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May 28TH, 2026

ATTN: Jaspreet Sindhu
City of Mississauga
300 City Centre Drive
Mississauga, ON L6Y 4R2

**Re: OZ/OPA 22-20 W
1225 Dundas St E - Resubmission
Whitehorn Investments Limited Stephen-Mitchell Realty Limited Tobdele
Investments Limited Richco Investments Limited and Lynrob Investments Limited**

On behalf of **Whitehorn Investments Limited Stephen-Mitchell Realty Limited Tobdele Investments Limited Richco Investments Limited and Lynrob Investments Limited**. (the “Owner”), we are pleased to submit the enclosed resubmission in support of a 16-storey apartment residence on the lands municipally known as 1225 Dundas St E (the “**Subject Property**”).

Context

Following the initial Official Plan Amendment (“OPA”), Zoning By-law Amendment (“ZBA”), and Site Plan Approval (“SPA”) submission in June 2022, the proposed development envisioned a high-quality, compact, mixed-use, pedestrian-oriented, and transit-supportive community comprised of five (5) buildings (Buildings A, B, C, D, and E) ranging in height from 3 to 12 storeys. Buildings A through D were designed to accommodate 3-storey, street-oriented townhouse units, while Building E was proposed as a 12-storey mixed-use building fronting Dundas Street East and contributing positively to the public realm.

Subsequent to the original submission, evolving market conditions, Official Plan policy changes, and broader housing demand considerations resulted in 2 subsequent resubmission featuring an 18-storey tower component. While this represented an increase in height from the original proposal, the development remained modest in scale relative to several recently proposed and approved buildings within the surrounding area.

Current Resubmission

This latest submission reflects a refined proposal that responds directly to agency and municipal feedback, including concerns related to urban design, wind, sun/shadow impacts and Land Use Compatibility Assessment (“LUCA”) requirements. The revised design reduces the overall tower building height to 16-storeys while continuing to support intensification objectives and contribute to the delivery of much-needed housing within the community. We believe the proposal represents

good planning principles through an appropriate balance of built form, compatibility, transit-supportive density, and urban design considerations.

We trust that the enclosed materials and supporting responses satisfactorily address all outstanding comments and requirements identified through the review process.

Enclosed as part of this submission, please find the following materials:

- Architectural Set
- Sun/Shadow Study
- Land Use Compatibility Assessment (“LUCA”)
- Pedestrian Wind Letter
- Archaeological Ministry Clearance/Confirmation Letter
- BRT Systems Clearance Response
- Alectra Comment Clearance Response
- Outstanding Fees in the Amount of \$1,738.25 (to be paid by credit card)
- Draft MOPA 2051
- Draft Zoning By-law Amendment and Schedule
- Draft R-plan
- Transportation Certification Form

Should you have any questions regarding this application, please do not hesitate to contact me at 437.248.5765 or by email at dorellana@smartcentres.com

Sincerely,



Daniel Orellana
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cc. Allan Scully, SmartCentres