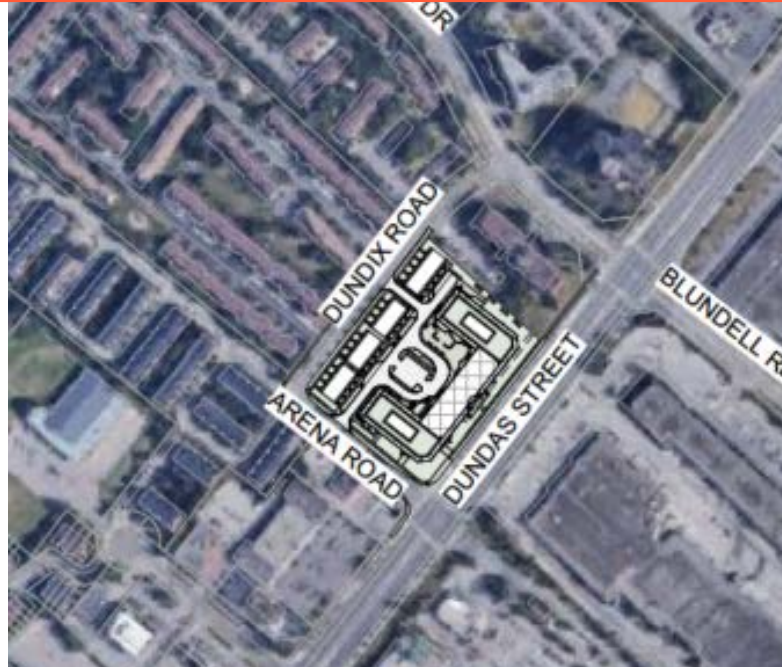


# 1225 Dundas Street East

Planning and  
Development  
Committee

January 30, 2023





# FROM SHOPPING CENTRES...

SmartCentres was founded over 30 years ago, on the belief that all Canadians deserve access to affordable retail. We have since grown to:

\$8.4B

IN ASSETS

3,500

ACRES OF LAND

185

PROPERTIES ACROSS  
ALL PROVINCES

34.2M

SF OF BUILT  
SPACE

97.3%

OCCUPANCY  
RATE





# ...CITY CENTRES TO

SmartCentres is diversifying by transforming its land use; developing masterplans for every property in the portfolio.

Our publicly announced \$15.2B transformation program includes:



SMART  
LIVING®

Condos | Apartments | Towns |  
Seniors' Residences | Hotels



SMART  
CENTRES®

Storage | Offices | Retail | Industrial

KPMG

pwc

# MEET THE TEAM

OWNERS

ARCHITECT

LAND USE PLANNING



SMARTCENTRES ON  
BEHALF OF WHITEHORN  
INVESTMENTS.

