



October 15, 2020

Mayor Crombie and Members of Mississauga City Council

Attention: Development Assistant
c/o Planning and Building Department – 6th Floor
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

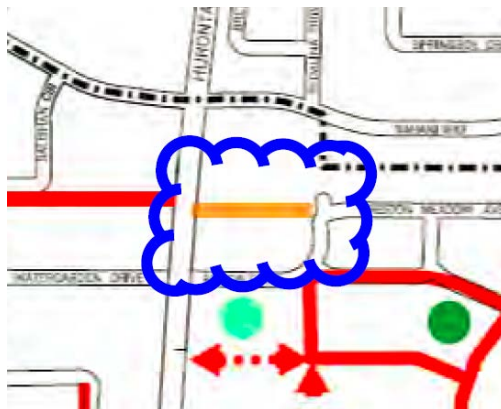
Dear Mayor Crombie and Members of Council:

**RE: PUBLIC MEETING INFORMATION REPORT – ITEM 4.3
MISSISSAUGA OFFICIAL PLAN AMENDMENT FOR
UPTOWN MAJOR NODE CHARACTER AREA
OUR FILE 1512Q**

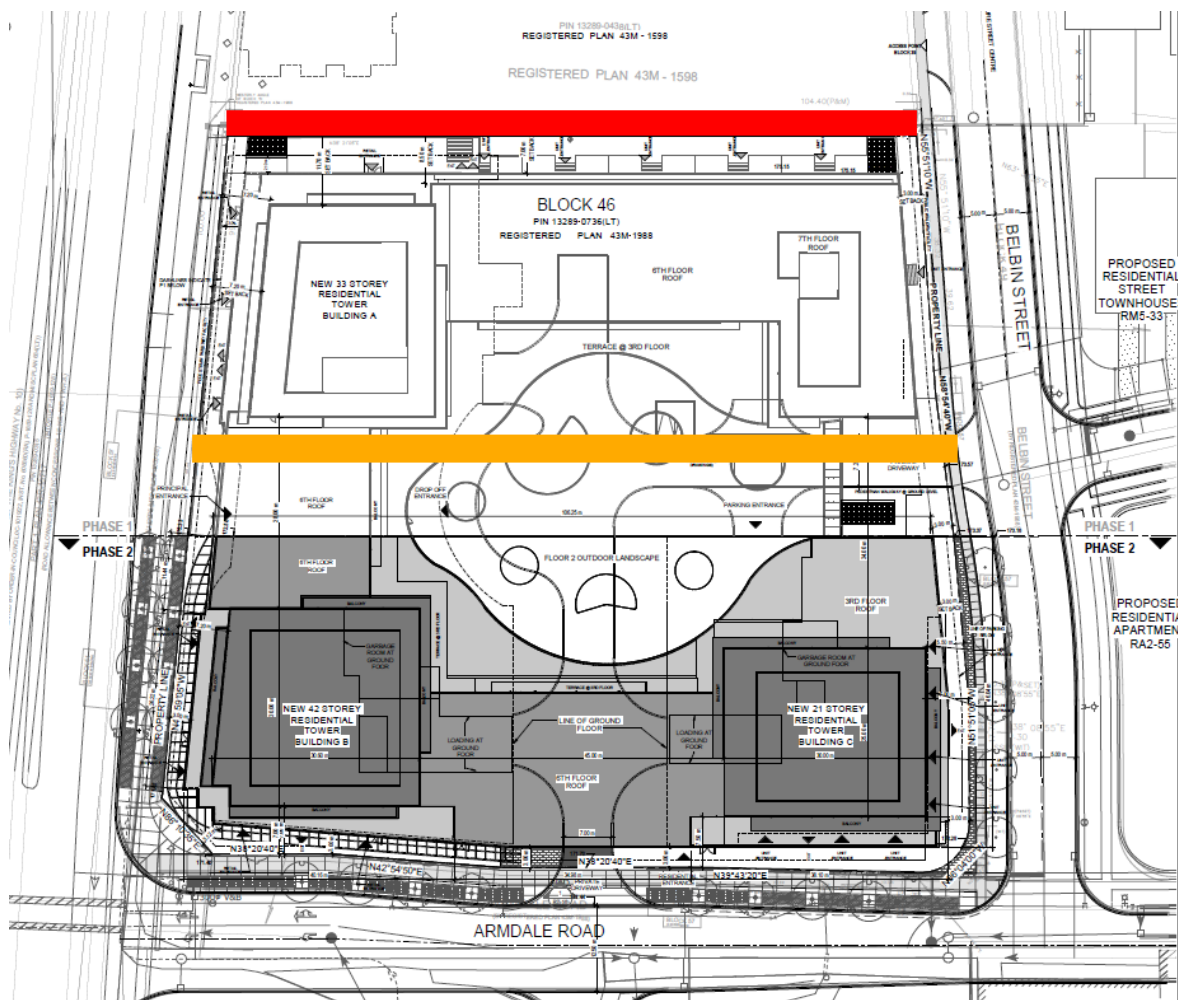
We are the planning consultants for 5081 Hurontario Limited Partnership ("5081 HLP").

