



AGENDA

SESSION 17

SPECIAL MEETING OF

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA

(www.mississauga.ca)

WEDNESDAY, October 23, 2013 – 9:00 A.M.

COUNCIL CHAMBER
300 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO L5B 3C1

Contact: Carmela Radice, Legislative Coordinator, Office of the City Clerk
Telephone: 905-615-3200 Ext. 5426; carmela.radice@mississauga.ca



Meetings of Council streamed
live and archived at mississauga.ca/videos

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **DECLARATIONS OF CONFLICT OF INTEREST**

4. **PUBLIC QUESTION PERIOD – 15 Minute Limit**

(in accordance with Section 36 of the City of Mississauga Procedure By-law 0139-2013 - Council may grant permission to a person who is present and at Council and wishes to address Council on a matter on the Agenda. Public Question Period is limited to a total of 15 minutes. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. For any other matter, leave must be granted by Council to deal with a matter not on the agenda).

5. **INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

R-1 Report dated August 21, 2013, from the Commissioner of Planning and Building re: **Site Plan Applications to permit a retirement home with 132 dwelling units and three apartment buildings with 56 dwelling units, 175 Rutledge Road (formerly 56 Tannery Street) 170, 180 and 190 Rutledge Road (formerly 60 Tannery Street) North side of Tannery Street, west of the CP Railway line. Owner: Kings Mill Development Inc. (257057 Ontario Limited and 967579 Ontario Inc.) Applicant: Freeman Planning Solutions Bill 51 Ward 11.**

Recommendation

That the Report dated October 7, 2013, from the Commissioner of Planning and Building recommending the City enter into a Development Commitment Agreement with the applicant and agreeing to defer the execution of Development and Municipal Works Only Servicing Agreements in connection with the developments being proposed under Files SP 12/143 W11 and SP 12/144 W11, Kings Mill Development Inc., 175 Rutledge Road (formerly 56 Tannery Street) and 170, 180 and 190 Rutledge Road (formerly 60 Tannery Street), north side of Tannery Street, west of the CP Railway line, be adopted in accordance with the following:

1. That a By-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Development Commitment Agreement between Kings Mill Development Inc. and the Corporation of the City of Mississauga to the satisfaction of the City Solicitor;

2. That a By-law be enacted to authorize the Commissioner of Planning and Building and the City Clerk to execute and affix the Corporate Seal to the Development Agreement between Kings Mill Development Inc. and the Corporation of the City of Mississauga to the satisfaction of the City Solicitor;
3. That a By-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Municipal Works Only Servicing Agreement between Kings Mill Development Inc., the Corporation of the City of Mississauga and the Regional Municipality of Peel to the satisfaction of the City Solicitor; and
4. That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.

Motion

6. **MOTIONS**

- (a) To enact by-laws for the Development Commitment, Development and Municipal Works Only Serving Agreements between Kings Mill Development Inc. and the Corporation of the City of Mississauga.

Corporate Report R-1

7. **INTRODUCTION AND CONSIDERATION OF BY-LAWS**

- B-1 A by-law to authorize the execution of a Development Commitment Agreement and other related documents between Kings Mill Development Inc. (257057 Ontario Limited and 967579 Ontario Inc.) and The Corporation of the City of Mississauga north side of Tannery Street, west of the CP Railway Line (SP 12/143 W11 and SP 12/144 W11).

Corporate Report R-1

8. **CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on October 23, 2013.

9. **ADJOURNMENT**



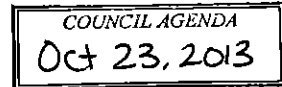
Corporate Report

Clerk's Files

R-1

Originator's
Files SP 12/143 W11
SP 12/144 W11

DATE: October 7, 2013



TO: Mayor and Members of Council
Meeting Date: October 23, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Site Plan Applications**
To permit a retirement home with 132 dwelling units and three apartment buildings with 56 dwelling units
175 Rutledge Road (formerly 56 Tannery Street)
170, 180 and 190 Rutledge Road (formerly 60 Tannery Street)
North side of Tannery Street, west of the CP Railway line
Owner: Kings Mill Development Inc. (257057 Ontario Limited and 967579 Ontario Inc.)
Applicant: Freeman Planning Solutions
Bill 51

Ward 11

RECOMMENDATION: That the Report dated October 7, 2013, from the Commissioner of Planning and Building recommending the City enter into a Development Commitment Agreement with the applicant and agreeing to defer the execution of Development and Municipal Works Only Servicing Agreements in connection with the developments being proposed under Files SP 12/143 W11 and SP 12/144 W11, Kings Mill Development Inc., 175 Rutledge Road (formerly 56 Tannery Street) and 170, 180 and 190 Rutledge Road (formerly 60 Tannery Street), north side of Tannery Street, west of the CP Railway line, be adopted in accordance with the following:

1. That a By-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Development Commitment Agreement between Kings Mill Development Inc. and the Corporation of the City of Mississauga to the satisfaction of the City Solicitor;
2. That a By-law be enacted to authorize the Commissioner of Planning and Building and the City Clerk to execute and affix the Corporate Seal to the Development Agreement between Kings Mill Development Inc. and the Corporation of the City of Mississauga to the satisfaction of the City Solicitor;
3. That a By-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Municipal Works Only Servicing Agreement between Kings Mill Development Inc., the Corporation of the City of Mississauga and the Regional Municipality of Peel to the satisfaction of the City Solicitor; and
4. That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.

