

Council

Date

November 8, 2017

Time

9:00 a.m.

Location

Council Chamber, 2nd Floor Civic Centre
300 City Centre Drive, Mississauga, ON L5B 3C1

14. **CORRESPONDENCE**

14.1. *Information Items*

14.1.2. Email dated November 6, 2017 from Jim Levac, Glen Schnarr & Associates regarding Public Information Report 4.1., considered at the October 30, 2017 meeting of the Planning and Development Committee.

Receipt Recommended

14.1.3. Email dated November 6, 2017 from Jim Levac, Glen Schnarr & Associates regarding Public Information Report 4.3., considered at the October 30, 2017 meeting of the Planning and Development Committee.

Receipt Recommended

16. **MOTIONS**

16.2. To amend General Committee Recommendation GC-0606-2017, with respect to Erindale Village Community Hall.

21. **EDUCATION SESSION**

21.1. Parking Master Plan

Hamish Campbell, Project Lead – Parking Master Plan and Jamie Brown, Manager, Municipal Parking to provide an Education Session with respect to the Parking Master Plan.

PARTNERS:

GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

ASSOCIATES:

JASON AFONSO, MCIP, RPP
KAREN BENNETT, MCIP, RPP
CARL BRAWLEY, MCIP, RPP
JIM LEVAC, BAA, MCIP, RPP

November 6, 2017

Our file: 956-002

Mayor and Members of Council
c/o Ms. Karen Morden, Council Coordinator
Legislative Services, Office of the City Clerk
300 City Centre Drive
Mississauga, ON, L5B 3C1

**RE: October 30 PDC Public Information Report Agenda Item 4.1
Proposed Mississauga Scenic Route Urban Design Guidelines**

Glen Schnarr & Associates Inc. (GSAI) are planning consultants to City Park (Old Barber) Homes Ltd., the registered owner of 5155 Mississauga Road. The subject property is within the Mississauga Scenic Route Study area and our client has actively participated in this study since its inception. Earlier this year, City Council adopted OPA No. 64 to adopt new Official Plan policies for the Mississauga Scenic Route. Our client subsequently filed a notice of appeal to OPA No. 64, however a hearing date before the OMB is still pending.

At the October 30, 2017 meeting of Planning and Development Committee, the following motion was adopted:

PDC-0058-2017

1. That the report dated October 5, 2017 from the Commissioner of Planning and Building and the accompanying *Mississauga Road Scenic Route Urban Design Guidelines*, attached as Appendix 1, be approved.
2. That if the Official Plan policies in Official Plan Amendment (OPA 64) are modified through any Ontario Municipal Board proceedings, updated design guidelines be brought back to Planning and Development Committee for further consideration.

It is our position that adoption of the accompanying Urban Design Guidelines is premature pending the outcome of the OMB hearing of our client's appeal against OPA 64. We respectfully request that City Council defer the adoption of PDC-0058-2017, which already acknowledges the possibility of modifications by the OMB, until after the OMB has dealt with the matter through either a hearing or mediated settlement. Thank you for your consideration of this matter.



Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jim Levac, MCIP, RPP
Partner