RAZA MEHDI

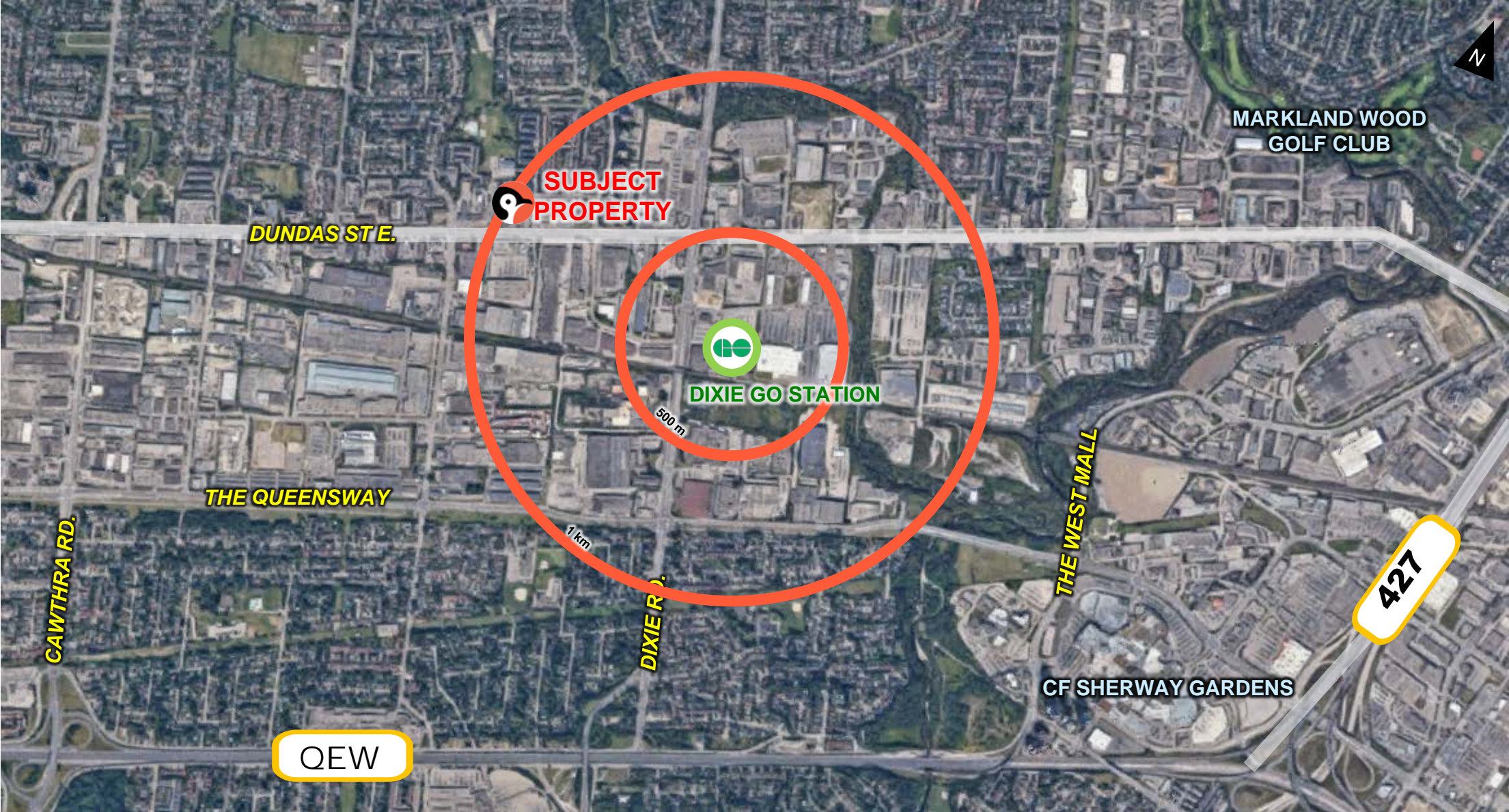
JIM LEVAC & JENNIFER  
STADEN



CPP WIND ENGINEERING  
CONSULTANTS