**REPORT
HIGHLIGHTS:**

- The purpose of this report is to allow the City to enter into a Development Commitment Agreement with the applicant and defer the required Development Agreement and Municipal Works Only Servicing Agreement in order for the applicant to obtain required building permits for their proposals on or before October 31, 2013.

BACKGROUND:

On September 23, 2013, representatives of Kings Mill Development Inc. met with the Mayor, Ward 11 Councillor, George Carlson, and City staff to request accommodation to permit the development of the subject lands in an expeditious manner. Specifically, the City was requested to defer the requirement to enter into the required Development Agreement and Municipal

Works Only Servicing Agreement in support of the subject development proposals. The applicant's request was made contingent on the condition that the applicant prepare and enter into a binding Development Commitment Agreement with the City. The developer would subsequently enter into the above mentioned agreements to satisfy all other requirements and conditions imposed by the City in connection with the development applications.

On September 13, 2012 Kings Mill Development Inc. applied for and received the approval of three (3) minor variance applications under files 'A' 419/12, 'A' 420/12 and 'A' 421/12 and two (2) consent applications under files 'B' 59/12 and 'B' 60/12 to permit the development of a 132 unit retirement dwelling and three connected apartment buildings with 56 dwelling units. The variance applications were approved contingent upon each of the developments receiving a building permit on or before October 31, 2013. The consent applications lapsed on September 24, 2013; however, the conditions of these applications will be addressed through the required Agreements.

Since the approval of three (3) minor variance applications, the applicant has progressed both site plan applications to a near satisfactory stage, and has been working with City staff on the required Municipal Works Only Servicing and Development Agreements. Given the pending October 31, 2013 deadline noted above, it will not be possible to finalize the Development Agreement and the Municipal Works Only Agreement by that date. In order to ensure that the deadline is met and that the approvals are not lost, it is necessary for the applicant to enter into a Development Commitment Agreement. The applicant will be dedicating the future extension of Rutledge Road and greenbelt lands through the Municipal Works Only Servicing Agreement (see Appendix 4). The site is also subject to a purchase and sale agreement with the City concerning the closed Bellvue Street road allowance (see Appendix 2) that is nearing completion, which the applicant has agreed to purchase in a separate transaction. In addition, this property is the subject of a Risk Assessment (RA) due to site contamination. The applicant has filed the RA with the

R-1(c)

Ministry of the Environment (MOE) and a draft Certificate of Property Use (CPU) has been posted on the Environmental Bill of Rights (EBR) Registry for comment until October 19, 2013. With the exception of the Development Commitment Agreement, the required agreements cannot be finalized until the CPU has been issued and a Record of Site Condition (RSC) has been posted to the Environmental Registry.

COMMENTS:

The various City Departments have been consulted and are in agreement with the approach outlined above. The Development Commitment Agreement has been circulated and reviewed by City staff and has been found to be acceptable.

CONCLUSION:

The request by Kings Mill Development Inc. to defer entering into the required Development and Municipal Works Only Servicing Agreements and to enter into a Development Commitment Agreement is acceptable subject to the applicant satisfying all the requirements of the City and any other official agency concerned with the development.

ATTACHMENTS:

- Appendix 1: General Context Map
- Appendix 2: Aerial Photograph
- Appendix 3: Excerpt of Existing Land Use Map
- Appendix 4: Reference Plan 43R-35355



