona - 5-14-26 8:31 AM</i> The Hydrogeological Report dated April 9, 2026, prepared by EXP, has been reviewed and the following comments have been provided and must be addressed: 1. The updated filtered groundwater samples taken March 25th 2026 are still over the city by-law limit Schedule A (https://www.mississauga.ca/wp-content/uploads/2019/06/25163721/Storm-Sewer-Use-By-law-0046-2022.pdf). Please submit a groundwater treatment plan for the permanent foundation drainage into City storm sewers and incorporate the design of the treatment system into your building permit application mechanical drawings. Ensure that the treatment addresses all parameters that have exceeded the City storm sewer by-law 0046-2022 as noted in the hydrology report. Please note that the City does not test for TKN which was included in the hydrogeology report as an exceedance. - Mechanical Inspectors will verify that the treatment system is installed correctly prior to granting permanent connection. - Once construction is complete and the treatment system (if required) has been installed, the Mechanical Inspector will require a letter signed by the mechanical engineer confirming that the system has been properly installed and can address all parameters that exceeded the City by-law limits. 2. A reminder if likely, to require temporary construction dewatering discharge to storm sewers during construction, please fill out application form (Storm Sewer Temporary Discharge Approval form) and send via email to: env.inquiries@mississauga.ca The following should also be included in the email a. Brief details regarding any necessary treatment infrastructure (including sediment controls for surface water) b. a marked up drawing with the proposed source and discharge locations c. your proposed total daily quantity and flow rate (L/sec); and d. a schedule that includes dates and timeframes for dewatering activity ----- <i>Responded by: Michi McCloskey - 4-17-26 10:42 AM</i> (a) Addressed through the updated HGI report. Refer to Hydrogeological Report Dated April 9, 2026 (b) Will be addressed by the dewatering contractor/water treatment specialist, as a groundwater treatment plan for the permanent foundation drainage into City storm sewers is required due to exceedances relative to City storm sewer by-laws criteria; (c) EXP can prepare and submit a scope change the following regulatory documentations: 1. MECP EASR registration, including discharge and water taking reports, geotechnical settlement letter and a dewatering plan); and 2. a sewer discharge application (SDA) for both short-term (construction) and long-term (post-construction) dewatering. (d) 1. The Dewatering contractor/Water Treatment Specialist shall prepare and submit the water treatment plan while the civil team shall prepare a sediment and erosion control measures for surface water; (d) 2. The Civil team shall identify and provide the proposed discharge location (manhole) and confirm the receiving sewer system, and verify available sewer capacity for short-term and long-term dewatering; (d) 3. Based on the Hydrogeological Investigation report dated April 9, 2026 the estimated dewatering rates are as follows: 1. short-term dewatering rate is 333,000 L/day (3.85 L/sec or 231.25 L/min including elevator pit); and 2. long-term dewatering rate is 79,200 L/day (0.92 L/sec or 55 L/min). (d) 4. Preparation and coordination of the dewatering system design including scheduling details, and treatment approach shall be undertaken jointly by the Civil Engineering Team and the Dewatering Contractor.	Applicant Interim Response: 1. Noted – we will prepare a Groundwater Treatment Plan during the Building Permit Application Mechanical Dwg stage. 2. EXP is currently preparing the temporary (construction-phase) dewatering discharge permit application, including MECP EASR water taking and discharge reports and submission through the MECP online portal. We assume this comment is advisory in nature (please confirm). We note the Region has recently confirmed no groundwater discharge is permitted in their sanitary sewer unless its on a temporary basis. We understand that any requests to (temporarily or permanently) discharge into the sanitary system will need to be submitted at a later date / further along in the application process to the local municipality (City of Mississauga).	City's Interim Response:
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Thanks so much. We have copied our Civil Engineers (Dillon) should you have any specific questions.

Michi

Michi McCloskey
MCIP RPP
Senior Associate

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