

Daniel Orellana

From: Jacob Bransfield <Jacob.Bransfield@alectrautilities.com>
Sent: Wednesday, May 20, 2026 1:47 PM
To: Daniel Orellana; Aby Isac; Gerry Jacinto
Cc: Mitchell Penner; Samantha Burke
Subject: RE: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response
Attachments: Standard 37-4010.pdf

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Hi Daniel, sorry for the delayed response,
Taking a look at this, I have attached Alectra standard 37-4010 which is for a switchgear located in a vault room. It seems that the size of your vault room meets our requirements, but I have attached it for your reference in the future. The primary duct bank can be deferred to the SPA stage.
Please note that since this project will be a customer owned substation, we will require various forms of documentation later including arc flash studies, protection coordination studies, high voltage switchgear drawings, etc. This will all be outlined during later stages.
If you have any questions, please feel free to give me a call.
Best regards,



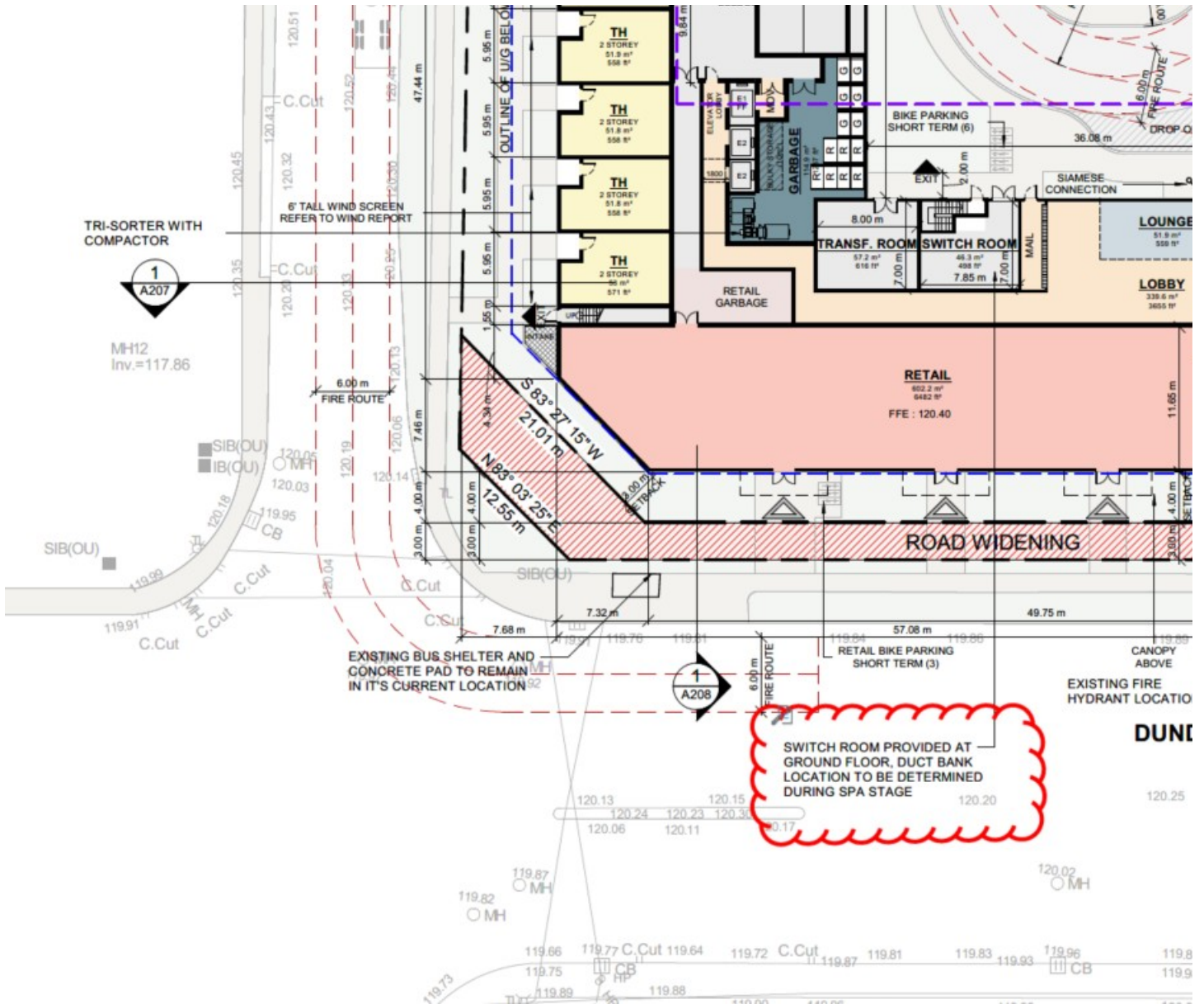
Jacob Bransfield
Design Technologist – ICI & Layouts
200 Kennedy Road, Brampton, ON L6W 3G6
m 437.876.3181
alectrautilities.com
f X in @



