AGENDA

SESSION 9

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA
(www.mississauga.ca)

WEDNESDAY, JUNE 11, 2014 – 9:00 A.M.

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

NOTE: Development Charges By-law Matter will be dealt with at 1:00 p.m.

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

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1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. DECLARATIONS OF CONFLICT OF INTEREST

4. MINUTES OF PREVIOUS COUNCIL MEETINGS

(a) May 14, 2014

(b) May 21, 2014

5. PRESENTATIONS

(a) Climate Protection PCP Program

Julius Lindsay, Community Energy Specialist and Rajan Balchandani, Manager of Energy Management will speak to the Climate Protection PCP Program and presenting the trophy.

Information Item I-6

6. DEPUTATIONS

(a) Tax Adjustments

There may be persons in attendance who wish to address Council re: Tax Adjustments pursuant to Section 359 of the *Municipal Act*.

Corporate Report R-1

(b) Rick Hansen Secondary School Robotics – THEORY6 & The Big Bang

Arti Javeri, Mentor of THEORY6 and students will speak to the New Country Program and to showcase the growth of the program and its impact within the City.

(c) Past, Present and Future of The Riverwood Conservancy

Douglas Markoff, Executive Director and Alan Lytle, Chair Future Directions of the Riverwood Conservancy will speak to the past, present and future of the Riverwood Conservancy.

(d) ITALFEST

Nancy Mancini, Volunteer Chair, Marketing and Public Relations Committee of ITALFEST will highlight this year's ITALFEST event.

(e) 2014 Malton Community Festival

Dianne Douglas, Chair of the Malton Community Festival will highlight this year's Malton Community Festival events.

(f) Freedom of the City of Mississauga Parade

Major Graham Walsh, Deputy Commanding Officer will speak to the Freedom of the City of Mississauga Parade.

7. PUBLIC QUESTION PERIOD – 15 Minute Limit

(In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013, as amended, Council may grant permission to a person who is present at Council and wishes to address Council on a matter on the Agenda. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by Council to deal with any matter not on the Agenda.)

8. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS

R-1 A report dated May 21, 2014, from the Commissioner of Corporate Services and Chief Financial Officer re: **Tax Adjustments Pursuant to Section 359.**

Recommendation

That the tax adjustments outlined in the Corporate Report dated May 21, 2014 from the Commissioner of Corporate Services and Chief Financial Officer for applications to increase taxes levied pursuant to section 359 of the *Municipal Act*, be adopted.

Motion

R-2 A report dated May 27, 2014, from the City Manager and Chief Administrative Officer re: **Appointment of Deputy Treasurer.**

Recommendation

That a by-law be enacted appointing the Commissioner of Corporate Services and Chief Financial Officer as Deputy Treasurer for The Corporation of the City of Mississauga with all the legislated powers and duties of the Treasurer position in accordance with the *Municipal Act, 2001* and all other applicable laws and by-laws.

Motion

R-3 A report dated June 3, 2014, from the Commissioner of Community Services re: **Rental of Community Facilities for Candidates in Municipal Elections.**

Recommendation

That the report dated June 3, 2014, from the Commissioner of Community Services titled "Rental of Community Facilities for Candidates in Municipal Election" be received for information.

Motion

R-4 Corporate Report: **2014 Development Charges Background Study and By-law.** This report will be considered as Item 19 on the agenda.

9. PRESENTATION OF COMMITTEE REPORTS

(a) Audit Committee Report 2-2014 dated May 5, 2014.

Motion

(b) Governance Committee Report 4-2014 dated May 12, 2014.

Motion

(c) Transportation Committee Report 5-2004 dated May 28, 2014.

Motion

(d) General Committee Report 7-2014 dated May 28, 2014.

Motion

(e) Planning and Development Committee Report 7-2014 dated June 2, 2014.

Motion

(f) General Committee Report 8-2014 dated June 4, 2014.

Motion

10. UNFINISHED BUSINESS - Nil

11. PETITIONS - Nil

12. CORRESPONDENCE

(a) Information Items: I-1-I-14

(b) Direction Item: D-1-D-2

D-1 That the City of Mississauga be requested to ensure that the approval of subdivision and development applications take into account the Region of Peel's request to the Province to begin highway improvements that are currently planned to be undertaken beyond 2017 and transit initiatives to be within the next five years.

Direction Required

D-2 That the City of Mississauga be requested to endorse the Term of Council Priority No. 4 Improvement Stormwater Management Report from the Region of Peel.

Direction Required

13. NOTICE OF MOTION - Nil

14. MOTIONS

(a) To approve recommendations from the following Committee Reports:

(i) Recommendations AC-0004-2014 to AC-0008-2014 inclusive contained in the Audit Committee Report 2-2014 dated May 5, 2014.

(ii) Recommendations GOV-0016-2014 to GC-0017-2014 inclusive contained in the Governance Committee Report 4-2014 dated May 12, 2014.

(iii) Recommendations TC-0082-2014 to TC-0105-2014 inclusive contained in the Transportation Committee Report 5-2014 dated May 28, 2014.

(vi) Recommendations GC-0252-2014 to GC-0268-2014 inclusive contained in the General Committee Report 7-2014 dated May 28, 2014.

(v) Recommendations PDC-0037-2014 to PDC-0043-2014 inclusive contained in the Planning and Development Committee Report 7-2014 dated June 2, 2014.

(iv) Recommendations GC-0269-2014 to GC-0313-2014 inclusive contained in the General Committee Report 8-2014 dated June 4, 2014.

(b) To close to the public a portion of the Council meeting to be held on June 11, 2014, to deal with various matters. (See Item 18 Closed Session).

(c) To adopt the tax adjustments outlined in the Corporate Report dated May 21, 2014 from the Commissioner of Corporate Services and Chief Financial Officer for applications to increase taxes levied pursuant to section 359 of the *Municipal Act.*

Corporate Report R-1

(d) To enact a by-law appointing the Commissioner of Corporate Services and Chief Financial Officer as Deputy Treasurer for The Corporation of the City of Mississauga with all the legislated powers and duties of the Treasurer position in accordance with the *Municipal Act, 2001* and all other applicable laws and by-laws.

Corporate Report R-2

(e) To receive the report dated June 3, 2014, from the Commissioner of Community Services titled "Rental of Community Facilities for Candidates in Municipal Election."

Corporate Report R-3

(f) To extent the existing Liquor Licence Canada Day Celebration July 1, 2014 taking place at The Army Navy and Air Force Veterans in Canada Lakeview Unit 262, 765 Third Street, L5E 1B8, subject to all necessary permits and approvals being obtained and compliance with all City of Mississauga by-laws.

Information Item I-1

(g) To deem the Port Credit In-Water Boat Show from September 12-14, 2014 as one of municipal significance for the purpose of a Special Occasion Permit (SOP).

Information Item I-2

(h) To call upon the Government of the Province of Ontario and the Minister of the Environment to delay decisions regarding the Environmental Bill of Rights (EBR) Registry Number 012-1559 "Reducing Coal Use in Energy-Intensive Industries."

GC-0255-2014/May 28, 2014

(i) To express sincere condolences to the family of Margaret Helsdon who passed away.

15. INTRODUCTION AND CONSIDERATION OF BY-LAWS

B-1 A by-law to establish certain lands as part of the municipal highway system Registered Plan 43R-34256 and Plan 43R-33544 and Plan 43R-35333 (in the vicinity of Torbram Road and Rena Road) (Ward 5).

B-2 A by-law to establish certain lands as part of the municipal highway system Registered Plan 43M-492 and Plan 376 and Plan 43R-15343 (in the vicinity of Elm Drive and Hurontario Street) (Ward 7).

B-3 A by-law to appoint a Deputy Treasurer for the Corporation of the City of Mississauga.

Corporate Report R-2

B-4 A by-law to authorize the execution of a joint Municipal Capital Road Project Agreement with The Corporation of the City of Brampton for the reconstruction of Torbram Road.

TC-0007-2014/January 29, 2014

B-5 A by-law to authorize the execution of the Municipal Funding Agreement with the Association of Municipalities of Ontario ("AMO") for the Transfer of Federal Gas Tax Revenues under the New Deal for Cities and Communities Program.

TC-0089-2014/May 28, 2014

B-6 A by-law to amend By-law 555-2000, as amended, being the Traffic By-law by deleting section 44 of By-law 555-2000 and replacing it with the provisions of sections 5-21A, 26, 32 and 43 (Wards 3, 4, 5 and 6).

TC-0092-2014/May 28, 2014

B-7 A by-law to amend By-law 555-2000, as amended, being the Traffic By-law adding Schedule 1 three hour parking limit exemption on Silverado Drive and adding Schedule 31 driveway boulevard parking-curb to sidewalk on Corrine Crescent (Wards 4 and 9).

TC-0093-2014/May 28, 2014

B-8 A by-law to amend By-law 555-2000, as amended, being the Traffic By-law deleting Schedule 10 through highways on Huntington Ridge Drive, adding Schedule 10 through highways on Huntington Ridge Drive, adding Schedule 11 stop signs on Huntington Ridge Drive (Ward 4).

TC-0095-2014/May 28, 2014

B-9 A by-law to amend By-law 555-2000, as amended, being the Traffic By-law adding Schedule 31 driveway boulevard parking-curb to sidewalk on Nipiwin Drive (Ward 9).

TC-0096-2014/May 28, 2014

B-10 A by-law to temporarily restrict passage along a portion of Orbitor Drive starting at 6:00 a.m. on Monday June 16, 2014 and ending at 6:00 a.m. Monday December 15, 2014 (Ward 5).

TC-0098-2014/May 28, 2014

B-11 A by-law to establish a System of Administrative Penalties respecting licensing in the City of Mississauga.

GC-0254-2014/May 28, 2014

B-12 A by-law to amend By-law 98-04, as amended being the Animal Care and Control By-law amending definitions, subsection 41(2) and 43.

GC-0254-2014/May 28, 2014

B-13 A by-law to authorize the execution of a Collective Agreement between the Corporation of the City of Mississauga and the United Food & Commercial Workers, Local 175.

GC-0268-2014/May 28, 2014

B-14 A by-law to authorize the execution of a Development Agreement between Three Nuts Inc. and the Corporation of the City of Mississauga, west side of Queen Street South , south of Princess Street (OZ11/009 W11), Owner: Three Nuts Inc. Applicant: David Brown & Associates (Ward 11).

PDC-0076-2013/December 2, 2013

B-15 A by-law to amend By-law 0225-2007, as amended being the City of Mississauga Zoning By-law by changing "R3" to "R3-73" of Schedule "B", (OZ 11/009W11), Owner: Three Nuts Inc. Applicant: David Brown & Associates (Ward 11).

PDC-0076-2013/December 2, 2013

B-16 A by-law to authorize the execution of a Development Agreement between Ge Pang and Li Cui and the Corporation of the City of Mississauga, 3119 Given Road, ('B'42 & 43/13 W1), Owner: Ge Pang and Li Cui, Applicant: W.E. Oughtred and Associates Inc. (Ward 1).

B-17 A by-law to authorize the execution of a Development Agreement and other related documents between Weldan Properties (Haig) Inc. and the Corporation of the City of Mississauga, east side of Haig Boulevard, south of Atwater Avenue (H OZ11/001W1), Owner/Applicant: Weldan Properties (Haig) Inc. (Ward 1).

PDC-0016-2014/March 24, 2014

B-18 A by-law to amend By-law 0225-2007, as amended being the City of Mississauga Zoning By-law by changing "H-RM4-75 to "RM4-75" of Schedule "B", (H OZ11/001W1), Owner/Applicant: Weldan Properties (Haig) Inc. (Ward 1).

PDC-0016-2014/March 24, 2014

B-19 A by-law to authorize the execution of a Payment-In-Lieu of Off-Street Parking Agreement between 1296896 Ontario Inc. and 2046140 Ontario Inc. and the Corporation of the City of Mississauga, (FA.31 11/002W1), 65-71 Lakeshore Road East, Owner: 1296896 Ontario Inc. Applicant: Jennifer McAneney, (Ward 1).

PDC-0039-2014/June 2, 2014

B-20 A by-law to authorize the execution of a Development Agreement and other related documents between 1598607 Ontario Corp., the Corporation of the City of Mississauga and the Regional Municipality of Peel, west side of Mississauga Road, North of Hwy 403 (H OZ13/001W8), Owner/Applicant: Weldon Properties (Haig) Inc. (Ward 8).

PDC-0042-2014/June 2, 2014

B-21 A by-law to amend By-law number 0225-2007, as amended, being the City of Mississauga Zoning By-law by changing "H-RM4-70" to "RM4-70" in Schedule "B", (H OZ13/001W8), Owner/Applicant: Weldon Properties (Haig) Inc. (Ward 8).

PDC-0042-2014/June 2, 2014

B-22 A by-law to authorize the execution of a Servicing Agreement for Municipal Works Only and other related documents between 1598607 Ontario Corp. and the Corporation of the City of Mississauga, west side of Mississauga Road, south of Eglinton Avenue West, (H OZ13/001W8), Owner/Applicant: Weldon Properties (Haig) Inc. (Ward 8).

PDC-0042-2014/June 2, 2014

B-23 A by-law to authorize the execution of a Warning Clause Agreement between the Corporation of the City of Mississauga and Dr. Beshay Medicine Professional Corporation (Ward 1).

GC-0276-2014/June 4, 2014

B-24 A by-law to authorize the execution of a Site Plan Warning Clause Agreement between the Corporation of the City of Mississauga and Woodcastle Homes (Verconica Drive) Ltd. (Ward 1).

GC-0277-2014/June 4, 2014

B-25 A by-law to amend By-law 0098-2004, as amended, being the Animal Care and Control By-law to delete Schedule "A" and to add Schedule "A".

GC-0252-2014/May 28, 2014

B-26 A by-law to authorize the execution of Agreements between the Corporation of the City of Mississauga and local pet stores for the transfer of exotic animals recovered by Animal Services which are permitted under City's Animal Care and Control By-law 98-04, as amended.

GC-0252-2014/May 28, 2014

B-27 A by-law to amend the Vehicle Licensing By-law 520-04, as amended to include Full Service Food Truck Pilot Project and that subsection 52A(10) be deleted.

GC-0269-2014/June 4, 2014

B-28 A by-law to amend various licensing by-laws to require a one year waiting period to re-apply for a licence.

GC-0272-2014/June 4, 2014

B-29 A by-law to amend By-law 605-87, as amended to appoint valuers under the *Protection of Livestock and Poultry from Dogs Act*.

GC-0273-2014/June 4, 2014

B-30 A by-law to amend By-law 186-05, as amended, being the Parks By-law definitions, subsection 2(a), 5(3), 6(2), 10(1), 12(1), 12(9), 12(18), 12(19), 16(4), 16(5), 19(2)(e), 19(2)(f), 32(4), 33(1), 33(1)(e), 33(1)(g), 33(1)(h), 33(3), 40(3), 45(1)(e) and sections 12, 41.

GC-0297-2014/June 4, 2014

B-31 A by-law to authorize the execution of a Contribution Agreement with Her Majesty the Queen in Right of Canada as represented by the Minister of Canadian Heritage and Official Languages for the 2014 Canada Day at Celebration Square program.

GC-0282-2014/June 4, 2014

16. INQUIRIES

17. OTHER BUSINESS AND ANNOUNCEMENTS

18. CLOSED SESSION

(a) Pursuant to the *Municipal Act,* Section 239 (2)

(i) A proposed or pending acquisition or disposition of land by the municipality or local board re: **Potential Acquisition of 151 City Centre Drive, East side of the proposed Main Street Between City Centre Drive and Burnhamthorpe Road West (Ward 4).**

(ii) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Mississauga Official Plan (2011) Appeals and the Ontario Municipal Board Proceedings.**

(iii) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Legal Report regarding appeal of planning application fees by Latiq Qureshi.**

(vi) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **(1) "A"091/14 – Gemini Urban Design (Cliff) Corp. – 350-438 Ladycroft Terrace, 2050-2062 Excaliber Way and 2041 Cliff Road – Ward 7 – City-Initiated Appeal; (2) "A"114/14 – Rizwan Alam & Taha Aziz – 5449 Bestview Way – Ward 10; (3) "A"133/14 – Talal Issawi – 844 Meadow Wood Road – Ward 2; and (4) "B"013/14 & "B"014/14 – Estate of Robert P. Hurley – 2222 Doulton Drive – Ward 8.**

(v) Personal matters about an identifiable individual, including municipal or local board employees re: **Citizen Appointments to the Mississauga Cycling Advisory Committee.**

NOTE: The Citizen Appointments to the Mississauga Cycling Advisory Committee report was not available for issuance with the agenda and will be distributed prior to the meeting.

Pursuant to the *Municipal Act,* Section 239 (3.1)

(i) The meeting is held for the purpose of educating or training the members re: **Stormwater.**

19. 2014 DEVELOPMENT CHARGES ITEM TO BE DISCUSSED AT 1:00 p.m. which will include the Corporate Report, Deputations, Public Question Period, Correspondence, Motion and the By-law

R-4 A report dated June 3, 2014, from the Commissioner of Corporate Services and Chief Financial Officer re: **2014 Development Charges Background Study and By-law.**

Recommendation

1. That the following recommendations be approved by Council:
   a. That the present practices regarding the collection of development charges and by-law administration continues to the extent possible, having regard to the requirements of *Development Charges Act, 1997* and its Regulations ("collectively referred to as the *Act*").
   b. That the City continues its reporting policies consistent with the requirements of the *Act*.
   c. That as required under the rules of the *Act*, the application of the by-law and the exemptions are codified within the Development Charge By-law proposed for adoption.
   d. That the increase in the need for service is derived from the identification of growth and related need for services as set out in the City's official plan, capital forecasts and various City master plan documents, and as permitted in accordance with the rules of the *Act*.
   e. That the Development Charges By-law permits the payment of a development charge in either cash or through the provision of services-in-lieu agreements, subject to City approval.

2. That Council adopt the growth-related capital forecast for City Services included in the Development Charges Background Study–2014 and its companion documents, subject to an annual review through the City's normal capital budget process and that the City of Mississauga Development Charges Background Study-2014 prepared by Hemson Consulting Ltd. be approved.

3. That the adoption of the growth related capital forecast signifies Council's intention to ensure that the increase in services attributable to growth will be met as required under the *Development Charges Act, 1997 s.5(1)3.*, recognizing, however, that specific projects and project timing as contained in the study forecast may be revised from time to time at the discretion of Council.

4. That for lands which are the subject of existing agreements, development charges shall be levied at the rates in effect when building permits are issued, less any credits recognized under the procedures described in Ontario Regulation 82/98, Section 17.

5. That Council has determined the changes in the proposed by-law following the public meeting in order to address stakeholder concerns, do not require a further public meeting prior to the enactment of the City of Mississauga Development Charges By-law.

6. That a transitional provision in the 2014 DC By-law, whereby a complete building permit application be submitted to the City by June 30, 2014 and a building permit is issued by November 11, 2014 to be eligible for the payment of development charges under the 2009 By-law indexed rate schedules be approved.

7. That Council approve the following proposed policy changes:

   a. The size of a small unit is defined as a unit consisting of GFA of 65 m^2 (700 sq. ft.).
   b. Horizontal multiple dwellings be removed from apartment definition.
   c. A demolition credit have a 4 year life span for residential and a 10 year life span for a non-residential.
   d. The implementation of a single uniform non-residential rate.
   e. Definition of agricultural use will exclude the cultivation of medical marihuana.
   f. Property previously owned by DC exempt entities shall be required to pay DC's when redeveloped for new use.
   g. Hotel and motel be included in the definition of non-industrial.
   h. A mechanism to monitor DC costs and revenues to determine if a full DC review is necessary.

8. That the City of Mississauga Development Charges By-law, 2014 be enacted.

Motion

DEPUTATIONS

There may be people who wish to address Council regarding the Development Charges By-law.

PUBLIC QUESTION PERIOD – 15 Minute Limit

(In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013, as amended, Council may grant permission to a person who is present at Council and wishes to address Council on the Development Charges By-law. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by Council to deal with any matter not on the Agenda.)

CORRESPONDENCE

(a) Information Items: I-15-I-16

MOTIONS

(a) To approve the present practices regarding the collection of development charges and by-law and to approve the following proposed policy changes and to enact the development charges by-law.

Corporate Report R-4

INTRODUCTION AND CONSIDERATION OF BY-LAWS

B-32 A by-law to provide for the payment of Development Charges and to repeal By-law 0342-2009.

Corporate Report R-4

20. 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 June 11, 2014.

21. ADJOURNMENT

R-1

Corporate Report

Clerk's Files

Originator's Files

DATE: May 21, 2014

COUNCIL AGENDA
JUN 11 2014

TO: Mayor and Members of Council
Meeting Date: June 11, 2014

FROM: Gary Kent
Commissioner of Corporate Services & Chief Financial Officer

SUBJECT: **Tax Adjustments Pursuant to Section 359**

RECOMMENDATION: That the tax adjustments outlined in the Corporate Report dated May 21, 2014 from the Commissioner of Corporate Services and Chief Financial Officer for applications to increase taxes levied pursuant to section 359 of the *Municipal Act*, be adopted.

BACKGROUND: Section 359 of the *Municipal Act*, 2001, S.O. 2001, c. 25 allows the Treasurer to make application for an increase in taxes levied where taxes have been undercharged due to a gross or manifest error that is a clerical or factual error, but not an error in judgement in assessing the land.

COMMENTS: The Municipal Property Assessment Corporation (MPAC) identified a 2013 reassessment upload error which resulted in some properties containing incorrect assessments.

A total of eight applications for tax adjustments have been prepared for Council's consideration on Wednesday, June 11, 2014. The total increase in taxes as recommended is $65,775.83.

R-1(a)

The property owners have been sent notification and have the right to appeal the decision of Council to the Assessment Review Board.

FINANCIAL IMPACT: The City's share of the revenue resulting from the Section 359 tax adjustments is $12,497.29.

CONCLUSION: Tax appeals for the 2013 taxation year are listed in Appendix 1. The *Municipal Act* requires Council to approve the tax adjustments.

ATTACHMENTS: Appendix 1: Tax Appeals Pursuant to the *Municipal Act* For Hearing On June 11, 2014.

G. Kent

Gary Kent
Commissioner of Corporate Services & Chief Financial Officer

Prepared By: Connie Mesih, Manager, Revenue and Taxation

Tax Appeals Pursuant to the Municipal Act Appendix 1

For Hearing On June 11, 2014

Corporate Services

May 14, 2014 08:24

Appeal No	Roll No	Location	Reason for Appeal		Tax Adjustment Totals
Section 359 : 2013					
8852	05-04-0-094-66231-0000	4230 SHERWOODTOWNE BLVD	gross/manifest error		8,619.99
8853	05-04-0-116-33290-0000	175 TRADERS BLVD E	gross/manifest error		1,611.59
8854	05-04-0-116-35298-0000	5757 COOPERS AVE	gross/manifest error		4,247.56
8855	05-04-0-144-09576-0000	3464 SEMENYK CRT	gross/manifest error		8,350.61
8856	05-05-0-115-20496-0000	5350 CREEKBANK RD	gross/manifest error		33,919.71
8857	05-05-0-116-16900-0000	5170 DIXIE RD	gross/manifest error		3,663.51
8858	05-09-0-002-19200-0000	55 PORT ST E	gross/manifest error		1,220.25
8859	05-09-0-002-19400-0000	0 PORT ST E	gross/manifest error		4,142.61
				Total	65,775.83
				Section Total	**65,775.83**

R-16

Tax Appeals Pursuant to the Municipal Act Appendix 1

R-1(C)

For Hearing On June 11, 2014

Corporate Services

May 14, 2014 08:24

Tax Adjustment Totals

Section 359	2013	65,775.83
	Grand Total	65,775.83

Tax Appeals Pursuant to the Municipal Act Appendix 1

For Hearing On June 11, 2014

Corporate Services

May 14, 2014 08:24

Summary of Tax Adjustment by Type

Count	Description		Amount
8	gross/manifest error		65,775.83
		Total	65,775.83

D-1(d)

R-2

Corporate Report

Clerk's Files

Originator's Files

DATE: May 27, 2014

COUNCIL AGENDA
JUN 11 2014

TO: Mayor and Members of Council
Meeting Date: June 11, 2014

FROM: Janice M. Baker, FCPA, FCA
City Manager and Chief Administrative Officer

SUBJECT: **Appointment of Deputy Treasurer**

RECOMMENDATION: That a by-law be enacted appointing the Commissioner of Corporate Services and Chief Financial Officer as Deputy Treasurer for The Corporation of the City of Mississauga with all the legislated powers and duties of the Treasurer position in accordance with the *Municipal Act, 2001* and all other applicable laws and by-laws.

BACKGROUND: Section 286(1) of the *Municipal Act, 2001* requires the Corporation to appoint a Treasurer who is responsible for handling all of the financial affairs of the municipality on behalf of and in the manner directed by the Council of the municipality.

Section 286(2) of the *Municipal Act, 2001* allows a municipality to appoint deputy treasurers who shall have all the powers and duties of the Treasurer under this Act and any other Act.

The previous appointment By-laws, one appointing the Treasurer (By-law 0282-2005) and the other appointing the Deputy Treasurer (By-law 0494-2003), were outdated due to organizational changes and needed to be repealed and replaced. The existing appointment By-law 0211-2009 for Treasurer powers only dealing with the collection of taxes and the sale of land for tax arrears, remains in place.
City Council at its meeting on September 4, 2013, appointed the

Director of Finance as the Treasurer as per By-Law No. 0187-2013.

PRESENT STATUS: The Director of Finance currently holds the Treasurer title and fulfils the responsibilities of the Treasurer's role, with the exception of the tax collection, on a day to day basis. There is currently no Deputy Treasurer appointed.

COMMENTS: In the past, the Commissioner of Corporate Services position held the Treasurer's title. The Commissioner is responsible for a broad and diverse portfolio. With the former Commissioner of Corporate Services retirement at the end of August 2013, the City Manager recommended that the statutory title of Treasurer be delegated to the Director of Finance position.

In order to fulfill the statutory responsibilities of the Treasurer, it is recommended that a Deputy Treasurer be appointed. This will ensure continuance of the normal operations of the Finance area under the Treasurer, or under the Deputy Treasurer when the Treasurer is unable to act.

The Region of Peel has similar Treasurer appointments for its Commissioner of Corporate Services and Director of Corporate Finance.

FINANCIAL IMPACT: None.

CONCLUSION: It is recommended that Council pass a by-law appointing the Commissioner of Corporate Services and Chief Financial Officer as Deputy Treasurer effective immediately.

Janice M. Baker, FCPA, FCA
City Manager and Chief Administrative Officer

Prepared By: Steven J. Dickson, BComm(Hon), LLB, MBA, MPA

R-3

Corporate Report

Clerk's Files

Originator's Files

DATE: June 3, 2014

COUNCIL AGENDA
JUN 11 2014

TO: Mayor and Members of Council
Meeting Date: June 11, 2014

FROM: Paul Mitcham, P.Eng., MBA
Commissioner of Community Services

SUBJECT: **Rental of Community Facilities for Candidates in Municipal Elections**

RECOMMENDATION: That the report dated June 3, 2014, from the Commissioner of Community Services titled "Rental of Community Facilities for Candidates in Municipal Election" be received for information.

BACKGROUND: At a meeting of Governance Committee on May 12, 2014, the Committee passed Recommendation GOV-0016-2014 which restricts any candidate for municipal office from booking any municipal facility for any purpose that might be perceived as an election campaign purpose.

COMMENTS: Community centres are public facilities and available for rent by members of the public, community organizations, public and private, for a variety of uses including meetings, social functions, recreational activities, religious ceremonies, community and private events to name a few. The nature of the activity occurring within the permitted space is not typically approved by the Community Services department save and except unique arrangements that might involve higher risk or unusual events.

Requests to use common areas of a community centre for commercial activity is restricted and requires the approval of the Director of Recreation.

Campaign related activities, such as all Candidates' meeting, are permitted in meeting rooms however are restricted in common areas of our facilities and during city operated events. Parties who have rented space in a City facility may invite one or more candidates to attend their meeting however candidates may not enter uninvited. Distribution of campaign brochures and other material is not permitted.

Restricting access to meeting rooms for campaign related activity would be difficult to enforce and is not recommended. Facilities could be booked prior to a candidate registering, or be booked by an individual on behalf of the Candidate, and the staff administering the rental contract would be unaware it was being used by a Candidate.

