



D U N P A R  
BETTER BY DESIGN

April 22, 2026

City of Mississauga  
Planning & Building Department  
Development & Design Division  
300 City Centre Drive, 6th Floor  
Mississauga, Ontario  
L5B 3C1

**Re: Official Plan Amendment & Zoning Bylaw Amendment Applications  
1000293648 Ontario Inc.  
2155 Leanne Blvd, Mississauga, ON**

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We are pleased to submit Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the lands municipally known as 2155 Leanne Boulevard, Mississauga, on behalf of the landowner, 1000293648 Ontario Inc. ('Dunpar'). A Development Application Review Committee (DARC) meeting between Dunpar and City staff was held on November 18, 2025, to identify the required submission materials for the proposed redevelopment of the subject lands.

Following the DARC meeting, a Planning Application Checklist was issued by City staff in December 2025 outlining the drawings and reports required in support of the OPA/ZBA applications. Subsequent discussions were held with City staff to review the applicability of certain submission requirements. As a result of those discussions, a revised Planning Application Checklist was issued March 2026. The revised checklist deferred the following submission requirements to the Site Plan Control stage: Geotechnical Report, Phase 2 Environment Site Assessment and Subsurface Utility Engineering Investigation.

**Background:**

The site, 2155 Leanne Boulevard, is located on the east side of Leanne Boulevard, west of Erin Mills Parkway, south of Sheridan Park Drive, and north of the Queen Elizabeth Way. The site has an area of approximately 2.30 hectares (5.68 acres) and a frontage of 87.10 metres along Erin Mills Parkway. The site is currently occupied by an office building with ground floor commercial uses and surface parking and is generally flat with two existing vehicular access points from Leanne Boulevard and one vehicular access point from Erin Mills Parkway.

The site is located within the Sheridan community node character area which consists of a mix of residential, commercial, institutional, and employment uses. A gas station is located to the north and to the south is a long-term care facility, a hotel, and the Queen Elizabeth Way. To the west, across Leanne Boulevard, are detached and townhouse dwellings, as well as hotels, office and employment uses, and Sheridan Park. To the east, across Erin Mills Parkway, are low rise commercial plazas, Sherwood Village, and several apartment buildings.

## **Development Proposal:**

The proposal seeks to redevelop 2155 Leanne Boulevard with a high-quality residential development consisting of 164 back-to-back townhouse units arranged in 9 blocks and one 8-storey mid-rise building containing 203 residential units. The proposed development includes a private road network with access from Leanne Boulevard and Erin Mills Parkway, together with surface and underground parking, landscaped open space, at-grade amenity space and a public park. The 8-storey mid-rise building is proposed along the Erin Mills Parkway frontage, while the townhouse blocks are located on the western portion of the site along Leanne Boulevard to provide an appropriate transition to the adjacent low-rise residential context.

The proposed tenure for both the mid-rise and townhouse components is currently anticipated to be standard condominium.

To permit the proposed development, Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications are required, as the lands are currently designated Office and zoned O1-12, which do not permit the proposed residential uses. The applications therefore seek to redesignate the lands to Residential Low Rise II and Residential Mid-Rise, and to rezone the site to RM11 and RA2 with site-specific standards to facilitate the proposed development.

## **Submission Requirements:**

The following materials are being submitted in support the OPA/ZBA applications:

### Application Forms:

1. OPA/ZBA Application Form
2. Commenting on Agency Fee Collection Worksheet
3. Declaration of Applicant Schedule
4. Environmental Site Screening Questionnaire
5. Fee Calculation Worksheet
6. Notice Sign Schedule including Draft Notice Sign Mock-up
7. Permission to Enter Property Schedule
8. Planning Information Schedule
9. Property Owner Acknowledgement and Authorization of Applicant Schedule
10. Servicing and Matters of Provincial Interest Schedule
11. Site Information Schedule
12. Storm Sewer Use By-law Acknowledgement
13. Tree Injury or Destruction Questionnaire