From: Daniel Orellana
Sent: Monday, May 11, 2026 3:55 PM
To: Jacob Bransfield ; Aby Isac ; Gerry Jacinto
Cc: Mitchell Penner ; Samantha Burke
Subject: RE: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response

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Hey Jacob,
As a follow up to the below email as discussed, please see the revised stie plan where we have added the appropriate switch room. As this is a OPA/ZBA Submission, we have included a note that the duct bank location will be determined at the SPA stage which we feel is appropriate.
Please confirm the below and attached satisfies the outstanding comment.



Thank you,

DANIEL ORELLANA, B.U.R.PL, Senior Development Manager

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From: Jacob Bransfield

Sent: Thursday, March 19, 2026 9:35 AM

To: Daniel Orellana ; Aby Isac ; Gerry Jacinto

Cc: Mitchell Penner ; Samantha Burke

Subject: RE: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response

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Hi Daniel, hope you are doing well today,
Thanks for taking my call earlier this week. Since this site is going to be a customer owned substation, it is up to you and your team to decide where to store your transformers downstream. The standard we spoke about for the transformer vault room no longer applies (aside from ESA) as the demarcation point will be at the switchgear.
However, I cannot see on the site plans of a proposed switchgear and primary duct bank going towards the property line. Please have this revised and we can move forward with finalizing this site plan.
If you have any questions, please don't hesitate to reach out.
Thanks and regards,



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From: Daniel Orellana <DOrellana@smartcentres.com>
Sent: Friday, March 13, 2026 3:12 PM
To: Aby Isac <Aby.Isac@alecrautilities.com>; Gerry Jacinto <Gerry.Jacinto@alecrautilities.com>; Jacob Bransfield <Jacob.Bransfield@alecrautilities.com>
Cc: Mitchell Penner <Mitchell.Penner@alecrautilities.com>; Samantha Burke <samantha.burke@alecrautilities.com>
Subject: RE: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response

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Good Afternoon Aby and Gerry,
Just following up on the below and attached if you've had a moment to review the below and attached information.
Please let me know.
Thank you,

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From: Aby Isac <Aby.Isac@alecrautilities.com>
Sent: Tuesday, February 24, 2026 11:20 AM
To: Gerry Jacinto <Gerry.Jacinto@alecrautilities.com>; Jacob Bransfield <Jacob.Bransfield@alecrautilities.com>; Daniel Orellana <DOrellana@smartcentres.com>
Cc: Mitchell Penner <Mitchell.Penner@alecrautilities.com>; Rachel McGee <RMcGee@smartcentres.com>; Samantha Burke <samantha.burke@alecrautilities.com>
Subject: RE: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response

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Hi Daniel/Rachel,
I've looped in Jacob, who will be taking over this file going forward. I've asked him to connect with Gerry regarding the SP 22-131 details.
Thanks,
Aby