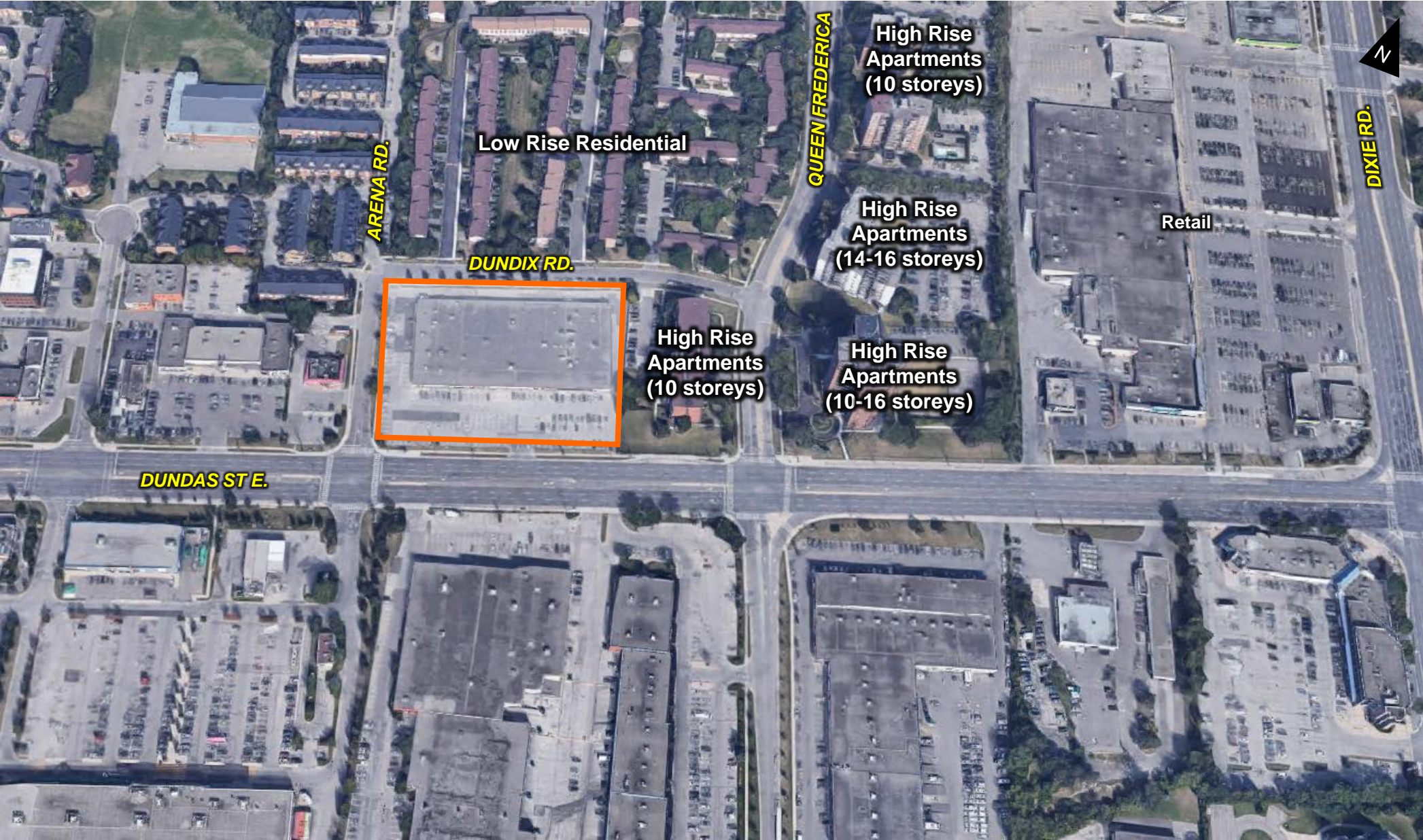


# SITE CONTEXT





# SITE CONTEXT





# SUBJECT SITE: EXISTING CONDITIONS



