



NOTICE OF REFUSAL TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

DATE OF NOTICE	June 16, 2023	
DATE PASSED BY COUNCIL	May 31, 2023	
LAST DATE TO FILE APPEAL	July 6, 2023	
FILE NUMBER	OZ/OPA 23-3 W1	Ward 1
APPLICANT	70 Park Street East Inc.	
PROPERTY	70 Park Street East, 23, 25, 29 and 31 Helene Street North, 53 Queen Street East	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga on May 31, 2023, refused an application to amend the Official Plan and Zoning By-law under sections 22 (6.6) and 34 (10.9) of the Planning Act, R.S.O., 1990, c.P.13. Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting held under the Planning Act have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

The reasons for City Council's refusal are on the basis which includes but is not limited to; that the proposed maximum 38 storey height does not represent an overall built form that is supported by the local policy framework, nor does it function within the existing servicing capacity.

THE PURPOSE AND EFFECT OF THE APPLICATION: to permit a 38 storey apartment building with ground floor commercial space.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed in person, by email: city.clerk@mississauga.ca, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1, **no later than July 6, 2023. An appeal filed by email will be accepted once the appeal fees are received.**

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council c/o the Planning and Building Department or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/> ; and
- 3) be accompanied by a fee in the amount of \$310.00, payable to the City of Mississauga.

MORE INFORMATION: A copy of the notice can be found at <https://www.mississauga.ca/projects-and-strategies/public-notices/> or from David Ferro of the City of Mississauga, Planning and Building Department at (905) 615-3200 ext. 4554 or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Mailing Address for Filing a Notice of Appeal

City of Mississauga
Office of the City Clerk,
300 City Centre Drive, 2nd Floor,
Mississauga ON L5B 3C1