

**Ashlee Rivet-Boyle, Manager**

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

**December 17<sup>th</sup>, 2024**

**Re: Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Applications  
3403 to 3445 Fieldgate Drive (Fieldgate Plaza), Mississauga**

On behalf of Forest Glen Shopping Centre Inc., Sajecki Planning Inc. is pleased to submit the following Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the property known municipally as 3403 to 3445 Fieldgate Drive (subject site”).

The subject site is in Ward 3, located at just north of the northeast corner of Fieldgate Drive and Bloor Street West, with frontages of 158.64 m along Fieldgate Drive, 83.74 m along Ponytrail Drive, and a small partial frontage of 22.13 m along Bloor Street West. The site currently contains a commercial plaza and surface parking. The site has an irregular shape and approximate area of 15,840 m<sup>2</sup> or 3.91 acres. The site is designated Mixed Use in the City of Mississauga Official Plan and is zoned Neighbourhood Commercial (C2) as per the City of Mississauga Zoning By-law 0225-2007.

The OPA/ZBA application seeks to permit three (3) mixed use residential buildings of 13, 18, and 22-storey heights atop two (2) five-storey podiums. Located along the east and north portions of the West Podium will be an additional 13 townhouses. The total combined residential and commercial gross floor area (GFA) will be 46,024.69 m<sup>2</sup> (495,409.75 ft<sup>2</sup>), of which 2,884.31 m<sup>2</sup> (31,046.45ft<sup>2</sup>) will be for commercial uses. The proposal contemplates a total of 592 dwelling units. The proposed dwelling units will be supported by substantial supply of amenity space at a rate of 5.64 m<sup>2</sup> per dwelling unit.

A Development Application Review Committee (DARC 1) Meeting was held on March 12<sup>th</sup>, 2024 to receive preliminary feedback from staff and to confirm submission requirements. This cover letter identifies the submission materials as part of a complete application submission requirement under the *Planning Act* for OPA and ZBA applications. The DARC Submission Requirements Checklist (DARC 24-30) provides a submission requirements checklist for the applications.

Enclosures

Materials in support of this submission are listed below.

<b>Submission Requirement</b>	<b>Prepared By / Drawing No.</b>	<b>Date</b>
<b>Application Forms</b>		
<b>Commenting Agency Fee Collection Worksheet</b>	Sajecki Planning Inc.	December 2024
<b>Declaration of Applicant Schedule with Oath OPA Rezoning</b>	Sajecki Planning Inc.	December 2024
<b>Environmental Site Screening Questionnaire and Declaration Schedule</b>	Sajecki Planning Inc.	December 2024
<b>Fee Schedule Worksheet</b>	Sajecki Planning Inc.	December 2024
<b>Notice Sign Schedule</b>	Sajecki Planning Inc.	December 2024
<b>Official Plan Amendment Rezoning Application Form</b>	Sajecki Planning Inc.	December 2024
<b>Planning Information Schedule</b>	Sajecki Planning Inc.	December 2024
<b>Property Owner-Acknowledgement Public Information, Enter Property</b>	Sajecki Planning Inc.	
<b>Property Owner Appointment and Authorization of Applicant</b>	Sajecki Planning Inc.	December 2024
<b>Servicing and Matters of Provincial Interest Schedule</b>	Sajecki Planning Inc.	December 2024
<b>Sewer Use By-law Acknowledgement</b>	Sajecki Planning Inc.	December 2024
<b>Site Information Schedule</b>	Sajecki Planning Inc.	December 2024
<b>Tree Injury or Destruction Questionnaire and Declaration Schedule</b>	Sajecki Planning Inc.	December 2024
<b>Storm Sewer Use By-law Acknowledgement Form</b>	Sajecki Planning Inc.	December 2024
<b>Drawings</b>		
<b>Topographical Survey</b>	Genesis Land Surveying Inc.	April 26 <sup>th</sup> , 2024
<b>Architectural Plans</b>	<b>One Space Unlimited Inc.</b>	<b>December 5<sup>th</sup>, 2024</b>
Cover Sheet	Drawing A-010	
Drawing List, Site Statistics, OBC Matrix, Context Plan	Drawing A-020	
Survey Plan	Drawing A-021	
Zoning Envelope & Setback Plan	Drawing A-030	
Future Development Plan	Drawing A-031	
Renderings	Drawing A-035	
Perspectives	Drawing A-036 to Drawing A-038	
Site Plan	Drawing A-040	
Existing and New Building Footprints	Drawing A-042	
Site Plan Typical Details	A-045	
Area Plans – GFA	Drawing A-081 to A-083	
Waste Management Plans	A-085	
Basement Parking Plan	A-100 to A-101	
Floor Plans	A-102 to A-113	