Pedestrian View Looking North – West

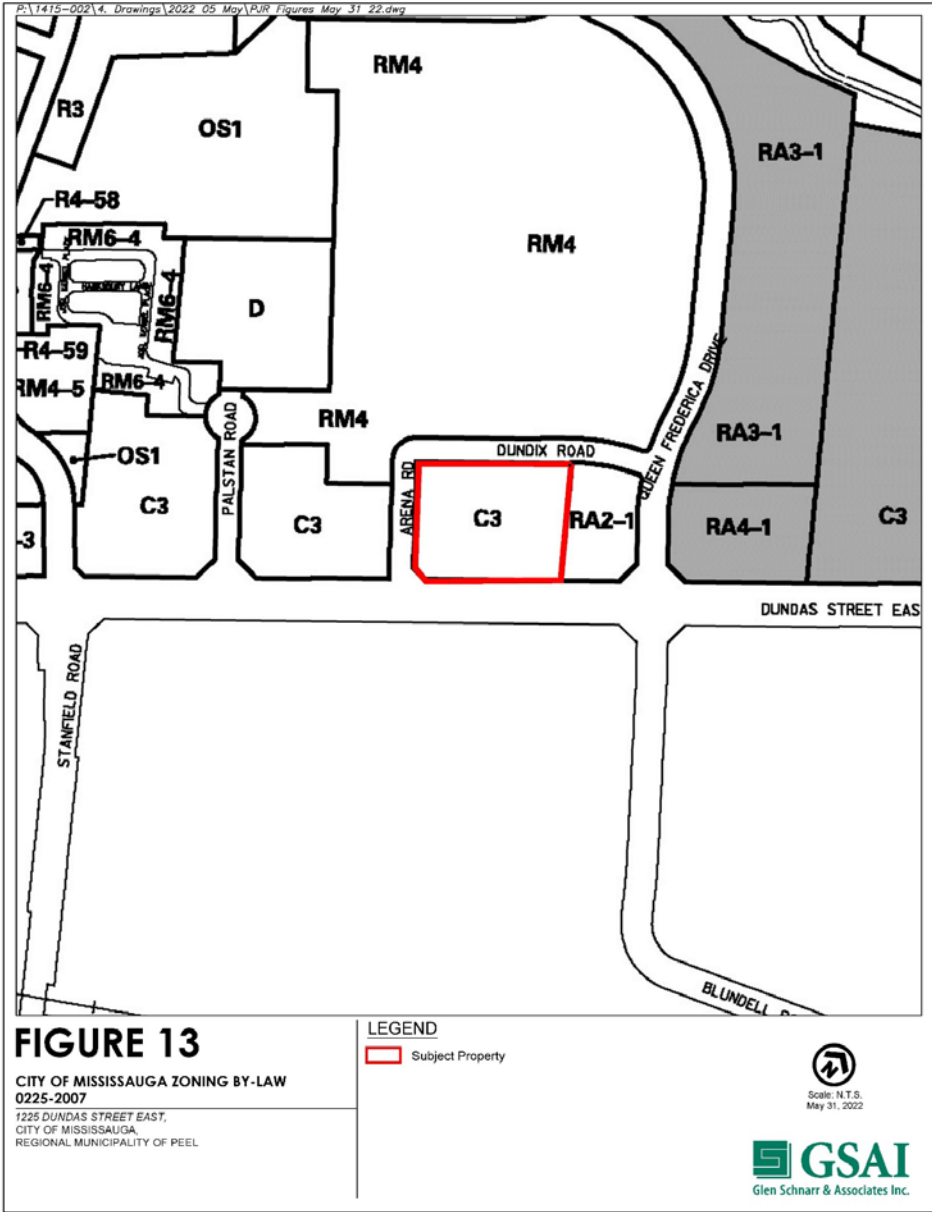


Pedestrian View Looking North - East



