



December 13, 2024

City of Mississauga  
Planning and Building Department  
Development and Design Division  
300 City Centre Drive, 6<sup>th</sup> floor  
Mississauga, ON  
L5B 3C1

Attention: Jaspreet Sidhu, Planner - Development Central/North

***Re: Official Plan Amendment, Zoning By-law Amendment and Draft Plan of  
Subdivision Applications  
1995 Dundas Street East***

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## **Introduction**

We are the planning consultants for Landeal Asset Management Inc, the “Owner”, of the property municipally known as 1995 Dundas Street East (herein referred to as the “site” or “subject site”). Following our Development Application Review Committee (“DARC”) meeting held on October 4, 2024, and a pre-application meeting hosted by Councillor Fonseca on June 4, 2024, on behalf of the Owner, we are pleased to submit the enclosed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications in support of the redevelopment of the subject site. The applications propose the intensification of the subject site with a mixed use residential apartment building consisting of two buildings with heights of 24- and 25- storeys.

The subject site is located at the northwest corner of Dundas Street East and Universal Drive in the City of Mississauga. The site is currently occupied by a single-storey commercial plaza, which is well set back from both street frontages by surface parking. The site is located within the Wharton protected major transit station area (“PMTSA”) which is planned to accommodate significant intensification given the area’s high accessibility to transit services, including the planned Dundas BRT line along Dundas Street East.

Accordingly, the proposal is in keeping with the planning framework established in the Provincial Planning Statement (“the PPS”), the Region of Peel Official Plan, and the City of Mississauga Official Plan, as amended by OPAs 141, 142, 143, and 144, all of which support residential intensification in built-up areas and intensification areas, including PMTSAs.

While an amendment to the Mississauga Official and Zoning By-law 0225-2007 is required to permit the development, it is our opinion that the proposal is appropriate in the context of the general direction to intensify underutilized sites proximate to higher order transit and to provide for improved and enhanced public realm with active uses at grade and an increased range of housing options.

### **Proposal**

The enclosed Draft Plan of Subdivision proposes to divide the site into two blocks – Block 1 will be a mixed use block containing the proposed building, while Block 2 will be an open space block to accommodate a Toronto and Region Conservation Authority floodplain limit and buffer. A new public street, Street “A”, is proposed along the northern portion of the site. A privately-owned, publicly accessible open space (POPS) is provided above an existing infrastructure easement along the Dundas Street frontage.

The proposed development is comprised of one staggered 16- and 25-storey building at the northwest corner (Building B) one staggered 12- and 24-storey tower (Building A) at the southeast corner, atop a shared 4-storey podium. An internal courtyard is provided above the second floor, and rooftop terraces are provided above the 4<sup>th</sup>, 12<sup>th</sup>, and 16<sup>th</sup> storey components. The POPS located along the Dundas Street East will contribute to the public realm, and 667 square metres of ground floor commercial space is proposed in the adjacent ground floor facing Dundas Street East.

A total of 941 residential units are proposed, of which 15 are two-storey townhouses (1.6%) located internal to the building massing, 495 are one-bedroom units (52.6%), 371 are two-bedroom units (39.4%) and 60 are three-bedroom units (6.4%). The proposal results in a gross FSI of 5.2.

### **Submission Materials**

In support of the applications, please find enclosed the following materials, uploaded through the City’s E-plans submission tool:

1. A Copy of the City of Mississauga Application Submission Form (OPA/ZBA);
2. A Copy of the City of Mississauga Application Submission (DPOS);
3. OPA, Rezoning and Subdivision Fee Calculation Worksheet;
4. Commenting Agency Fee Collection Worksheet, including:
  - a. Region of Peel Commenting Fee;
  - b. Toronto and Region Conservation Authority Commenting Fee;
5. Notice Sign Schedule;
6. Draft Notice Sign Mock-up;
7. Environmental Site Screening Questionnaire and Declaration;
8. Tree Injury Declaration;

9. Planning Information Schedule;
10. Site Information Schedule;
11. Property Owner Acknowledgement of Public Information to Enter Property;
12. Property Owner Appointment and Authorization of Applicant;
13. Servicing and Matters of Provincial Interest Schedule;
14. Storm Sewer Use By-law Acknowledgement;
15. Declaration of Applicant Schedule;
16. A Response to DARC1 Comments Matrix;
17. Site Survey dated December 8, 2023, prepared by J.D.Barnes Limited;
  
18. Architectural Drawings dated December 9, 2024, prepared by RAW Design, as follows:
  - a. A000 – Cover/Drawing List;
  - b. A100 – Conceptual Site Plan;
  - c. A101 – Conceptual Parking Level 1 Floor Plan;
  - d. A201 – Conceptual Ground Floor Plan;
  - e. A201b – Conceptual Mezzanine Floor Plan;
  - f. A202 – Conceptual 2<sup>nd</sup> Floor Plan;
  - g. A203 – Conceptual 3<sup>rd</sup> Floor Plan;
  - h. A204 – Conceptual 4<sup>th</sup> Floor Plan;
  - i. A205 – Conceptual 5<sup>th</sup> Floor Plan;
  - j. A206 – Conceptual 6<sup>th</sup>-12<sup>th</sup> Floor Plan;
  - k. A213 – Conceptual 13<sup>th</sup> Floor Plan;
  - l. A214 – Conceptual 14<sup>th</sup>-16<sup>th</sup> Floor Plan;
  - m. A217 – Conceptual 17<sup>th</sup> Floor Plan;
  - n. A218 – Conceptual 18<sup>th</sup> Floor Plan;
  - o. A225 – Conceptual 25<sup>th</sup> Floor Plan;
  - p. A226 – Conceptual MPH Level Floor Plan;
  - q. A227 – Conceptual Roof Plan;
  - r. A401 – Building Elevation North;
  - s. A402 – Building Elevation West;
  - t. A403 – Building Elevation South;
  - u. A404 – Building Elevation East;
  - v. A501 - A503 – Building Sections;
  