### Reports:

1. Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting, dated April 10<sup>th</sup>, 2026
2. Stage 1 Archaeological Assessment prepared by Irvin Heritage, dated April 2026
3. Archaeological Ministry Acceptance Letter dated April 12<sup>th</sup>, 2026
4. Community Engagement Report prepared by Dunpar Developments Inc., dated April 2026
5. Draft Zoning Bylaw Table & Zoning Schedule prepared by GSAI, dated April 2026
6. Draft Official Plan Amendment prepared by GSAI, dated April 2026
7. Planning Justification Report prepared by GSAI, dated April 2026

8. Functional Servicing and Stormwater Management Report prepared by Arcadis Professional Services (Canada) Inc., dated April 2026
9. Water Wastewater Demand Table prepared by Arcadis Professional Services (Canada) Inc., dated April 2026
10. Noise Impact Study prepared by Thornton Tomasetti, dated April 17<sup>th</sup>, 2026
11. Phase One Environmental Site Assessment prepared by OHE Consultants, dated April 14<sup>th</sup>, 2026
12. Phase One Environmental Site Assessment Reliance Letter prepared by OHE Consultants, dated April 14<sup>th</sup>, 2026
13. Transportation Impact Study prepared by WSP, dated April 17<sup>th</sup>, 2026
14. Waste Management Report, prepared by Dunpar Developments Inc., dated April 2026
15. Wind Study prepared by Gradient Wind, dated April 6<sup>th</sup>, 2026
16. Parcel Registration

Drawings:

1. A000 Draft R-Plan Sketch prepared by R-PE Surveying Ltd., dated April 2026
2. A001 Topographical Survey prepared by Salna Surveying, dated July 12<sup>th</sup>, 2016
3. A002 Context Plan prepared by Dunpar Developments Inc., dated April 21<sup>st</sup>, 2026
4. A100 Site Plan & Stats prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
5. A101 Midrise P1 Plan prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
6. A102 Midrise P2 Plan prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
7. A103 Midrise Levels 1 to 6 Floor Plan prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
8. A104 Midrise Levels 7 to 8 Floor Plan prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
9. A200 Typical Towns First Second Floor Plans prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
10. A201 Typical Towns Third Fourth Floor Plans prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
11. A202 Typical Towns Rooftop Terrace prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
12. A203 Towns Unit Floor Plans prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
13. A400 Towns Typical Elevation prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
14. A401 Midrise East Elevation prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
15. A402 Midrise North South Elevations prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
16. A403 Midrise West Elevation prepared by Dunpar Developments Inc., dated April 17<sup>th</sup>, 2026
17. L100 Tree Preservation Plan, prepared by Kuntz Forestry Consulting, dated April 10<sup>th</sup>, 2026
18. C100 Site Grading Plan prepared by Arcadis Professional Services (Canada) Inc., dated April 24<sup>th</sup>, 2026
19. C101 Site Servicing Plan prepared by Arcadis Professional Services (Canada) Inc., dated April 24<sup>th</sup>, 2026
20. C102 Site Servicing Cross Sections prepared by Arcadis Professional Services (Canada) Inc., dated April 24<sup>th</sup>, 2026

Please note based on the centreline of original road allowance established by R-PE Surveying, the required right-of-way width of 25.25m for the west half of the Erin Mills Parkway right-of-way for an ultimate right-of-way width of 50.5m is already achieved. Therefore, a conveyance to the Region of Peel will not be required as part of this development.

As required by the planning submission requirements, the amenity areas for the both the townhouse blocks and midrise have been schematically illustrated on the Site Plan drawing with a breakdown included in the site statistics table. The amenity areas will be detailed and programmed through the site plan application stage.

The OPA/ZBA fees will be paid to the City of Mississauga and the Region of Peel once the fee amounts have been confirmed and payment instructions provided.

We trust these materials are sufficient for your review. Should you require any additional information, please do not hesitate to contact the undersigned.

Sincerely,

Waleed Nawaz  
Senior Development Manager  
Dunpar Developments Inc.