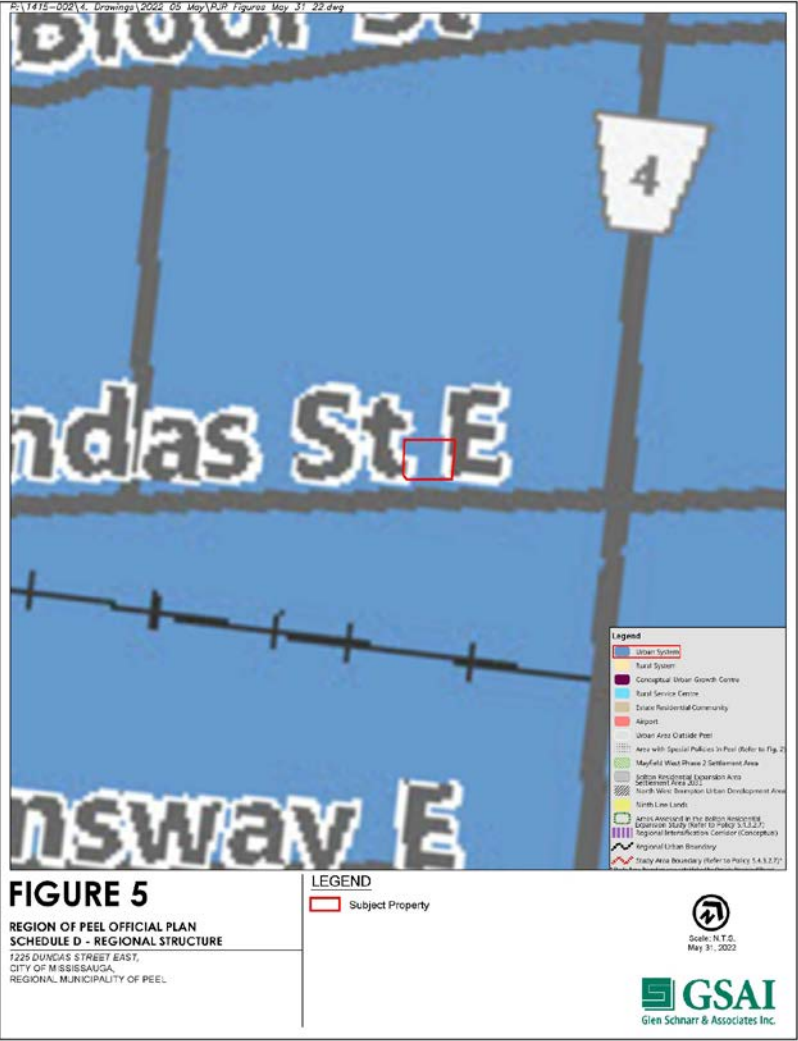
Pedestrian View Looking West

# CONTEXT: PLANNING POLICY – Zoning

