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July 24, 2025

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

**RE: Official Plan Amendment and Zoning By-law Amendment, Submission #3
Whitehorn Investments Limited, Tobdele Investments Limited, Richco Investments
Limited, Lynrob Investments Limited and Stephen-Mitchell Realty Limited
1225 Dundas Street East, City of Mississauga
FILE NO. OZ/OPA 22-20 W3**

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 resubmission has been prepared in support of a revised development proposal for a high-density, compact, pedestrian-oriented, and mixed-use community on the Subject Lands located on the north side of Dundas Street East, east of Arena Road. The Site is currently occupied by a 1-storey, multi-tenant retail plaza and associated surface parking areas. An initial development application—including an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Site Plan Approval (SPA)—was submitted on July 8, 2022. A subsequent resubmission was made on August 12th, 2024. In response to detailed comments received and various meetings with City Staff, this revised submission reflects comprehensive updates to the proposal and supporting materials.

PROPOSAL DESCRIPTION

The Owner is proposing the redevelopment of the Subject Lands into a high-density, compact, mixed-use community that is both pedestrian-oriented and transit-supportive. The development will consist of 4 blocks of 3-storey street-oriented townhouses, contributing to an active streetscape. The mixed-use building is a U-shaped building with two towers of 18-storeys. This building will animate the public realm along Dundas through active retail uses at grade and thoughtfully designed pedestrian connections.

The overall development will provide a total gross floor area (GFA) of approximately 46,884 square metres (504,656 square feet), achieving a Floor Space Index (FSI) of 3.77. A total of 621 residential units will be offered in a range of sizes and layouts to support diverse housing options. Ground-floor non-residential (retail) uses will feature direct pedestrian access along Dundas Street East, further supporting a vibrant mixed-use environment.

Parking will be provided through a combination of 306 shared spaces, including a 12-space surface lot and a one-level underground garage. Vehicular access will be accommodated via a private internal road network, with below-grade parking and servicing functions integrated seamlessly into the building design and screened from public view.

In support of this resubmission, please find enclosed the following materials:

- A copy of the Completed Application Forms;
- A copy of the Comment Response Matrix, dated July 2025;
- A copy of the Survey, prepared by Mauro Group Inc, dated August 9, 2024;
- A copy of the Draft Reference plan, prepared by Mauro Group Inc, dated July, 2025;
- A copy of the Planning Justification Addendum Letter, prepared by GSAI, dated July 2025;
- A copy of the Draft Official Plan Amendment, prepared by GSAI; dated August 2024
- A copy of the Draft Zoning by-law Amendment
- A copy of the Archaeological Assessment, prepared by ACC, dated July 14, 2025;
- A copy of the Architectural Plans, prepared by Turner Fleischer Architects, dated July 23, 2025;
- A copy of the Landscape Plan, prepared by MHBC, dated July 16, 2025;
- A copy of the Tree Inventory and Protection Report, prepared by MHBC, dated August 16, 2025;
- Confirm is Soil Volume Plan is included by MHBC Landscape, dated July 16, 2025;
- 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 July 23, 2025;
- A copy of the Streetscape Feasibility Study, prepared by Stanted, dated July, 2025;
- A copy of the Functional Servicing and Stormwater Management Report, prepared by Stantec, dated July 23, 2025;
- Copy of the Flood Plain Mitigation Report, prepared by Stantec, dated July 23, 2025
- A copy of the Grand and Servicing Plan, prepared by Stantec, dated July 23, 2025
- A copy of the Ground Water Treatment Statement, prepared by VEI Contracting, dated July 23, 2025
- A copy of the Transportation Impact Study, prepared by CGH, dated July 2025;
- A copy of the Pedestrian Wind Study Addendum, prepared by CPP, dated July 2025;

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
Daniel Orellana,
Senior Development Manager