In addition, the City Solicitor has advised that restricting access to meeting rooms for campaign related activity, if challenged, would likely be considered an unreasonable restriction on the rights of candidates guaranteed by the Canadian Charter of Rights and Freedoms; Freedom of Expression and Mobility rights in particular. This is especially so when the systems in place cannot assure that all candidates will be treated equally, as this introduces an argument that the interference is arbitrary and will prejudice the rights of some candidates (those identified as candidates) more than others (those where the candidate cannot be identified because of how the room was booked / the booking was processed).

If Council proceeds with the restriction, it will be the Candidate's responsibility to ensure compliance, because City staff are unable to ensure the restriction is complied with at the time the facility is rented.

FINANCIAL IMPACT: There is no financial impact related to this report

CONCLUSION: Community centres and other public spaces are often used by candidates during elections to engage with the public. Renting facilities for such purposes is currently permitted and restricting the use to candidates would be difficult to enforce and could be challenged legally.

Paul Mitcham, P.Eng., MBA
Commissioner of Community Services

Prepared By: Howie Dayton, Director Recreation

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Corporate Report

Clerk's Files

Originator's Files

DATE: June 3, 2014

COUNCIL AGENDA
JUN 11 2014

TO: Mayor and Members of Council
Meeting Date: June 11, 2014

FROM: Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

SUBJECT: **2014 Development Charges Background Study and By-law**

RECOMMENDATION:

1. That the following recommendations be approved by Council:
   a. That the present practices regarding the collection of development charges and by-law administration continues to the extent possible, having regard to the requirements of *Development Charges Act, 1997* and its Regulations ("collectively referred to as the *Act*").
   b. That the City continues its reporting policies consistent with the requirements of the *Act*.
   c. That as required under the rules of the *Act*, the application of the by-law and the exemptions are codified within the Development Charge By-law proposed for adoption.
   d. That the increase in the need for service is derived from the identification of growth and related need for services as set out in the City's official plan, capital forecasts and various City master plan documents, and as permitted in accordance with the rules of the *Act*.
   e. That the Development Charges By-law permits the payment of a development charge in either cash or through the provision of services-in-lieu agreements, subject to City approval.

2. That Council adopt the growth-related capital forecast for City Services included in the Development Charges Background Study–2014 and its companion documents, subject to an annual

review through the City's normal capital budget process and that the City of Mississauga Development Charges Background Study-2014 prepared by Hemson Consulting Ltd. be approved.

3. That the adoption of the growth related capital forecast signifies Council's intention to ensure that the increase in services attributable to growth will be met as required under the *Development Charges Act, 1997 s.5(1)3.*, recognizing, however, that specific projects and project timing as contained in the study forecast may be revised from time to time at the discretion of Council.

4. That for lands which are the subject of existing agreements, development charges shall be levied at the rates in effect when building permits are issued, less any credits recognized under the procedures described in Ontario Regulation 82/98, Section 17.

5. That Council has determined the changes in the proposed by-law following the public meeting in order to address stakeholder concerns, do not require a further public meeting prior to the enactment of the City of Mississauga Development Charges By-law.

6. That a transitional provision in the 2014 DC By-law, whereby a complete building permit application be submitted to the City by June 30, 2014 and a building permit is issued by November 11, 2014 to be eligible for the payment of development charges under the 2009 By-law indexed rate schedules be approved.

7. That Council approve the following proposed policy changes:

    a. The size of a small unit is defined as a unit consisting of GFA of 65 m^2 (700 sq. ft.).
    b. Horizontal multiple dwellings be removed from apartment definition.
    c. A demolition credit have a 4 year life span for residential and a 10 year life span for a non-residential.
    d. The implementation of a single uniform non-residential rate.
    e. Definition of agricultural use will exclude the cultivation of medical marihuana.
    f. Property previously owned by DC exempt entities shall be required to pay DC's when redeveloped for new use.
    g. Hotel and motel be included in the definition of non-

industrial.

h. A mechanism to monitor DC costs and revenues to determine if a full DC review is necessary.

8. That the City of Mississauga Development Charges By-law, 2014 be enacted.

REPORT HIGHLIGHTS:

- Development charge revenues form an important component of the City's capital budget for the construction of growth related infrastructure.
- Development charges fund the construction of libraries, community centres, fire stations, the widening of existing and construction of new roads, park development, trails, transit expansion, fleet equipment and storm water management.
- Council has repeatedly called for reform of the *DC Act* to ensure that growth pays for growth, most recently on December 11, 2013.
- According to the Development Charges consultation guide released in October 2013 the Ministry of Municipal Affairs and Housing indicated that 5-7% of the cost of a new home is attributable to the City portion of development charges in Mississauga.
- Hemson Consulting and City Staff believe that the methodology used is within the confines of the *DC Act* and is appropriate to be used in the City's DC background study and DC By-law.
- Post implementation of the 2014 DC rates, Mississauga's rates will remain competitive with other GTA municipalities.
- This particular DC process has included significantly more interaction with the development stakeholder community than has been conducted in previous DC By-law updates.
- A total of five stakeholder engagement sessions have been held since January 25, 2014 and the feedback received from building industry representatives are incorporated into the report for Council to consider. Discussion focused on the following issues:
  1. Transitional period request for the payment of DC rates from the 2009 DC By-law and the Council approval of the 2014 DC By-law;
  2. Reduction in the size of small units from $70m^2$ to $60m^2$ (750 sq. ft. to 645 sq. ft.);
  3. Definition of Apartment – amended to delete reference to Multiple Horizontal Dwelling;

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4. The introduction of a 4 year (48 month) time limit in which the value of a demolition credit can be used to offset future development charges payable; and
5. Migration to a single uniform non-residential development charge rate from the existing industrial and non-industrial rate structure.

- Factors affecting DC rate increases includes continued investment in the refurbishment of existing facilities using non-DC revenues, higher construction costs, additional infrastructure requirements and changes in the household occupancy factors.
- Staff has received all input, conducted further analysis and has modified recommendations for some issues. These are:
    1. Providing a transitional period from 2009 DC By-law rates to 2014 DC By-law rates.
    2. Small unit size to be defined as a unit of $60m^2$ or 700 sq. ft.
    3. A residential demolition credit will have a lifespan of four (4) years and a non-residential demolition credit will have a ten (10) year lifespan.
- The City has been put on advance notice from BILD that the use of this alternate method in the 2014 DC Study will be met with an appeal of the City's 2014 DC By-law.
- The current 2009 DC By-law is still under appeal
- A single non-residential DC rate is recommended to attract future office development.
- Migration to a single non-residential rate will likely result in an appeal by industrial development members; which could result in decreased revenues of $3.6 million over five years should the City be unsuccessful at the OMB.
- The 2009 DC By-law will expire on November 11, 2014 and requires Council adopt a new by-law prior to its expiry to ensure the uninterrupted collection of development charge revenues.

BACKGROUND:

A public meeting was held on May 14, 2014 to provide information to the public regarding the City's proposed 2014 Development Charge (DC) Background Study and By-law as required by the *Development Charges Act, 1997.*

Hemson Consulting Ltd. (Hemson) provided a presentation to Council and members of the public in attendance. The DC public meeting presentation included the following highlights:

- Overview of the "steady" growth related development forecast approved by Council;
- Services included in the DC Study and By-law;
- Recovery of $222.2M over ten years for growth related capital for Fire and soft services such as recreation, transit, and library etc.;
- Recovery of $765M from DCs for growth related capital for Storm Water Management, Roads and related transportation requirements;
- Overview of the calculated residential and non-residential DC rates;
- Comparisons with other municipalities of existing or proposed DC rates for residential and non-residential development;
- Factors affecting DC rate increases; and
- Review of policy changes being proposed in the 2014 DC By-law.

Following the Hemson presentation, questions raised by the Mayor and Members of Council were answered by the consultant and city staff. Two deputations had registered with the Clerk's Office prior to the public meeting to provide input on the DC background study and by-law. A representative from the Building Industry and Land Development association (BILD) and Argo Development Corporation made deputations before Council and some members in the audience spoke on issues concerning development charges. In addition, several pieces of correspondence were received prior to and following the public meeting on May 14, 2014. Correspondence has been received from:

1. The Erin Mills Development Corporation, F. Gasbarre
2. Orlando Corporation, Blair Wolk, MBA, P.Eng., Vice President (two letters)
3. BILD, Paula J. Tenuta, MCIP, RPP, Vice President, Policy & Government Relations
4. Pemberton Group and Daniels Corporation, Marc Muzzo and Niall Haggart
5. Oxford Properties Group, John Filipetti, Vice President Development
6. Daniels Corporation, Niall Haggart

A summary of issues raised by stakeholders is contained within this report and provides an explanation of the stakeholder issue, the staff rationale for the change and the recommended action.

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COMMENTS:

Development charge revenues form an important component of the City's capital budget for the construction of growth related infrastructure. Development charge revenues will fund 26% or $42.2 million contained in the 2014 capital budget. Over the 10 year capital planning horizon (2014-2023), development charges revenues will fund 14% ($244.9M) of the total $1.78 billion capital program. Once these assets have been constructed the eventual replacement or rehabilitation will require funding from the tax base to maintain and deliver the services necessary for those who work and/or live in the City.

For these reasons it is important that development charge revenues are collected to reduce the initial impact on existing residents as they will be largely impacted by way of property taxes when these assets reach the end of their useful life. This is why Council has been requesting for many years that the Province make changes to the existing *Development Charges Act, 1997*. The current legislation does not adhere to the principle that "growth pays for growth" and places an unfair burden on existing property taxpayers in determining the amount that can be recovered from new development.

On December 11, 2013, Council endorsed a report to the Province calling for the following three specific changes to the Development Charges:

- Removal of the requirement to reduce capital costs by 10%;
- Change the historic method of calculating the average service levels, allowing municipalities to adopt forward looking service levels and providing greater flexibility in determining the basis for service levels including allowing broader service categories; and
- The elimination of the "ineligible services" categories to allow municipalities to determine what services are required to meet the needs of growth in their communities.

The City provided its submission to the Province on January 6, 2014 with the expectation positive changes to the DC Act would occur in conjunction with the release of the 2014 Provincial Budget. However, with the upcoming Provincial Budget election on June 12, 2014 the status of any changes to the *DC Act, 1997* are unknown.

In the meantime, the City must update its Development Charge By-law in 2014, a process that began in July 2013; to ensure that a new by-law would be in place prior to the expiry of the 2009 DC By-law.

The 2014 DC Background Study and By-law is prepared with the goal of recovering the maximum amount of revenue allowable within the confines of the DC legislation for the construction of capital related infrastructure.

Process

The development charge background study process involves the selection of a consultant via the RFP process, significant departmental interactions to compile inventories, updating of replacement cost estimates, the submission of a ten year capital forecast for soft and fire services, and a capital program for storm water management and roads and related transportation services over a planning horizon out to 2041. This information is compiled to calculate the updated DC rates and prepare the DC Background Study and DC By-law for release to Council and the public.

Stakeholder Engagement

In the past DC By-law updates, typically one or two meetings were held prior to the release of the background study that provided an overview of the growth forecast, service level calculations, the growth related capital program for all services and the draft proposed rates. The background study would be released to the public and a public meeting was held two weeks after the stakeholder engagement meetings. Correspondence received from industry stakeholders would be consolidated and each issue addressed in a corporate report for Council prior to the approval of the DC Background Study and DC By-law. More interactive discussions would take place with industry stakeholders following the receipt of appeal applications to the City Clerk's Office.

This particular DC process has included significantly more interaction with the development stakeholder community than has been conducted in previous DC By-law updates.

For the 2014 DC By-law update, invitations were sent to development stakeholders prior to the Christmas break in 2013 with the first meeting being held on January 28, 2014. At this meeting, the City's consultant Hemson Consulting Ltd. provided an overview of the entire development charge process and a synopsis of the Council approved "steady" growth forecasts for residential and non-residential development. Inventory and service level data was supplied to the stakeholders subsequent to the initial meeting and submissions for clarification of material contained in the inventories and service levels were submitted by BILD in mid February 2014. The City provided responses to the list of questions at the beginning of April 2014.

The second stakeholder meeting was held on March 24, 2014 and provided an overview of the capital programs submitted by departments that would be required to construct growth related infrastructure. Draft 2014 DC rates were provided in addition to an overview of policy changes being proposed in the 2014 DC By-law. This was significantly earlier than had been done in previous DC updates. Detailed capital program information was sent to stakeholders and requests for further information concerning capital programs were due to the City in late April. The City provided responses to BILD's inquiries on the capital program in the week following the DC public meeting.

A third stakeholders meeting was held on April 25, 2014 and BILD requested that specific agenda items dealing with the transit adjustment factor and the alternate methodology be addressed at the meeting. This was the last meeting prior to the release of the background study and By-law to the public on April 29, 2014 and the DC public meeting held at Council. Correspondence was received from stakeholders just prior to and following the third meeting concerning various policy changes being purposed in the 2014 DC By-law. Many of the concerns were addressed within the 2014 Development Charge Public Meeting corporate report considered by Council on May 14, 2014.

As follow-up to the Public Meeting and issues raised in correspondence before and after the Council meeting, staff scheduled two additional stakeholder meetings to address concerns. The fourth meeting held on May 23, 2014 included an overview of the City's financial condition and its limited resources through which infrastructure can be funded; along with a robust discussion related to methodology and the rationale behind proposed policy changes in the recommended 2014 DC By-law including the following:

Methodology Issues

1. Alternate service levels; and
2. Transit adjustment factor.

Policy Issues

1. Transitional provisions;
2. Reduction in the size of a small unit from 70m2 (750 sq. ft.) to 60m2 (645 sq. ft.);

3. Removal of the "horizontal multiple dwelling" from the definition of an apartment in the DC By-law;
4. Demolition credit sunset period; and
5. Migration to a single uniform non-residential rate.

A fifth stakeholder meeting was scheduled on May 30, 2014 to follow-up from the previous week's meeting and discuss material submitted to BILD/Altus from their inquiries regarding the inventories and capital program contained in the 2014 DC Background Study.

Alternate Methodology

The 2014 Development Charges Background Study and By-law have been prepared using an alternate methodology which is different than the industry wide accepted approach of using the net population (actual growth) methodology as a basis for calculating the ten year historical average service level and maximum permissible funding envelopes. The alternate methodology employed in the City's DC Study and By-law serves to include the use of the net population plus households to calculate the ten year average historic service levels and maximum permissible funding envelopes.

The alternate methodology recognizes that the delivery of services is driven by population and that planning for services must also recognize the importance of the location of facilities in proximity to existing and future population. The importance of proximity and reasonable access, ties together with the notion of developing complete communities. The introduction of households into the calculation of the historic levels and the determination of the maximum permissible DC funding envelopes includes the importance of location of development.

During deputations, it was noted in remarks to Council by BILD that the use of the alternate methodology in the City's background study is not a valid basis for calculating the ten year average historical service levels and funding envelopes. The main premise for this assertion is based on the OMB decision in favour of BILD in the case between BILD and the Town of Orangeville. The gross methodology was used by the Town of Orangeville in the preparation of their development charge background study and by-law. The OMB decision was specific to the Town of Orangeville case and gross methodology has not been used in the preparation of the City's 2014 DC study. The *DC Act* does not specify that the use of the net population methodology is the only calculation method that is acceptable under the Act but is instead the

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one that is the most familiar in the industry. Municipalities have had to examine the current construct of their DC calculations and had to explore new methods to ensure that the building of growth infrastructure is being borne by the development industry in the manner that the *DC Act* intended.

The City has been put on advance notice from BILD that the use of this alternate method in the 2014 DC Study will be met with an appeal of the City's 2014 DC By-law.

Transit Adjustment Factor

Input from the stakeholder group indicates that the inclusion of a transit adjustment factor is not in accordance with the requirements contained in the *DC Act* and should not be included as part of the maximum allowable funding envelope in the City's development charge background study.

The inclusion of a transit adjustment factor has been part of the City's DC By-law since being first introduced in 2004, to acknowledge the importance of maintaining service levels for transit in servicing future growth. The transit adjustment factor is under appeal as part of the 2009 DC By-law.

Further information has been requested by BILD as part of the 2014 interactive stakeholder process. It has been recommended by the Legal division that due to the outstanding appeal of the 2009 DC By-law it would be more appropriate to provide this information during the City's submission of documents to the OMB at the 2009 DC By-law hearing. The case has been scheduled at the OMB to be heard in late 2014 to resolve any outstanding items beyond the methodology issue.

In terms of the overall DC rate, the transit adjustment amount represents approximately $5.2 million over ten years or 0.3% of the residential and 0.8% of the non-residential DC rate. The City uses the transit adjustment factor to account for additional transit vehicles required to maintain historical service levels, which would continue to erode due to additional traffic on the roadways

Stakeholder Policy Issues

The following section of the report will discuss each of the main stakeholder issues to provide Council with the stakeholder's position, the rationale used by City staff for the change, and other information, for Council's consideration.

Stakeholder Issue 1: Transitional provisions and enactment date of November 11, 2014 be granted for building permits currently submitted and be allowed to pay DC rates under the 2009 DC By-law upon issuance of the building permit

Policy Change Rationale By not implementing new DC rates immediately following the approval of the DC By-law there will be foregone revenue due to the difference between the current and the new rates. This will impact the City's ability to apply any additional revenues from the rate changes towards growth related infrastructure projects requiring either the supplementing of funding through other sources or the deferral of capital projects in the back end of the ten year program due to insufficient funds available from development charges.

Based on recent information from Planning and Building there are potentially 42 building permit applications that could benefit from a transitional period if adopted by Council. Based on reasonable assumptions that the building permits being issued by November 11, 2014, the City would forego approximately $4 million to $6 million in DC revenue to be funded from other sources by adopting transitional provisions instead of implementing the 2014 DC rates on June 12, 2014.

Other Information Council has approved transitional provisions for building permit applications contained in the system in the past when migrating from an existing DC By-law to a newly adopted DC By-law.

In 2009 Council approved a development charge by-law 0197-2009 on June 24, 2009.

- Transitional provisions required an application for building permit under the *Building Code Act, 1992*, to be submitted to the City's Chief Building Official before June 24, 2009 and where the building permit is issued on or before December 23rd, 2009 (182 days).

Later in 2009, it was determined that a revision to the DC background study and by-law was necessary and Council repealed DC by-law 0197-2009 and adopted DC By-law 0342-2009 on November 11, 2014.

- Transitional provisions contained in the new by-law required a building permit application to be submitted by December 4, 2009 and a building permit had to have been issued by April

30, 2010 (approximately 140 days) later to qualify for the rates contained in the 2004 DC Bylaw.

In the transition period from the 1999 DC By-law rate to the 2004 DC By-law rate:

- A building permit application was required to be submitted to the City the day prior to the adoption of the 2004 DC By-law and a building permit had to have been issued by December 23, 2004 (approximately 170 days) later to pay 1999 DC rates.

Council may implement a transitional period for building permit applications currently within the City planning system to be eligible to continue to pay the rates under the 2009 DC By-law if a building permit is obtained by a specific date.

Council has never provided transitional provisions for site plan applications undergoing the site plan process in the past. City Staff do not recommend that site plan applications in the planning system should be granted any grandfathering or transitional provisions because it can take many years for a project to complete the site plan process. This would result in building permits being eligible to pay under the 2009 DC By-law up until the next DC By-law update in 2019. It is not financially prudent for the City to adopt this practice.

There are no restrictions under the DC Act when a new DC By-law can be approved by Council. The *DC Act, 1997* requires that the maximum life of a DC By-law not exceed five years.

As noted earlier, two DC By-laws were approved in 2009. The first By-law 0197-2009 was adopted on June 24, 2009 it was then repealed and replaced by By-law 0342-2009 on November 11, 2009. The adoption of the 2014 DC By-law in June 2014 would return the DC update process to its normal schedule and allows for the planning of DC revenues as part of the capital planning process.

Staff Recommendation: The provision of a transition period for building applications currently within the building process by Council has been a long held practice in previous DC By-law updates. After discussions with stakeholders, Staff is recommending a transitional provision allowing for the submission of a building permit application by June 30, 2014 and the issuance of a building permit by November 11, 2014 for the payment of development charges to be calculated based on the indexed rates under the 2009 DC By-law.

It is recommended that the 2014 DC By-law be approved on June 11, 2014.

Stakeholder Issue 2 Reduction in the size of a small unit from $70m^2$ (750 sq. ft.) to $60m^2$ (645 sq. ft.). Stakeholder members request the existing size of a small unit remain unchanged.

Policy Change Rationale: The size of a small unit was established in 1999 based on information available at that time. Recent building trends reflect the construction of a larger number of smaller units than originally anticipated, along with the achievement of population forecast targets being achieved while DC revenue forecast fell short, which dictated that an analysis of small unit sizes be taken. Analysis of small unit using existing small unit parameters indicated that the number of persons per unit were greater than intended when the original unit size of $70m^2$ (750 sq. ft.) was established. This determination was confirmed as part of the 2011 Census data contained in the National Household Survey.

Other Information The proposed size of small units being reduced to $60m^2$ or 645 sq. ft. was discussed at length during the fourth stakeholder's meeting held on May 23, 2014. Stakeholders were shown a table outlining a sample of 2,425 units by bedroom types that have been built in the last four years.

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Unit Types	Number of Units	Average Unit Size		Number of Units < 70m² (750 sq. ft.)	Number of Units < 60m² (645 sq. ft.)	Number of Units < 65m² (700 sq. ft.)
		m^2	Sq. Ft.			
Studio Apartments	31	43.82	471.70	100%	100%	100%
1 Bedroom Apartments	1,080	58.76	632.47	95%	93%	95%
1 Bedroom + Den Apartments	210	69.72	750.46	68%	9%	48%
2 Bedroom Apartments	836	85.4	919.21	12%	0%	0%
2 Bedroom + Den Apartments	107	116.13	1,249.96	0%	0%	0%
3 Bedroom Apartments	159	125.47	1,350.54	0%	0%	0%
3 Bedroom + Den Apartments	2	226.11	2,433.50	0%	0%	0%
Total Units	2,425					

The data indicates that 100% of studio apartments and 95% of one bedroom apartments were paying the small unit rate. This is consistent with the intention for the establishment of the small unit DC rate. Furthermore, 68% of one bedroom plus a den units and 12% of two bedroom apartments are $70m^2$ (750 sq. ft.) or less and qualified for the payment of the small unit DC rate. As a result, 12% of the two bedroom apartments built in the last four years paid 48% less ($1.6 million) in development charge fees that could have been used towards the construction of growth related capital infrastructure. In the situation where a den was used as an additional bedroom in a one bedroom apartment plus den, would have resulted in $2.3 million in additional revenue, had the units been charged the apartment DC rate.

Stakeholders raised concerns with the staff assumption that units containing one bedroom plus a den, the den is not permitted to be a used as an additional bedroom under the *Building Code Act, 1992* since a den does not have a natural light source. Staff questioned whether purchasers were informed of this as part of the sales marketing. Industry members indicated that dens could have pull out couches that could be used for occasional overnight guests. In addition, it was stipulated that there is no monitoring after sale to ensure that the den is not being used as a fulltime additional bedroom.

Further discussion, revealed that a small unit size of $65m^2$ or 700 sq. ft. would be more acceptable to the stakeholder members, as it would be more equitable and continues to reflect the appropriate persons per unit noted in the DC background study. Analysis indicates that 48% of one bedroom plus a den unit would be eligible for the payment of

DC's under the small units rate as opposed to 68% under the existing $70m^2$ or 750sq. ft. and that 100% of two bedroom apartments would be required to pay the apartment DC rate.

Staff Recommendation: After recent discussions with the stakeholder group City staff conducted some further analysis on the impacts of implementing a small unit size of $65m^2$ (700 sq. ft.) or less. It was determined that it is possible to achieve the desired objectives with the size of a small unit defined as $65m^2$ or 700 sq. ft. It would be the staff's intention to continue to monitor development trends in the future to ensure that the original principle for establishing a small unit rate is being reflected in actual developments. It is possible that staff could recommend a further reduction to the size of a small unit in the next DC update if deemed necessary based on actual development.

Stakeholder Issue 3 Removal of the horizontal multiple dwelling from the apartment definition in the 2014 DC By-law.

Policy Change Rationale The apartment definition in the DC By-law has always been based on the premise of containing three or more units served by an enclosed principle entrance which is in conformity with the City's Zoning By-law. The Zoning By-law was changed in 2007 and was not reflected in the 2009 DC By-law. A number of the units built during the last five years brought to light the inconsistency between the City's Zoning By-law and the DC By-law. Units that do not meet the conditions of this definition are considered "other residential" unless they fall within the parameters of the small unit definition ($70m^2$ or 750 sq. ft. or less).

Other Information Analysis of a sample of 423 horizontal multiple units indicated that 151 units met the current 2009 definition of a small unit and were less than $70m^2$ or 750 sq. ft. The area of the remaining 272 units identified as horizontal multiple housing units ranged from approximately 95.4 m^2 to 168 m^2 (1,027 sq. ft. to 1,996 sq. ft.), which included two to three bedroom units and would have paid the "apartment rate" instead of the "other residential rate" a difference of $3,900 per unit.

The removal of the horizontal multiple dwelling from the apartment definition would also bring the City into alignment with the Region of Peel's DC By-law.

Staff Recommendation Horizontal multiple dwellings that do not meet the apartment definition as contained in the City's Zoning By-law should be classified as "other residential" unless a unit meets the definition of a small unit as defined in the 2014 DC By-law. In addition, the City's official plan does not recognize horizontal multiple dwellings as apartments but as medium density dwellings. The provision for the payment of DC rates for horizontal multiple dwellings that are less than or equal to that of a small unit should continue in practice.

Stakeholder Issue 4 Demolition credits having a lifespan of 48 months (4 years).

Policy Change Rationale: The current 2009 DC By-law provides for the recognition of demolition credits existing since 1991. As the following comparisons with other municipalities reveals, the recognition of demolition credits usually has a limited lifespan:

- Two Peel school boards -3 years for residential, 10 years non-residential;
- City of Brampton and Region of Peel –demolitions recognized since 1991
- Towns of Clarington and Oakville -5 years
- City of Barrie – 5 years
- Cities of Markham and Vaughan -4 years
- Town of Caledon –recommending 2 years in 2014 DC By-law

After reviewing the benchmarking of municipalities, the City staff chose to recommend a 48 month (4 year) life span for demolition credits in the 2014 DC By-law.

Other Information At stakeholder meetings, industry members indicated that a 10 year demolition period for both residential and non-residential development should sufficiently deal with their concerns regarding the remediation of brownfield sites and allow sufficient time to receive building permits.

Taking into consideration issues raised by both Members of Council at the public meeting and input gathered through the stakeholder meetings staff believe that a compromise can be achieved.

Staff Recommendation Staff recommends that a limitation should be placed on the recognition of demolition credits consistent with the bench marking done with other municipalities. That a compromise of four (4) years for

residential demolition and ten (10) years for non-residential demolition is a suitable solution towards achieving the City's goal to limit the lifespan of demolition credits and provide sufficient time for the redevelopment of brownfield sites.

Stakeholder Issue 5: Establishment of a uniform non-residential DC rate

Policy Change Rationale City staff has proposed to migrate from the two differentiated non-industrial DC rates (industrial and non-industrial) to a single non-residential DC rate. This decision has taken into consideration; growth forecast indicators which suggest that 60% of future development will occur in the office sector; and, Council's direction to encourage office development in the downtown core.

Other Information During discussions at the Stakeholder's meeting held on May 23, 2014 industrial stakeholders made it clear that they would appeal the application of a uniform non-residential to industrial development. In their opinion, the use of the uniform rate applied to the industrial sector was considered unfair as the services required by industrial users can be differentiated from services required by the commercial and institutional types of business. In addition, the issue of the value ($96m^2$) used in the study for floor space per worker (FSW) was raised. The use of $96m^2$ FSW forms a fundamental part of determining the growth forecast to 2041 for industrial development. The FSW value is consistent with the *Employment Trends and Forecast Study* undertaken by Hemson for the Region of Peel. Requests for information by the industry are being dealt with concurrently as the DC By-law continues towards Council for adoption on June 11, 2014.