Edward R. Sajecki
Commissioner of Planning and Building

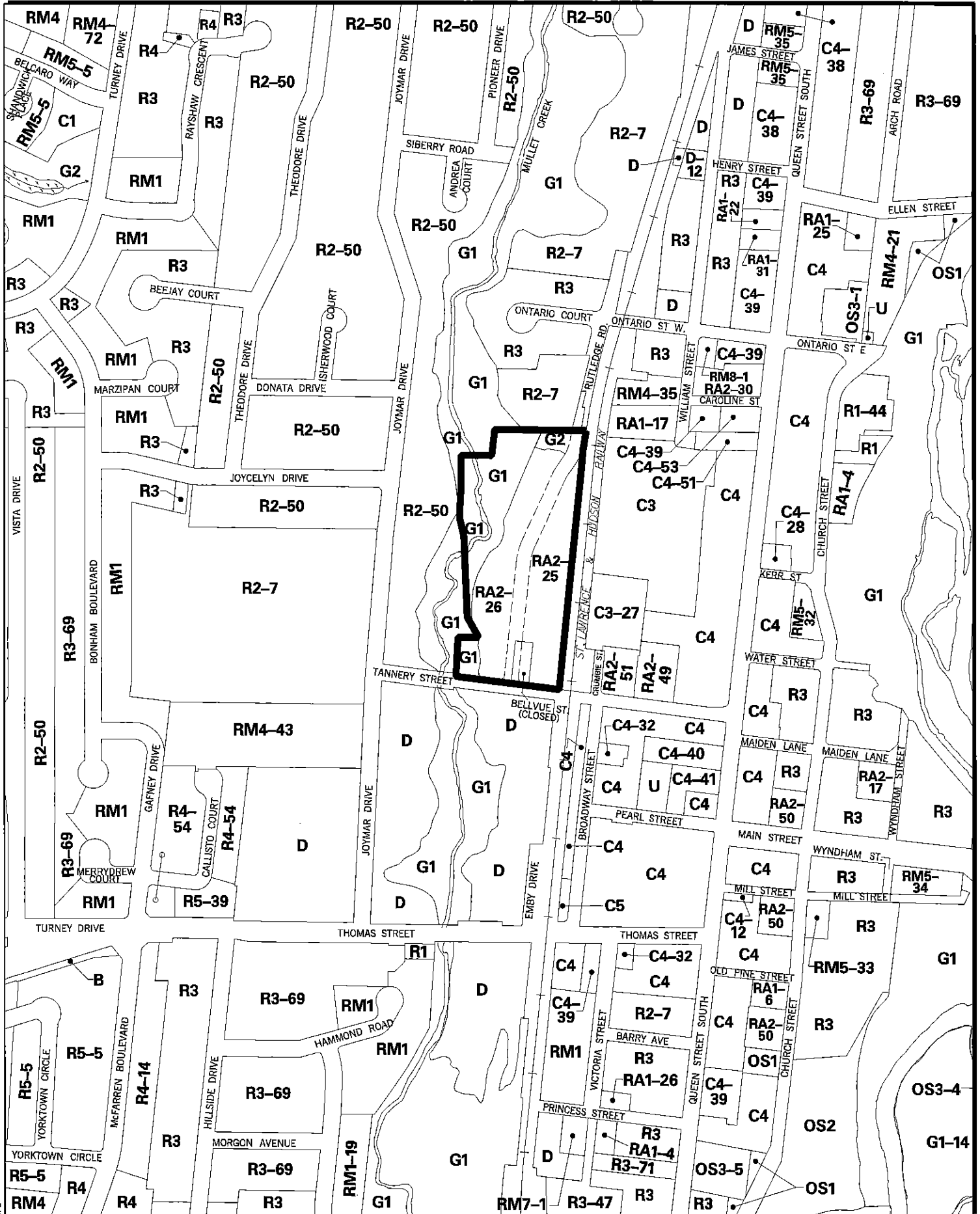
Prepared By: Lauren Eramo-Russo, Development Planner

R-1(c)

GENERAL CONTEXT MAP

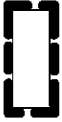
SP 12/143
SP 12/144

APPENDIX 1



P-1(e)

LEGEND:



