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August 12, 2024

City of Mississauga
300 City Centre Drive
Mississauga, ON L6Y 4R2

**RE: Official Plan Amendment and Zoning By-law Amendment Application
Mixed-Use Development
Whitehorn Investments Limited, Tobdele Investments Limited, Richco Investments
Limited, Lynrob Investments Limited and Stephen-Mitchell Realty Limited
1225 Dundas Street East, City of Mississauga**

On behalf of ***Whitehorn Investments Limited, Tobdele Investments Limited, Richco Investments Limited, Lynrob Investments Limited and Stephen-Mitchell Realty Limited*** (the 'Owner') please accept this application resubmission for the lands municipally known as 1225 Dundas Street East, in the City of Mississauga (the 'Subject Lands' or 'Site').

PURPOSE OF APPLICATION

This application resubmission is to facilitate a high density, compact, pedestrian oriented mixed-use development as further described below. The Subject Lands are located on the north side of Dundas Street East, east of Arena Road. The Site is currently a local retail plaza comprised of a 1-storey, multi-tenant structure and surface parking areas. An initial development application was submitted for OPA, ZBA and SPA on July 08, 2022. City staff have since reviewed that submission and provided detailed comments. This resubmission incorporates responses to those comments.

The Site is located within the Applewood Neighborhood Character Area and is designated 'Mixed Use' by the in-effect Mississauga Official Plan. It is located within the proposed Dixie GO Major Transit Station Area, is directly in front of the planned Dundas Bus Rapid Transit ('BRT') network and is within walking distance of the Dixie GO Station as well as various destinations. We note that the Subject Lands are identified as being located near the Cawthra Focus Area of the Dundas Connects Master Plan and are recognized as an appropriate location for higher density, compact, mixed-use development to occur. Finally, the Site is subject to the City of Mississauga Zoning By-law 0225 – 2007 and is zoned 'General Commercial (C3)'.

Based on the above, a joint Official Plan Amendment and Zoning By-law Amendment Application is required to redesignate the Site to 'Residential High Density' with an Applewood Neighbourhood Character Area Special Site policy and re-zone the Site to a site-specific 'Residential Apartment (RA4)' Zone.

We note that a Development Application Review Committee ('DARC') meeting was held on March 23, 2022 to present a preliminary concept for the Subject Lands and to determine submission requirements. As identified in the DARC meeting and

comments, consideration was given to how the proposed development will integrate with the surrounding community and support the development objectives for the Dundas Street corridor. Following the July submission, the public engagement process has included a Councillor-led Community Meeting held on July 11, 2022, and an initial Public Meeting conducted on January 3, 2023. Subsequent to the initial submission of the Application, a Mississauga Urban Design Advisory Panel ('MUDAP') presentation was made on September 20, 2022. The feedback provided from the community, public meeting, MUDAP presentation, and collaborative discussions with the City Staff and Councillor Fonesca have been received and informed the current proposal.

PROPOSAL DESCRIPTION

The Owner is seeking permission to redevelop the Site. More specifically, the Subject Lands are to be redeveloped as a high density, compact, mixed-use, pedestrian-oriented and transit-supportive development comprised of five (5) structures (Buildings A, B, C, D and E) of varying heights between 3 and 18 storeys. Buildings A, B, C and D are to accommodate 3-storey, street-oriented townhouses, while Building E is to accommodate an 18-storey, mixed-use structure that fronts onto and addresses the Site's Dundas Street East public realm. Overall, the proposed development is to have a total gross floor area ('GFA') of 47,422 square metres (510,447 square feet), resulting in a density of 3.82 Floor Space Index ('FSI'). A total of 642 residential dwelling units of varying sizes and configurations are to be provided. The proposed tenure of residential units is market-based ownership. Grade-related non-residential units are to be provided. These units are to open onto and have direct pedestrian connections to the public realm.

A total of 331 shared parking spaces are to be provided via a combination of a 11-space surface parking area and 1-level below-grade parking structure. Access is to be provided via a private road network. Access to the below-grade parking and shared servicing areas have been integrated within the proposed structures, out of public view. Landscape and public realm enhancements are also to be provided.

In support of this Application, please find attached the following:

- A copy of the completed Application Forms;
- A copy of the Comment Response Matrix, dated August 2024;
- A copy of the Planning Justification Report, prepared by GSAI, dated August 2024;
- A copy of the Draft Official Plan Amendment, prepared by GSAI; dated August 2024
- A copy of the Draft Zoning By-law Amendment, prepared by GSAI;
- A copy of the Housing Report, prepared by GSAI, dated August 2024;
- A copy of the Urban Design Brief, prepared by GSAI, dated July 2024;
- A copy of the Parcel Register, dated June 30, 2022;
- A copy of the Plan of Survey, prepared by Mauro Group, dated May 2022;
- A copy of the Architectural Plans, prepared by Turner Fleischer Architects, dated August 09, 2024
- A copy of the Landscape Plan, prepared by MHBC, August 07, 2024;
- A copy of the Tree Inventory and Protection Report, prepared by MHBC, August

- 07, 2024;
- A copy of the Arborist Report, prepared by MHBC, dated June 23, 2022;
 - A copy of Sun / Shadow Study, prepared by Turner Fleischer Architects, dated August 09, 2024;
 - A copy of the Streetscape Feasibility Study, prepared by Stantec, dated August 07, 2024;
 - A copy of the Functional Servicing and Stormwater Management Report, prepared by Stantec, dated August 07, 2024;
 - A copy of the Floodplain Mitigation Report, prepared by Stantec, dated August 07, 2024;
 - A copy of the Site Grading and Servicing Plan (C-101), prepared by Stantec, dated August 02, 2024;
 - A copy of the Low Impact Development Features Letter, prepared by SC, dated August, 2024;
 - A copy of the Transportation Impact Study, prepared by CGH, dated August 2024;
 - A copy of the Pedestrian Wind Study Addendum, prepared by CPP, dated to be submitted at a future date;
 - A copy of the Noise Impact Study, prepared by Thornton Thomasetti, dated August 02, 2024;
 - A copy of the Phase One and Two Environmental Site Assessment, prepared by GEI, dated June 30, 2022;
 - A copy of the Geo and Hydro reports, prepared by GEI, dated June 30, 2022;

Should you have any questions please do not hesitate to contact me at 647-290-6374 or rmcgee@smartcentres.com

Sincerely,



Rachel McGee
Urban Designer, Development Associate

Cc: Allan Scully,
EVP, Development
Shimki Chowdhury,
Director, Development
Daniel Orellana,
Development Manager