With regard to a uniform rate being applied to office development, it was indicated that the office sector is more capable of absorbing increases from development charges than the industrial sector. Also, should the City proceed with a uniform non-residential rate, that an appeal would be filed against the City's 2014 DC By-law on the basis that the requirement for services is different between the two business types and the rates had not be calculated in the appropriate manner.

The following charts provide a comparison of the current DC rates to the migration to a single non-residential rate, maintaining the existing two rate structure and comparing the 2014 single uniform rate versus the 2014 two non-residential rates.

Proposed Single Uniform Non-Residential Rate Comparison

Non-Residential	Current Rates valid until Passage of New DC By-law ($/m^2$)	Current Rates valid until Passage of New DC By-law (/sq. ft.)	2014 Draft DC Rates ($/m^2$)	2014 Draft DC Rates (/sq. ft.)	% Change
Non-Industrial	$ 67.89	$ 6.31	$ 89.76	$ 8.34	32.2%
Industrial	$ 55.20	$ 5.13	$ 89.76	$ 8.34	62.6%

Maintaining Two Non-Residential Rates Comparison

Non-Residential	Current Rates valid until Passage of New DC By-law ($/m^2$)	Current Rates valid until Passage of New DC By-law (/sq. ft.)	2014 Draft DC Rates ($/m^2$)	2014 Draft DC Rates (/sq. ft.)	% Change
Non-Industrial	$ 67.89	$ 6.31	$ 95.48	$ 8.87	40.6%
Industrial	$ 55.20	$ 5.13	$ 77.62	$ 7.21	40.6%

Single Uniform Rate versus Two Non-Residential Rates Comparison

Non-Residential	Single Uniform Rate ($/m^2$)	Single Uniform Rate (/sq. ft.)	Two Non-Residential Rates ($/m^2$)	Two Non-Residential Rates (/sq. ft.)	% Change
Non-Industrial	$ 89.76	$ 8.34	$ 95.48	$ 8.87	6.4%
Industrial	$ 89.76	$ 8.34	$ 77.62	$ 7.21	-13.5%

The City has had a separated non-industrial DC rate and industrial DC rate since the negotiated settlement that occurred during the appeal of the 1999 DC By-law.

As explained previously in the report to Council for the public meeting, there is an associated risk with the adoption of a uniform non-residential DC rate should the 2014 DC By-law be appealed to the OMB. The OMB does not have the ability to increase a DC rate but can determine whether the rate charged by the municipality is appropriate or should be reduced based on the evidence provided during the hearing. Analysis of potential revenue loss due to an OMB decision that a uniform DC rate should not be applied to industrial type development may result in a reduction of approximately $3.6 million over five years.

It should be noted that implementing a single uniform non-residential rate, would still make Mississauga competitive with other municipalities in the GTA. The 2014 DC rate calculated for Mississauga is currently less than the non-industrial DC rates being charged in the City of Brampton, Milton and Oakville for non-industrial development and one of the lowest in the GTA.

For industrial development Mississauga remains competitive and is in the middle of the pack against other municipalities such as Markham, Oakville and Richmond Hill. In addition, other municipalities such as Oakville maintain a single uniform non-residential rate.

Staff Recommendation

Office development will comprise 60% of the City's non-residential future growth and Council's direction to encourage office development in the City Centre staff recommend the migration to a single uniform DC rate for non-residential development in the 2014 DC By-law.

Housing Affordability

One of the reoccurring themes brought up in discussions with members of the stakeholders group is the issue surrounding housing affordability. The continued increase in development charge rates affect the ability for people to afford new homes.

According to the Development Charges consultation guide released in October 2013 the Ministry of Municipal Affairs and Housing indicated that 5-7% of the cost of a new home is attributable to the City portion of the development charges rates. It is clear from discussions held at Regional and Mississauga Council's that the factors affecting housing affordability is a complex issue and cannot be placed solely on the calculation of development charges alone.

At the municipal level the City has been undertaking an affordable housing strategy, Housing Choices, as identified in the Belong Pillar of the Strategic Plan. A crucial area of the housing strategy is the need to protect existing rental housing and encourage new rental development.

A rental housing protection study will review supply issues, propose policy amendments to protect the existing stock and to consider by-laws to prevent the demolition and conversion of existing stock without providing for replacement units. A subsequent incentives study will examine the barriers towards the creation of new affordable housing including rental housing.

The affordability of new housing is beyond the purview of the *Development Charges Act, 1997*. It involves significant interaction from all levels of government and cannot be exclusively remedied at the municipal level. Municipalities are required to provide growth related infrastructure within the confines of the *Development Charges Act, 1997* and supplement the 10% related discounted portion from tax

related funds.

FINANCIAL IMPACT: In order to ensure the City is recovering the maximum allowable development charge revenue within the confines of the *DC Act, 1997*, a 2014 Development Charges By-law must be approved. The following rates are contained in the Development Charges Background Study 2014 prepared by Hemson Consulting Ltd. and are being proposed in the City's 2014 Development Charge By-law for adoption on June 11, 2014.

City of Mississauga
Development Charges - Residential

Service	Residential Charge By Unit Type			Percentage of Total
	Small Units	Apartments Units	Other Residential	
General Government	$95.69	$140.20	$211.28	0.8%
Library Services	$452.53	$663.02	$999.12	3.8%
Fire Services	$852.19	$1,248.59	$1,881.52	7.2%
Recreation	$4,358.37	$6,385.68	$9,622.68	36.9%
Transit	$685.71	$1,004.68	$1,513.97	5.8%
Public Works	$272.82	$399.72	$602.34	2.3%
Parking	$130.58	$191.32	$288.30	1.1%
LAC Debt	$67.16	$98.39	$148.27	0.6%
Roads	$4,910.90	$7,195.23	$10,842.61	41.5%
Total Charge	**$11,825.95**	**$17,326.83**	**$26,110.09**	**100.0%**

Development Charges - Non-Residential

Service	Uniform Non-Residential Charge		Percentage of Total
	Charge per Square Metre of Total Floor Area	Charge per Square Foot of Total Floor Area	
General Government	$0.54	$0.05	0.6%
Library Services	$0.00	$0.00	0.0%
Fire Services	$3.42	$0.32	3.8%
Recreation	$0.00	$0.00	0.0%
Transit	$9.58	$0.89	10.7%
Public Works	$3.79	$0.35	4.2%
Parking	$1.82	$0.17	2.0%
LAC Debt	$0.00	$0.00	0%
Roads	$70.61	$6.56	78.7%
Total Charge	**$89.76**	**$8.34**	**100.0%**

Stormwater Management Development Charges

Residential	$89,313.65 per net hectare, or $36,144.74 per net acre
Non-Residential	$89,313.65 per net hectare, or $36,144.74 per net acre

The collection of development charges is vital to ensure that the necessary growth related capital infrastructure is in place to service future residents of the City of Mississauga.

Implications to existing residents via property taxes will occur in the case where the collection of development charge revenues are not fully maximized to the fullest extent permitted under the legislation

CONCLUSION:

The *Development Charges Act, 1997* requires that municipalities pass a development charges by-law every five years in order to continue collecting development charge revenues from developers for building growth-related infrastructure.

As required under the legislation, the City of Mississauga DC Background Study and draft By-law has been released to the public on April 29, 2014; an advertisement of the DC Public Meeting was placed in the Mississauga News on April 16th and 23rd, 2014; and a

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DC Public Meeting was held in Council Chambers on May 14th, 2014 -which are all the steps required to comply with the regulations and legislation contained in the *Development Charges Act, 1997.*

In addition, five stakeholder meetings were held to receive input from development stakeholders and this input has been considered for certain issues and reflected in the recommendation presented in this report to Council for adoption.

Council is being asked to adopt the 2014 Development Charges Background Study and its accompanying documents along with a 2014 Development Charges By-law on June 11, 2014. The last day for appeal of the City's 2014 DC By-law is July 21, 2014.

It is imperative that the City collect development charges for growth related capital costs. The collection of these revenues is used to construct infrastructure vital to the City of Mississauga's growth from a greenfield community to the mature urban city. As greenfield development diminishes it will become abundantly more important to ensure that growth related revenues are maximized to emplace growth related infrastructure at the service levels enjoyed by previous growth related communities.

ATTACHMENTS:

Appendix 1: 2014 Development Charges Public Meeting report dated April 29, 2014
Appendix 2: 2014 Development Charges Public Meeting Presentation Dated May 14, 2014
Appendix 3: Stakeholder Correspondence
Appendix 4: Updated Municipal DC Rate Comparisons June 3rd 2014

G. Kent

Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Susan Cunningham, Senior Policy Analyst

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Corporate Report

Clerk's Files

Originator's Files

DATE: April 29, 2014

TO: Mayor and Members of Council
Meeting Date: May 14, 2014

FROM: Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

SUBJECT: **2014 Development Charges Public Meeting**

RECOMMENDATION: That the report dated April 29, 2014 from the Commissioner of Corporate Services and Chief Financial Officer, entitled "2014 Development Charges Public Meeting" be received for information.

REPORT HIGHLIGHTS:

- The *Development Charges Act, 1997* requires that a public meeting be held prior to the passage of a development charge by-law.
- Legislative requirements for a public notice of the public meeting and release of the Development Charges (DC) Background Study and proposed by-law have been met.
- Hemson Consulting Ltd. will present development charges information to the Mayor, Members of Council and the public.
- Three stakeholder engagement sessions have been held and feedback has been received from building industry representatives concerning the draft 2014 Development Charges Study and proposed policy changes including:
    - Migration to a single uniform non-residential development charge rate from the existing industrial and non-industrial rate structure;

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- The continued recognition of existing Section 14 credits
- Request confirmation that the City will continue to apply the 2009 DC By-law provisions for speculative buildings that were constructed under the 2009 By-law;
- No provision for a transitional period for the payment of DC rates from the 2009 DC By-law and the Council approval of the 2014 DC By-law;
- Reduction in the size of small units from $70m^2$ to $60m^2$ (750 sq. ft. to 645 sq. ft.);
- The introduction of a 4 year (48 month) time limit in which the value of a demolition credit can be used to offset future development charges payable; and
- Definition of Apartment – amended to delete reference to Multiple Horizontal Dwelling.

BACKGROUND:

The *Development Charges Act, 1997* requires the following steps be completed prior to the approval of the new Development Charge By-law:

- Council must hold a Public Meeting;
- Public notice of the Public Meeting must be given at least twenty days before the meeting; and
- A Development Charges Background Study and proposed by-law must be released to the public at least two weeks before the public meeting.

In addition to meeting the requirements of the DCA, staff have held three stakeholder engagement sessions with members of the development industry (Appendix 1). Presentations were provided by Hemson Consulting Ltd. outlining calculations of the ten year historical service levels (calculated within the confines of the *Development Charges Act, 1997*), proposed growth related capital forecast programs, draft development charge rates and proposed policy changes to be included in the 2014 Development Charge By-law. The feedback received from the building industry stakeholders is contained within this report and in Appendix 2.

COMMENTS:

The 2009 Development Charge By-law, which allows the City of Mississauga to collect development charges to fund growth related capital infrastructure expires on November 11, 2014. Taking into

consideration that 2014 is an election year and a new Council will not be sworn into office until December 2014, the scheduled approval for a new development charge by-law by Council has been advanced to June 11, 2014. The May 14, 2014 Development Charges Public Meeting fulfills one of the requirements necessary to comply with the *Development Charges Act, 1997*.

In accordance with the requirements of the *Development Charges Act, 1997*, on April 16th and 23rd, 2014 the City has placed notices in the Mississauga News advising the public of the Development Charges Public Meeting, the release date of the Background Study and proposed Development Charge By-law. A notice has also been posted on the City's website.

The proposed By-law and the Development Charges Background Study (prepared by Hemson Consulting Ltd.) were made available to the public on April 29th, 2014, which is in excess of two weeks prior to the public meeting. The documents were made available on the City's website and in hard copy at the Office of the City Clerk.

At the public meeting on May 14th, 2014, Hemson Consulting Ltd. will present development charges information to the Mayor, Members of Council and the public. Any person who wishes to address the Mayor or Members of Council may do so at that time. A summary of the proposed rates are contained in the financial impact section of this report.

Staff will prepare a Corporate Report to respond to any public feedback received. This report will be presented to the Mayor and Members of Council on June 11th, 2014, to be followed by Council's consideration of the Development Charges Background Study and By-law on the same day.

If the development charges by-law is approved by Council, the City Clerk will be required to provide written notice of the passing of the by-law, and indicate the last day available for appealing the by-law.

Stakeholder Engagement

At the last stakeholder engagement meeting held on April 25, 2014 members of the building industry expressed their concern with certain policy changes being proposed in 2014 Development Charges Background Study and By-law. Items of particular concern included:

- Migration to a single uniform non-residential development charge rate from the existing industrial/non-industrial rate structure;
- The continued recognition of existing Section 14 credits;
- Request confirmation that the City will continue to apply the 2009 DC By-law provisions for speculative buildings that were constructed under the 2009 By-law;
- No provision for a transitional period for the payment of DC rates from the 2009 DC By-law and the Council approval of the 2014 DC By-law;
- Reduction in the size requirement for the small unit charges from $70m^2$ to $60m^2$ (750 sq. ft. to 645 sq. ft.);
- The introduction of a 48 month time limit in which the value of a demo credit can be used to offset future development charges payable; and
- Definition of Apartment – amended to delete reference to Multiple Horizontal Dwelling.

Migration to Single Uniform Non-Residential DC Rate

City staff has proposed to migrate from the two differentiated non-industrial DC rates (industrial and non-industrial) to a single non-residential DC rate. This decision has taken into consideration; the rapidly decreasing number of viable vacant land parcels available for industrial development; growth forecast indicators which suggest that 60% of future employment will occur in the office sector; and, Council's direction to encourage office development in the downtown core.

Moving to a uniform non-residential rate would not negate the industrial expansion credit legislative requirement under the *Development Charges Act, 1997.* A credit of up to 50% of the gross floor area of an existing industrial building is applied to the development charges payable in connection with the first building permit to expand the building.

The following table provides an overview of the rate changes as proposed in the draft 2014 DC Background Study and By-law:

Table 1

Proposed Single Uniform Non-Residential Rate Comparison

Non-Residential	Current Rates valid until Passage of New DC By-law		2014 Draft DC Rates		% Change
	(/m^2)	(/sq. ft.)	(/m^2)	(/sq. ft.)	
Non-Industrial	$ 67.89	$ 6.31	$ 89.76	$ 8.34	32.2%
Industrial	$ 55.20	$ 5.13	$ 89.76	$ 8.34	62.6%

The percentage change in the DC rate of moving to a uniform non-residential rate has a larger impact on future industrial development than on future non-industrial developments. Whereas, if the City were to maintain its existing two rate non-residential rate structure the draft 2014 DC rates would be as follows:

Table 2

Maintaining Two Non-Residential Rates Comparison

Non-Residential	Current Rates valid until Passage of New DC By-law		2014 Draft DC Rates		% Change
	(/m^2)	(/sq. ft.)	(/m^2)	(/sq. ft.)	
Non-Industrial	$ 67.89	$ 6.31	$ 95.48	$ 8.87	40.6%
Industrial	$ 55.20	$ 5.13	$ 77.62	$ 7.21	40.6%

Maintaining the two rate approach would shift a larger portion of the proposed increase to non-industrial ($95.48/m2 vs. $89.76/m2 or $8.87/sq. ft. vs. $8.34/sq. ft.). Input received through the stakeholder engagement process from industrial development members indicates their preference to maintain the two rate non-residential DC rate. At the time of drafting this report, non-industrial development members have not provided any comments. From the City's perspective, the expected revenues would be the same under either alternative; however, a proposed single uniform non-residential rate aligns with the City's development stage and with Councils objective to attract major office development.

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Table 3

Single Uniform Rate versus Two Non-Residential Rates Comparison

Non-Residential	Single Uniform Rate ($/m^2$)	Single Uniform Rate (/sq. ft.)	Two Non-Residential Rates ($/m^2$)	Two Non-Residential Rates (/sq. ft.)	% Change
Non-Industrial	$ 89.76	$ 8.34	$ 95.48	$ 8.87	6.4%
Industrial	$ 89.76	$ 8.34	$ 77.62	$ 7.21	-13.5%

It is important to note that the migration to a single uniform non-residential rate has some risk associated with this policy change. While the *Development Charges Act, 1997* does not prescribe that non-residential DC rates be further identified as industrial and non-industrial rate types, this has been the City's practice since the 1999 DC By-law. As a result, there is a risk of appeal to the Ontario Municipal Board (OMB).

The OMB does not have the power to increase a DC rate but only confirm that a rate charged is either appropriate or a value less than that rate provided for in a municipal by-law. If the OMB determines that the single non-residential is not appropriate for industrial type development and a lower rate is applicable, the OMB cannot increase the rate payable for non-industrial type of development as indicated in Table 3.

In keeping with the City's strategic objectives to encourage future office development staff maintains its preference with a single uniform non-residential DC rate.

Recognition of Existing Section 14 Credits

The recognition of Section 14 credits under the old *Act* was required as part of the Ontario Regulations to the *Development Charges Act. 1997*. The City complied with the requirements and recognized all valid applications for credit that were filed within the time period set out in the Provincial Regulation.

The Section 14 credits will continue to run "with the land" as they have in the City's previous 1999, 2004 and 2009 Development Charge By-laws. Recognized Section 14 credits will continue to be applied to future development charges until the credit is exhausted as required by the *DCA* legislation.

Letters of Credit for Speculative Buildings

Under the 2009 Development Charge By-law development charges for a "speculative" non-residential building, where the final use of the building was unknown, could be paid at the lower industrial rate. The owner was required to provide the City with a letter of credit to secure the difference between the industrial and non-industrial DC rate for a period of thirty-six months. Upon the determination of the use of the building, upon occupancy, the letter of credit would be returned if the building was deemed to be industrial. The owner would be required to pay the additional current non-industrial DC's if the building were to be used for non-industrial purposes.

Under the proposed single rate structure, this provision would no longer be required. However, there are properties that have outstanding letters of credit agreements under the current by-law. A transitional provision has been incorporated into the draft 2014 DC By-law to maintain the rules as they exist in the 2009 DC By-law until the determination of the use or until these agreements expire, for any remaining speculative buildings for which a building permit was issued under the 2009 DC By-law is complete. Letters of credit will either be returned or drawn upon at the time the type of final non-residential use has been determined by the City.

No Transitional Provisions Included in New DC By-law

The draft 2014 Development Charges By-law does not propose any transitional provisions. If approved, building permits issued following Council's adoption of the 2014 Development Charge By-law would be subject to the DC rates as provided for in the by-law.

The *Development Charges Act, 1997* requires municipalities to update their DC by-laws every five years. There is no minimum term requirement under the *Act* for a DC by-law which provides the flexibility for a municipality to repeal an existing by-law and approve a new one at any time. Industry representatives should not rely on the expiry dates provided in five year increments to secure development charge rates through a transitional period.

Notices have been posted on the Planning and Building Department website since August 2013 advising the industry that the City was beginning its 2014 Development Charges Study Update including

notification that a new DC By-law would be brought before Council for approval in June of 2014.

This is sufficient notice to the industry for making allowances in their financial costing estimates in setting appropriate sales prices prior to building permit approval. Since most municipalities use a five year cycle to update their DC by-laws some larger municipalities began updating their by-laws in 2013 and early 2014; it is reasonable to assume that some allowances have already been estimated in their cost estimates. Therefore, the requirement for a transitional period is not really relevant in determining whether a particular project will hinge on the increase in the development charge payable.

Historically, the City has either agreed to a transitional provision as part of a negotiated settlement or has included in the By-law, at Council's direction, provisions to apply the rates of the former by-law where a complete building permit application is submitted to the Planning and Building Department the day prior to the passage of the DC By-law and the building permit is issued by a specific date (usually within 90 – 120 days).

It is anticipated that any delay, through the introduction of a transitional period, in the implementation of 2014 DC By-law rates will reduce the City's ability to collect revenues to the fullest extent permissible under the *Development Charges Act.* It is however, Council discretion to provide a phase in period should it chooses to.

Reduction in the Size of a Small Unit

A recommendation has been put forward by stakeholders that the proposed policy to pay development charges based on the small unit size of $60m^2$ (645 sq. ft.) should apply only to new building permit applications and not to those applications which are currently being processed by the City.

Development charges for all building permits containing small units that are issued prior to the enactment of the 2014 DC By-law will continue to be based on a unit size of $70m^2$ (750 sq. ft.).

When as part of the regular monitoring of DC revenues it came to light that DC revenues were not meeting forecast projections although population growth targets were being achieved, a significant analysis

was undertaken regarding the amount of development charges collected under the apartment versus the small unit rates. The original intent for the creation of a small unit charge was to reflect units being constructed that were one-bedroom or studio type units. It was determined, based on a review of building permit applications at the time; an area of $70m^2$ (750 sq. ft.) would encompass all one-bedroom and studio type units but would not include one bedroom plus a den or two bedroom units, which have higher person per unit factors.

With the trend towards the construction of much smaller units, a review of recent and current building permit applications indicates that a significant number of two-bedroom apartment units have a floor area of less than $70m^2$ (750 sq. ft.), resulting in the payment of the significantly lower "small unit" rate instead of the apartment rate. Due to the shift of building permits from "apartments" to small units it is estimated that over the past 5 years approximately $3.8 million has been foregone in DC revenue for the funding of growth related capital infrastructure required to service the population in these types of units. Reducing the size of a small unit from $70m^2$ to $60m^2$ (750 sq. ft. to 645 sq. ft.) is in keeping with the original argument presented by the development industry to recognize the lower person per unit factors of one bedroom and bachelor/studio type units. To continue to apply the small unit rate to units having an area up to $70m^2$ (750 sq. ft.) current building permit applications would serve to further increase the foregone DC revenue that is required to fund growth related capital infrastructure for new residents.

Introduction of a 4 Year (48 Month) Life Span for Demolition Credits

The City of Mississauga is one of a few municipalities in the GTA that does not currently have a specific time limit for the recognition of demolition credits. Currently, the City provides a demolition credit for all structures that have been demolished since 1991.

In other municipalities demolition credits expire within 3 years to 10 years, depending on the type of development. Both the City of Brampton and the Region of Peel recognize the demolition of buildings or structures that have occurred since 1991 and those credits can be applied to a future redevelopment to reduce the value of the development charges payable. The Peel School Boards have a 3 year residential and 10 year non-residential time limit for the recognition of demolition credits. The Towns of Clarington and Oakville have a 5 year limit for either type of development and both the City of

Markham and Vaughan have a 4 year (48 month) time limit for demolition credits.

It is recommended that the City of Mississauga establish a 4 year (48 month) time limit for the recognition of demolition credits based on municipal best practices in Ontario and to promote land redevelopment within a reasonable period of time.

Definition of Apartment – amended to delete reference to Multiple Horizontal Dwelling

The definition of an apartment in the City's current development charges by-law includes a Multiple Horizontal Dwelling. The inclusion was based on the definition of a Multiple Horizontal Dwelling in the City's former Zoning By-law 5500, which provided that access to all units must be provided from a common corridor at ground level only. This definition was similar to that of an apartment and as a result Multiple Horizontal Dwellings were included in the apartment definition of the DC by-law. The City's current Zoning By-law 0225-2007amended the definition of Horizontal Multiple Dwelling to delete the requirement for a shared entrance at ground level and instead each unit is now permitted to have an independent entrance. As a result, many builders are building Horizontal Multiple Dwellings, which are commonly referred to as stack townhouses and are paying the apartment rate and not the "other residential" rate, which includes townhouses.

Staff were not aware of the change that was made to the definition in the Zoning By-law at the time the City's 2009 DC By-law was prepared and the oversight has relatively recently come to light due to an increasing number of building permit applications for multiple horizontal dwellings. The Region of Peel's development charge by-law does not include multiple horizontal dwellings in its apartment definition. Units having an area of $60m^2$ (645 sq. ft.) or less will pay the small unit DC rate.

FINANCIAL IMPACT: To continue the uninterrupted collection of development charges, a 2014 Development Charges By-law must be approved before the 2009 Development Charges By-law expires on November 11, 2014.

No transitional rate provisions are being recommended by staff as it would serve to reduce the total amount of DC revenues collectible in 2014 for the purpose of constructing growth related capital infrastructure.

The following tables provide a summary of the proposed rates in the 2014 Background Study for residential and non-residential development charges:

Summary of Residential DC Rates Proposed in the 2014 DC Background Study

	Residential DC Rate (1)		
Service	Small Units	Apartment	Other Residential
General Government	$ 95.69	$ 140.20	$ 211.28
Library	$ 452.53	$ 663.02	$ 999.12
Fire	$ 852.19	$ 1,248.59	$ 1,881.52
Recreation	$ 4,358.37	$ 6,385.68	$ 9,622.68
Transit	$ 685.71	$ 1,004.68	$ 1,513.97
Public Works	$ 272.82	$ 399.72	$ 602.34
Parking	$ 130.58	$ 191.32	$ 288.30
LAC Debt	$ 67.16	$ 98.39	$ 148.27
Roads	$ 4,910.90	$ 7,195.23	$ 10,842.61
Total 2014 Proposed Charge Per Unit	**$ 11,825.95**	**$ 17,326.83**	**$ 26,110.09**
(1) Based on Persons per Unit of:	1.58	2.31	3.48
Current DC Rates	$ 6,777.04	$ 13,030.81	$ 16,931.05
Percentage Change	74.5%	33.0%	54.2%

Summary of Non-Residential DC Rates Proposed in the 2014 DC Background Study

	Single Uniform Non-Residential Rate		Current Rates valid until Passage of New DC By-law		
Non-Residential	(/m^2)	(/sq. ft.)	(/m2)	(/sq. ft.)	% Change
Non-Industrial	$ 89.76	$ 8.34	$ 67.89	$ 6.31	32.2%
Industrial	$ 89.76	$ 8.34	$ 55.20	$ 5.13	62.6%

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CONCLUSION:

As part of the legislated requirements set out in the *Development Charges Act, 1997* a public meeting must be held prior to the passage of a new development charge by-law. The City will have met this requirement following the development charges public meeting which is to be held in the Council Chamber on May 14th 2014.

Feedback received as part of the public meeting will be consolidated and a report will be prepared in response to issues raised. This report will be presented to Council on June 11, 2014 prior to the consideration of the 2014 Development Charges Background Study and 2014 Development Charge By-law.

ATTACHMENTS:

Appendix 1: Stakeholder Engagement Members
Appendix 2: Correspondence from Erin Mills Development and Orlando Corporation

G. Kent

Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Susan Cunningham, Senior Policy Analyst

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Members of Development Charges Stakeholders Group Appendix 1

Building Industry Representatives

Full Name	Company
Frank DaSilva	Amacon
David Hunwicks	Amacon
Fabio J. Mazzocco	Argo Development Corporation
Wayne Barrett	Barrett Architect Inc.
Alana De Gasperis	Building Industry and Land Development Association (BILD)
Paula Tenuta	Building Industry and Land Development Association (BILD)
Remo Agostino	Daniels Corporation
Alvaro DiBlasio	DiBlasio Corporation
Frank Gasbarre	Erin Mills Development Corporation
Travis Nolan	FRAM Building Group
Robert Howe	Goodmans
Dennis Teodoro	Great Gulf Homes
Michael Crabtree	J.D. Rogers and Associates
Sheldon Leiba	Mississauga Board of Trade
Blair Wolk	Orlando Corporation
Mark Bales	Pinnacle International
Kelly des Tombe	Pinnacle International
Don Meola	Pinnacle International
Gabriel Haz	RAND Engineering -For Argo Developments
John Anderton	Rogers Real Estate
Mark Reeve	Urban Capital Property Group

City of Mississauga Development Charges Steering Committee

Name	Business Title
Patti Elliott-Spencer	Director, Finance & Treasurer
Raj Sheth	Director, Facilities & Property Management
Andy Harvey	Director, Engineering & Construction
Wendy Alexander	Director, Transportation and Infrastructure Planning
Laura Piette	Director, Parks and Forestry
Howie Dayton	Director, Recreation
Rose Vespa	Director, Library Services
Heather A MacDonald	Director, Policy Planning
Kevin Duffy	Deputy Chief, Emergency Mgmt., Prevention, Fleet, Finance & Facilities
Geoff Wright	Director, Transportation Project Office & Business Services
Geoff Marinoff	Director, Transit
Mary Ellen Bench	City Solicitor
Kelly Yerxa	Deputy City Solicitor

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Appendix 2

THE ERIN MILLS DEVELOPMENT CORPORATION

April 22, 2014 *VIA EMAIL*

Susan Cunningham
DC Project Co-ordinator, Finance
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Dear Susan,

Re: City of Mississauga
2014 Development Charges Study
March 24th, 2014

Further to the 2014 Development Charges Study Stakeholder's Meeting held on Monday March 24th, 2014, we have reviewed the material distributed at the meeting and have the following comments:

Single Non-Residential

One of the comments in the March 24th, 2014 presentation made by Staff was that " **there isn't much industrial development remaining** " in the City of Mississauga. Granted this may be true, but for decades, The Erin Mills Development Corporation along with other large industrial developers have been developing industrial business parks and contributing to the industrial tax base in the City of Mississauga.
Each of our industrial business parks are planned on paper, on the sites and on the balance sheet. The proposed increases were never envisioned, especially at the time these developments were given the approvals to proceed.
The buildings in our industrial parks are "industrial" as defined in the current Development Charges By-law. To simply lump industrial in with office and commercial is unfair.