Copy: Leo Longo, Aird & Berlis LLP
Chris Zeppa, City Park Homes

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

ASSOCIATES:
JASON AFONSO, MCIP, RPP
KAREN BENNETT, MCIP, RPP
CARL BRAWLEY, MCIP, RPP
JIM LEVAC, BAA, MCIP, RPP

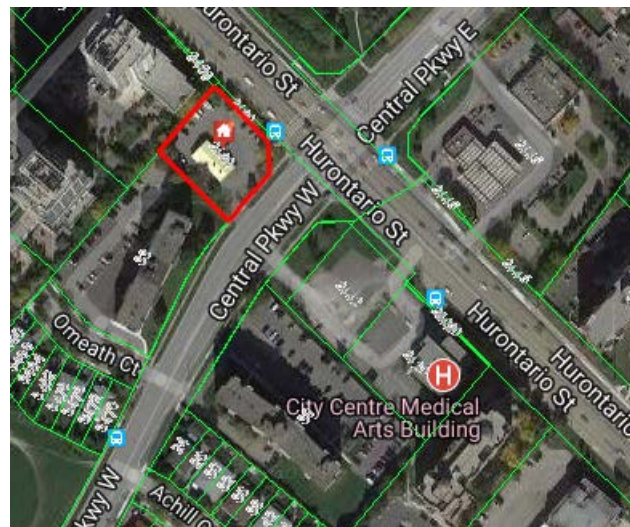
November 6, 2017

Our file: 1166-001

Mayor and Members of Council
c/o Ms. Karen Morden, Council Coordinator
Legislative Services, Office of the City Clerk
300 City Centre Drive
Mississauga, ON, L5B 3C1

**RE: October 30 PDC Public Information Report Agenda Item 4.3
Proposed OPA/Rezoning to Permit 40 Storey Condominium
OZ 17/005 W7: 3480 Hurontario Street
Northwest Corner of Hurontario St. & Central Parkway West
Owner: CGIV Developments Inc.**

Glen Schnarr & Associates Inc. (GSAI) have been retained by 3420 Hurontario Street Incorporated and Bet Realty Ltd., the registered owners of 3420, 3442 Hurontario Street and 20 Central Parkway West which are the properties located at the southwest corner of Hurontario St. and Central Parkway West, directly across from the subject lands outlined below in red.



Our client's properties are currently occupied by a three storey office building (City Centre Medical Arts Building) with its associated surface parking area and includes a vacant parcel on the corner of Hurontario Street and Central Parkway West which is a future redevelopment site.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
WEBSITE www.gsai.ca

On October 30, 2017, a public meeting concerning the proposed OPA/rezoning of the 3480 Hurontario Street site (Wally's Restaurant), under file OZ 17/005 W7, was held. Our client attended this meeting but, at that time, made no oral or written submissions to PDC. Having subsequently reviewed the cable live stream telecast on behalf of our client, we are aware that a motion was put forward to refer the item to the Wednesday, November 8, 2017 City Council meeting with staff instructions to provide a refusal recommendation report. It is our understanding that an OMB appeal has been filed by the developer. The staff report notes that the application was deemed complete on July 5, 2017 therefore the application would appear to fall short of the 180 day statutory appeal date based on this completion date.

As adjacent landowners, our clients have an interest in what form or development is proposed on these lands as it will undoubtedly have an impact on the future redevelopment potential of our client's lands. While these lands are outside of the City Centre, they are within a designated intensification corridor which will be serviced by the future Mississauga LRT and, as such, have locational attributes that would support future higher density redevelopment.

At this point, our clients would like to go on record as concerned adjacent landowners and respectfully request that this letter be received for information at the November 8, 2017 City Council meeting when this item is scheduled to be dealt with. On behalf of our clients, could you please include GSAI on the mailing list of any future meetings or OMB correspondence should our clients wish to request party or participation status.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jim Levac, MCIP, RPP
Partner

Copy: 3420 Hurontario Street Incorporated/Bet Realty Ltd.

Whereas Council adopted recommendation GC-0606-2017 pertaining to the potential sale of City-owned lands located at 1620 Dundas Street West (Erindale Community Hall) on October 25, 2017;

And Whereas the direction in part 1 of the recommendation opposes the direction in part 3, which was not the intent of Council;

Now Therefore Be It Resolved:

1. That Recommendation GC-0606-2017, pertaining to the potential sale of City-owned lands located at 1620 Dundas Street West (Erindale Community Hall), be reconsidered;
2. That Recommendation GC-0606-2017 be amended to include “with EV Royale” at the end of part 1, and further to remove “costs associated with” at the end of part 3, as follows:
 - “1. That the report dated September 25, 2017 from the Commissioner of Community Services entitled “Authority to enter into negotiations to assess the potential sale of City-owned lands located at 1620 Dundas Street West (Erindale Community Hall) be received and that there be no further action with respect to the disposition of the property with EV Royale.
 2. That staff report back on a feasibility study and analysis on the work required to restore the Erindale Community Hall.
 3. That staff engage with the Erindale Village Association to gauge interest in transferring the building back to them and further, how the City could be reimbursed for costs expended to date.”