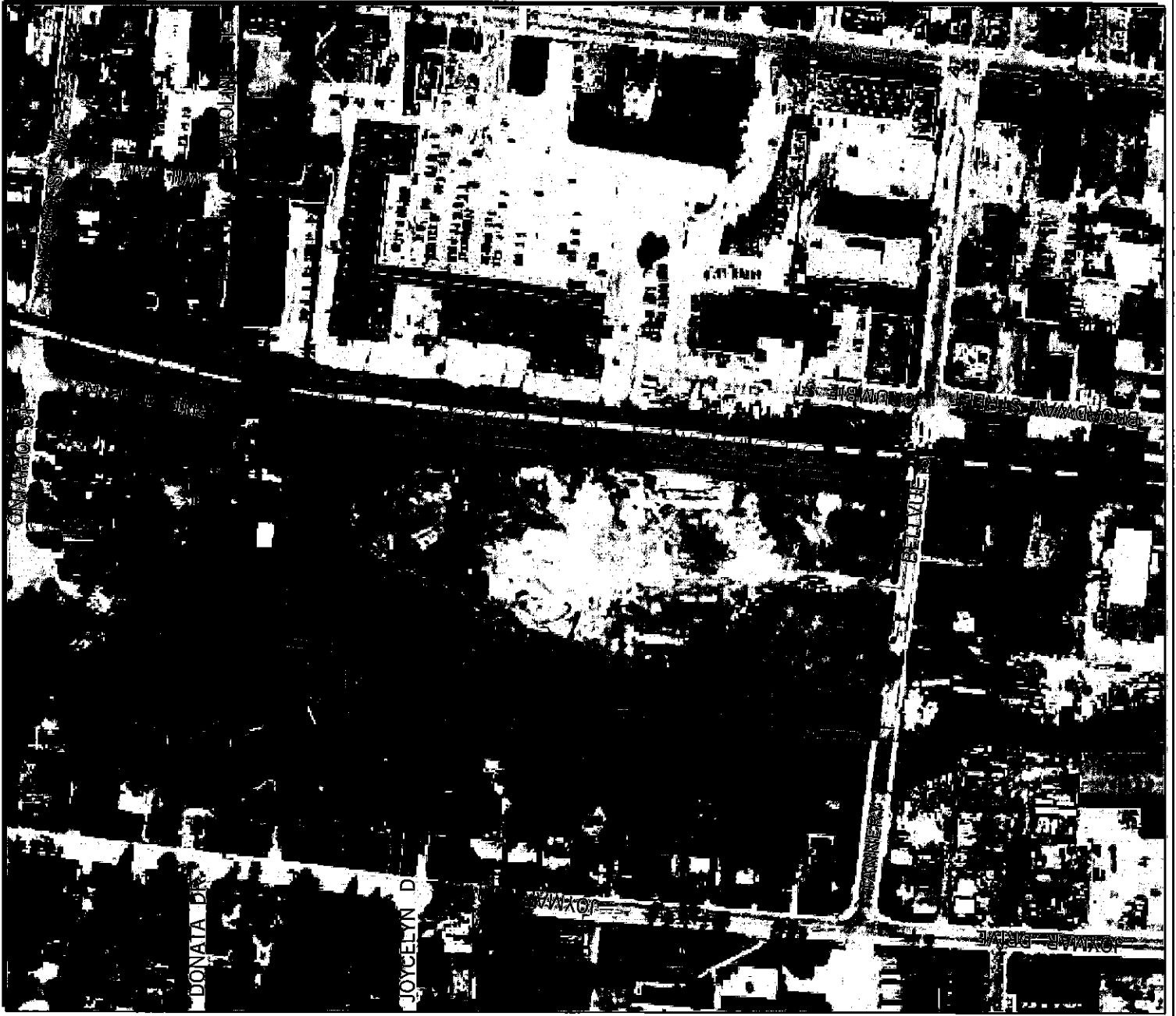
SUBJECT LANDS
SP 12/143 & SP 12/144



DATE OF AERIAL PHOTO: 04 2013

SUBJECT: SP 12/143 - 175 RUTLEDGE RD. &
SP 12/144 - 170, 180 & 190 RUTLEDGE RD.

| | | | | | | | | | | | |
|------------------------------------|--|-------------------------|--|------------------|--|---|--|------------------------|--|------------|--|
| FILE NO: SP 12/143 SP 12/144 | | DWG. NO: 12_143-144A | | SCALE: 1:3000 | | PDC DATE: 2013 10 09 | | DRAWN BY: B. KRUGER | | APPENDIX 2 | |
| | | | | | | | | | | | |
| | | | | | | Produced by T&W Geomatics | | | | | |



**PART OF SCHEDULE 10 LAND USE DESIGNATIONS
OF MISSISSAUGA OFFICIAL PLAN**

- LAND USE DESIGNATIONS**
- Residential Low Density I
 - Residential Low Density II
 - Residential Medium Density
 - Residential High Density
 - Downtown Mixed Use
 - Downtown Core Commercial
 - Mixed Use
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Office
 - To Be Determined
 - Business Employment
 - Industrial
 - Airport
 - Institutional
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Parkway Belt West
 - Utility

- LAND USE LEGEND**
- Heritage Conservation District
 - 1996 NEP/2000 NEF
 - Composite Noise Contours
 - LPRA Operating Area Boundary
 - LPRA Operating Area
 - Area Exempt from LPRA Operating Area
 - Natural Hazards
 - City Centre (City Hall)
 - City Centre Transit Terminal
 - GO Rail Transit Station
 - Public School
 - Catholic School
 - Hospital
 - Community Facilities

- CITY STRUCTURE Elements**
- Downtown
 - Major Node
 - Community Node
 - Neighbourhood
 - Corporate Centre
 - Employment Area
 - Special Purpose Area

SUBJECT LANDS
SP 12143 & SP 12144



SUBJECT: SP 12143 - 175 RUTLEDGE RD. & SP 12144 - 170, 180 & 190 RUTLEDGE RD.