RECOMMENDATION: If there are so few industrial lands remaining, allow projects that are currently in the site plan process to be completed under the present development charge by-law.

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There was no mention of how existing credits were to be handled under the new Development Charges By-law. Will the Section 14 Credits continue to be assigned to " land " and carried over to the new by-law? What will happen to existing buildings where development charges are secured by Letters of Credit, ie: difference between industrial vs non-industrial and the 36 month occupancy period?

7501 KEELE STREET, SUITE 500, CONCORD, ONTARIO L4K 1Y2 TEL: (416) 736-1809 FAX: (416) 736-8373
Email: erinmill@idirect.com

R-4(j)(j)

Appendix 2

RECOMMENDATION: Allow projects which are in the system to be completed under the current development charge by-law.

Transitional Period

There was no mention of a Transitional Period (or Grandfather Clauses) as part of the new By-law. How do projects proceed which are currently under site plan review or which have received site plan approval or where building permits are being applied or have been applied for? These projects should be developed under the current by-law. As stated above, these are projects which have been planned and may have secured offers to lease which may now be in jeopardy.

RECOMMENDATION: All Developments residential, commercial or industrial which have commenced under the current by-law and are at the site plan and building permit stage should be allowed to be completed under the current by-law.

Reduction in Size of Small Apartment Units 70 sq.m. => 60 sq.m.

The site plan process is a lengthy one as you know. Projects currently under site plan review can be in the queue for a number of years. Unit sizes were designed based on criteria in place at that time. Changing the area of a " small unit " has serious design implications and these applications should be permitted to be constructed under the existing by-law. The change from 70 m2 to 60 m2 can be adjusted at the initial design stage however it is much more difficult once structural, mechanical, plans etc. have been prepared.

RECOMMENDATION: The New Development Charges By-law should apply to NEW development applications and not those that are nearing the final approval stage.

Yours very truly,
THE ERIN MILLS DEVELOPMENT CORPORATION

F. Gasbarre

cc: Mayor McCallion
Councillor Tovey, Ward 1
Councillor Mullin, Ward 2
Councillor Fonseca, Ward 3
Councillor Dale, Ward 4
Councillor Crombie, Ward 5
Councillor Starr, Ward 6
Councillor Iannicca, Ward 7
Councillor Mahoney, Ward 8
Councillor Saito, Ward 9
Councillor McFadden, Ward 10
Councilor Carlson, Ward 11

R-4(K)(K)

Appendix 2

ORLANDO CORPORATION

6205 Airport Road, Mississauga, Ontario L4V 1E3 Telephone: (905) 677-5480 Fax: (905) 677-2824

April 24, 2014 *via e-mail: susan.cunningham@mississauga.ca*

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

Attention: Susan Cunningham, DC Project Co-ordinator, Finance

Re: 2014 Development Charge Policy Proposal

Thank you for the opportunity to participate in the City of Mississauga's Development Charge Stakeholder's meeting on March 24, 2014. We have had a chance to go back over the presentation material and wish to provide feedback on the direction staff have taken with respect to two policy changes presented.

Generally speaking, the spirit of our comments is in the context of the intent of the Development Charges Act. The Act says a Municipality may "impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development". The fundamental principal of the *increased needs for service* are especially important when considering policy changes that effect the competitiveness of certain types of development and whether that change is fair and reasonable in that context.

The City of Mississauga presented two policy changes during the March 24th meeting which offends the intent of the Act, namely, the merging of the industrial and non-industrial DC rate and the introduction of a sunset period for development charge credits resulting from demolition of an existing, serviced property. We are of the opinion that these two changes are neither fair nor reasonable.

Merging of the Industrial and Non-Industrial Development Charge

While the Act does not prescribe how to treat different types of development, it is reasonable to assume there are differing needs for services depending on the type or use of that development. Changing this policy to a blended rate effectively means the City is assuming there is the same level of service required whether it is for one square foot of office, one square foot of retail or one square foot of an industrial building. However, we know each square foot of each of these developments has different service requirements.

For example, an office building on average can have anywhere from 200-300 sq. ft. per employee. Whereas new industrial buildings being built in the City of Mississauga are predominantly warehouse-distribution centres with a ratio of anywhere from 1,000-10,000 sq. ft. per employee. A retail centre will have differing ratio's falling somewhere between the two. Clearly, each of these uses will have different service needs.

This is no different than creating different housing categories to collect DC's based on the number of people generally occupying a unit type. Apartments pay less than single family homes. Similarly, lower density non-residential uses should have a lower charge per square foot of development than a higher density use.

As such, the proposed policy change of charging the same rate per sq. ft. for all types of non-residential growth is neither fair nor reasonable and does not meet the requirements of the Act which is to charge development based on the additional need to service that growth.

Introduction of Demolition Credit Sunset Period

Using the same analogy of the increased need for service, applying a development charge against replacement GFA, if it is a similar type of development, is neither fair nor reasonable regardless of the timeframe because there is no additional servicing required. It is understandable that given the ever increasing cost to create additional capacity, a municipality would want to utilize existing capacity prior to paying for new capacity. However, there are several issues that need to be considered prior to implementing this policy change.

Whether a building is being demolished for public safety reasons or if it is part of a larger, long-term cleanup strategy, a new building will only be built once there is market demand to support it. For example, Orlando started a three year rehabilitation program of the Streetsville quarry in 2005. Our first building permit could only be issued upon completion of the clean-up works. Given the market conditions in the early part of 2008, our first building permit was issued that year. However, if we had started the clean-up in 2006 and completed in 2009, we would have likely only pulled a permit in 2010 or later given the economic conditions during this time period.

Under this scenario, and given the proposed policy change, the demolition credit would have expired prior to utilizing it for replacement growth.

It is neither fair nor reasonable to burden these types of development with a sunset to the demolition credit. Rather the municipality should be creating incentives to promote more infill or brownfield work to better utilize existing infrastructure.

R-4(m)(m)

Appendix 2

Given the aforementioned comments, it is our respectful submission the City of Mississauga reconsiders its proposed policy changes and maintain status quo with respect to the existing development charge policy framework for these two items.

Yours truly,

ORLANDO CORPORATION

Blair Wolk, MBA, P.Eng.
Vice President

cc: Clerk's Office, City of Mississauga
Mayor and All Councillors, City of Mississauga
Patti Elliott- Spencer, City of Mississauga
John Murphy, City of Mississauga

City of Mississauga
Development Charges Study
Public Meeting



Wednesday, May 14th, 2014

HEMSON
Consulting Ltd.

MISSISSAUGA
Leading today for tomorrow

2-4(n)(G)

Appendix 2-1

Study Context

- DC Study initiated in July 2013
- 3 meetings held with stakeholders to date
- 1 education session with Council
- 2014 DC background study and by-law released on April 29
- DC Background Study and by-law to Council for approval on June 11

R-4(6)(6)

Services Included in DC Study

100% Cost Recovery

- Fire
- Roads
- Stormwater Management

90% Cost Recovery

- General Government (Studies)
- Library
- Recreation
- Transit
- Public Works
- Parking
- LAC Debt

24(d)(4)

Development Forecast

- DC forecast based upon Council-approved "Long-Range Forecasts, 2011-2051"
  - Consistent with Schedule 3 of Amendment 2 to *Growth Plan*
- DC forecast follows the "Steady" growth scenario
  - Scenario based on achieving higher intensification within the Region and greater shares of the GTAH high density residential and office markets

R-4(q)(q)

Development Forecast

	2014-2023 Growth	2014-2041 Growth
Census Population	39,700	121,500
Dwelling Units		
Ground-related	4,400	11,600
Apartments	14,100	38,300
Total Units	**18,500**	**49,900**
Employment	46,700	90,900
Non-Res. Building Space		
Population-Related	717,700	1,425,300
Major Office	709,200	1,454,300
Employment Land	890,400	1,276,800
Total Square Metres	**2,317,300**	**4,156,400**

HEMSON

$222 Million Will Be Recovered Through DCs for Fire & Soft Services

Total Gross Cost ($millions)	$ 327.6
Less: Grants & Subsidies	$ 13.1
Less: Benefit to Existing Share	$ 19.7
Less: 10% Discount	$ 25.3
Less: Available Reserve Funds	$ 15.6
Less: Post-2023 Benefit	$ 31.7
DC Eligible Share	$ 222.2

R-4(s)(s)

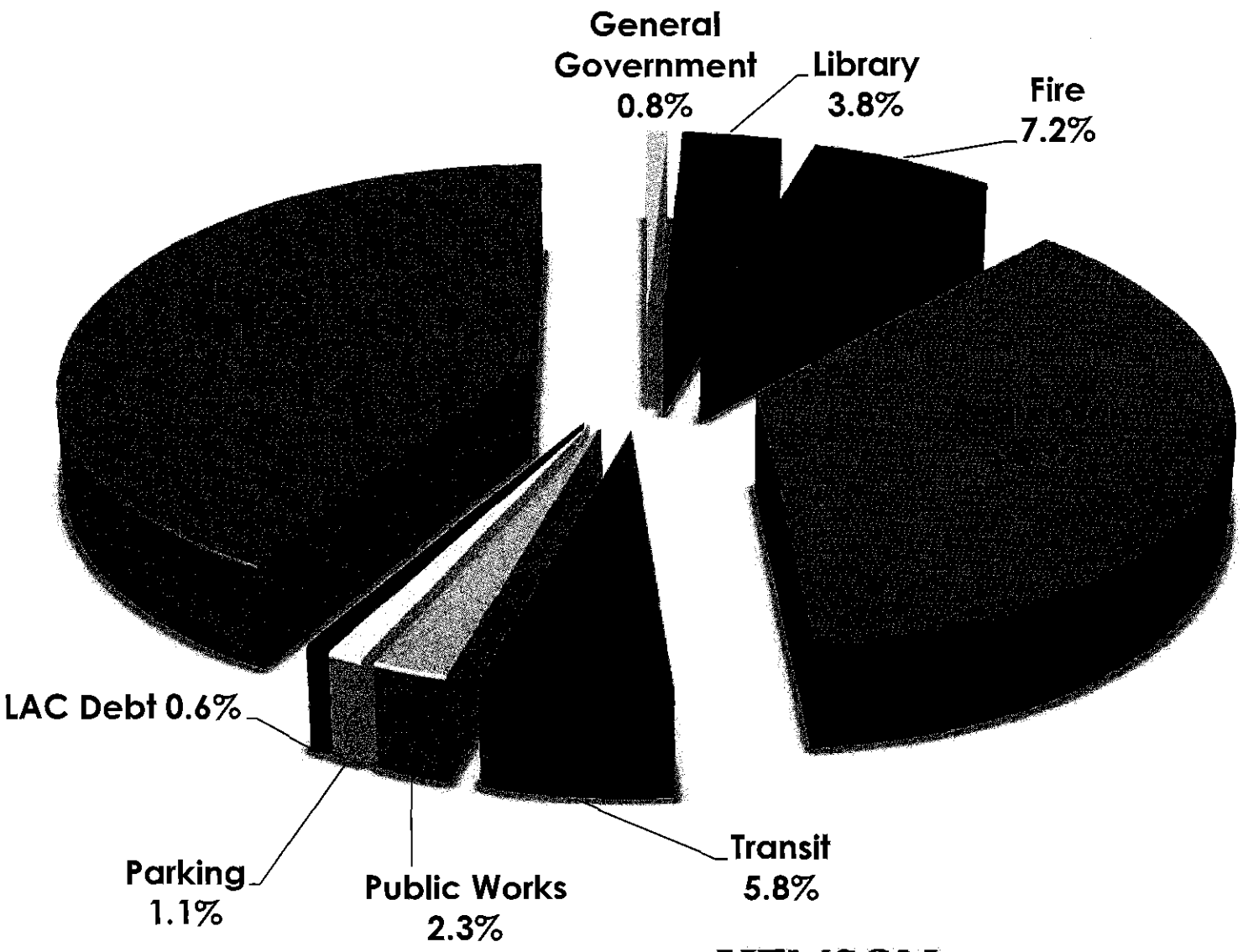
$765 Million Will Be Recovered Through DCs for Roads & Storm

Total Gross Cost ($millions)	$1,246.4
Less: Developer Contributions	$ 23.4
Less: Benefit to Existing Share	$ 363.0
Less: 10% Discount	$ 0.0
Less: Available Reserve Funds	$ 94.7
Less: Post-2041 Benefit	$ 0.0
DC Eligible Share	$ 765.3

HEMSON

2-4(f)(g)

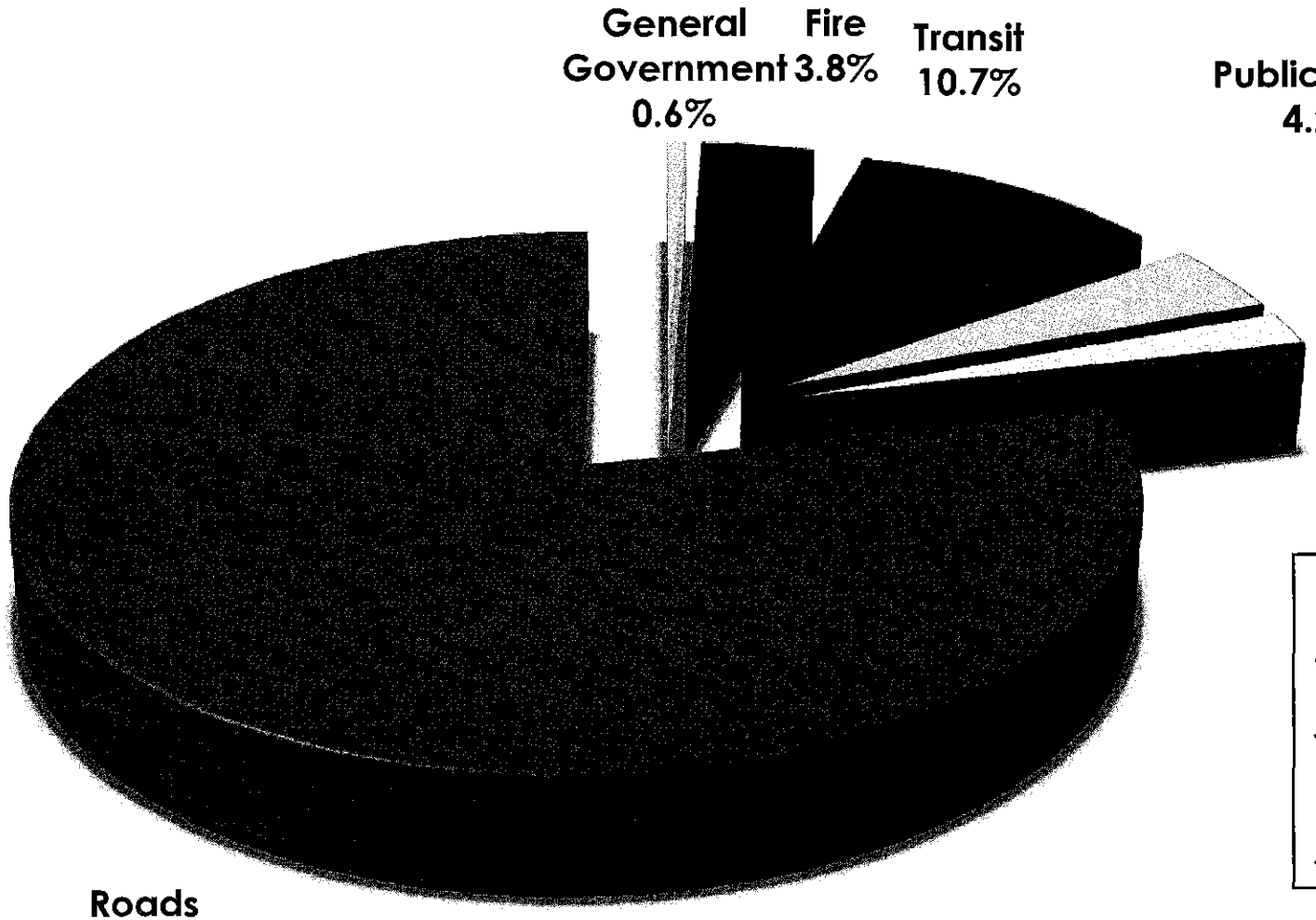
Calculated Residential Charge



Small Unit	**$11,826**
Apartments	**$17,327**
Other Residential	**$26,110**

HEMSON

Calculated Non-Residential Charge



Non-Residential Charge per Square Metre

$89.76

HEMSON

Appendix 2-9
2-4(v)(vi)

Calculated Development Charges

Development Type	Calculated Charge	Current Charge	$ Change	% Change
Residential (per unit)				
Small Unit	$11,826	$6,777	$5,049	75%
Apartments	$17,327	$13,031	$4,296	33%
Other Residential	$26,110	$16,931	$9,179	54%
Non-Residential (per square metre)				
Non-Industrial*	$89.76	$67.89	$21.87	32%
Industrial*	$89.76	$55.20	$34.56	63%
Storm Water Management (per ha)	$89,314	$80,985	$8,329	10%

**A uniform non-residential rate has been calculated*

HEMSON

R-4(w)(w)

Factors Affecting Rate Increases

- Higher service levels
  - Continued investment in refurbishment of existing facilities using non-DC revenues
  - Leads to higher funding envelopes
- Robust roads capital program:
  - Higher construction costs
  - Additional infrastructure requirements
- Alternate service level methodology
- Changes in household occupancy factors

2-4(x)(x)

Moving Towards a Uniform Non-Residential Charge

- Advantages of a uniform rate:
  - Results in a lesser rate increase for major office development
  - Will eliminate interpretation challenges related to claims being "industrial" vs. non-industrial
- Objections to a uniform rate:
  - City has a history of a differentiated non-residential charge
  - The industrial development stakeholders have raised concerns over policy change
- Each scenario is revenue neutral to the City

R-4(4)(4)

Major Policy Changes

- Movement to a single non-residential rate
- Reduction in the size qualifying for the small unit rate
  - Change from 70m^2 to 60m^2 (750 sq. ft. to 645 sq. ft.)
- Horizontal multiple dwellings removed from definition of "Apartment"
- Demolition credits limited to a 48 month life span (4 years)

HEMSON

2-4(z)(2)

Major Policy Changes

- New rates to take effect on June 12, 2014
- New residential construction including purpose built secondary units qualify for small unit rate
- Remove deferral for the payment of the City portion of DC's at the foundation to roof permit stage
- Mechanism to trigger DC Study Review

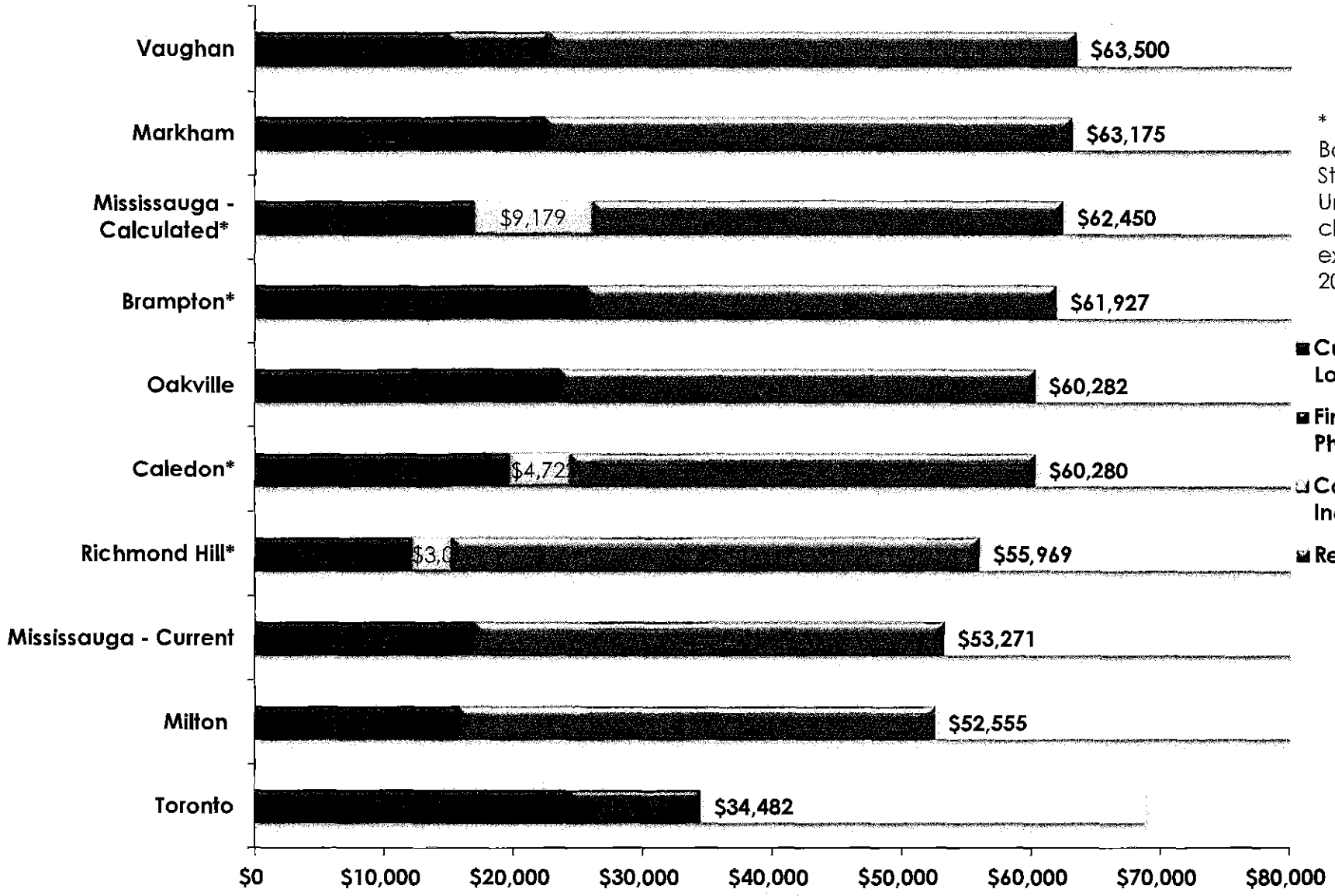
R-4(a)(a)(a)

Minor Policy Changes

- Definition of "Agricultural Use" will exclude the cultivation of medical marihuana
- Property previously owned by DC exempt entities shall be required to pay DC's when redeveloped for a new use
- Inclusion of "hotel and motel" in the definition of non-industrial

(b)(b)(b)-4

DC Rate Comparison: Single & Semi-Detached Units



* DC Background Studies Underway, rate changes expected in 2014

R-4(c)(c)(c)

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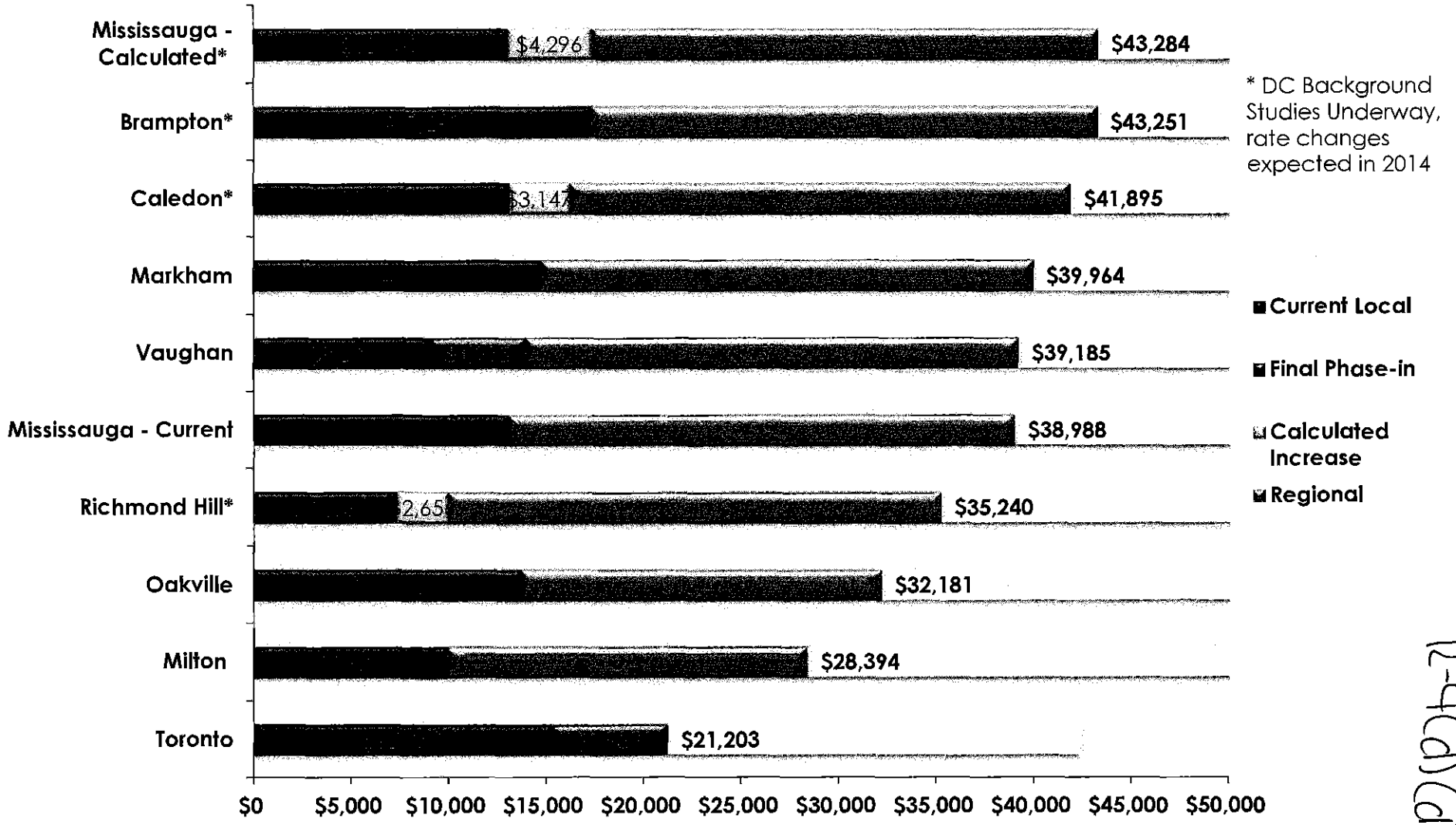
DC Rate Comparison: Large Apartments