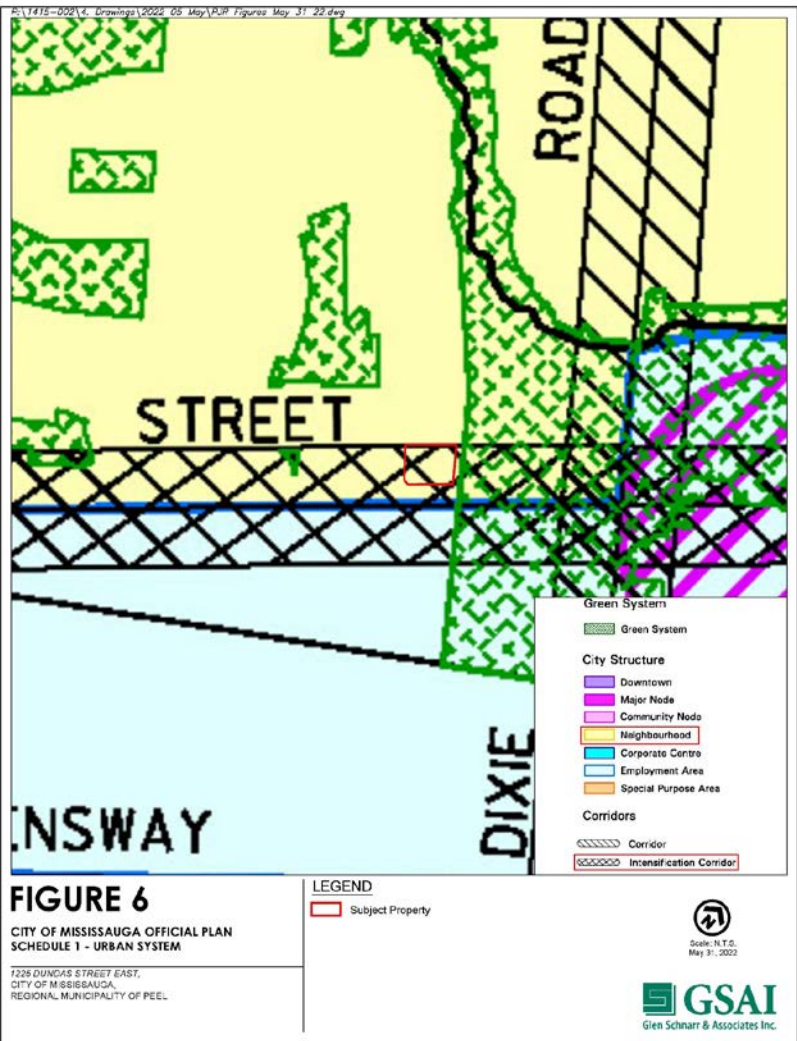




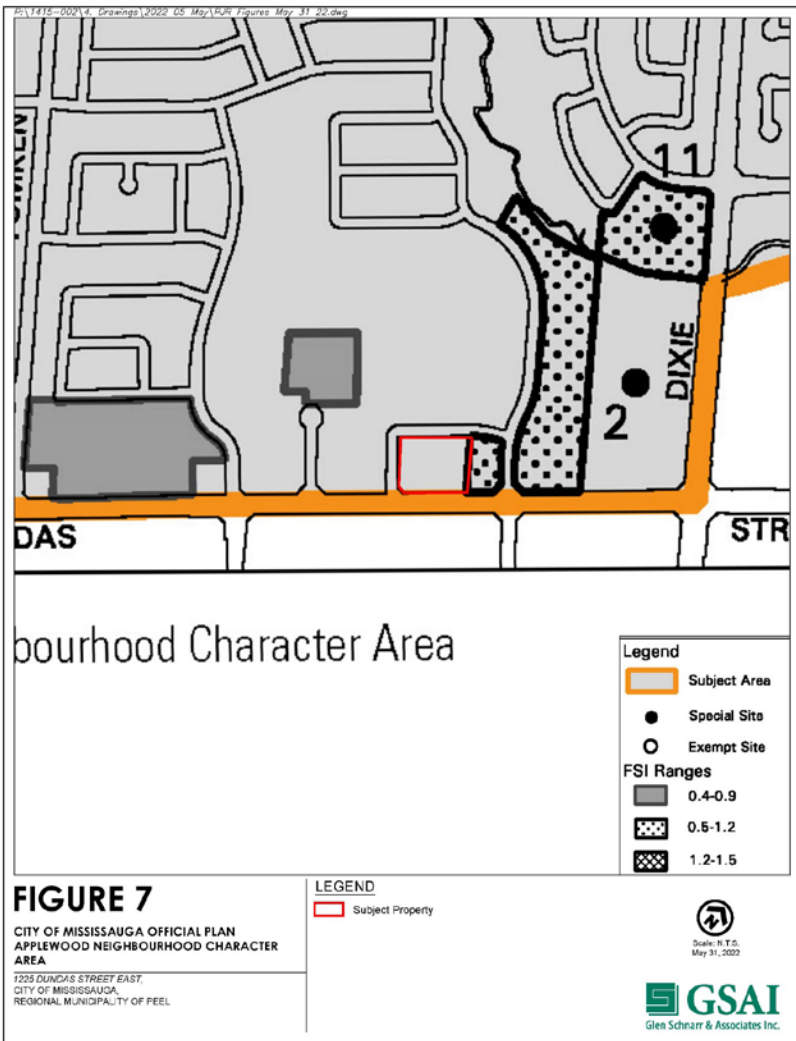
# CONTEXT: PLANNING POLICY – Official Plan