APPENDIX 3

FILE NO:
SP 12143
SP 12144

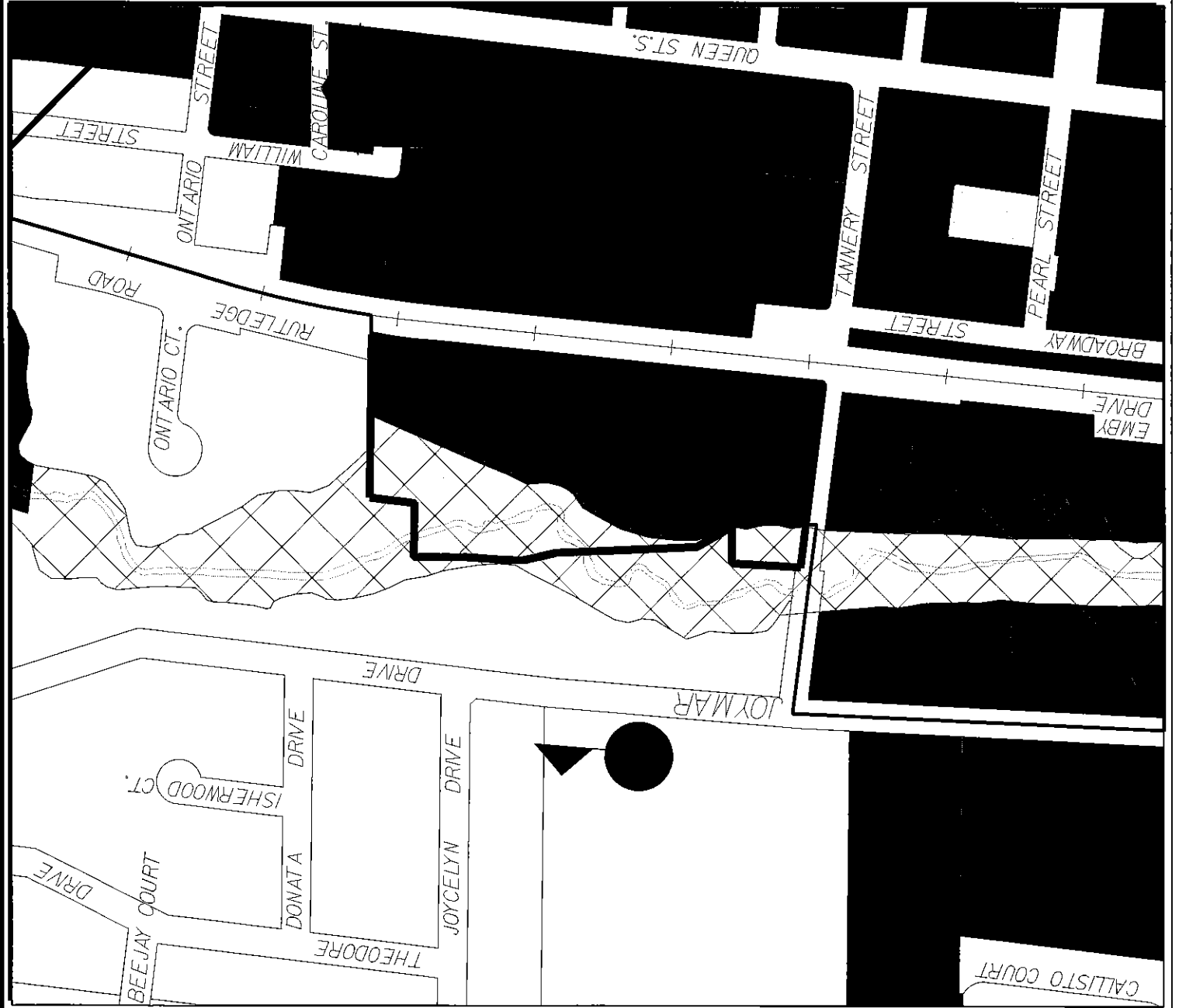
DWG. NO:
12_143-144A

SCALE:
N.T.S.

DATE:
2013 10 09

DRAWN BY:
B. KRUGER

Produced by
T&W, Geomatics



R-1(g)

PLAN OF SURVEY OF
 PART OF LOTS 23, 24 & 25
 REGISTERED PLAN STR-1 and
 PART OF LOT 4
 CONCESSION 5,
 West of Hurontario Street
 (GEOGRAPHIC TOWNSHIP OF TORONTO)
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEELE
 2021 1:1000