19. Site Statistics dated December 9, 2024, prepared by RAW Design, as follows:
  - a. Overall Site Statistics;
  - b. Site Statistics for Building A;
  - c. Site Statistics for Building B;
  
20. Shadow Study dated December 9, 2024, prepared by RAW Design;
21. Massing Study dated October 17, 2024, prepared by RAW Design;
22. Renderings dated October 2, 2024, prepared by RAW Design;

23. Mechanical and Electrical Drawings dated December 2024, prepared by Lam & Associates Ltd., as follows:

- a. ME1 – Site Plan and Legend;
- b. ME2.1 - Parking Level P1 Plan;
- c. ME2.2 - Ground Floor Plan;
- d. ME2.3 - Mezzanine Floor Plan;
- e. ME2.4 - 2<sup>nd</sup> Floor Plan;
- f. ME2.5 - 3<sup>rd</sup> Floor Plan;
- g. ME2.6 - 4<sup>th</sup> Floor Plan;
- h. ME2.7 - 5<sup>th</sup> Floor Plan;
- i. ME2.8 - 6<sup>th</sup>-12<sup>th</sup> Floor Plan;
- j. ME2.9 - 13<sup>th</sup> Floor Plan;
- k. ME2.10 - 14<sup>th</sup>-16<sup>th</sup> Floor Plan
- l. ME2.11 - 17<sup>th</sup> Floor Plan;
- m. ME2.12 - 25<sup>th</sup> Floor Plan;
- n. ME2.13 - Mechanical Penthouse Plan;
- o. ME2.14 - Roof Plan;
- p. ME5.1 - Headroom Requirements;

24. Landscape Drawings dated December 11, 2024, prepared by Alexander Budrevicks + Associates Ltd., as follows:

- a. L1 - Landscape Plan;
- b. L2 - 3<sup>rd</sup> Floor Amenity Landscape Plan;
- c. L3- 5<sup>th</sup> Floor Amenity Landscape Plan;
- d. L4 - 13<sup>th</sup> Floor Amenity Landscape Plan;
- e. L5- 17<sup>th</sup> Floor Amenity Landscape Plan;
- f. L6 - Green Roof Landscape Plan;
- g. SV - Soil Volume Plan;
- h. D1 - Landscape Details and Specifications;
- i. D2- Landscape Details;

25. Arborist Report dated October 24, 2024, prepared by Alexander Budrevicks + Associates Ltd.;

26. Tree Preservation Plan dated October 24, 2024, prepared by Alexander Budrevicks + Associates Ltd.;

27. Civil Drawings dated December 4, 2024, prepared by C.F. Crozier & Associates Inc., as follows:

- a. Cover Page;
- b. C101 – Removals, Erosion and Sediment Control Plan;
- c. C102 – Grading Plan;
- d. C103 – Servicing Plan;

- e. C104 – Construction Notes and Details;
  - f. C105 – Streetscaping Plan Universal Drive;
  - g. C106 – Streetscaping Section A;
  - h. C107 – Streetscaping Section B;
  - i. C108 – Streetscaping Section C;
  - j. SUE Plans provided By Telecon Subsurface Utility Engineering;
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- 28. A Functional Servicing and Stormwater Management Report dated November 2024, prepared by C.F. Crozier & Associates Inc.;
  - 29. Phase I Environmental Site Assessment dated October 12, 2021, prepared by Altech Environmental Consulting Inc.;
  - 30. Phase II Environmental Site Assessment dated June 25, 2022, prepared by Pinchin Ltd.;
  - 31. Land Use Compatibility Study dated November 7, 2024, prepared by Gradient Wind Engineering Inc.;
  - 32. Geotechnical Investigation dated June 27, 2024, prepared by DS Consultants Ltd.;
  - 33. Hydrogeological Investigation dated June 26, 2024, prepared by DS Consultants Ltd.;
  - 34. Noise Impact Study dated December 6, 2024, prepared by RWDI;
  - 35. Pedestrian Wind Study dated December 11, 2024, prepared by RWDI;
  - 36. Transportation Impact Study dated December 2024, prepared by LEA Consulting Ltd.;
  - 37. Planning Justification Report, including Housing Issues Report dated December 2024, prepared by Bousfields Inc.;
  - 38. An Urban Design Brief, including a Development Master Plan dated December 13, 2024, prepared by Bousfields Inc.;
  - 39. Draft Plan of Subdivision dated September 24, 2024 prepared by Bousfields Inc.;
  - 40. Draft Official Plan Amendment prepared by Bousfields Inc.;
  - 41. Draft Zoning By-law Amendment prepared by Bousfields Inc.;
  - 42. Zoning Compliance Table dated December 2024, prepared by Bousfields Inc.;
  - 43. A Community Meeting Summary from Councillor's Public Meeting dated November 7, 2024, prepared by Bousfields Inc.;
  - 44. Copy of email correspondence with Jaspreet Sidhu, dated September 18, 2024, confirming waiving of DARC 2 and Urban Design Advisory Panel;
  - 45. Service Ontario Parcel Register dated September 4, 2024;
  - 46. A copy of this cover letter.

We trust this submission will be satisfactory to your needs and look forward to collaborating with you through the application process. Should you have any questions or comments regarding the application, please do not hesitate to contact the undersigned or Rachel Nault of our office at [rnault@bousfields.ca](mailto:rnault@bousfields.ca).

Your truly,  
**Bousfields Inc.**



Stephanie Kwast, MCIP, RPP