WND ASSOCIATES

PLANNING AND URBAN DESIGN

30 June 2026

Planning and Building Department
Development and Design Division
300 City Centre Drive
Mississauga, ON L5B 3C1

**Attention:** **Michal Stolarczyk**
**Planner, Development Central**

Dear Michal,

**RE:** **Development Approval Application Resubmission**
**Official Plan and Zoning By-law Amendment Applications**
**1315 Bough Beeches Boulevard, Mississauga, ON**
WND File: 23.514

WND Associates has been retained by the owners (1315 Bough Beeches Boulevard Ltd.) of the lands municipally known as 1315 Bough Beeches Boulevard in the City of Mississauga ("Subject Lands") as the planning consultant with respect to the resubmission of Official Plan and Zoning By-law Amendment Applications (the "Revised Application"). The Subject Lands are located to the south-east of the Eastgate Parkway and Dixie Road intersection in the Rathwood-Applewood neighbourhood. The Subject Lands are rectangular in shape and approximately 2.37 hectares in area and currently developed with a 20-storey "tower-in-the-park" apartment building which is located centrally within the site. The development applications are limited to a portion of the Subject Lands located at the northwest corner of the intersection of Rathburn Road East and Bough Beeches Boulevard, described herein as the Development Site (see **Figure 1**). The Development Site has an area of 3,274 square metres. Situated as a corner site, the Development Site has a frontage of approximately 51 metres along Rathburn Road East and 60 metres along Bough Beeches Boulevard.

A concurrent Consent application has been submitted to the City of Mississauga Committee of Adjustment which is proposed to separate the Development Site and create its own property, independent of the remainder of the Subject Lands which are herein described as the Retained Lands. The Consent application Committee of Adjustment hearing has been scheduled for August 20th, 2026.




*Figure 1: Overview of Subject Lands, Retained Lands, and Development Site*

The Development Site is currently designated *Residential High Rise* in the City of Mississauga Official Plan (in-force), while it is zoned *Residential "H-RA5-39"* in the City of Mississauga By-law 0225-2007. Approved site-specific Official Plan (OPA 89) and Zoning By-law Amendment (By-law 0408-2008) applications for the Development Site in the year 2008 resulted in Official Plan Special Site policies 17.187.1 and 17.187.2 and (formerly 14.7.2.1.1 and 14.7.2.1.2, respectively, within the now repealed City of Mississauga Official Plan). Policy 17.187.2 requires a maximum FSI of 2.56 and a maximum building height of 20 storeys for the Subject Lands.

The applicant team met with the City of Mississauga Development Design team on June 19th, 2026 and June 24th, 2026 to refine the scope of the Official Plan Amendment Application. The proposed Official Plan Amendment application through this resubmission is proposed to only apply to the Development Site and eliminates the maximum FSI language within Policy 17.187.2, leaving the Development Site to be regulated by the general Official Plan Rathwood-Applewood Growth Node Policy 14.2.9.3.4, which provides that individual properties within the Node will generally be limited to an FSI of 3.75[1] . The Retained Lands are proposed to remain within the existing site-specific Official Plan designation and will not be redesignated through the Revised Application.

The Revised Application proposes limited changes to address comments provided by City staff, and will continue to feature a 13-storey residential rental building with a total of 144 dwelling units and a Gross Floor Area of 10,428 square metres, providing for a site density of 3.19 times the area of the Development

[1] The Revised Application's FSI is 3.19, which complies with the maximum FSI for a Node of 3.75.

Site. All 270 dwelling units within the existing building will be retained. A technical Official Plan Amendment is required to facilitate the Revised Application given that the density of 3.19, when measured against the Development Site, will be greater than the site specific permissions allowed (2.56 FSI), although it will still be less than what the new Mississauga Official Plan permits (3.75 FSI). A Zoning By-law Amendment application in relation to visitor parking spaces, setbacks, and FSI, among other matters, is also required to facilitate the Revised Application. Table 1 outlines the comparison statistics of the Initial Application and the Revised Application.