PLAN 43R-35366

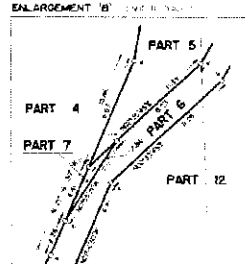
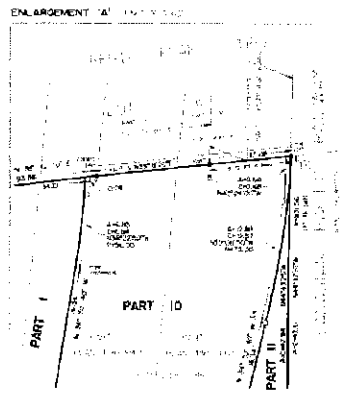
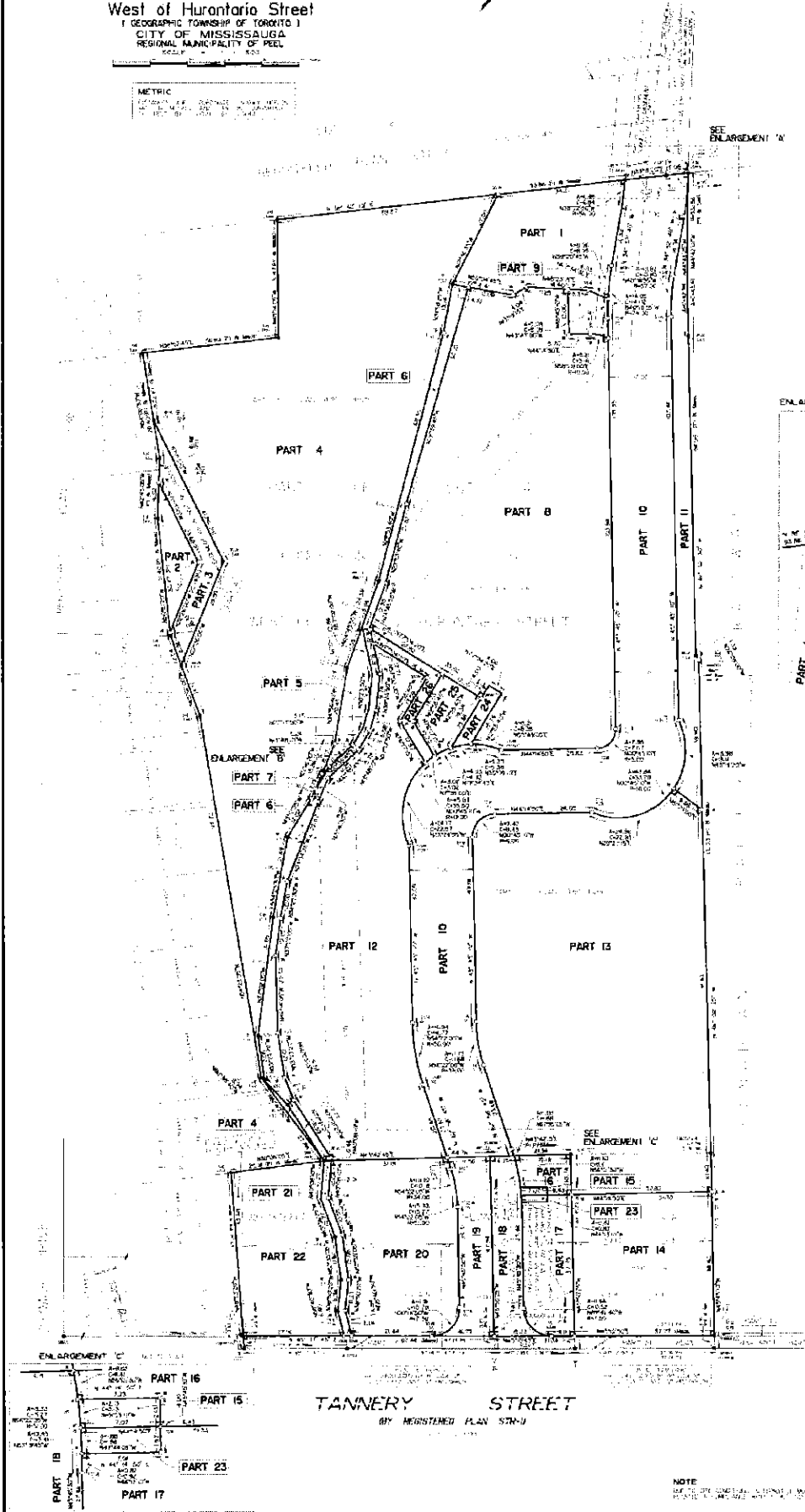
DATE: July 8, 2018