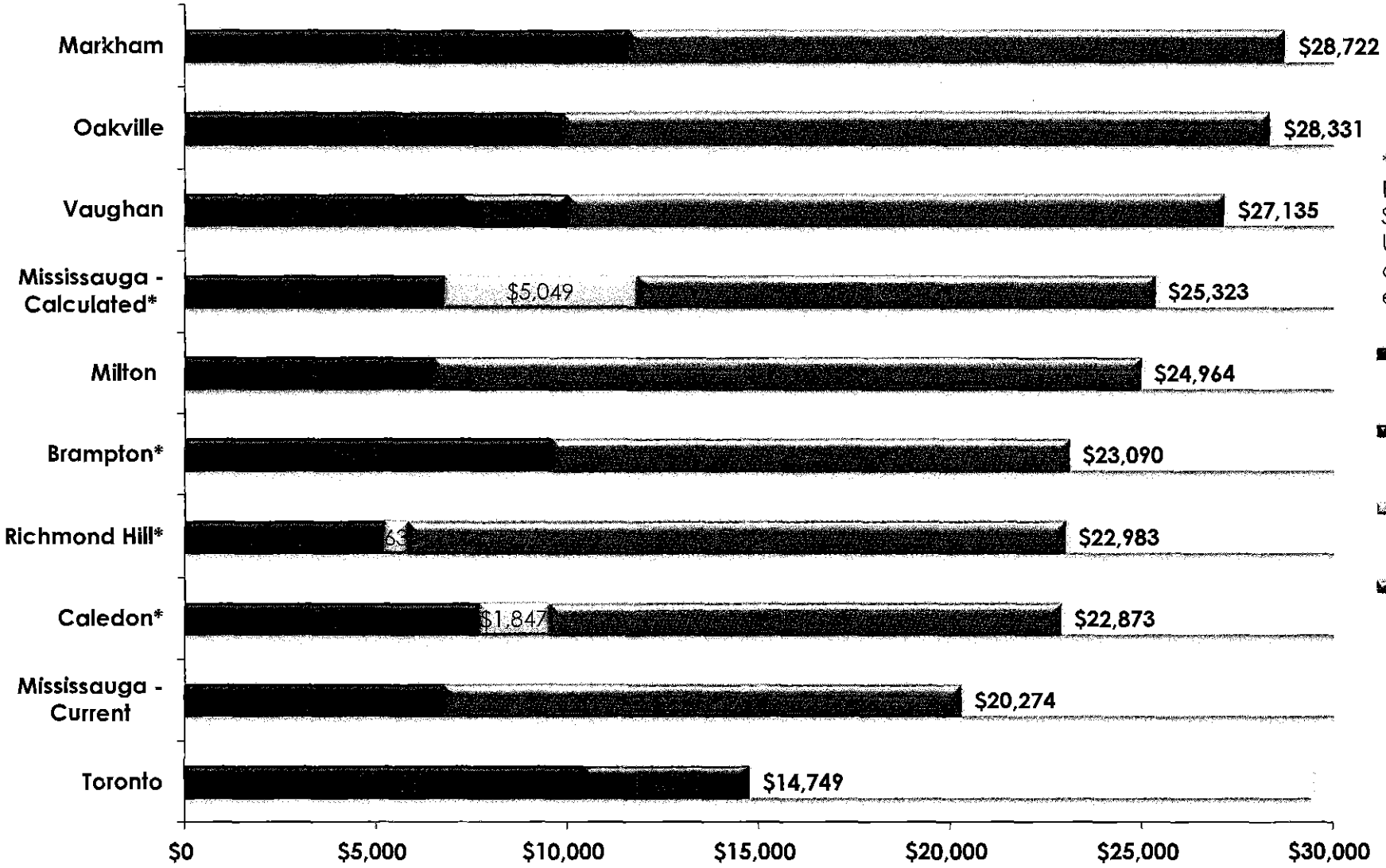


HEMSON

R-4(d)(d)(d)

Appendix 2-17

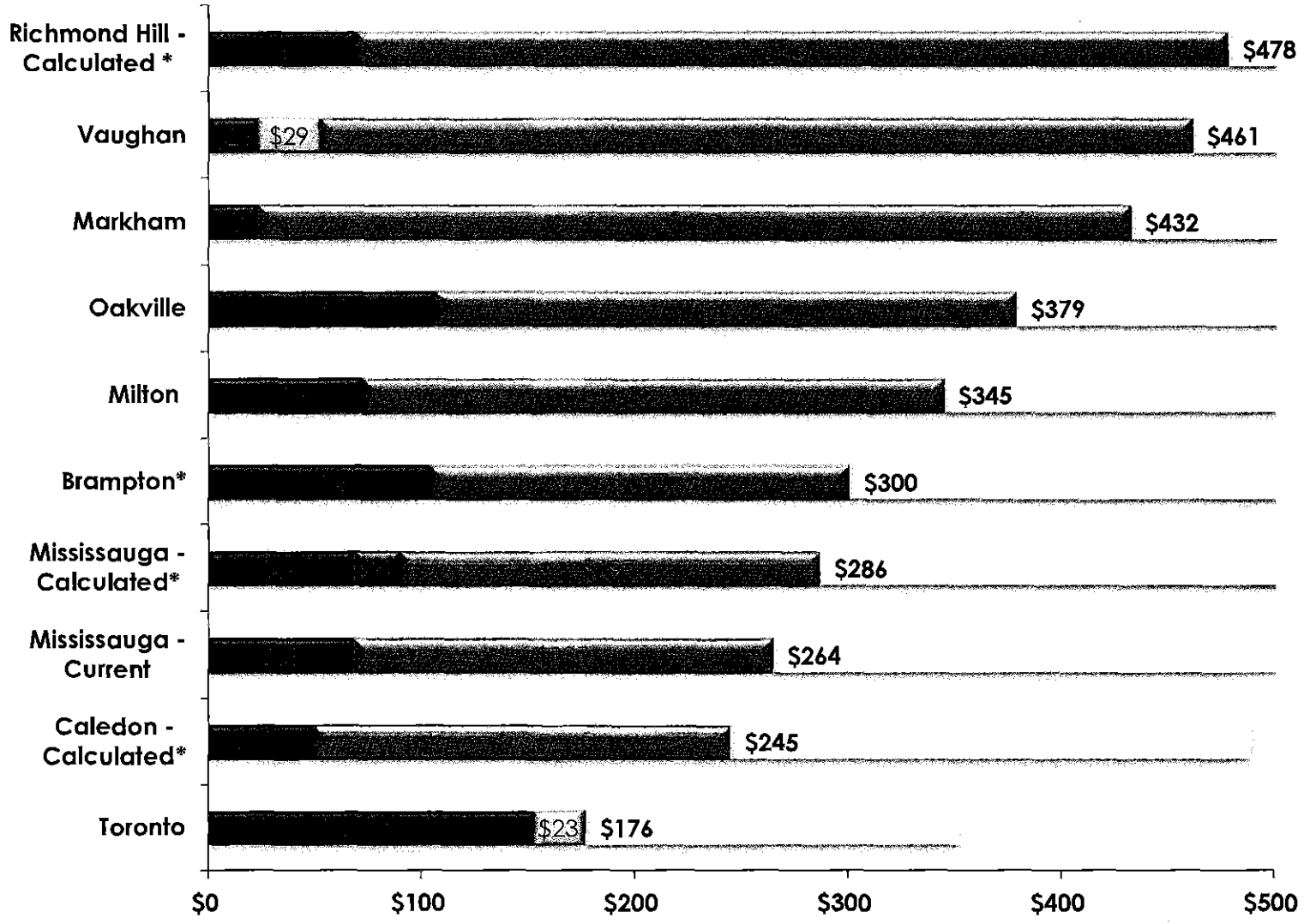
DC Rate Comparison: Small Apartments



R-4(e)(e)(e)

HEMSON

DC Rate Comparison: Non-Industrial



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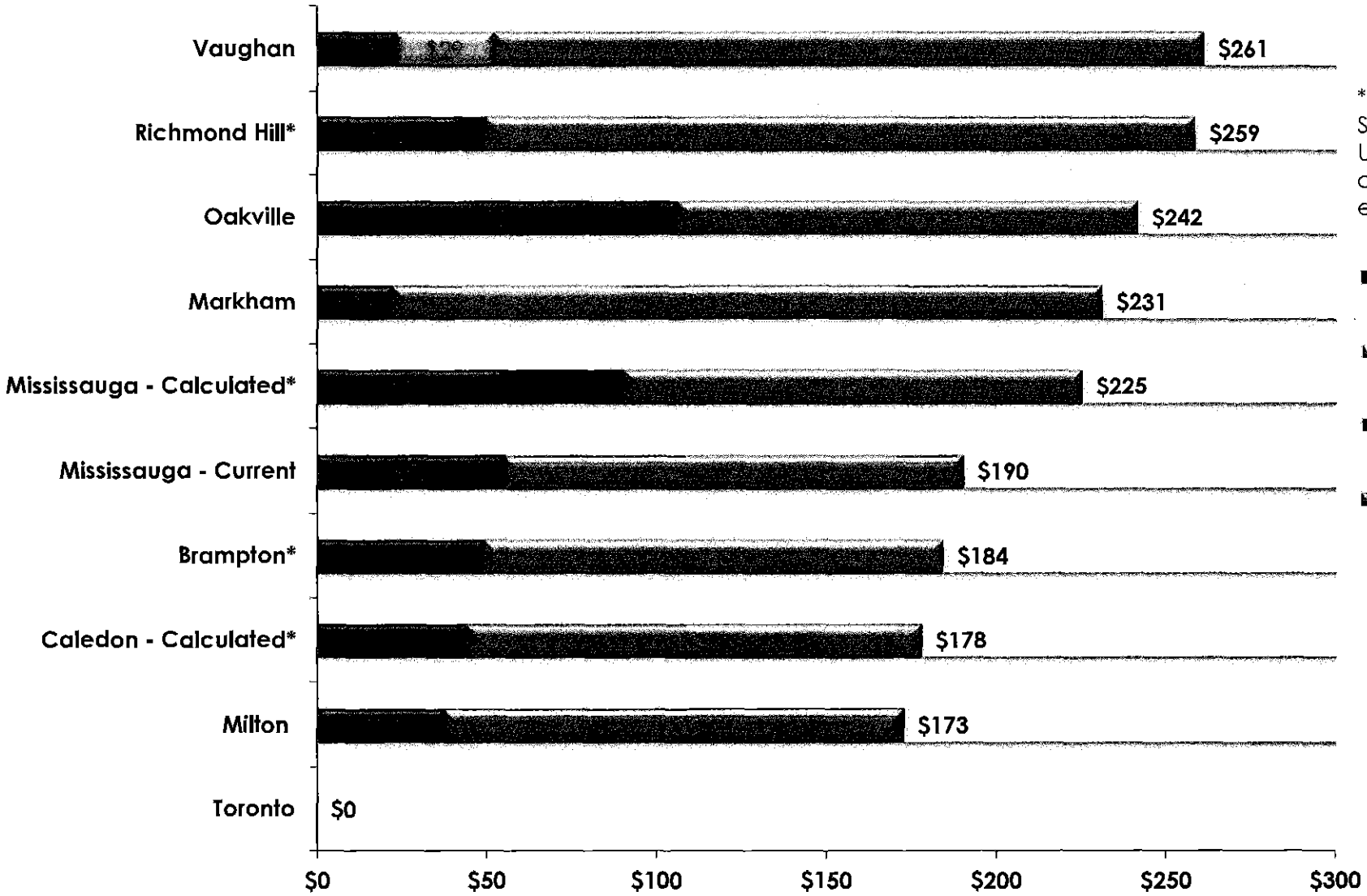
R-4(f)(ff)(ff)

Appendix 2-19

DC Rate Comparison: Industrial



HEMSON

Appendix 2-20

2-4(g)(g)(g)

Timelines

- Continued dialogue with stakeholders
- June 11 – DC Study and by-law to Council for approval
- July 21 – Last day to appeal DC by-law

[redacted]

R-4(i)(i)(i)

QUESTIONS?

R-4(j)(j)(j)

BILD

BUILDING A GREATER GTA
Building Industry and Land Development Association

December 4, 2013

Janice M. Baker FCPA, FCA
Chief Administrative Officer
City of Mississauga
300 City Centre Drive
Mississauga, ON
L6Y 4S2

Dear Ms. Baker,

Re: 2014 City of Mississauga Development Charges Background Study

---

The Building Industry and Land Development Association (BILD) understands that the City of Mississauga has commenced its review of Development Charges By-law 0342-2009. Although set to expire on November 11, 2014, the City has advanced the 2014 DC update for approval by Council in June 2014, due to the upcoming municipal election.

As interested and affected stakeholders, we look forward to being engaged and formally consulted in the DC review process and offer the following comments:

BILD acknowledges that the City of Mississauga has retained Hemson Consulting as the consultant to produce the background study for the upcoming review of the current development charges background study. As you are aware, BILD has appealed the City of Mississauga's current DC By-law (2009), in addition to several Greater Toronto Area development charges by-laws that adopted the new methodology employed by Hemson Consulting, which uses gross population to calculate development charge rates.

In a decision of the Ontario Municipal Board (OMB) in 2010 regarding a development charge by-law proposed by the Town of Orangeville, in respect of which a motion for leave to appeal was dismissed by the Divisional Court, the appropriateness of the gross population methodology to calculate soft service development charges was assessed. In the Orangeville case, the Board, (confirmed by the Court), decided that a methodology calculating development charge eligible costs using estimates of the gross population in new units does not conform to three separate provisions in the Development Charges Act, namely section 2(1), section 5(1)4 and section 5(1)5. The Board held that the use of estimates of the net increase in population in the municipality to calculate soft service development charge does conform to the requirements of the Act.

Given the strength of this precedent and the fact that this methodology is currently being contested at the OMB, BILD formally requests that the City of Mississauga refrain from using a methodology which uses gross population to calculate development charges, or any related alternative-hybrid. The legal precedent and the DC Act clearly states that the net methodology is the appropriate methodology

R-4(K)(C)(K)

BILD
BUILDING A GREATER GTA
Building Industry and Land Development Association

to calculate the development charge. In the spirit of transparency, any deviation from the net methodology will be met with the potential for an appeal to the OMB, which would be mutually unfortunate and not in our collective benefit. As such, **BILD requests that the City direct Hemson Consulting to use the net methodology in the City's upcoming review development charges background study.**

Once again, we trust that we will be participating in the development charge review process and all discussions with staff, in order to reach a mutually agreeable development charges framework that benefits the City and its existing and future residents.

Please feel free to contact the undersigned should you have any comments or questions.

Sincerely,

Paula J. Tenuta, MCIP, RPP
Vice President, Policy & Government Relations

Cc: Susan Cunningham, Senior Policy Analyst, City of Mississauga
Robert D. Howe, Goodmans LLP
Darren Steedman, BILD Peel Chapter Chair

R-4(1)(1)(1)

THE ERIN MILLS DEVELOPMENT CORPORATION

April 22, 2014 *VIA EMAIL*

Susan Cunningham
DC Project Co-ordinator, Finance
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Dear Susan,

Re: City of Mississauga
2014 Development Charges Study
March 24th, 2014

Further to the 2014 Development Charges Study Stakeholder's Meeting held on Monday March 24th, 2014, we have reviewed the material distributed at the meeting and have the following comments:

Single Non-Residential

One of the comments in the March 24th, 2014 presentation made by Staff was that " **there isn't much industrial development remaining "** in the City of Mississauga. Granted this may be true, but for decades, The Erin Mills Development Corporation along with other large industrial developers have been developing industrial business parks and contributing to the industrial tax base in the City of Mississauga.
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R-4(m)(m)(m)

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Yours very truly,
THE ERIN MILLS DEVELOPMENT CORPORATION

F. Gasbarre

cc: Mayor McCallion
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Councilor Carlson, Ward 11

R-4(n)(n)(n)

ORLANDO CORPORATION

6205 Airport Road, Mississauga, Ontario L4V 1E3 Telephone: (905) 677-5480 Fax: (905) 677-2824

April 24, 2014 *via e-mail: susan.cunningham@mississauga.ca*

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

Attention: Susan Cunningham, DC Project Co-ordinator, Finance

Re: 2014 Development Charge Policy Proposal

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R-4(0)(0)(0)

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R-4(p)(p)(p)

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Yours truly,

ORLANDO CORPORATION

Blair Wolk, MBA, P.Eng.
Vice President

cc: Clerk's Office, City of Mississauga
Mayor and All Councillors, City of Mississauga
Patti Elliott- Spencer, City of Mississauga
John Murphy, City of Mississauga

R-4(a)(a)(a)

BILD | BUILDING A GREATER GTA
Building Industry and Land Development Association

May 1, 2014

Janice M. Baker FCPA, FCA
Chief Administrative Officer
City of Mississauga
300 City Centre Drive
Mississauga, ON
L6Y 4S2

Dear Ms. Baker,

Re: 2014 City of Mississauga Development Charges By-law Review

---

On behalf of the Building Industry and Land Development Association (BILD) and members of the Peel Chapter, we appreciate having been given the opportunity to participate in the Development Charges Stakeholder Meetings and have a dialogue with staff regarding the 2014 City of Mississauga Development Charges By-law Review.

As a follow up to the City of Mississauga's Development Charges Study Stakeholder's Meeting #3 on April 25, 2014, BILD continues to have some serious concerns with the City's proposal. As interested and affected stakeholders, BILD would like to offer the following comments:

"Alternate" Soft Service Methodology:

BILD would like to reiterate its position that the proposed alternate methodology to calculate the soft service development charges using a combination of population and households is not reasonable or in conformity with the requirements of the *Development Charges Act* and regulations, or the decision of the Ontario Municipal Board in the *Town of Orangeville vs. Orangeville and District Home Builders' Association*. Library and Recreation Services are city-wide services available to all residents, of which the demand for these soft services is created by residents and not houses. Simply adding residents and houses together in the calculation, results in the use of an artificial number that does not result in a legitimate measure of need for service or level of service.

The effect of co-mingling residents and houses for the purposes of the calculation is to inflate the maximum allowable funding envelopes, and in turn increase the development charge, above that which would be calculated using the net increase in residents. That is the obvious purpose of the "alternate" methodology. In doing so, the calculation is not based on the actual increase in need for service. It does not appropriately account for excess capacity arising from the decline in population in existing housing, and it results in the development charge funding levels of service that exceed the legitimate 10-year historic average. These are all contrary to the decision of the Board and the Superior Court in the Orangeville case.

R-4(r)(r)(r)

BILD | BUILDING A GREATER GTA
Building Industry and Land Development Association

Based on this information, ***BILD does not support the "alternative" soft service methodology and requests that the calculation of the soft service development rates be revised by using a methodology that reflects the decision of the Ontario Municipal Board in the Town of Orangeville vs. Orangeville and District Home Builders' Association.***

Traffic Adjustment Factor:

BILD does not support the use of a transit adjustment factor, as it is not supported by the *Development Charges Act*, which requires that the maximum allowable funding envelope does not exceed the 10-year average level of service. There does not appear to be sufficient information presented in the City's DC Background Study to assess how Hemson reached a 33% adjustment factor. ***BILD is requesting more information as to how the traffic adjustment factor was calculated.***

Merging of the Industrial and Non-Industrial Development Charge Rate:

The City has proposed to combine both the industrial and the non-industrial development charge to create one non-residential rate. The proposed policy change is assuming that the same level of service is required for all types of non-residential. This is clearly not the case, as every square foot of office, retail and industrial buildings has very different service requirements.

Considering that the Region of Peel has three separate categories for non-residential development (Industrial, Office and Other Non-Residential), and the City is trying to implement policy items to "align with the Region of Peel DC By-law" (as noted within the DC Stakeholder's Meeting presentation – March 24, 2014), BILD is requesting proper justification from staff for this proposed policy change.

The proposed policy change of charging the same rate per sq. ft. for all types of non-residential growth has no reasonable justification and in BILD's opinion, does not meet the requirements of the *Development Charges Act*, which is to charge development based on additional need to service that growth. ***BILD is requesting that the City maintain the existing Non-residential Development Charge categories – Industrial and Non-Industrial.***

Introduction of Demolition Credit Sunset Period:

The City has proposed a policy change in that demolition credits should be limited to a 48 month life span (4 years). It is BILD's opinion that applying a development charge against replacement GFA of a similar type of development is neither fair nor reasonable regardless of the time frame, as there is no additional servicing required for the development. The City should be creating incentives to promote more infill or brownfield redevelopment, rather than making it more difficult by adding financial risk to the developer. ***BILD is requesting that the City maintain the existing policy as it relates to demolition credits.***

R-4(S)(S)(S)

BILD
BUILDING A GREATER GTA
Building Industry and Land Development Association

Removal of Horizontal Multiple Dwellings from Definition of "Apartment":

The City has proposed a change in the DC policy, which removes horizontal multiple dwellings/stacked townhouses from the definition of "Apartment" in the DC By-law. BILD would like to reiterate that in prior discussions with the City of Toronto on the consideration of stacked/back-to-back townhouses in the "Apartments" definition, BILD referred to the City of Mississauga's current development charge categories as an example to follow. In that discussion, the argument was being put forward on the basis of density, referencing how Statistics Canada defines units. Extracting definitions of *row houses* and *apartments in buildings that have fewer than 5 storeys*, the persons per unit by unit type are based entirely on Statistics Canada's definition:

> ***3. Row house*** *– One or three or more dwellings joined side by side (or occasionally side to back), such as a town house or garden home, but not having any other dwellings either above it or below.*
>
> ***6. Apartment in a building that has fewer than five storeys*** *– A dwelling unit attached to another dwelling units, commercial units, or other non-residential space in a builder that has fewer than five storeys.*

BILD is disappointed that the City has proposed this policy change, which changes the definition of horizontal multiple dwellings/stacked townhouses, as it is neither warranted nor supportable given the Statistics Canada definition. ***BILD is requesting that the City maintain the existing policy as it relates to the inclusion of horizontal multiple dwellings in the definition of "Apartment."***

Affordability:

The industry strongly believes that growth must pay for growth, but it is very important that Staff and Council understand how the increased development charge rates will impact future development in the City.

Although it was noted by Staff in Stakeholder Meeting #3 that no formal review of the economic impact of the increase in DC's was undertaken, BILD's members with projects in the ground strongly believe that the proposed increase in the DC's will have a significant impact on future affordability of new home ownership in the City. This is especially the case for the most "affordable" unit types (Apartments and Small Units) because generally, all government imposed costs incurred by developers are transferred on to the purchasers/future residents through the cost of a new home.

If the policy changes are adopted as is, it must also be made clear to Council that the policy changes have the potential to render many residential and non-residential development projects in the queue non-developable.

Additionally, the non-residential sector is already losing tenant interest, as a result of project delays due to uncertainties and the ability for the City to attract new companies to the area is effectively being diminished as a result of the proposed blended non-residential rate and the introduction of a sunset period for demolition credits.

BILD

BUILDING A GREATER GTA
Building Industry and Land Development Association

DC Timeline, Transition & Enactment Date:

Considering the above concerns with the proposed DC policy and to acknowledge the development applications that are in process:

BILD respectfully requests a deferral of the consideration of the City's proposed DC by-law to a later Council date than the proposed June 11, 2014 date, so that additional time is granted to the industry to complete the review of BILD's issues and findings.

BILD respectfully requests that the enactment date of the 2014 DC by-law be the date in which the current DC by-law expires. The viability of the industry's projects depends on predictable DC update intervals and projects should not be negatively impacted because the by-law is being approved early as this is an election year. BILD understands the logic behind advancing the 2014 DC update as a result of the municipal election on October 27, 2014, but there is no reason why the DC By-law cannot be approved by Council prior to the summer, but take effect in November, after the expiry of the current DC by-law.

Lastly, BILD respectfully requests that reasonable transition provisions and grandfathering accompany the 2014 DC by-law. BILD firmly believes that applications currently under review should not be subjected to the proposed development charge increases, especially given the City's decision to advance the review of its development charges well before the timeframe required by the *Development Charges Act* and the magnitude of the proposed DC increase. We would be happy to discuss the terms of these provisions at an additional stakeholder meeting.

Concluding Remarks:

Moving forward, being your partners in building complete communities, BILD members are committed to working with staff and Council to reach a mutually agreeable development charges framework. We trust that you will take our comments under serious consideration.

Please feel free to contact the undersigned should you have any comments or questions.

Sincerely,

Paula J. Tenuta, MCIP, RPP
Vice President, Policy & Government Relations

Cc: Susan Cunningham, Senior Policy Analyst, City of Mississauga
Robert D. Howe, Goodmans LLP
Darren Steedman, BILD Peel Chapter Chair
Alana De Gasperis, BILD

R-4(a)(a)(a)

BILD

BUILDING A GREATER GTA
Building Industry and Land Development Association

May 13, 2014

Mayor McCallion and Members of Council
City of Mississauga
300 City Centre Drive
Mississauga, ON
L6Y 4S2

Dear Mayor McCallion and Members of Council,

Re: May 14th Public Meeting - City of Mississauga Development Charges By-law

---

The Building Industry and Land Development Association (BILD) submitted a detailed letter to City of Mississauga staff on May 1, 2014 outlining the industry's concerns with the City's development charge by-law proposal. It has been about two weeks and BILD and its member companies have not yet received a response back from staff on the matters contained within the May 1st letter (enclosed).

We at BILD always prefer to work through our consultation channels with municipal staff to create mutually beneficial outcomes and solutions, but it is unfortunate that City staff have not worked with BILD and its members to address any of the industry's concerns and issues.

As such, ***BILD respectfully requests a deferral of the consideration of the City's proposed DC by-law to a later Council date than the proposed June 11, 2014 date, so that additional time is granted to the industry to complete the review of BILD's issues and findings.***

BILD CONTESTS THE CITY OF MISSISSAUGA'S DEVELOPMENT CHARGE METHODOLOGY:

As you are aware, BILD has appealed the City of Mississauga's current DC By-law (2009), in addition to several Greater Toronto Area development charges by-laws that adopted the new methodology employed by Hemson Consulting, which uses gross population to calculate development charge rates.

Given the strength of the the *Town of Orangeville vs. Orangeville and District Home Builders' Association* Ontario Municipal Board (OMB) precedent and the fact that this methodology is currently being contested at the OMB, BILD had formally requested that the City of Mississauga refrain from using a methodology which uses gross population to calculate development charges, or any related alternative-hybrid (December 4, 2013 letter attached). The legal precedent and the *Development Charges Act* clearly state that the net methodology is the appropriate methodology to calculate the development charge.

In the spirit of transparency, any deviation from the net methodology will be met with an appeal to the OMB, which would be mutually unfortunate and not in our collective benefit. This is not BILD's preferred course of action, and as such, we hope Council will postpone the approval of the new development charge by-law to allow for additional time to discuss a fair resolution.

R-4(v)(v)(w)

BILD

BUILDING A GREATER GTA
Building Industry and Land Development Association

BILD'S OUTSTANDING ISSUES:

Once again, as noted within BILD's May 1st letter to the City, the industry remains significantly concerned with the following:

- Traffic Adjustment Factor;
- Merging of the Industrial and Non-Industrial Development Charge Rate;
- Introduction of Demolition Credit Sunset Period;
- Removal of Horizontal Multiple Dwellings from Definition of "Apartment";
- The impact of the proposed DC increases on future affordability of new home ownership in the City.

BILD recommends Council review these outstanding issues in detail in the enclosed May 1st BILD letter.

TRANSITION & ENACTMENT DATE OF THE BY-LAW:

BILD has requested that reasonable transition provisions and grandfathering accompany the 2014 DC by-law. BILD firmly believes that development applications currently under review should not be subjected to the proposed development charge increases, especially given the City's decision to advance the review of its development charges well before the timeframe required by the *Development Charges Act* and the magnitude of the proposed DC increase. BILD is requesting that Council consider implementing a reasonable DC transition.

BILD has requested that the enactment date of the 2014 DC by-law be the date in which the current DC by-law expires. The viability of the industry's development projects depends on predictable DC update intervals and projects should not be negatively impacted because the by-law is being approved early as this is an 'election year'. BILD understands the logic behind advancing the 2014 DC update as a result of the municipal election on October 27, 2014, but there is no reason why the DC By-law cannot be approved by Council, but take effect in November after the expiry of the current DC by-law.

We trust that you will take our comments under serious consideration. Please feel free to contact the undersigned should you have any comments or questions.

Sincerely,

Paula J. Tenuta, MCIP, RPP
Vice President, Policy & Government Relations

Cc: Janice M. Baker, Chief Administrative Officer, City of Mississauga
Patricia Elliott-Spencer, Director of Finance, City of Mississauga
Susan Cunningham, Senior Policy Analyst, City of Mississauga
Robert D. Howe, Goodmans LLP
Darren Steedman, BILD Peel Chapter Chair

R-4(w)(w)(w)

Daniels
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PembertonGroup.com
It's all about you

May 13, 2014

COUNCIL AGENDA
MAY 14 2014

Members of Council:

Re: Development Charges By-Law Review

The undersigned represent two significant landowners and developers of residential and mixed-use lands within the City of Mississauga.

Together, we currently employ hundreds of workers, tradespeople, professional consultants, residents and manufacturers whose livelihood is directly driven by the development sector.