From: Gerry Jacinto <Gerry.Jacinto@alectrautilities.com>
Sent: Monday, February 23, 2026 4:19 PM
To: Aby Isac <Aby.Isac@alectrautilities.com>
Cc: Mitchell Penner <Mitchell.Penner@alectrautilities.com>; RMcGee@smartcentres.com; Samantha Burke <samantha.burke@alectrautilities.com>
Subject: FW: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response
Hi Aby/Samantha,
I'm not sure who this Zoning Application was assigned to.
Please advise.
Thanks,
Gerry

From: Daniel Orellana <DOrellana@smartcentres.com>
Sent: Monday, February 23, 2026 4:05 PM
To: Mitchell Penner <Mitchell.Penner@alectrautilities.com>; Gerry Jacinto <Gerry.Jacinto@alectrautilities.com>
Cc: Rachel McGee <RMcGee@smartcentres.com>
Subject: RE: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response

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Good Afternoon Mitch and Gerry,
Hope you are well. I wanted to once again follow up on the below and attached outstanding Alectra comment as it relates to our OPA/ZBA at 1225 Dundas St E in Mississauga File No. OZ/OPA-22-20. I have copied Gerry as he has been assisting on another Mississauga file with a colleague in our office. I am not sure if you are able to assist either at this time to address this outstanding comment.
Please let us know.
Thank you,

DANIEL ORELLANA, B.U.R.PL, Senior Development Manager
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From: Daniel Orellana
Sent: Wednesday, February 18, 2026 10:48 AM
To: 'Mitchell Penner' <mitchell.penner@alectrautilities.com>
Cc: Rachel McGee <RMcGee@smartcentres.com>
Subject: RE: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response
Good Morning Mitch,
I wanted to follow up on the below if you are able to assist. Please let us know.
Thank you,

DANIEL ORELLANA, B.U.R.PL, Senior Development Manager

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From: Daniel Orellana

Sent: Tuesday, February 10, 2026 10:57 AM

To: Mitchell Penner <mitchell.penner@alectrautilities.com>

Cc: Rachel McGee <RMcGee@smartcentres.com>

Subject: SmartCentres 1225 Dundas St E - OZ/OPA-22-20 Alectra Comment Response

Good Morning Mitchell,

Hope you are well long time no talk! We are working on clearing the last outstanding comments on one of our OPA/ZBA files located at 1225 Dundas St E in Mississauga and noticed an older comment from 2022 which we believe has been addressed already but are looking for formal clearance from your team.

We received the below note from staff on our most recent resubmission in July and the attached from your group in 2022 which appears to be the standard comment.

“The revised location is noted and generally acceptable however Alectra has identified servicing, maintenance and/or design standard conflicts with the layout. Please confirm these have been addressed with Alectra. If the Tx location is to change as a result please indicate all revisions on the proposal drawings”

As you can see from our site plan (attached) and below, the M&E room is located in an area that’s accessible by 6 m wide driveway. Any more detailed required changes can be addressed through the site plan stage.

Please provide clearance that this comment has been satisfied for OPA/ZBA level or provide the contact of someone who can.

**TRANSFORMER ROOM
(LOCATION TBC WHEN
APPLICATION IS
ADVANCED THROUGH
SITE PLAN**

The site plan illustrates a complex development bounded by Dundix Road to the north, Arena Road to the west, and Dundas Street to the south. The layout includes multiple residential units (TH), retail spaces, a lounge, lobby, and outdoor amenities. Key features include:

- Streets:** Dundix Road (top), Arena Road (left), Dundas Street (bottom).
- Buildings:** Residential units (TH) in the upper section, retail and commercial spaces in the lower section.
- Outdoor Amenities:** Two outdoor amenity areas, one of which is noted as an existing building to be demolished.
- Parking:** Various parking zones including short-term and long-term spaces, and an exterior bike rack.
- Other Features:** A transformer room location is highlighted in yellow, with a note indicating its location is to be confirmed. Other features include wind screens, canopies, and landscaping elements like bollards.

Thank you,

DANIEL ORELLANA, B.U.R.PL, Senior Development Manager

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