K. Cochrane
 LAND SURVEYOR

METRIC

SCHEDULE

| NO. | DESCRIPTION | AREA (SQ. METERS) | PERCENTAGE OF TOTAL AREA |
|-----|-------------|-------------------|--------------------------|
| 1 | PART 1 | 1,234.56 | 1.23 |
| 2 | PART 2 | 1,234.56 | 1.23 |
| 3 | PART 3 | 1,234.56 | 1.23 |
| 4 | PART 4 | 1,234.56 | 1.23 |
| 5 | PART 5 | 1,234.56 | 1.23 |
| 6 | PART 6 | 1,234.56 | 1.23 |
| 7 | PART 7 | 1,234.56 | 1.23 |
| 8 | PART 8 | 1,234.56 | 1.23 |
| 9 | PART 9 | 1,234.56 | 1.23 |
| 10 | PART 10 | 1,234.56 | 1.23 |
| 11 | PART 11 | 1,234.56 | 1.23 |
| 12 | PART 12 | 1,234.56 | 1.23 |
| 13 | PART 13 | 1,234.56 | 1.23 |
| 14 | PART 14 | 1,234.56 | 1.23 |
| 15 | PART 15 | 1,234.56 | 1.23 |
| 16 | PART 16 | 1,234.56 | 1.23 |
| 17 | PART 17 | 1,234.56 | 1.23 |
| 18 | PART 18 | 1,234.56 | 1.23 |
| 19 | PART 19 | 1,234.56 | 1.23 |
| 20 | PART 20 | 1,234.56 | 1.23 |
| 21 | PART 21 | 1,234.56 | 1.23 |
| 22 | PART 22 | 1,234.56 | 1.23 |
| 23 | PART 23 | 1,234.56 | 1.23 |
| 24 | PART 24 | 1,234.56 | 1.23 |
| 25 | PART 25 | 1,234.56 | 1.23 |
| 26 | PART 26 | 1,234.56 | 1.23 |
| 27 | PART 27 | 1,234.56 | 1.23 |
| 28 | PART 28 | 1,234.56 | 1.23 |
| 29 | PART 29 | 1,234.56 | 1.23 |
| 30 | PART 30 | 1,234.56 | 1.23 |
| 31 | PART 31 | 1,234.56 | 1.23 |
| 32 | PART 32 | 1,234.56 | 1.23 |
| 33 | PART 33 | 1,234.56 | 1.23 |
| 34 | PART 34 | 1,234.56 | 1.23 |
| 35 | PART 35 | 1,234.56 | 1.23 |
| 36 | PART 36 | 1,234.56 | 1.23 |
| 37 | PART 37 | 1,234.56 | 1.23 |
| 38 | PART 38 | 1,234.56 | 1.23 |
| 39 | PART 39 | 1,234.56 | 1.23 |
| 40 | PART 40 | 1,234.56 | 1.23 |
| 41 | PART 41 | 1,234.56 | 1.23 |
| 42 | PART 42 | 1,234.56 | 1.23 |
| 43 | PART 43 | 1,234.56 | 1.23 |
| 44 | PART 44 | 1,234.56 | 1.23 |
| 45 | PART 45 | 1,234.56 | 1.23 |
| 46 | PART 46 | 1,234.56 | 1.23 |
| 47 | PART 47 | 1,234.56 | 1.23 |
| 48 | PART 48 | 1,234.56 | 1.23 |
| 49 | PART 49 | 1,234.56 | 1.23 |
| 50 | PART 50 | 1,234.56 | 1.23 |
| 51 | PART 51 | 1,234.56 | 1.23 |
| 52 | PART 52 | 1,234.56 | 1.23 |
| 53 | PART 53 | 1,234.56 | 1.23 |
| 54 | PART 54 | 1,234.56 | 1.23 |
| 55 | PART 55 | 1,234.56 | 1.23 |
| 56 | PART 56 | 1,234.56 | 1.23 |
| 57 | PART 57 | 1,234.56 | 1.23 |
| 58 | PART 58 | 1,234.56 | 1.23 |
| 59 | PART 59 | 1,234.56 | 1.23 |
| 60 | PART 60 | 1,234.56 | 1.23 |
| 61 | PART 61 | 1,234.56 | 1.23 |
| 62 | PART 62 | 1,234.56 | 1.23 |
| 63 | PART 63 | 1,234.56 | 1.23 |
| 64 | PART 64 | 1,234.56 | 1.23 |
| 65 | PART 65 | 1,234.56 | 1.23 |
| 66 | PART 66 | 1,234.56 | 1.23 |
| 67 | PART 67 | 1,234.56 | 1.23 |
| 68 | PART 68 | 1,234.56 | 1.23 |
| 69 | PART 69 | 1,234.56 | 1.23 |
| 70 | PART 70 | 1,234.56 | 1.23 |
| 71 | PART 71 | 1,234.56 | 1.23 |
| 72 | PART 72 | 1,234.56 | 1.23 |
| 73 | PART 73 | 1,234.56 | 1.23 |
| 74 | PART 74 | 1,234.56 | 1.23 |
| 75 | PART 75 | 1,234.56 | 1.23 |
| 76 | PART 76 | 1,234.56 | 1.23 |
| 77 | PART 77 | 1,234.56 | 1.23 |
| 78 | PART 78 | 1,234.56 | 1.23 |
| 79 | PART 79 | 1,234.56 | 1.23 |
| 80 | PART 80 | 1,234.56 | 1.23 |
| 81 | PART 81 | 1,234.56 | 1.23 |
| 82 | PART 82 | 1,234.56 | 1.23 |
| 83 | PART 83 | 1,234.56 | 1.23 |
| 84 | PART 84 | 1,234.56 | 1.23 |
| 85 | PART 85 | 1,234.56 | 1.23 |
| 86 | PART 86 | 1,234.56 | 1.23 |
| 87 | PART 87 | 1,234.56 | 1.23 |
| 88 | PART 88 | 1,234.56 | 1.23 |
| 89 | PART 89 | 1,234.56 | 1.23 |
| 90 | PART 90 | 1,234.56 | 1.23 |
| 91 | PART 91 | 1,234.56 | 1.23 |
| 92 | PART 92 | 1,234.56 | 1.23 |
| 93 | PART 93 | 1,234.56 | 1.23 |
| 94 | PART 94 | 1,234.56 | 1.23 |
| 95 | PART 95 | 1,234.56 | 1.23 |
| 96 | PART 96 | 1,234.56 | 1.23 |
| 97 | PART 97 | 1,234.56 | 1.23 |
| 98 | PART 98 | 1,234.56 | 1.23 |
| 99 | PART 99 | 1,234.56 | 1.23 |
| 100 | PART 100 | 1,234.56 | 1.23 |