We are writing to formally go on record as opposing the significant development charge increases to all development sectors.

The City has received a detailed communication from the industry's representative, BILD citing a number of issues with the methodologies used by City staff and their consultants to justify this significant increase.

Each of the undersigned have projects currently going through the approvals process that will be put into economic jeopardy, as the predictable development charge review process has seemingly been tossed aside. The City's Development Charge by-law does not expire until November 2014, yet City staff is looking to implement significant increases within the next month.

However, it is City Council that makes these decisions and not City staff.

We are respectfully requesting that Council defer this matter until September 2014, at the earliest, to allow us and the industry time to work with City staff to achieve viable increases.

We are direct drivers of economic development, City employment and growth. We request Council to continue to work with us, and not impose on us, rapid increases that will cause significant economic harm to the City and its development industry.

Respectfully submitted,

Marc Muzzo,
Pemberton Group

Niall Haggart,
The Daniels Corporation

Copy: Paula J. Tenuta/Darren Steedman, BILD
Patti Elliot-Spencer, Director of Finance, Mississauga

R-4(x)(x)(x)

Oxford Properties Group
Royal Bank Plaza, North Tower
200 Bay Street, Suite 900
Toronto, ON M5J 2J2

T/ 416 865-5359
F/ 416 865-8307
jfilipetti@oxfordproperties.com

May 16, 2014

Janice M. Baker FCPA, FCA
Chief Administrative Officer
City of Mississauga
300 City Centre Drive
Mississauga, ON
L6Y 4S2

RE: 2014 City of Mississauga Development Charges By-law Review

Dear Ms. Baker,

On behalf of the owners of Square One and adjacent land, we would like to offer the following comments regarding the City's proposed Development Charges By-law.

"Alternate" Soft Service Methodology:

Oxford believes that the proposed alternate methodology to calculate the soft service development charges using a combination of population and households is not reasonable or in conformity with the requirements of the *Development Charges Act* and regulations, or the decision of the Ontario Municipal Board in the *Town of Orangeville vs. Orangeville and District Home Builders' Association*. Library and Recreation Services are city-wide services available to all residents, of which the demand for these soft services is created by residents and not houses. Simply adding residents and houses together in the calculation results in the use of an artificial number that does not provide a legitimate measure of need for service or level of service.

The effect of co-mingling residents and houses for the purposes of the calculation is to inflate the maximum allowable funding envelopes, and in turn increase the development charge, above that which would be calculated using the net increase in residents. In doing so, the calculation is not based on the actual increase in need for service. It does not appropriately account for excess capacity arising from the decline in population in existing housing, and it results in the development charge funding levels of service that exceed the legitimate 10-year historic average. These are contrary to the decision of the Board and the Superior Court in the Orangeville case.

Based on this information, Oxford does not support the "alternate" soft service methodology and requests that the calculation of the soft service development rates be revised by using a methodology that reflects the decision of the Ontario Municipal Board in the *Town of Orangeville vs. Orangeville and District Home Builders' Association*.

R-4(4)(4)(4)

OXFORD

Introduction of Demolition Credit Sunset Period:

The City has proposed a policy change in that demolition credits should be limited to a 48 month life span (4 years). It is Oxford's opinion that applying a development charge against replacement GFA of a similar type of development is neither fair nor reasonable regardless of the time frame, as there is no additional servicing required for the development. The City should be creating incentives to promote more infill or brownfield redevelopment, rather than making it more difficult by adding financial risk to the developer. Oxford is requesting that the City maintain the existing policy as it relates to demolition credits.

Affordability:

Oxford strongly believes that growth must pay for growth, but it is very important that Staff and Council understand how the increased development charge rates will impact future development in the City.

If the policy changes are adopted as is, it must also be made clear to Council that the policy changes have the potential to render some planned development projects unfeasible.

Additionally, these proposed development charge rate increases will make Mississauga less competitive with other municipalities. For office uses in particular, higher development charges drive rents for new office developments to higher levels, and office space users are often financially motivated in choosing a business location. The resulting higher rents act as a disincentive for office users to locate in Mississauga relative to other office nodes in the GTA.

DC Timeline, Transition & Enactment Date:

Considering the above concerns with the proposed DC policy and to acknowledge the development applications that are in process, Oxford respectfully requests a deferral of the consideration of the City's proposed DC by-law to a later Council date than the proposed June 11, 2014. This will allow additional time to complete the review of the issue raised by us and by others in the development industry.

Oxford respectfully requests that the enactment date of the 2014 DC by-law be the date in which the current DC by-law expires. The viability of the industry's projects depends on predictability DC update intervals and projects should not be negatively impacted because the by-law is being approved early as this is an election year. Oxford understands the logic behind advancing the 2014 DC update as a result of the municipal election on October 27, 2014, but there is no reason why the DC By-law cannot be approved by Council prior to the summer, but take effect in November, after the expiry of the current DC by-law.

Lastly, Oxford respectfully requests that reasonable transition provisions and grandfathering accompany the 2014 DC by-law. Oxford firmly believes that applications currently under review should not be subjected to the proposed development charge increases, especially given the

R-4(z)(z)(z)

OXFORD

City's decision to advance the review of its development charges well before the timeframe required by the *Development Charges Act* and the magnitude of the proposed DC increase. We would be happy to discuss the terms of these provisions at an additional stakeholder meeting.

Oxford is committed to working with staff, Council and other industry groups to reach a mutually agreeable development charges framework.

Please feel free to contact the undersigned should you have any comments or questions.

Sincerely,
OXFORD PROPERTIES GROUP

John Filipetti
Vice President, Development

CC: Jeffrey Hess, Oxford Properties Group

R-4(a)(a)(a)(a)

May 28, 2014

Gary Kent
Commissioner of Corporate Services and
Chief Financial Officer
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L6Y 4S2

Dear Sir,

Re: 2014 Development Charges By-Law Review

Thank you for hosting meeting number 4 last Friday to review the on going concerns of the development industry.

We thought it would be useful to make a formal submission highlighting some of the concerns expressed, specifically by our company during last week's meeting.

Reduction in the Size of Small Units

Your April 29, 2014 Corporate Report references "recent and current trends" of two bedroom apartment units with a floor area of less than 750 sq. ft. As mentioned at the meeting, Daniels Corporation has built approximately 2,400 condominium apartment units within Mississauga City Center over the past eight years. Below is a chart showing the size ranges of all two-bedroom apartment we have constructed.

	Min 2 Bed (sf)	Max 2 Bed (sf)
The Capital	822	1,452
One Park Tower	795	961
Chicago	729	1,056
Limelight	837	961

You will see that, with the exception of one unit within our Chicago project, all of our two bedroom units significantly exceed the current 750 sq. ft. unit size.

We believe that City staff's proposal to reduce the Small Unit Size to 645 sq. ft. will NOT capture second bedroom units with higher person per unit factors.

We suggest that City staff look at increasing the Small Unit Size to more accurately reflect two bedroom market units.

R-4(b)(b)(b)(b)

Removal of Horizontal Multiple Dwelling from Definition of Apartment

Mississauga has long been a leader in promoting innovative housing forms and unit types. For over 10 years, Daniels has been building (and has been nominated for Mississauga urban design awards) stacked and back-to-back units. Such units have utilized the above definition to help achieve a level of affordability for many first time homebuyers.

Unit sizes for our stacked and back-to-back product range from 626 sq. ft. (one bed) to 1,305 sq. ft. (two and three bed). Daniels has built approximately 1,500 of these unit types in the City of Mississauga.

The proposal to eliminate the Horizontal Multiple Dwelling unit definition will result in the above units paying the same development charge rate as a single family detached units. Increasing the Development Charge component by such a quantum, virtually overnight, will severely affect housing affordability and Mississauga will no longer be a leader in promoting innovative housing types, as called for by your Official Plan.

We suggest that Mississauga keep the Horizontal Multiple Dwelling Unit Definition. We also suggest that you look at how the City of Brampton has handled this issue, as they have utilized a minimum density provision (60 Units Per Hectare) that, if achieved, stacked and back-to-back units meet the Apartment definition.

Demolition Credit Sunset Period

As mentioned during the meeting, the City needs to give regard for the time it takes to remediate or otherwise clean-up brownfield development sites. While this process is generally governed by the Ministry of the Environment (MOE), it can take many years to achieve a clean record of site condition to allow development to proceed. The Demolition sunset credit period will need to accommodate for such a process, as warranted.

Methodology – Alternate Approach

Daniels would like to go on record as supporting the BILD position to work more collaboratively with City staff on the City's growth projection models. The development Industry needs more time and supporting materials so that City staff and the industry can work together on the important issue of the City's growth rate and the required development charge increase to support this rate.

Transitional Provisions and Grandfathering

As you heard many industry representatives express at this meeting, the predictable development charge review process has changed, and investment decisions have been thrown into jeopardy due to significant increases resulting from the contemplated policy changes referenced within this letter.

While City staff can point to a notice of their (development charge) review being posted in the summer of 2013, it wasn't until meeting number 3, held on March 24, 2014, just two months ago, when the Industry was given details of the contemplated changes.

R-4(c)(c)(c)(c)

As stated in our meeting, Daniels Corporation is currently under construction with a 324 unit purpose-built market rental housing building in Erin Mills. The increased development charge fee will result in over $2 million dollars and will directly affect the economic viability of this long term investment.

To be clear, had we known that the City was contemplating such significant development charge increases, to be approved on an accelerated schedule, it is highly unlikely we would have proceeded into construction on this building.

It is absolutely imperative that the City agrees to transitional provisions for development charge grandfathering for projects that have made a site plan application (i.e.: unit sizes have been fixed) and for those projects that have made a building permit submission, like our Erin Mills building. This position is consistent to what is being advanced by BILD.

We welcome the opportunity to meet with you and City staff this Friday, May 30 to discuss the specific points raised by us, and those points raised by others during our last meeting.

Yours very truly,

Niall Haggart
Executive Vice President

Copy: Darren Steedman and Alana De Gasperis, BILD
Remo Agostino, Daniels Corporation

R-4(d)(d)(d)(d)

ORLANDO CORPORATION

6205 Airport Road, Mississauga, Ontario L4V 1E3 Telephone: (905) 677-5480 Fax: (905) 677-2824

May 29, 2014 *via email: gary.kent@mississauga.ca*

City of Mississauga
300 City Centre Drive
Mississauga, ON
L6Y 4S2

Attention: Gary Kent
Commissioner of Corporate Services & CFO

Re: 2014 City of Mississauga Development Charge By-Law Review

As a follow-up to the stakeholders meeting held on May 23, 2014, this letter serves to formally notify the City of Mississauga of Orlando's position with respect to the Floor Space per Worker (FSW). At the time our previous submission was made (April 24th), the Development Charge Background Study (DCBS) had not been released by the City for public review and as such were unable to provide comments on the FSW.

The FSW is used to determine the denominator of the development charge calculation and as such has a direct impact in the ultimate charge. The FSW should reflect marketplace realities in terms of what should be expected from future growth, upon which the development charge will be collected.

The Region of Peel recently released a study completed by Hemson Consultants (the same consultant working on this file for the City of Mississauga) which presents results inconsistent with their assumption in the Mississauga Development Charge Background Study. Mississauga's DCBS assumes employment land developments will have an average FSW of 96 m2/employee whereas Peel's report presents an FSW since 2007 of 125 m2/employee.

Our consultants' research results in a post-2005 average FSW of 158 in Mississauga. We continue to witness ever increasing FSW's beyond what has been recorded in the Peel report. We believe this trend will continue into the future as manufacturing jobs continue to decline with improved manufacturing efficiencies and increased offshore production of goods.

R-4(e)(e)(e)(e)

An FSW which is too low has the effect of not capturing the true amount of GFA required to provide an adequate amount of GFA for the projected amount of employment growth. It also has the effect of artificially increasing the DC rate and unfairly penalizes this form of development.

Combining a low FSW with the blending of the major office and employment lands rate as proposed in the City's DCBS creates an environment which effectively has employment land development subsidizing other types of non-residential development.

We fundamentally disagree with this methodology and respectfully request the City reconsider the assumed FSW and adjust it to be more in-line with market realities of expected growth in the City of Mississauga.

Yours truly,

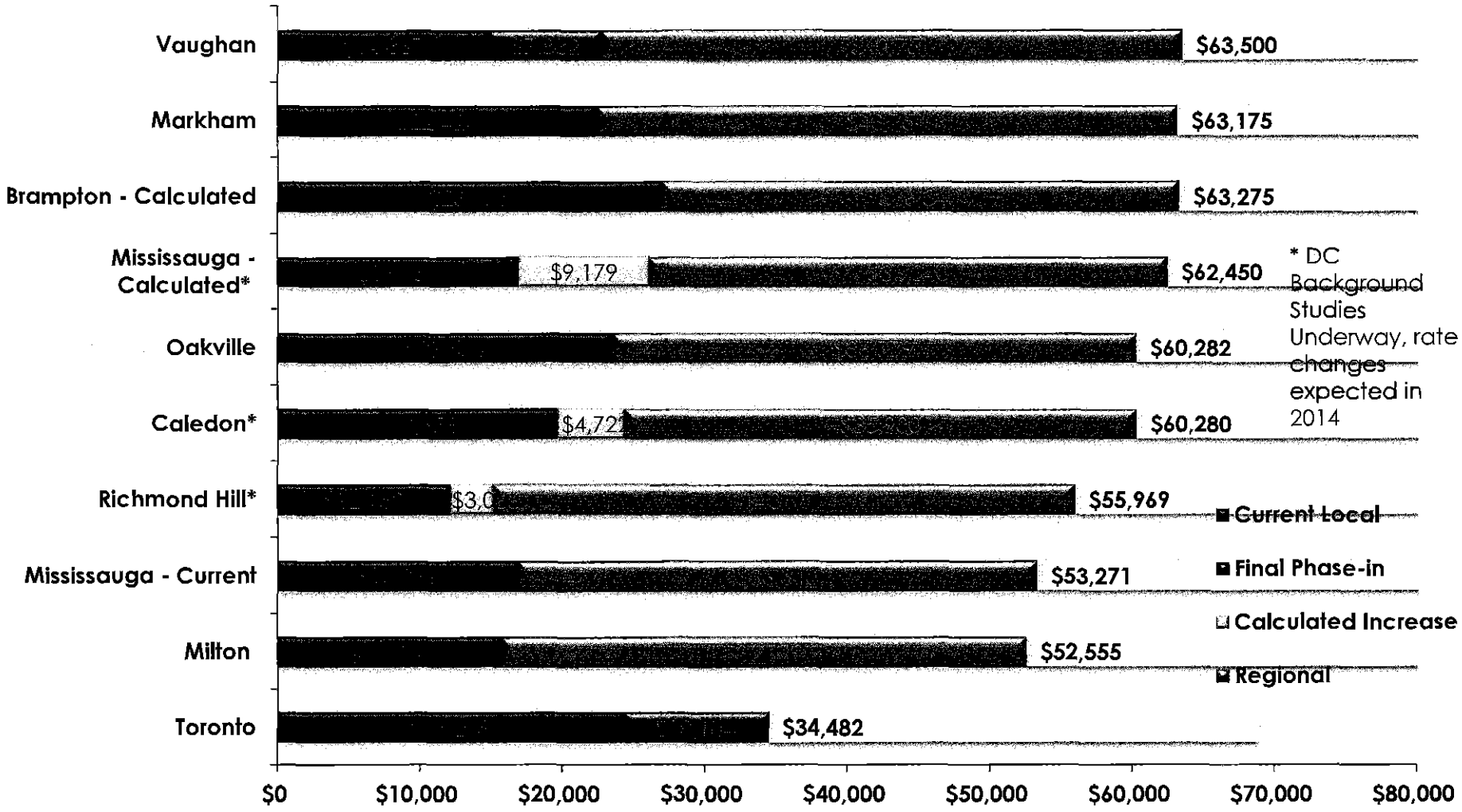
ORLANDO CORPORATION

Blair Wolk, MBA, P.Eng.
Vice President

BW/lds

cc: Clerk's Office, City of Mississauga
via email: kathryn.lockyer@peelregion.ca
Susan Cunningham, Senior Policy Analyst, City of Mississauga
via email: susan.cunningham@mississauga.ca
Darren Steedman, BILD Peel Chapter Chair
via email: dsteedman@metrusdev.com
Alana De Gasperis, BILD, via email:
via email: adegasperis@bildgta.ca

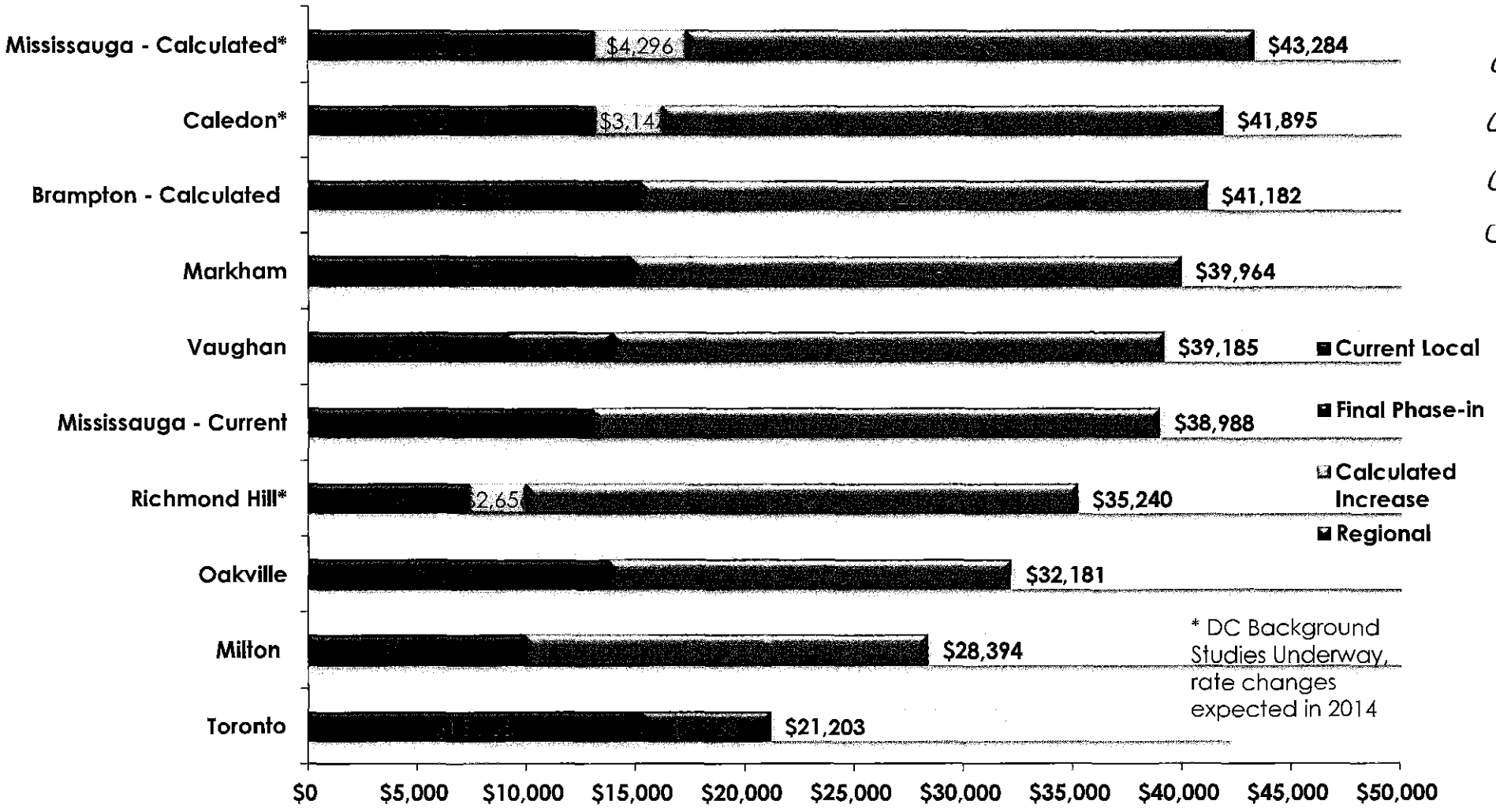
DC Rate Comparison: Single & Semi-Detached Units



HEMSON

Appendix 4-1
R-4(F)(F)(F)(F)

DC Rate Comparison: Large Apartments

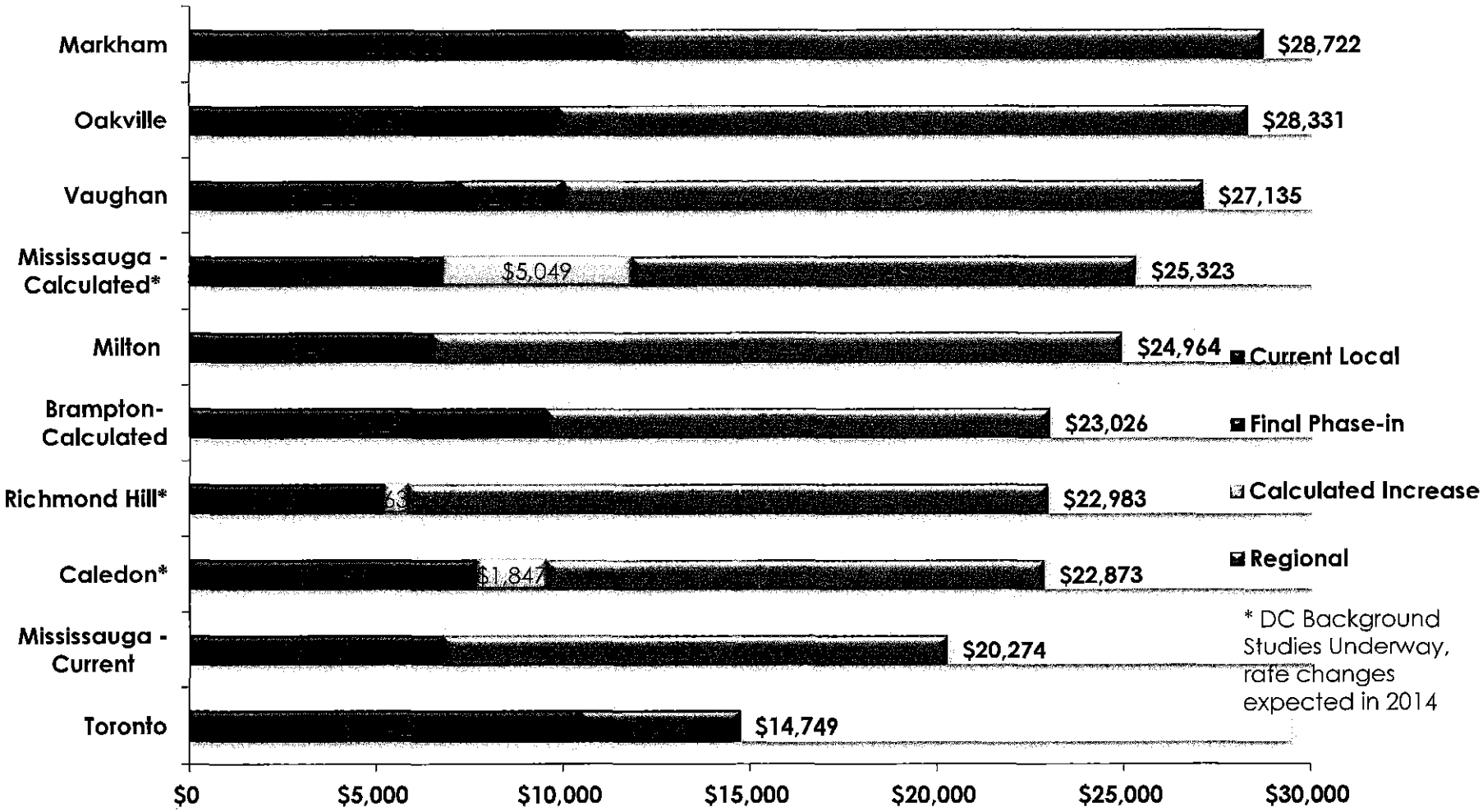


HEMSON

R-4(g)(g)(g)(g)(g)

Appendix 4-2

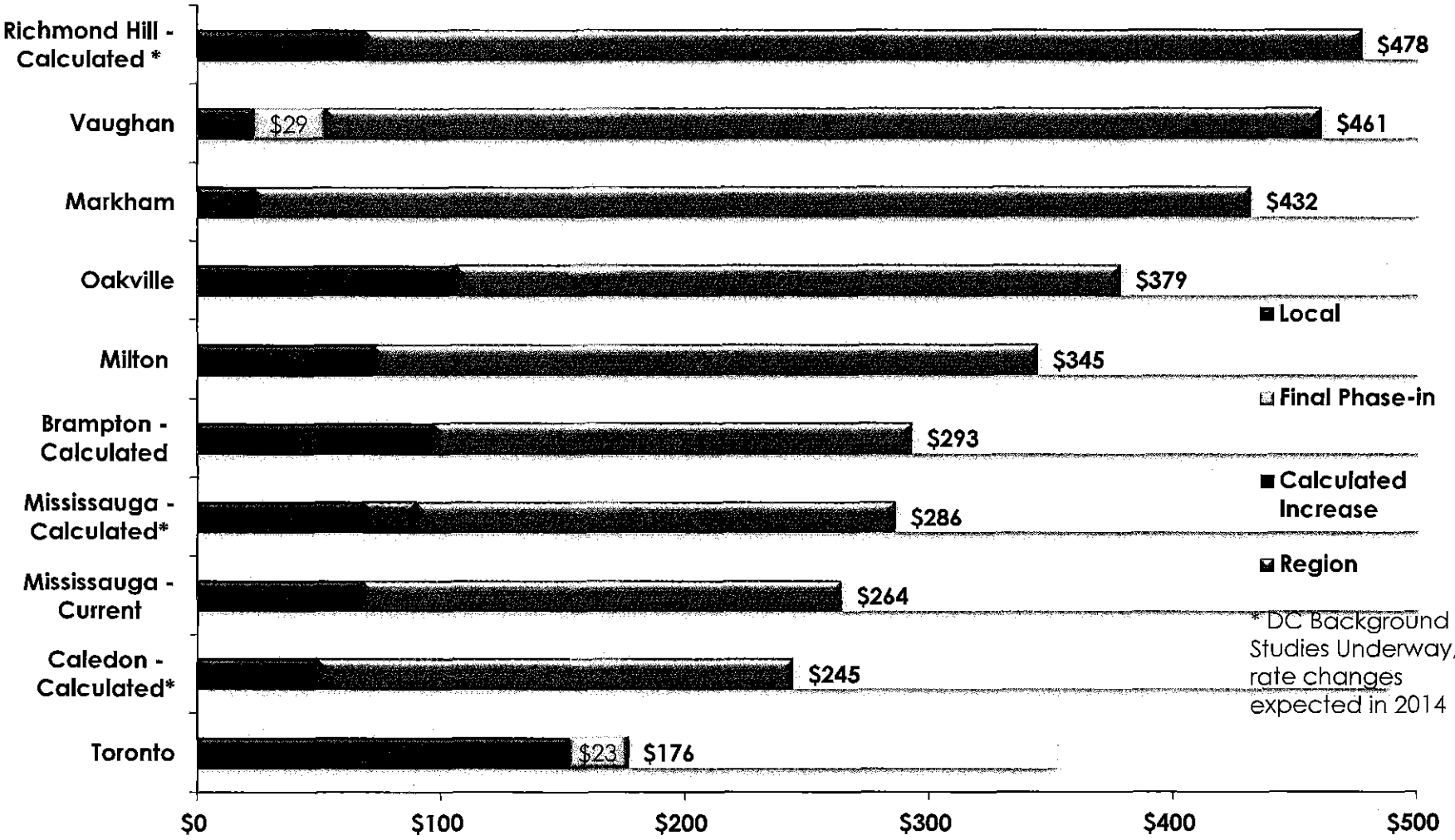
DC Rate Comparison: Small Apartments



HEMSON

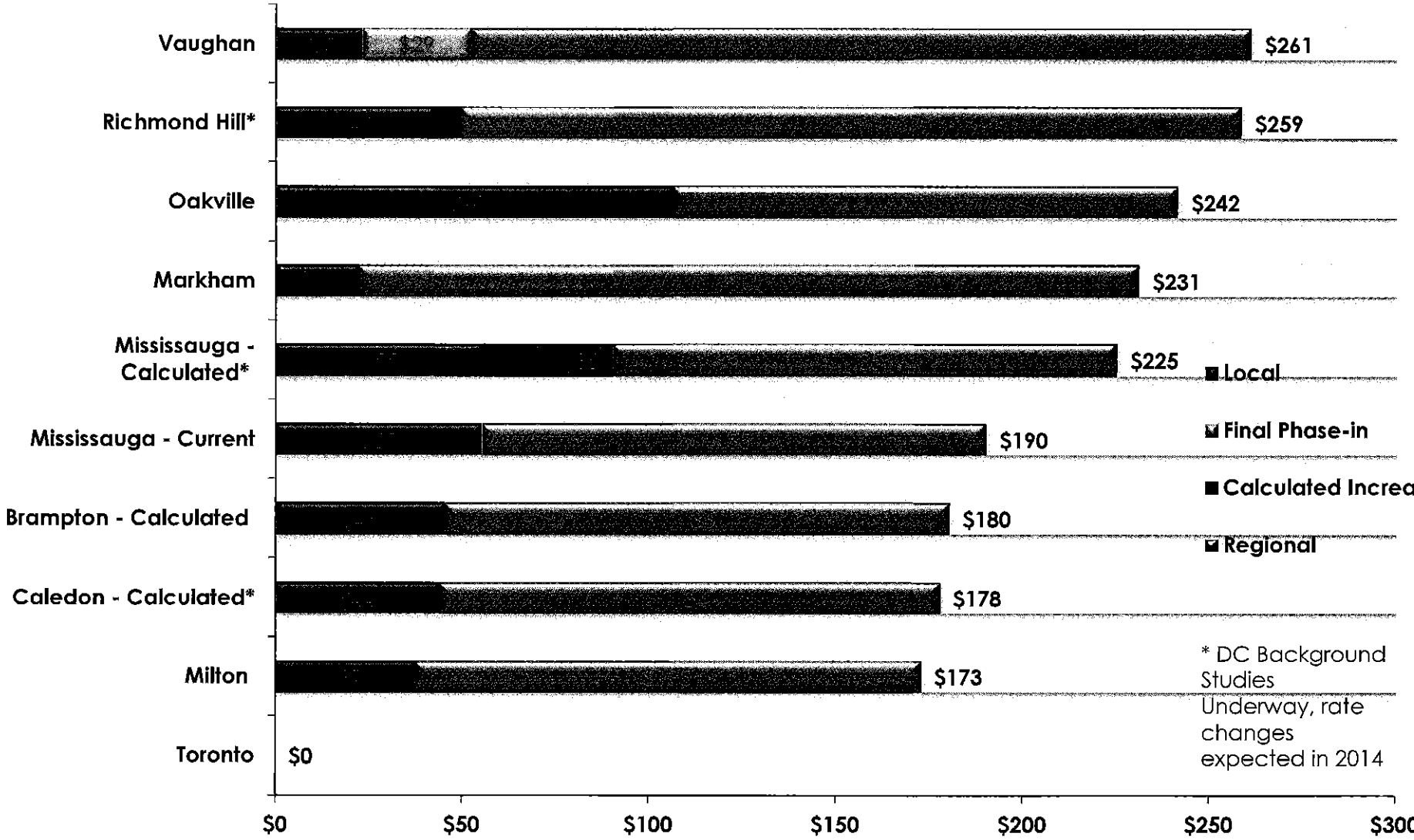
Appendix 4-3

DC Rate Comparison: Non-Industrial



HEMSON

DC Rate Comparison: Industrial



HEMSON

Appendix 4-5

REPORT 2 – 2014

TO: MAYOR AND MEMBERS OF COUNCIL

The Audit Committee presents its second report of 2014 and recommends:

AC-0004-2014

1. That the contract for supply of audit services with KPMG LLP be extended for one additional year to cover 2014.
2. That the City's current audit service agreement with KPMG LLP be amended to reflect the one year extension which includes a total fee of $125,000, plus applicable taxes. All other special audit requirements (Federal Gas Tax, etc.) will also be held at the previous contract rates.