Official Plan Designation



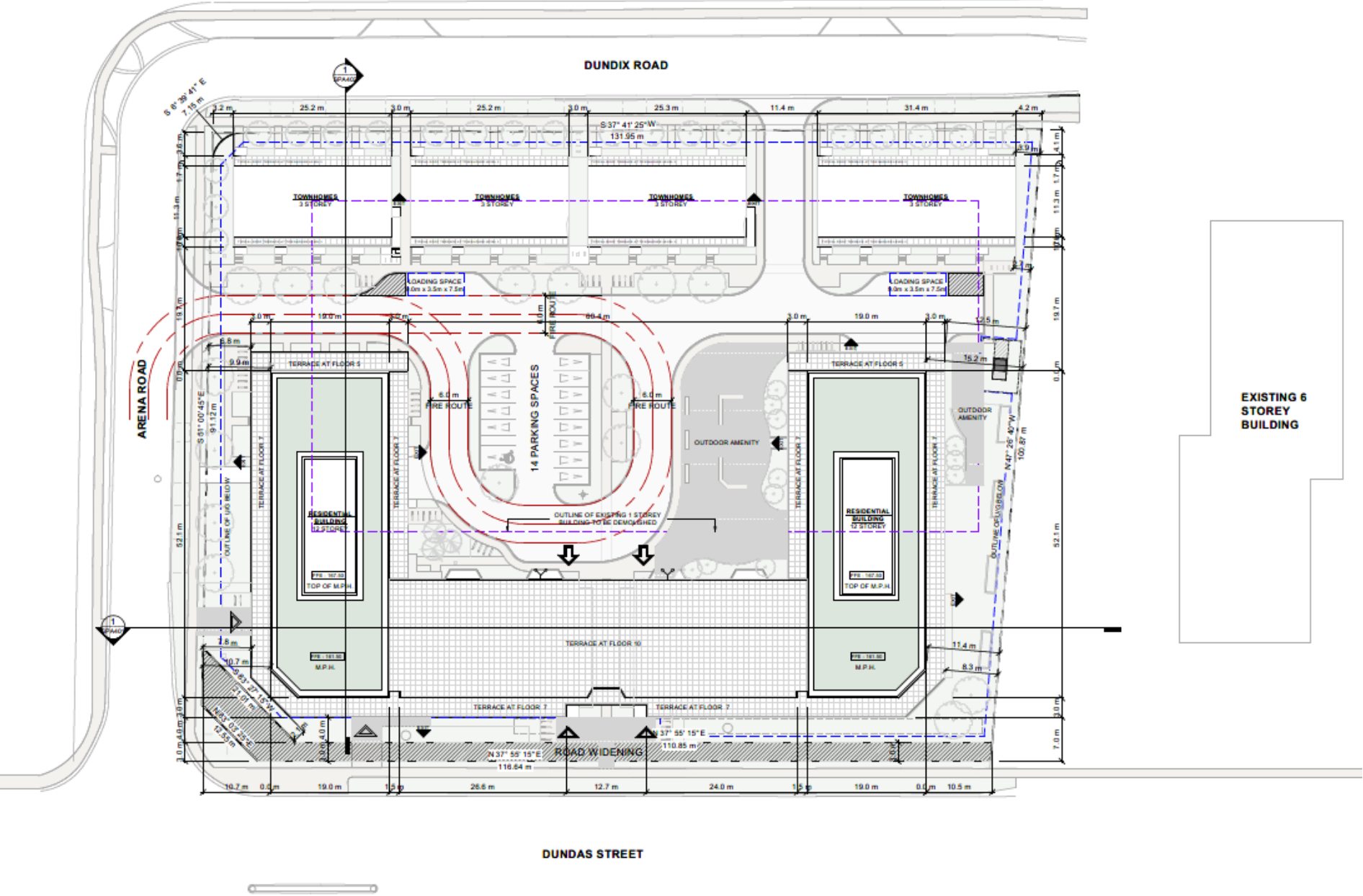
Urban System Designation



Applewood Area Designation

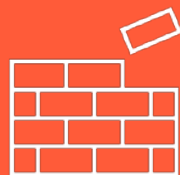


# DRAWINGS: SITE PLAN/ ROOF PLAN





# PROJECT HIGHLIGHTS



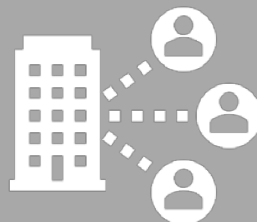
**496 Residential Units**



**112 Long Term Spaces  
134 Short Term Spaces**



**376 Spaces**



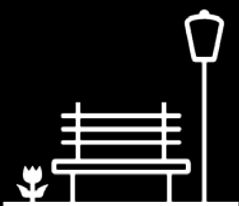
**2, 12-Storey Mixed-use Towers  
34, 3-Storey B2B Townhomes**



**5.4% 1 Bed Units,  
46.4% 1 Bed + Den**

**27.8% 2 Bed Units,  
5.2% 2 Bed + Den**

**8.7% 3 Bed Units,  
6.9% 3 Bed + Den**



**14,599 sq.ft. Outdoor  
Amenity Area**



**15,410 sq.ft. Indoor  
Amenity Area**



**7,271 sq.ft. Retail Area**



[illegible]

## Access to Underground



[illegible]

**Central  
Pedestrian Link**

SMARTCENTRES | PLANNING AND DEVELOPMENT COMMITTEE | JANUARY 30, 2023



# PERSPECTIVE VIEW





# SOUTH WEST FACING





SOUTH FACING





# BACK TO BACK TOWN HOUSES SOUTH FACING



# THANK YOU!

If you have any additional questions/ comments, please contact:

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[dorellana@smartcentres.com](mailto:dorellana@smartcentres.com)

or

Daniel Zhang, DEVELOPMENT ASSOCIATE

[dzhang@smartcentres.com](mailto:dzhang@smartcentres.com)



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