BEARING NOTE

CO-ORDINATE TABLE

| POINT | NORTHING | EASTING |
|-------|-----------|-----------|
| 1 | 456789.12 | 123456.78 |
| 2 | 456789.12 | 123456.78 |
| 3 | 456789.12 | 123456.78 |
| 4 | 456789.12 | 123456.78 |
| 5 | 456789.12 | 123456.78 |
| 6 | 456789.12 | 123456.78 |
| 7 | 456789.12 | 123456.78 |
| 8 | 456789.12 | 123456.78 |
| 9 | 456789.12 | 123456.78 |
| 10 | 456789.12 | 123456.78 |
| 11 | 456789.12 | 123456.78 |
| 12 | 456789.12 | 123456.78 |
| 13 | 456789.12 | 123456.78 |
| 14 | 456789.12 | 123456.78 |
| 15 | 456789.12 | 123456.78 |
| 16 | 456789.12 | 123456.78 |
| 17 | 456789.12 | 123456.78 |
| 18 | 456789.12 | 123456.78 |
| 19 | 456789.12 | 123456.78 |
| 20 | 456789.12 | 123456.78 |
| 21 | 456789.12 | 123456.78 |
| 22 | 456789.12 | 123456.78 |
| 23 | 456789.12 | 123456.78 |
| 24 | 456789.12 | 123456.78 |
| 25 | 456789.12 | 123456.78 |
| 26 | 456789.12 | 123456.78 |
| 27 | 456789.12 | 123456.78 |
| 28 | 456789.12 | 123456.78 |
| 29 | 456789.12 | 123456.78 |
| 30 | 456789.12 | 123456.78 |
| 31 | 456789.12 | 123456.78 |
| 32 | 456789.12 | 123456.78 |
| 33 | 456789.12 | 123456.78 |
| 34 | 456789.12 | 123456.78 |
| 35 | 456789.12 | 123456.78 |

- LEGEND
- 1. ...
 - 2. ...
 - 3. ...
 - 4. ...
 - 5. ...
 - 6. ...
 - 7. ...
 - 8. ...
 - 9. ...
 - 10. ...
 - 11. ...
 - 12. ...
 - 13. ...
 - 14. ...
 - 15. ...
 - 16. ...
 - 17. ...
 - 18. ...
 - 19. ...
 - 20. ...
 - 21. ...
 - 22. ...
 - 23. ...
 - 24. ...
 - 25. ...
 - 26. ...
 - 27. ...
 - 28. ...
 - 29. ...
 - 30. ...
 - 31. ...
 - 32. ...
 - 33. ...
 - 34. ...
 - 35. ...

SURVEYOR'S CERTIFICATE

I hereby certify that the above is a true and correct copy of the original plan as filed in my office.

K. Cochrane
 LAND SURVEYOR

LSG LAND SURVEY GROUP
 ONTARIO LAND SURVEYORS

1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW.LANDSURVEYGROUP.COM

NOTE: THIS PLAN IS SUBJECT TO THE PROVISIONS OF THE REGISTRY ACT AND THE REGISTRY REGULATIONS.