WND ASSOCIATES

PLANNING AND URBAN DESIGN

20 October 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 Submission**
Official Plan and Zoning By-law Amendment Submission 3
1315 Bough Beeches Boulevard (Parts 2 and 8 of Application B26.26 W3), 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 submission of a Site Plan Control 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 Official Plan Amendment, Zoning By-law Amendment (City File No.: OZ/OPA 26-5 W3), and Site Plan Control (SP 26-34 W3) applications are strictly 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**).

A Consent application dividing the property as illustrated in **Figure 1** was approved on 20 August 2026 with the Final and Binding Letter being received 17 September 2026. The applicant team is currently working to address the conditions associated with the approval. The Development Site, where the proposed 13-storey residential building (the "Proposed Development") will be located, has an area of 3,274 square metres.



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

The current Official Plan and Zoning By-law Amendment (OZ/OPA 26-5 W3) resubmission addresses minor technical comments. It does not include revisions to the proposed built form of the Proposed Development, or building statistics.

In our opinion, the 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 Proposed Development 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

Please find enclosed the following digital items in support of the Official Plan and Zoning By-law Amendment resubmission:

1. Cover Letter;
2. Draft Lease Addendum for School Boards;
3. Draft Reference Plan Site Triangle;
4. Electrical Single Line Drawing;
5. Fire Route Site Plan Markup;
6. Site Plan with Engineering Notes;

7. Transformer Location Drawing; and,
8. Waste Collection Letter

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



Erik Retz, MCIP, RPP
Senior Planner