AC-0005-2014

That the 2013 External Audit Findings Report dated April 20, 2014 from the Commissioner of Corporate Services and Chief Financial Officer, which includes the Audit Findings Report from KPMG for the fiscal year 2013 for the City of Mississauga, be received for information.

AC-0006-2014

That the 2013 Audited Financial Statements for City of Mississauga (City), City of Mississauga Public Library Board, City of Mississauga Trust Funds, Clarkson Business Improvement Area, Port Credit Business Improvement Area, Streetsville Business Improvement Area, and Enersource Corporation, be received.

AC-0007-2014

That the report dated April 24, 2014 from the City Manager & Chief Administrative Officer regarding the status of outstanding audit recommendations as of March 31, 2014 be received for information.

AC-0008-2014

That the report dated April 25, 2014 from the Director of Internal Audit with respect to final audit reports:

1. Corporate Service Department, Finance Division, Investments Section – 2013 Investment Audit, and
2. Corporate Services Department, Revenue & Materiel Management Division, Revenue & Taxation Section – Accounts Receivable Collections Audit,

be received for information.

GOVERNANCE COMMITTEE **May 12, 2014**

REPORT 4-2014

TO: MAYOR AND MEMBERS OF COUNCIL

The Governance Committee presents its fourth report for 2014 and recommends:

GOV-0016-2014

1. That the following definition be added to the Definition section of the Council Code of Conduct:

   "Social Media" means publically available, third party hosted, interactive web technologies used to produce, post and interact through text, images, video and audio to inform, share, promote, collaborate or network.

2. That Rule 6 of the Council Code of Conduct as set out in Appendix "A" to this report be deleted and replaced by the following:

   Rule No. 6

   Election Campaigns:

   1. Members are required to follow the provisions of the Municipal Elections Act, 1996 and Members are accountable under the provisions of that statute.

   2. No Member shall use the facilities, equipment, supplies, services, staff or other resources of the City (including Councillor newsletters, individual websites linked through the City's website and social media accounts used for ward communication) for any election campaign or campaign-related activities and all such sites shall not use the City of Mississauga logo.

      a) If a member of Council uses any social media account for campaign purposes, such account must not be created or supported by City resources or use the City logo. Social media accounts used for campaign purposes must utilize personal cell phones, tablets and/or computers.

b) *To avoid confusion with any website or social media accounts used for Council Member work, Council members who choose to create or use social media accounts for campaign communications must include, for the duration of the campaign, a clear statement on each campaign website or social media account's home page indicating that the account is being used for election campaign purposes.*

c) *Despite the foregoing, Members are allowed to place campaign phone numbers, websites and E-mail addresses on the election pages on the City's website, which is available and authorized for use by all candidates for municipal and school board office.*

3. *In a municipal election year, commencing on June 30th until the date of the election, Members may not publish Councillor newsletters or distribute them in municipal facilities. All newsletters distributed through the mail must be post-marked by no later than June 30th in an election year. Members of Council may, during such period, use City facilities to communicate important notifications to the residents of their ward by E-mail in normal Outlook format or by letter on the Councillor's stationery.*

4. *In a municipal election year, commencing on* the date of registration *by any candidate for municipal elected office, until the date of the election, no such candidate including Members, may directly or indirectly, book any municipal facility for any purpose that might be perceived as an election campaign purpose.*

5. *Members shall be respectful of the role of the City Clerk in managing the municipal election process and meeting all statutory requirements in respect thereof. The Clerk must ensure all candidates are treated equally and no candidate for elected office should interfere with how the Clerk carries out these duties.*

<u>*Commentary*</u>

Staff should not interpret or provide advice to Members regarding the requirements placed on candidates for municipal office.

The restriction on booking facilities ensures that election-related functions, or those that could appear to be election-related, will not occur at any time there is an advance or regular poll at the facility. The need to set up in advance means that election night parties cannot be held in the same facilities that polling stations are located in. Members should not authorize any event that could be perceived as the City providing them with an

advantage over other candidates. It is the personal responsibility of Members to ensure that any use of facilities or the services of municipal staff are carried out in accordance

with applicable legislation. Staff are not responsible for monitoring and advising Members or any other candidates, in this regard.
The Municipal Elections Act, 1996 clearly states that it is the responsibility of the City Clerk to conduct the election and take all necessary actions to ensure municipal elections meet all statutory requirements.

6. *No Members shall use the services of persons for campaign related activities during hours in which those persons receive any compensation from the City.*

7. *The Integrity Commissioner may at any time be consulted with regard to complying with any part of Rule 6 and in particular may rule on whether any activity by staff in a Councillor's office during an election year is prohibited election work or permitted activity sufficiently unrelated to the election.*

3. That any changes to computer facilities used by a member of Council running in the 2014 municipal election required by the amendments to the Code of Conduct recommended in the Integrity Commissioner's report or as may be directed by Council, be implemented by June 30th, 2014.

GOV-0017-2014
That the Elected Officials' Expenses Policy 04-05-04 be amended to include the following wording in the Contribution and Donation section for clarification:
"Where a donation is made to a charity through an individual participating in an event held in Mississauga and the funds are payable directly to the charity, these expenses are allowable."

REPORT 5 - 2014

TO: THE MAYOR & MEMBERS OF COUNCIL

Transportation Committee of Council presents its fifth Report of 2014 and recommends:

TC-0082-2014
That the deputation by Joe Hoerneck, Resident and Jeanette Chau, Resident with respect to the Move Task Force of the Western GTA Summit be received.

TC-0083-2014
That the deputation by Ryan Cureatz, Manager, Marketing and Mary-Lou Johnston, Manager, Business Development with respect to MiWay Customer Survey Results be received.

TC-0084-2014
That the deputation by Lorenzo Mele, TDM Coordinator and Glenn Gumulka, Excutive Director, Sustain Mobility with respect to Transportation Demand Management (TDM) and Smart Commute Mississauga Program Update be received.

TC-0085-2014
That the deputation by Jamie Brown, Manager, Municipal Parking with respect to the Parking Master Plan and Implementation Strategy be received.

TC-0086-2014
That the report entitled, "MiWay Customer Satisfaction Survey Results 2013" dated April 22, 2014 from the Commissioner of Transportation and Works be received for information.

TC-0087-2014
That the report entitled "Transportation Demand Management (TDM) and Smart Commute Mississauga Program Update" dated May 13, 2014 from the Commissioner of Transportation and Works, be received for information.

TC-0088-2014
That the report dated May 9, 2014 from the Commissioner of Transportation and Works entitled "Parking Master Plan and Implementation Strategy" be received for information.

TC-0089-2014
1. That a by-law be enacted to authorize the Mayor and City Clerk to execute the attached Municipal Funding Agreement with the Association of Municipalities (AMO) related to the funding provided by the Government of Canada pursuant to

the Transfer of Federal Gas Tax Revenues Under the New Deal for Cities and Communities Program.

2. That a by-law be enacted to authorize the Mayor and City Clerk to execute the Assignment of Municipal Funding Agreement for the Transfer of Federal Gas Tax Revenues Under the New Deal for Cities and Communities Program with Regional Municipality of Peel.

3. That Council grant authority to the Commissioner of Corporate Services and Chief Financial Officer, Director of Finance and City Treasurer, the Commissioner of Transportation and Works, the Commissioner of Community Services and the City Clerk to sign and affix the corporate seal to any forms required under the Transfer of Federal Gas Tax Revenues Under the New Deal for Cities and Communities Program.

TC-0090-2014

1. That a City-wide Car Share Parking Program be endorsed in principle as outlined in the report titled "Car Share Parking Program, New Operators and Dedicated Parking Areas" dated May 6, 2014 from the Commissioner of Transportation and Works and subject to the details being brought back to Transportation Committee for approval.

2. That Zipcar be authorized to operate a car share program within the Downtown and that Zipcar and AutoShare pay a monthly rental fee of $65/parking space.

TC-0091-2014

That the proposed 2014 Intersection Capital Works Program as outlined in the report titled "2014 Intersection Capital Works Program" dated May 13, 2014 from the Commissioner of Transportation and Works, be approved.

TC-0092-2014

1. That the proposed 2014 Sidewalk and Multi-Use Trail Construction Programs, as outlined in the report titled "2014 Sidewalk and Multi-Use Trail Construction Programs" from the Commissioner of Transportation and Works dated April 30, 2014, be approved.

2. That a by-law be enacted to amend Traffic By-law 555-2000 as amended, to allow a marked city vehicle (bicycle) to ride along a sidewalk while engaged in works undertaken for or on behalf of the City.

TC-0093-2014
That a by-law be enacted to amend The Traffic By-law 555-00, as amended, to reduce the existing 15-hour parking on the south side of Silverado Drive by approximately 12 metres (39 feet), between a point 15 metres (49 feet) east of Candela Drive and a point 60 metres (197 feet) easterly thereof.

TC-0094-2014
That the proposed 2014 Post-Top Streetlighting Replacement Program, as outlined in this report dated April 25, 2014 from the Commissioner of Transportation and Works, be approved.

TC-0095-2014
That an all-way stop control be implemented at the intersection of Huntington Ridge Drive and Trail Blazer Way/Guildwood Way.

TC-0096-2014
That the lower driveway boulevard parking between the curb and sidewalk, at anytime, be implemented on the south, west, north and east sides (outer and inner circle) of Nipiwin Drive.

TC-0097-2014
That a by-law be enacted to amend The Traffic By-law 555-00, as amended, to implement lower driveway boulevard parking between the curb and sidewalk, at anytime, on the south, west, north and east side (outer and inner circle) of Corrine Crescent.

TC-0098-2014
That Dufferin Construction Company be granted permission to temporarily close Orbitor Drive between Eglinton Avenue East and Skymark Avenue for duration noted below to undertake construction of an overpass bridge as part of the Mississauga Transitway project as follows:

Starting at 6:00 a.m. on Monday, June 16, 2014
Ending at 6:00 a.m. on Monday, December 15, 2014.

TC-0099-2014
That Dufferin Construction Company be granted an exemption from Noise Control By-law No. 360-79, as amended, to allow for construction work activities outside of those hours as permitted in the By-law, for the construction of the Mississauga Transitway Segment 3 from Etobicoke Creek to Commerce Boulevard, ending December 31, 2016.

TC-0100-2014
That the email dated May 5, 2014 from Andy Harvey, Director, Engineering and Construction regarding the Tour de Mississauga - Mississauga Transitway be received.
(MCAC-0019-2014)

TC-0101-2014
That up to $15,000 be allocated in the 2014 Mississauga Cycling Advisory Committee operating budget, inclusive of sponsorship funds for the 2014 Tour de Mississauga event for the purpose of purchasing and re-selling cycling jerseys for the event.
(MCAC-0020-2014)

TC-0102-2014
That Frank Toth be the recipient of the 2013 Phil Green Recognition Award.
(MCAC-0021-2014)

TC-0103-2014
That the 2014 Mississauga Cycling Advisory Committee Calendar of Events be received as amended.
(MCAC-0022-2014)

TC-0104-2014
That the Mississauga Cycling Advisory Committee action list be received as amended.
(MCAC-0023-2014)

TC-0105-2014
That the following information items be received for information:

a) Mississauga Cycling Advisory Committee to review the Notice of Submission of Environmental Assessment regarding the Credit Valley Conservation and Region of Peel – Lakeview Waterfront Connection Project.

b) Mississauga Cycling Advisory Committee to review the email dated April 29, 2014 regarding the Cycling Committees of Western Lake Ontario Joint Meeting – May 31, 2014.

c) Mississauga Cycling Advisory Committee to review the email dated April 25, 2014 regarding the Share the Road Newsletter: Ontario Bike Summit Recap.

d) Resignation email dated May 7, 2014 from Darrin Wolter, of Mississauga Cycling Advisory Committee (MCAC) Citizen Member advising his resignation from MCAC.

(MCAC-0024-2014)

REPORT 7 - 2014

TO: THE MAYOR & MEMBERS OF COUNCIL

General Committee of Council presents its seventh Report of 2014 and recommends:

GC-0252-2014

1. That a by-law to amend the Animal Care and Control By-law 0098-04, as amended, be enacted to prohibit the sale and ownership of certain species of exotic animals as outlined in the report from the Commissioner of Transportation and Works dated April 29, 2014 and entitled "Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the Regulation of the Sale and Ownership of Exotic Animals".

2. That the practice for the transfer of exotic animals prohibited under the Animal Care and Control By-law 0098-04, as amended, which are recovered by Animal Services as outlined in the report from the Commissioner of Transportation and Works dated April 29, 2014 and entitled "Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the Regulation of the Sale and Ownership of Exotic Animals" be approved.

3. That a by-law authorizing the Commissioner of Transportation and Works, or their designate, on behalf of the Corporation of the City of Mississauga, to enter into agreements between the City and local pet stores in the City of Mississauga that sell exotic animals for the transfer of exotic animals recovered by Animal Services and permitted under the Animal Care and Control By-law 0098-04, as amended, be approved.

GC-0253-2014

1. That the City of Mississauga not license Children's Entertainers as outlined in the Corporate Report from the Commissioner of Transportation and Works dated April 30, 2014, entitled "Licensing of Children's Entertainers".

2. That staff, through the use of existing communication channels, provide information and tips for parents and caregivers regarding children's entertainers and encouraging safe play for children.

3. That a copy of this report be forwarded to the federal government, the provincial government, the Federation of Canadian Municipalities and the Association of Municipalities of Ontario to encourage discussion and greater policy work towards the safety and protection of children.

GC-0254-2014

1. That a by-law to establish a system of administrative penalties respecting licensing in the City of Mississauga (Appendix 1) be enacted as outlined in the report from the Commissioner of Transportation and Works, dated May 13, 2014 and entitled "By-laws to Establish a System of Administrative Penalties Respecting Licensing for the City of Mississauga".

2. That a by-law to amend the Animal Care and Control By-law 98-04, as amended, (Appendix 2) be enacted as outlined in the report from the Commissioner of Transportation and Works, dated May 13, 2014 and entitled "By-laws to Establish a System of Administrative Penalties Respecting Licensing for the City of Mississauga".

GC-0255-2014

That given the deadline to submit comments on EBR Number 012-1559 closes June 1, 2014, and the number of outstanding concerns at this time, staff request direction to take the following action:

1. That staff submit comments on the EBR prior to the June 1, 2014 deadline, expressing our serious concerns and requesting the Ministry of the Environment:
   - Extend the comment submission deadline by a minimum of 30 days;
   - Delay any decision until more detail is provided on the proposal and consultation beyond an EBR notice occurs.

2. That staff prepare immediately a letter addressed to the Minister of the Environment expressing the concerns and requests noted in item 1 above; and

3. That staff draft a resolution for Council's consideration at the June 11, 2014 Council meeting and submit the ratified resolution to the MOE on behalf of the City of Mississauga.

GC-0256-2014

That the report from the Commissioner of Transportation and Works, dated April 24, 2014 and entitled "By-law to Prohibit Solicitation at an Accident Scene for all Non-Tow Truck Related Persons" be deferred to a June Towing Industry Advisory Committee meeting.
(TIAC-0007-2014)

GC-0257-2014

That the report from the Commissioner of Transportation and Works, dated April 24, 2014, and entitled "Amendments to the Tow Truck Licensing By-law 521-04, as amended, for the Training of Tow Truck Drivers" be deferred to a future Towing Industry Advisory Committee meeting.
(TIAC-0008-2014)

GC-0258-2014

1. That the report from the Commissioner, Transportation and Works, dated April 28, 2014, and entitled "Recommendation to Request Permission from the Attorney General's Office to Increase Set Fines Related to the Towing Industry" be received for information.

2. That staff incorporate comments received from the Towing Industry Advisory Committee and prepare a report to be considered by General Committee on the recommended increases to set fines related to the tow truck industry.

(TIAC-0009-2014)

GC-0259-2014

That the action list of the Towing Industry Advisory Committee meeting held on May, 6 2014 provided to the Committee to update on the status of initiatives raised at prior meetings be received.

(TIAC-0010-2014)

GC-0260-2014

That the PowerPoint Presentation entitled *Chloride Concentrations Observed Last Winter* by Mr. Amanjot Singh, Water Quality Engineer, Credit Valley Conservation Authority, to the Environmental Advisory Committee on May 6, 2014, be received.

(EAC-0012-2014)

GC-0261-2014

That the PowerPoint Presentation to the Environmental Advisory Committee on May 6, 2014 entitled *Stormwater Charge Implementation Project* by Mr. Jeremy Blair, Storm Drainage Programming Engineer, Transportation and Works Department, be received.

(EAC-0013-2014)

GC-0262-2014

That the PowerPoint Presentation to the Environmental Advisory Committee on May 6, 2014 with respect to the 2014 Future Directions Master Plan Update for Parks and Forestry by Mr. Eric Lucic, Team Leader – Parks Assets, Parks and Forestry Division, be received.

(EAC-0014-2014)

GC-0263-2014

That the Memorandum dated April 22, 2014 from Andrea J. McLeod, Environmental Specialist, entitled *Let Your Green Show Awareness Campaign – Phase 3,* be received.

(EAC-0015-2014)

GC-0264-2014
That the Memorandum dated April 28, 2014 from Andrea J. McLeod, Environmental Specialist, entitled *Update on Environmental Community Appreciation Evening*, be received.
(EAC-0016-2014)

GC-0265-2014
That the chart from Brenda Osborne, Director, Environment Division with respect to pending and upcoming agenda items dated May 6, 2014, be received.
(EAC-0017-2014)

GC-0266-2014
That the Resolution No. 116/13 dated December 13, 2013, from the Credit Valley Conservation Authority, with respect to Growing the Greenbelt in Mississauga, referred to the Environmental Division by Council on April 2, 2014, be received for information.
(EAC-0018-2014)

GC-0267-2014
That staff be requested to prepare a report to General Committee regarding a tree replacement program where residents have the opportunity to pay for a tree and have it planted on the boulevard by City staff.

GC-0268-2014
That Council approve the Memorandum of Settlement reached with the United Food & Commercial Workers, Local 175 which creates a one year Collective Agreement, and that a by-law be enacted authorizing City officials to sign the Collective Agreement.

REPORT 7 – 2014

TO: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its seventh report of 2014 from its meeting held on June 2, 2014, and recommends:

PDC-0037-2014
That the Report dated May 13, 2014 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 11/002 W1, 1296896 Ontario Inc., 65 - 71 Lakeshore Road East, south side of Lakeshore Road East, east of Stavebank Road, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of $21,400.00 be approved as the amount for the payment in lieu of four (4) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.

2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 1296896 Ontario Inc.

3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval then the approval will lapse and a new PIL application along with the application fee will be required.

File: FA.31 11/002 W1

PDC-0038-2014
That the report dated May 13, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, to permit the requested one (1) Sign Variance Application described in Appendix 1, be adopted in accordance with the following:

1. That the following Sign Variance **be granted:**

   (a) Sign Variance Application 14-00657 - Ward 4
   Element Financial, 4 Robert Speck Parkway

   To permit the following:
   (i) Two (2) fascia signs located between the limits of the top floor and parapet in addition to (1) one existing sign.

File: BL.03-SIG (2014)

PDC-0039-2014
That the Report dated May 13, 2014, from the Commissioner of Planning and Building regarding the applications to permit 7 detached dwellings, 1 greenbelt block and the retention of the existing designated heritage dwelling under files OZ 12/013 W8 and T-M12001 W8, Latiq and Fatima Qureshi, 2625 Hammond Road, south of Dundas Street West, east of Erin Mills Parkway, be adopted in accordance with the following:

1. That City Council direct Legal Services, representatives from the appropriate City Department and any necessary consultants to attend Ontario Municipal Board (OMB) proceedings which may take place in connection with these applications in support of the recommendations outlined in the report dated May 13, 2014 that concludes that the proposed official plan amendment, rezoning and draft plan of subdivision applications do not represent good planning and should not be approved.

2. That City Council provide the Planning and Building Department the authority to instruct the City Solicitor on modifications to the position as may be deemed necessary during or before the OMB hearing process.

3. That City Council provide staff with direction to proceed with the designation of the entirety of the property at 2625 Hammond Road under the Ontario Heritage Act.

File: OZ 12/013 W8 and T-M12001 W8

PDC-0040-2014
That the submissions made at the public meeting to consider the report titled "Hurontario Street Corridor Light Rail Transit Station Locations – Proposed Official Amendments" dated May 13, 2014, from the Commissioner of Planning and Building, be received.
File: CD.04.HUR

PDC-0041-2014
That the Report dated May 13, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Fairview Character Area from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" and to change the Zoning from "D-1" (Development – Exception) to "RA5-Exception" (Apartment Dwellings-Exception), to permit the development of four residential apartment buildings with heights of 35, 40, 45 and 50 storeys, a day care, and retail uses under File OZ 13/022 W7, Solmar Inc., 24-64 Elm Drive West and 3528-3536 Hurontario Street, be received for information.
File: OZ 13/022 W7

PDC-0042-2014

1. That the Report dated May 13, 2014, from the Commissioner of Planning and Building recommending approval of the Removal of the "H" Holding Symbol application, under file H-OZ 13/001 W8, 1598607 Ontario Corp., 4390 Mississauga Road, be adopted.

2. That the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage subject to the finalization of the Development Agreement and Servicing Agreement.

File: H-OZ 13/001 W8

PDC-0043-2014

1. That the report titled "Draft Lakeview Local Area Plan (January 2014) - Public Meeting," dated May 13, 2014 from the Commissioner of Planning and Building, be received for information.

2. That the submissions made at the public meeting held at the Planning and Development Committee meeting on June 2, 2014 be received.

3. That staff report back to Planning and Development Committee on the submissions made.

File: CD.03.LAK

REPORT 8 - 2014

TO: THE MAYOR & MEMBERS OF COUNCIL

General Committee of Council presents its eighth Report of 2014 and recommends:

GC-0269-2014

1. That a by-law be enacted to extend the Food Truck Pilot Project until a staff review is completed.
2. That staff be directed to report back to General Committee in Spring 2015 with respect to the creation of a subcommittee to review food trucks.

GC-0270-2014

That the matter of the AGM Facility expansion be referred to staff to review for the 2015 Business Planning process.

GC-0271-2014

1. That staff be directed to follow up on the issue of signage for defibrillators in City facilities.
2. That the deputation by Greg Vezina, Prepared Canada Corp. with respect to directional signs for defibrillators be received.

GC-0272-2014

1. That a by-law be enacted to amend the Tow Truck Licensing By-law 521-04, as amended, effective July 1, 2014, requiring a one year waiting period before making a new licence application after refusal of an initial licence application as outlined in the report from the Commissioner of Transportation and Works, dated May 14, 2014 and entitled "Amendments to the Mobile Licensing By-laws to require a one year Waiting Period to Reapply for a Licence after Licence Refusal".

2. That a by-law be enacted to amend the Public Vehicle Licensing By-law 420-04, as amended, effective July 1, 2014, requiring a one year waiting period before making a new licence application after refusal of an initial licence application as outlined in the report from the Commissioner of Transportation and Works, dated May 14, 2014 and entitled "Amendments to the Mobile Licensing By-laws to require a one year Waiting Period to Reapply for a Licence after Licence Refusal".

3. That a by-law be enacted to amend the Vehicle Licensing By-law 520-04, as amended, effective July 1, 2014, requiring a one year waiting period before making a new licence application after refusal of an initial licence application as outlined in the report from the Commissioner of Transportation and Works, dated May 14, 2014 and entitled "Amendments to the Mobile Licensing By-laws to require a one year Waiting Period to Reapply for a Licence after Licence Refusal".

4. That a by-law be enacted to amend the Ice Cream Truck Vendors By-law 523-04, as amended, effective July 1, 2014, requiring a one year waiting period before making a new licence application after refusal of an initial licence application as outlined in the report from the Commissioner of Transportation and Works, dated May 14, 2014 and entitled "Amendments to the Mobile Licensing By-laws to require a one year Waiting Period to Reapply for a Licence after Licence Refusal".

5. That a by-law be enacted to amend the Vendors By-law 522-04, as amended, effective July 1, 2014, requiring a one year waiting period before making a new licence application after refusal of an initial licence application as outlined in the report from the Commissioner of Transportation and Works, dated May 14, 2014 and entitled "Amendments to the Mobile Licensing By-laws to require a one year Waiting Period to Reapply for a Licence after Licence Refusal".