Submission Requirement	Prepared By / Drawing No.	Date
Elevations	A-300 to A-303	
Sections	A-400 to A-401	
<b>Civil Plans</b>	<b>C.F. Crozier &amp; Associates Inc.</b>	<b>August 16<sup>th</sup>, 2024</b>
Servicing Plan	Drawing C102	
Grading Plan	Drawing C103	
<b>Landscape Plans</b>	<b>C.F. Crozier &amp; Associates Inc.</b>	<b>August 16<sup>th</sup>, 2024</b>
Conceptual Landscape Plan	LP-1	
Tree Preservation Plan	TPP-1 and TPP-2	
<b>Documents</b>		
<b>Submission Requirements Checklist</b>	City of Mississauga	March 12 <sup>th</sup> , 2024
<b>Arborist Report</b>	C.F. Crozier & Associates Inc.	
<b>Draft Notice Sign Mock-Up</b>	Sajecki Planning Inc.	December 2024
<b>Draft Official Plan Amendment</b>	Sajecki Planning Inc.	December 2024
<b>Draft Zoning By-law Amendment</b>	Sajecki Planning Inc.	December 2024
<b>Functional Servicing and Stormwater Management Report</b>	C.F. Crozier & Associates Inc.	August 2024
<b>Geotechnical Report</b>	G2S Consulting Inc.	July 2024
<b>Housing Report</b>	Sajecki Planning Inc.	December 2024
<b>Hydrogeological Investigation</b>	G2S Consulting Inc.	July 2024
<b>Low Impact Design Features</b>	One Space Unlimited Inc.	December 12 <sup>th</sup> , 2024
<b>Noise Impact Study</b>	RWDI	August 9 <sup>th</sup> , 2024
<b>Phase One ESA</b>	G2S Consulting Inc.	May 2024
<b>Phase Two ESA</b>	G2S Consulting Inc.	August 29 <sup>th</sup> , 2024
<b>Planning Justification Report</b>	Sajecki Planning Inc.	December 2024
<b>Sun Shadow Study Letter</b>	One Space Unlimited Inc.	August 20 <sup>th</sup> , 2024
<b>Sun Shadow Study</b>	Once Space Unlimited Inc.	August 20 <sup>th</sup> , 2024
<b>Transportation and Parking Justification Report</b>	C.F. Crozier & Associates Inc.	August 20 <sup>th</sup> , 2024
<b>TIS Confirmation Checklist</b>	City of Mississauga	N/A
<b>Pedestrian Wind Comfort Study</b>	RWDI	August 9 <sup>th</sup> , 2024
<b>Title and Property Documents</b>	N/A	N/A
<b>Urban Design Study</b>	Sajecki Planning Inc.	December 2024

We trust that the submission materials meet the City's requirements for a complete application. We look forward to working with the city as we proceed through the review process. If you have any questions regarding the enclosed submission or require additional clarification, please contact me directly at 647-497-8000 x. 9 or [morgan@sajeckiplanning.com](mailto:morgan@sajeckiplanning.com).

Sincerely,



Morgan Dundas  
 BURPI  
 Senior Planner, Sajecki Planning