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DATE: May 3, 2010

REPORT TITLE: **UPDATE ON AUTHORITY TO ENTER INTO CONTRACTUAL ARRANGEMENTS FOR THE SOCIAL HOUSING PROJECT AT CREDITVIEW ROAD AND EGLINTON AVENUE - CAPITAL PROJECT 09-5032**

FROM: Janet Menard, Commissioner of Human Services  
R. Kent Gillespie, Commissioner of Employee and Business Services

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### **RECOMMENDATION**

**That the Memorandum of Understanding between the Region of Peel and Wintor Equities Inc. in connection with Capital Project 09-5032 in accordance to Council Resolution 2009-759 and 2009-1365 be ratified;**

**And further, that staff be authorized to negotiate, enter into and execute an Agreement of Purchase and Sale, a Modified Turn Key Agreement and other documents as are deemed necessary and satisfactory by the Commissioner of Human Services and the Regional Solicitor, with Wintor Equities Inc. for the completion of Capital Project 09-5032.**

### **REPORT HIGHLIGHTS**

- Council previously provided authority for staff to negotiate and contract with "United Lands" and "United Lands Corporation".
- The contractor has not changed since the time of Council approval, but the correct corporate name of the contractor has since been clarified, and is "Wintor Equities Inc."

### **DISCUSSION**

#### **1. Background**

In late 2008, the principals of Wintor Equities Inc. (previously United Lands Corporation) and the City of Mississauga approached the Region of Peel with a proposal for the sale and development potential for two abutting parcels of land at the southwest corner of Eglinton Avenue and Creditview Road, Mississauga. One of the parcels of land is owned by Wintor Equities Inc. and the other is owned by the City of Mississauga. The proposal involved the construction of a 250 unit affordable housing development together with 6000 square feet of community space for seniors and families.

On June 25, 2009 and December 10, 2009, Regional Council accepted the development proposal and passed resolutions to authorize staff to enter into direct negotiations and contractual arrangements with "United Lands" and "United Lands Corporation" respectively, for the purchase of land and the construction of the project. The recommendation of staff at

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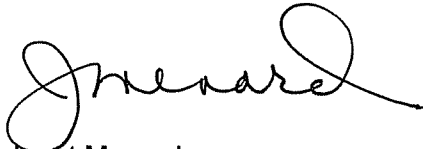
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the time should have been to seek the authority to pursue direct negotiations and agreements with "Wintor Equities Inc." The names "United Lands" and "United Lands Corporation" are not the legally correct names, and it was determined by staff that the prudent course of action would be to seek a further resolution from Council to correct the corporate name.

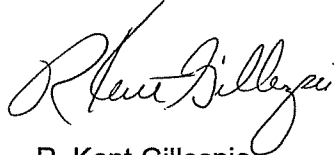
On April 7, 2010, staff from the Region executed a Memorandum of Understanding with Wintor Equities Inc. on the authority of the previously provided Council resolution. Staff are of the opinion that Council has been adequately informed regarding all aspects of the project, including the identities of the parties involved, save and except for the correct corporate name of the contractor.

**CONCLUSION**

There has been no change in the parties involved in Capital Project 09-5032; however, it should be acknowledged that the proper legal name of the contractor is Wintor Equities Inc. It is therefore recommended that all previous communications, agreements and Council Resolutions 2009-759 and 2009-1365 referencing United Lands or United Lands Corporation, be deemed to refer to Wintor Equities Inc.



Janet Menard  
Commissioner of Human Services



R. Kent Gillespie  
Commissioner of Employee  
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**Approved for Submission:**



D. Szwarc, Chief Administrative Officer

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