*Table 1. Comparison of Site Statistics*

| Parameter | Initial Application<br>March 2026 (OPA/ZBA) | Revised Application<br>June 2026 (OPA/ZBA |
|---|---|---|
| Height (storeys)* | 13 storeys + mechanical<br>(45.00 metres + mph) | 13 storeys + mechanical<br>(46.80 metres + mph) |
| FSI | 3.19 | 3.19 |
| Gross Floor Area (square metres) | 10,428 | 10,428 |
| Residential Unit Count and Composition* | Studio: 12 (8.33%)<br>1-bedroom: 48 (33.33%)<br>1-Bedroom + Den: 13 (9.03%)<br>2-bedroom: 59 (40.97%)<br>3-bedroom: 12 (8.33%)<br>Total: 144 | Studio: 12 (8.33%)<br>1-bedroom: 24 (16.67%)<br>1-Bedroom + Den: 37 (25.69%)<br>2-bedroom: 59 (40.97%)<br>3-bedroom: 12 (8.33%)<br>Total: 144 |
| Indoor and Outdoor Amenity Space | 5.6 square metres/unit | 5.6 square metres/unit |
| Parking | 159 spaces | 159 spaces |

* Proposed to change from the Initial Application

The Revised Application is consistent with the Provincial Planning Statement, 2024 and conforms to the City of Mississauga Official Plan 2051 (as approved by the Minister of Municipal Affairs and Housing on 24 March 2026) with respect to built form and development within the *Residential High Rise* designation. The Revised Applications aligns with the overall vision for the Rathwood-Applewood Growth Node and supports the City in its goals to achieve the minimum growth targets for the Node.

## Submission Materials

Based on the comments issued following the Initial Application on March 27, 2026 to the City of Mississauga (City File No.: OZ/OPA 26-5 W3), please find enclosed the following digital items in support of the resubmission:

1. OPA and ZBA Resubmission Cover Letter;
2. OPA and ZBA Comment Response Matrix, prepared by WND Associates;
3. Draft Official Plan Amendment, prepared by WND Associates;

4. Draft Zoning By-law Amendment, prepared by WND Associates;
5. Easement Plan prepared by Stanford Homes, dated June 2026;
6. Shadow Study, prepared by Arcadis, dated June 2026;
7. Streetscape Feasibility Study, prepared by Fabian Papa & Partners, dated 30 June 2026;
8. Alectra Response Estimated Demand Calculation, prepared by Hammershlag, dated June 2026.
9. Functional Servicing & Stormwater Management Report, prepared by Fabian Papa & Partners, dated 30 June 2026;
10. Transportation Response to Comments Letter, prepared by LEA Consulting Ltd., dated 30 June 2026;
11. Remedial Action Plan, prepared by Grounded Engineering Inc., dated 29 June 2026;
12. Noise Feasibility Study, prepared by Jade Acoustics, dated 29 June 2026;
13. Letter from Ministry of Citizenship and Multicultarlism, dated 11 June 2026;
14. Architectural Drawings, prepared by Arcadis, dated 24 June 2026;
    - A.000 Drawing List and Architectural Visualization;
    - A.001 Context Plan and Site Statistics
    - A.002 Survey (prepared by R-PE Surveying Ltd., dated 4 July 2025)
    - A.003 R Plan
    - A.004 Plan of Subject Property
    - A.100 Site Plan
    - A.100a Established Grade
    - A.150 P2 Parking Plan
    - A.151 P1 Parking Plan
    - A.101 Ground Floor Plan
    - A.102 Level 2 Plan
    - A.103 Typical Tower Plan
    - A.104 MPH Plan
    - A.105 Roof Plan
    - A.200 South & East Elevations
    - A.201 North & West Elevations
    - A.300 East-West Section
    - A.301 North-South Section
15. Landscape Drawings, prepared by STUDIOtla, dated 30 June 2026;
    - L.000 Cover Page
    - L100 Overall Landscape Plan
    - L110 Soil Volume Plan
    - L120 Public Utility Plan
    - L130 Planting Notes and Schedule
    - L131 Planting Plan GF
    - L201 Landscape Sections
    - L202 Landscape Sections
    - L203 Landscape Sections
    - L301 Landscape Details (City Standards)

- L311 Landscape Details (GF Hardscape)
- L321 Landscape Details (GF Site Furniture)
- L322 Landscape Details (GF Site Furniture)
- L331 Landscape Details (Planting)

16. Civil Drawings prepared by Fabian Papa & Partners, dated 30 June 2026;
    - SSP-1 Site Servicing Plan
    - SGP-1 Site Grading Plan
17. Tree Inventory Report prepared by Kuntz Forestry, dated 9 March 2026 (same version as Initial Application);
18. Tree Inventory Appendix A prepared by Kuntz Forestry, dated 9 March 2026 (same version as Initial Application);
19. Tree Inventory and Preservation Plan prepared by Kuntz Forestry, dated 9 March 2026 (same version as Initial Application);
20. Rogers Easement;
21. Reliance Letter prepared by Grounded Engineering, dated 26 March 2026;
22. Greater Toronto Airports Authority Letter prepared by the Greater Toronto Airports Authority dated 9 June 2026;

We trust that the information included in this submission is complete and comprehensive, and sufficient to allow for your circulation and review. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

**WND associates**
**planning + urban design**



Andrew Ferancik, MCIP, RPP
Principal & President