5081 HLP owns the property municipally addressed as 5081 Hurontario Street (the "Property"). 5081 HLP is currently developing the Property in a phased approach for a mixed use, high density project.

The proposed Official plan Amendment includes Map 13-4.2 entitled "Uptown Node Block and Road Concept Plan" which depicts a "Future Pedestrian Connection" crossing through the middle of the Property as shown below (bubbled yellow line):



This Future Pedestrian Connection runs through the middle of the Property which area is the main vehicular entrance to the Property, leading to parking and loading areas. See yellow line below showing the proposed location of the Future Pedestrian Connection.



Instead of the location as shown on Map 13-4.2, we believe that the location should be moved further north to reflect the location of the agreed to and approved by the City in connection with the 8 Nahani development and that of the Property. See location noted in red above.

Please call if you have any questions regarding the above.

Thank you.

Yours truly,

MHBC

David A. McKay, MSc, MLAI, MCIP, RPP
Partner and Vice President

cc: Clients, Barry Horosko

HURONTARIO CENTRE LIMITED

2751 Bloor Street West, Toronto, ON, M8X 1A6

October 15, 2020

VIA EMAIL

deputations.presentations@mississauga.ca

Planning and Development Committee
City of Mississauga
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attention: Chair and Members of the Planning and Development Committee

**Re: Uptown Major Node Character Area - Draft Official Plan Amendment
Planning and Development Committee - Public Meeting
City File: CD.03-UPT W4 and W5**

We are the owners of the lands known municipally as 5027-5035 Hurontario Street. The property is approximately 5.4 acres and is located at the northeast corner of Hurontario St. and Eglinton Ave. E. We acquired the lands approximately 25 years ago and built the retail centre that now exists.

As the Uptown Major Node lands mature and urbanize all around us, it is our intention to submit an application in the coming months to redevelop the property in keeping with this rapid urbanization.

Accordingly, we would like the opportunity to meet with Staff to discuss the draft Official Plan policies further, and reserve the right to make further submissions at a later date.

Yours truly,

HURONTARIO CENTRE LIMITED



H. Scott Rutledge, President

cc. Andrew Whittemore, Commissioner, Planning & Building, City of Mississauga
Mojan Jianfar, Planner, City Planning Strategies, City of Mississauga
Michael Baker, Hurontario Centre Limited

HURONTARIO CENTRE LIMITED

2751 Bloor Street West, Toronto, ON, M8X 1A6

October 23, 2020

VIA EMAIL

City of Mississauga
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attn: Mojan Jianfar, Planner, City Planning Strategies

Dear Ms. Jianfar:

Re: Comments re Draft Official Plan Amendment (City File: CD.03-UPT W4 and W5) Uptown Major Node Character Area as they apply to 5027-5035 Hurontario Street

We are the owners of the lands known municipally as 5027-5035 Hurontario Street, located at the northeast corner of Hurontario Street and Eglinton Avenue. The property is approximately 5.4 acres and is currently developed with a retail shopping centre of approximately 62,000 sq. ft.

On October 15, 2020, we provided preliminary comments in writing on the Uptown Node Character Area Draft Official Plan Amendment (OPA). At this time we are writing to provide additional comments as follows:

General Comments

While we understand that staff is of the view that the current height limit of 25 storeys within the node is sufficiently robust, certain parts of the node are inevitably more prominent than others and a policy that provides for increased building heights at such important locations should be included in the OPA. In this regard, the intersection of Hurontario Street and Eglinton Avenue is without question the centre point of the node: densities and building heights well in excess of the 25-storey limit should not only be provided for but should also be encouraged.

Comments on Specific Policies

- Policy 13.4.3.3 - As the Uptown Node intensifies over the longer term, it is likely that the marketplace for retail and commercial space will have changed and may not support the same amount of commercial floor space that exists today. Quite simply, we believe that there should be flexibility built into the policy to account for this, and request that staff amend the policy accordingly;

- Policy 13.4.4.3.a.iii - We request that this policy be amended as follows: "~~a high percentage of~~ transparent vision glass along the street edge, **where possible.**" Especially where the city is encouraging retail uses on the ground floor, the ultimate test should be the overall quality of urban design, and transparent vision glass is only one of the measures;
- Policy 13.4.5.2.a - It is not clear whether this policy refers to the existing road network or the proposed / conceptual roads shown on Map 13-4.2. If this policy is referring to the proposed / conceptual roads, we request that the policy be amended as follows: "All roads shown should be public, **unless arrangements for private roads are made that are satisfactory to the City,**"
- Policy 13.4.6.4 - We request clarification as to what is meant by "maximum sun exposure onto parkland". Our understanding is that "maximum sun exposure" literally means that no shadows should occur at any time of the day and this may well be impossible to achieve, thus unjustly neutralizing a significant part of any given property;

Should you have any questions or require any other information with respect to our comments, please let us know.

Yours truly,

HURONTARIO CENTRE LIMITED



Ian W.D Rutledge, M.Pl.

cc. Katherine Morton, Manager, Planning Strategies, City of Mississauga
Michael Baker, Hurontario Centre Limited
Scott Rutledge, Hurontario Centre Limited