6. That a by-law be enacted to amend the Outside Fireworks Vendors Licensing By-law 340-02, as amended, effective July 1, 2014, requiring a one year waiting period before making a new licence application after refusal of an initial licence application as outlined in the report from the Commissioner of Transportation and Works, dated May 14, 2014 and entitled "Amendments to the Mobile Licensing By-laws to require a one year Waiting Period to Reapply for a Licence after Licence Refusal".

GC-0273-2014
That a by-law to amend By-law 605-87, as amended, be enacted to allow for greater flexibility in the appointment of livestock valuers by the City of Mississauga as outlined in the report from the Commissioner of Transportation and Works, dated May 14, 2014 and entitled "Proposed Amendments to the By-law 605-87, as amended, a by-law to appoint valuers under the Livestock, Poultry and Honey Bee Protection Act".

GC-0274-2014
That the Corporate Report dated May 5, 2014 from the Commissioner of Community Services entitled 2014 Future Directions - Fire and Emergency Services Master Plan be approved in principle and that the recommendations contained within the Plan be referred to the Corporate Business Plan and annual budget processes.

GC-0275-2014
1. That the recommendations outlined within the 2014 Future Directions Master Plans for Library, Recreation and Parks and Forestry be approved.

2. That the items contained within the 2014 Future Directions Implementation Guides for Library, Recreation and Parks and Forestry be considered in the Corporate Budget and Business Planning processes for Council's approval.

GC-0276-2014
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 Warning Clause Agreement between Dr. Beshay Medicine Professional Corporation and The Corporation of the City of Mississauga to the satisfaction of the City Solicitor as outlined in the Corporate Report dated May 15, 2014 from the Commissioner of the Transportation and Works Department.
(Ward 1)

GC-0277-2014
That the Commissioner of Transportation and Works and the City Clerk be authorized to execute and affix the Corporate Seal to the Warning Clause Agreement between Woodcastle Homes (Veronica Drive) Ltd. and the Corporation of the City of Mississauga to the satisfaction of the City Solicitor as outlined in the Corporate Report dated May 8, 2014 from the Commissioner of the Transportation and Works Department.
(Ward 1)

GC-0278-2014
That T2DMP Ltd. be granted an exemption from Noise Control By-law No. 360-79, as amended, to allow for extended 24-hour construction work associated with the construction of Hanlan Feedermain, commencing Monday, June 16, 2014 and ending Friday, November 27, 2015.
(Ward 3)

GC-0279-2014
That a by-law be enacted to amend the Parks By-law 186-05 as outlined in the Corporate Report entitled "Amendments to the Parks By-law 186-05" from the Commissioner of Community Services dated May 8, 2014 and in a form satisfactory to Legal Services.

GC-0280-2014
That the Purchasing Agent be authorized to execute a contract with Terraplan Landscape Architects working with gh3, for supply of landscape architectural consulting services for Scholars' Green Phase II (P-507), on a single source basis as outlined in the Corporate Report from the Commissioner of Community Services dated April 30, 2014.

GC-0281-2014
1. That the implementation of a One-to-One Inclusion Support Program for residents with disabilities to participate in recreation, culture and library programs, subject to funding approval through the 2015 Budget and Business Plan be endorsed.

2. That staff be authorized to engage community stakeholders to obtain input into the design and implementation of the proposed One-to-One Inclusion Support Program.

GC-0282-2014

1. That the Commissioner of Community Services, or designate, be authorized to execute a funding agreement between The Corporation of the City of Mississauga (the "City") and Her Majesty the Queen in Right of Canada as represented by the Minister of Canadian Heritage (hereinafter called "the Minister" and including any person duly authorized to represent her/him) in a form satisfactory to Legal Services, with respect to the City's 2014 Canada Day Celebration provided that the City receives notice of award of funding from the Minister regarding same.

2. That all necessary by-laws be enacted.

GC-0283-2014

1. That the Commissioner of Community Services or designate be authorized to enter into a Transfer Payment Agreement (TPA) with the Ministry of Health and Long Term Care if selected for the Healthy Kids Community Challenge in a form satisfactory to the City Solicitor.

2. That the funding of $50,000 per year match for the contract Project Manager position to implement the Healthy Kids Community Challenge from the General Contingency Reserve be authorized, subject to notice of selection from the Ministry of Health and Long-Term Care.

3. That all necessary by-laws be enacted.

GC-0284-2014

That a by-law be enacted to authorize the Commissioner of Community Services or designate to execute an agreement between The Corporation of the City of Mississauga and Council for Business and Arts in Canada in a form satisfactory to Legal Services as outlined in the Corporate Report dated May 13, 2014.

GC-0285-2014

1. That the Purchasing Agent be authorized to execute the necessary agreements for the period of 2015 through 2017 with Active Network Inc. for the supply of software maintenance, upgrade to version 8.0, and support with associated consulting services to support the City's Active Network products including CLASS, GolfeNetwork (GEN), LibOnline at an estimated cost of $522,359.50 exclusive of taxes, based on a three year contract term.

2. That the Purchasing Agent be authorized to issue contract amendments to increase the value of the contract where necessary to accommodate growth by adding license with maintenance & support where funding is approved in the Budget.

3. That Active Network Inc. continues to be designated a "City Standard" until a new recreation system has been acquired and fully implemented.

GC-0286-2014
That the property owner's request to demolish the structures on the property located at 1050 Old Derry Road, which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District be denied, as described in the Corporate Report dated April 28, 2014, from the Commissioner of Community Services; and that Heritage Planning Staff work with the proponent with respect to building an appropriate addition to the back of the property in a style that is representative of the era.
(Ward 11)
(HAC-0023-2014)

GC-0287-2014
That the barn and outbuilding structures located on the property at 6432 Ninth Line, which is individually listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structures be approved pending the following conditions as described in the Corporate Report dated April 23, 2014 from the Commissioner of Community Services:
1. The dwelling structure is retained and,
2. That solid wood board hoarding be installed at a distance of five (5) metres around the perimeter of the dwelling structure.

(Ward 10)
(HAC-0024-2014)

GC-0288-2014
1. That the property at 3110 Merritt Avenue, which is listed on the City's Heritage Register as part of the War Time Housing (Malton) Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated April 12, 2014 from the Commissioner of Community Services; and
2. That staff be directed to bring back a report detailing the number of properties within the War Time Housing (Malton) Cultural Landscape.

(Ward 5)
(HAC-0025-2014)

GC-0289-2014
That the Heritage Property Grant Program requests be approved, as amended with the removal of 271 Queen Street South, as outlined in the report from the Commissioner of Community Services, dated April 25, 2014.
(HAC-0026-2014)

GC-0290-2014
1. That the invitation to the Caledon Heritage Foundation 4th Annual Heritage Bus Tour on May 29, 2014 to Churches/Sites/Cemeteries be received; and
2. That Heritage Advisory Committee Citizen Members be authorized to attend the Caledon Heritage Foundation 4th Annual Heritage Bus Tour on May 29, 2014, and that funds be allocated in the Heritage Advisory Committee's 2014 budget (Account #28609) to cover tickets of $40 per person, and to cover approximately $300 for mileage costs.

(HAC-0027-2014)

GC-0291-2014
That the letter dated April 2014 from Mr. Michael Coteau, Minister of Citizenship and Immigration, entitled Ontario Medal for Good Citizenship requesting participation by nominating a deserving citizen, be received for information.
(HAC-0028-2014)

GC-0292-2014
That the Ministry of Transportation (MTO) Notice of Commencement – Detail Design GWP 2163-10-00 for the rehabilitation and/or replacement bridge/culvert structures Queen Elizabeth Way (QEW) and Highway 403 from Trafalgar Road to Winston Churchill Boulevard, be received for information.
(HAC-0029-2014)

GC-0293-2014
That the letter dated May 12, 2014 from the Central Production and Verification Services Branch of Service Ontario confirming that there are no plans for future removal and transfer of land registry documents to a central office in Thunder Bay in 2015 be received for information.
(HAC-0030-2014)

GC-0294-2014
That the memorandum dated April 28, 2014 from Laura Waldie, Heritage Coordinator – Planning,
providing a monthly update from Heritage Coordinators be received for information.
(HAC-0031-2014)

GC-0295-2014
That the chart dated May 8, 2014 prepared by Sacha Smith, Legislative Coordinator with respect to the status of outstanding issues from the Heritage Advisory Committee be received for information.
(HAC-0032-2014)

GC-0296-2014
That the information item from Matthew Wilkinson with respect to the 2014 Heritage Mississauga Awards Event "The Credits" to be held on November 13, 2014, be received for information.
(HAC-0033-2014)

GC-0297-2014
That the PowerPoint presentation by Diana Krawczyk, Manager, Sciences and Business, with respect to the new Centre for Equitable Library Access (CELA) be received.
(AAC-0017-2014)

GC-0298-2014
That the PowerPoint presentation by Maurice Swaby, Business Advisor, Betty Mansfield, Area Manager, Library Services, Jodi Robillos, District Manager, Recreation Division, Eric Lucic, Team Leader - Park Assets, Parks and Forestry, with respect to Future Directions, be received.
(AAC-0018-2014)

GC-0299-2014
1. That the memorandum from Andy Wickens, Manager, Parks, dated May 1, 2014 entitled Accessibility – Orchard Heights Park be received;
2. That the Accessibility Advisory Committee is satisfied that the current configuration and operational practices at Orchard Heights Park remain unchanged as outlined in the memorandum from Andy Wickens, Manager, Parks, dated May 1, 2014 entitled Accessibility – Orchard Heights Park.

(AAC-0019-2014)

GC-0300-2014
That the verbal update regarding accessible taxis provided be Mr. Daryl Bell, Manager, Mobile Licensing, be received.
(AAC-0020-2014)

GC-0301-2014
That verbal explanation provided by Frank Spagnolo, Manager, Plan Examination Services, in response to Recommendation AAC-0006-2011, regarding the City of Mississauga's Building Division requirements for installing accessibility devices/features such as elevators and ramps in residential dwellings be received.
(AAC-0021-2014)

GC-0302-2014
That the presentation by Lori-anne Bonham, Project Manager, Park Development, regarding Rivergrove Community Centre Accessible Play Space to the Facility Accessibility Design Subcommittee be received.
(AAC-0022-2014)

GC-0303-2014
1. That the PowerPoint presentation by Sharon Chapman, Project Manager, Landscape Architect, regarding Lake Wabukayne Adult Fitness Area presented to the Facility Accessibility Design Subcommittee be received.
2. That subject to the suggestions contained in the Facility Accessibility Design Subcommittee Report dated May 12, 2014 the Facility Accessibility Design Subcommittee is satisfied with the Lake Wabukayne Adult Fitness Area, as presented.

(AAC-0023-2014)

GC-0304-2014
That the Accessibility Coordinator forward a memorandum city-wide to advise staff to ensure that the closed captioning feature on all City Facility televisions and audio visual displays are turned on.
(AAC-0024-2014)

GC-0305-2014
That the article entitled Peel Police Now Able to Receive 9-1-1 Calls from the DHHSI Community dated April 9, 2014 be received for information.
(AAC-0025-2014)

GC-0306-2014
That the Accessibility Coordinator re-send the email regarding the Region's National Access Awareness Week event on June 3, 2014, to Accessibility Advisory Committee Members.
(AAC-0026-2014)

GC-0307-2014
That the Pending Work Plan Items chart for the Mississauga Accessibility Advisory Committee, dated May 12, 2014, from Angie Melo, Legislative Coordinator, be received.
(AAC-0027-2014)

GC-0308-2014
That on behalf of the Accessibility Advisory Committee, Ann Lehman-Allison, Senior Communications Advisor, issue a communication to be placed on the Councillor's Corner internal webpage that Councillors can access for newsletter articles, regarding alerts to motorists about children at play in neighbourhoods.
(AAC-0028-2014)

GC-0309-2014
That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute and affix the Corporate Seal to the following documents in accordance with the Corporate Report dated May 23, 2014 and in a form satisfactory to Legal Services:

(a) Memorandum of Agreement between The Corporation of the City of Mississauga and The Mississauga Steelheads outlining certain proposed amendments to the existing lease agreement dated October 30, 1998; and

(b) Lease Amending Agreement between The Corporation of the City of Mississauga, as landlord and The Mississauga Steelheads, as tenant, authorizing certain amendments to the existing lease agreement for a four year period between the landlord and the tenant dated October 30, 1998.

(Ward 5)

GC-0310-2014

1. That the Realty Services Section of the Corporate Services Department be authorized to update the Management and Operation Agreement between the City of Mississauga and The Riverwood Conservancy for expanded use of the Chappell Estate House, 4300 Riverwood Park Lane in a form satisfactory to the City Solicitor.

2. That the Parks and Forestry Division of the Community Services Department update the Park Community Stewardship Agreement with The Riverwood Conservancy for the purpose of continued stewardship of Riverwood and for stewardship and volunteer group development of the Park P-508 (Hancock Property) and Brueckner Rhododendron Gardens.

(Ward 2, 6 and 7)

GC-0311-2014
That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations with the following property owners for the purpose of acquiring greenbelt lands:

- 107 Church Street (Ward 11);
- 113/115 Church Street (Ward 11);
- 27 Reid Drive (Ward 11);
- 0 Barbertown Road (Ward 11);
- 1770 Barbertown Road (Ward 11);
- 0-1720 Barbertown Road (Ward 6);
- 2955 Mississauga Road (Ward 8);
- 2935 Mississauga Road (Ward 8);
- 2901 Mississauga Road (Ward 8);
- 2855 Mississauga Road (Ward 8)

(Wards 6, 8 and 11)

GC-0312-2014
That the City Solicitor or her designate be authorized to execute and implement the Minutes of Settlement and Full and Final Release attached to this report as between the City of Mississauga and LVM Inc., arising from the resolution of an action commenced by the City of Mississauga. (Ward 7)

GC-0313-2014
That directors level compensation review be referred to 2015 Budget Committee for deliberations

I-1

ARMY, NAVY AND AIR FORCE VETERANS IN CANADA

FOUNDED 1840

COUNCIL AGENDA
JUN 1 1 2014

All communications Must Be Addressed
To: Secretary – Carol Downey
ANAF Lakeview 262
765 - Third Street
Mississauga, Ont..
L5E 1B8

LAKEVIEW · ARMY NAVY & AIR FORCE VETERANS IN CANADA · UNIT · 262

President – Roger Hamberg
Vice President – Don Jowett
Treasurer – Rick Embury
Secretary – Carol Downey

April 28,2014

RECEIVED
REGISTRY No.
DATE MAY 01 2014
FILE No.
CLERK'S DEPARTMENT

Ms. Crystal Greer, City Clerk
City of Mississauga
300 City Centre Dr
Mississauga, On L5B 3C1

Dear Ms. Greer,

The Army, Navy and Air Force Veterans in Canada, Branch Lakeview Unit 262, will be holding our annual Canada Day Celebration on July 1, 2014. This celebration of Canada Day is open to all our members, their families and the general public. As our Club Room is only for members and their guests over the age of 19 years, we are applying for an extension liquor permit to have a beer facility on our premises. The area will be approximately 62metres X 20metres not including our outside patio.

We will be serving hot dogs, hamburgers, chips and pop from a different location on the premises. The meat will be bought from European Meats. We will have live entertainment, music etc. We expect to have approximately 250 people attending this celebration. There will be security on the premises to help insure the day goes smoothly and can be enjoyed by all.

We have been informed that we need a Letter of Non-Objection from your office. Please fax the required letter to Carol Downey at 416-255-1729.

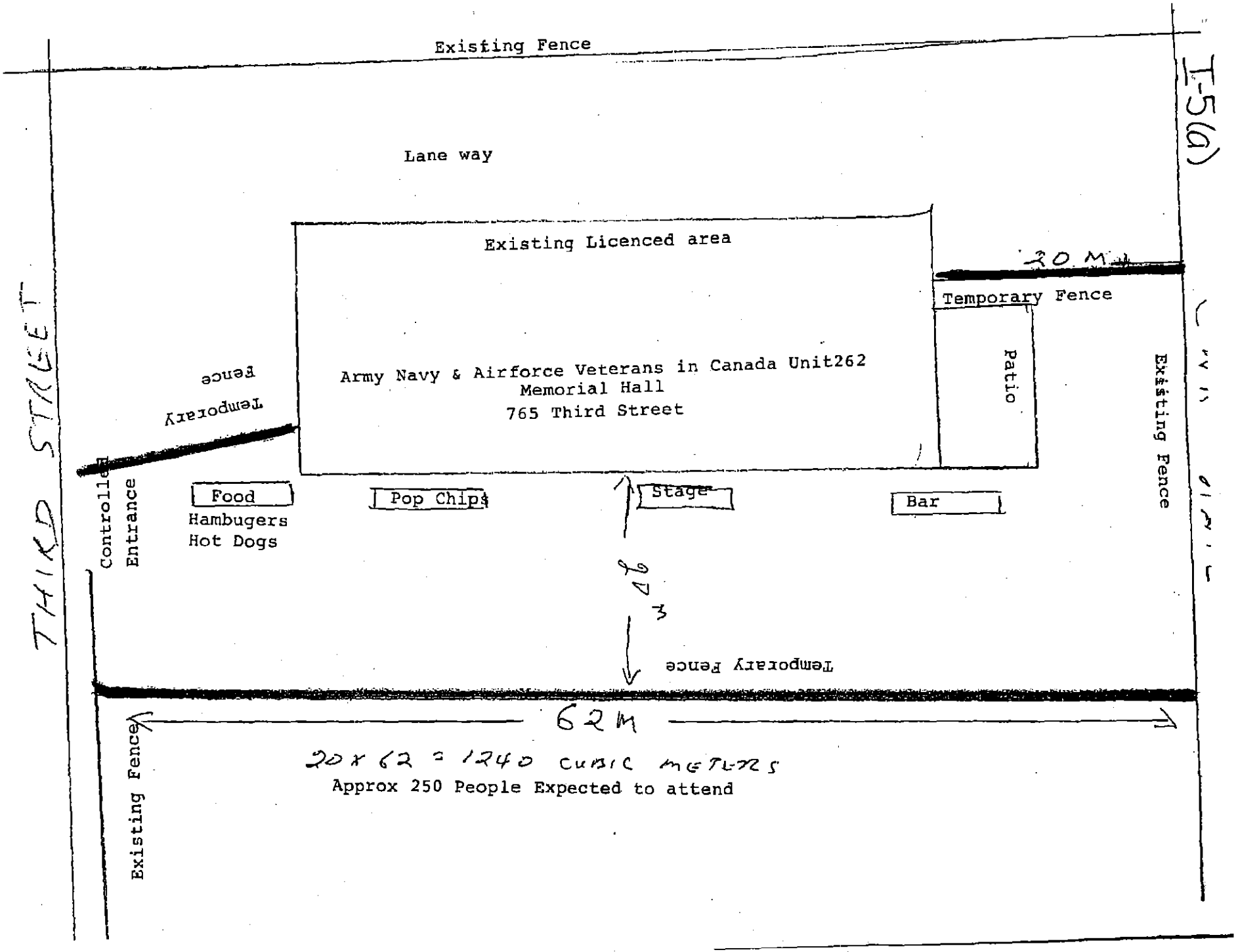
The contact person for this event is Roger Hamberg, President at 905-274-3821 or Carol Downey at 416-809-3575.

The Executive Team of Lakeview, Unit 262 would like to thank you in advance for considering our application for a permit.

Yours in Comradeship,

Carol Downey,
Secretary,
ANAF, Lakeview, Unit 262

☑ Receive	☑ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☐ Information ☐ Reply ☐ Report


Existing Fence
Lane way
THIRD STREET
Existing Licenced area
20 M
Temporary Fence
Army Navy & Airforce Veterans in Canada Unit262
Memorial Hall
765 Third Street
Patio
Existing Fence
Temporary Fence
Controlled Entrance
Food
Hambugers
Hot Dogs
Pop Chips
Stage
Bar
3
Temporary Fence
62 M
Existing Fence
20 x 62 = 1240 CUBIC METERS
Approx 250 People Expected to attend

T-1(a)

T-5(a)

I-2

PORT CREDIT in-water BOAT SHOW

portcreditboatshow.ca
September 12-14, 2014

Contact:
Katrina Lewis
Phone 416-735-4549
pcboatshow@gmail.com
Lori Mason
fax 1-877-297-3214

PORT CREDIT BOAT SHOW

Port Credit In-Water Boat Show | September 12-14, 2014

COUNCIL AGENDA
JUN 1 1 2014

Dear Jim Tovey

May 1,2014

Please be advised that once again this year we are bringing to Port Credit the 24th annual Port Credit In Water Boat Show.

This event is visited by nearly 10,000 boaters from across Ontario, Kingston to Kilarney and north to North Bay and even some from Quebec.

We are having Great Lakes Brewery sponsor our refreshment tent that will include beer, wine and coolers. We understand that we require a letter designating this event to be "Municipally Significant" so that Great Lakes Brewery can obtain a liquor permit.

This event includes the Peel Marine Unit and Canadian Coast Guard so likely hood of anyone acting unruly has never been a problem in the last 23 years.

We are proud to be the only late summer boat show in Mississauga and the largest New and Used show on the lake!

Thank you for your help in this matter
Lori Mason and Katrina Lewis

☑ Receive	☑ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☐ Information ☐ Reply ☐ Report

I-3

COUNCIL AGENDA
JUN 11 2014

Minister of Public Safety | Ministre de la Sécurité publique

Ottawa, Canada K1A 0P8

RECEIVED
REGISTRY No. 1753
DATE MAY 21 2014
FILE No.
MAYORS OFFICE

MAI MAY 13 2014

Her Worship Hazel McCallion
Mayor and Chair of LUMCO
Large Urban Mayor's Caucus of Ontario
The Corporation of the City of Mississauga
3rd floor
300 City Centre Drive
Mississauga, Ontario L5B 3C1

Dear Mayor McCallion: / Dear Worship McCallion,

The Office of the Prime Minister, the Right Honourable Stephen Harper, has forwarded to me your correspondence of January 17, 2014, concerning municipal resolutions passed regarding providing financial assistance to recover from the ice storm, and the establishment of a new program to address disaster mitigation. I was impressed by the resilience and community spirit of Torontonians as they came together to support their neighbours through this event.

As you know, emergency management in Canada is a shared responsibility between all levels of government. Within Canada's constitutional framework, provincial and territorial governments and local authorities provide the first response to the vast majority of emergencies. If an emergency threatens to overwhelm the resources of any individual province/territory, the federal government may provide assistance at the specific request of the province/territory. In this regard, Public Safety Canada (PS) administers the Disaster Financial Assistance Arrangements, which could include response and recovery costs related to ice storms.

In the context of disaster prevention and mitigation, in the 2013 Speech from the Throne, the Government committed to work with provinces and territories to develop a National Disaster Mitigation Program (NDMP), focused on reducing the impact of natural disasters, which would include overland flooding. Budget 2014 confirmed the Government's commitment to developing a NDMP by providing $200 million over five years, starting in 2015-16. The objective of this program would be to reduce disaster impacts by shifting towards a proactive disaster risk reduction approach, built upon investments in structural and non-structural disaster mitigation.

Canada

I-3(a)

In addition to this program, PS recognizes that flooding is a significant risk in many communities and has launched a National Floodplain Mapping Assessment Study to identify Canadian and international best practices concerning the management and mapping of floods; to assess the current state of floodplain mapping in Canada; and identify a possible national standard.

Our government remains committed to working with the provinces, territories and municipalities to ensure the safety and security of Canadians.

Thank you for taking the time to write.

Steven Blaney, P.C., M.P.
Minister of Public Safety and Emergency Preparedness

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☑ Information ☐ Reply ☐ Report

I-36)

GTA MAYORS AND REGIONAL CHAIRS

January 17, 2014

The Right Honourable Stephen Harper
Prime Minister of Canada
80 Wellington Street
Ottawa, Ontario
K1A 0A2

&

The Honourable Kathleen Wynne
Premier of Ontario
Room 281
111 Wellesley Street West
Toronto, Ontario
M7A 1A1

Dear Mr. Prime Minister and Madam Premier:

Today, the GTA Mayors and Regional Chairs came together to discuss the financial impact of the ice storm which took place on December 22, 2013.

As you are aware, the municipalities affected by the ice storm are facing a lengthy recovery process to deal with the aftermath of the storm and it is requested that the Federal and Provincial Governments provide financial assistance in this regard.

Enclosed, please find two resolutions passed unanimously by all those Mayors and Regional Chairs gathered at the meeting today along with their signatures.

As you can see in the resolution, we would appreciate your response to our requests by March 1, 2014.

I-3(c)

Sincerely,

Mayor Hazel McCallion, Mississauga (Chair)

Mayor Steve Parish, Ajax

Mayor Susan Fennell, Brampton

Mayor Rick Goldring, Burlington

Mayor Marolyn Morrison, Caledon

Mayor Adrian Foster, Clarington

Mayor Rick Bonnette, Halton Hills

Mayor Bob Bratina, Hamilton

Mayor Steve Pellegrini, King

Mayor Frank Scarpitti, Markham

Mayor Gordon Krantz, Milton

Mayor Rob Burton, Oakville

Mayor John Henry, Oshawa

Mayor Dave Ryan, Pickering

Mayor Dave Barrow, Richmond Hill

Mayor Chuck Mercier, Scugog

Mayor Rob Ford, Toronto

Deputy Mayor Norm Kelly, Toronto

Mayor Maurizio Bevilacqua, Vaughan

Mayor Wayne Emmerson, Whitchurch Stouffville

Regional Chair Gary Carr, Halton

Regional Chair Emil Kolb, Peel

Regional Chair Bill Fisch, York

cc: GTA Members of Parliament
GTA Members of Provincial Parliament
Federation of Canadian Municipalities
Association of Municipalities of Ontario

I-3(d)

Resolution Number 1
GTA Mayors and Chairs January 17, 2014

Whereas On December 22, the Greater Toronto Area (GTA) and other parts of the Province of Ontario suffered an extreme weather event

And whereas during this event, a severe ice storm affected many of the municipalities in the GTA, resulting in loss of electricity, road and sidewalk blockages, thousands of downed and damaged trees, and widespread disruption to municipal services and the lives of residents and the operations of businesses

And whereas those municipalities have incurred significant costs to respond to the immediate public safety issues

And whereas those municipalities are facing a costly and lengthy recovery period to deal with the debris and damage to the tree canopy as a consequence of the ice storm

And whereas many municipalities through the Province have applied to the Province for financial assistance through ODRAP

And whereas there is concern that the ODRAP program does not adequately recognize and respond to the full cost of extreme weather events, especially in a time where extreme weather is expected to be more frequent and intense due to the impacts of climate change

And whereas on January 17 in response to the storm, the GTA Mayors and Chairs came together in a co-ordinated approach to asking for financial assistance

Therefore be it resolved that

1. The Provincial and Federal governments share equally in this disaster with municipalities by each funding 1/3 of the full cost of response and ongoing recovery from the ice storm for affected municipalities.

2. That the Provincial and Federal governments treat all applicable municipalities equally and equitably.

3. That the Provincial and Federal governments recognize the urgency of this matter and provide a response by March 1, 2014.

4. That this resolution be sent to the Premier of Ontario, the Prime Minister of Canada, the local Members of Provincial Parliament and Members of Parliament, the Association of Municipalities of Ontario and the Federation of Canadian Municipalities.

I-3(e)

Resolution Number 2
GTA Mayors and Chairs January 17, 2014

The Provincial and Federal governments establish new programs and expand existing programs to address disaster mitigation involving forestry, erosion control, winter storms, tree canopy, and other severe storm events, that reflect the reality of climate change and such programs to include funding for rehabilitation of municipal infrastructure to mitigate this and future environmental and storm event impacts.

That this resolution be sent to the Premier of Ontario, the Prime Minister of Canada, the local Members of Provincial Parliament and Members of Parliament, the Association of Municipalities of Ontario and the Federation of Canadian Municipalities.

I-4

Carmela Radice

From: Sacha Smith
Sent: 2014/05/13 2:32 PM
To: Carmela Radice
Subject: FW: COUNCIL MEETING WED 11 JUNE 2014

COUNCIL AGENDA
JUN 1 1 2014

From: Irene Wojcik Gabon
Sent: 2014/05/13 1:10 PM
To: Sacha Smith; Crystal Greer
Cc: Irene Gabon
Subject: Re: COUNCIL MEETING WED 11 JUNE 2014

----- Original Message -----
From: Irene Wojcik Gabon
To: Crystal Greer ; Sacha Smith
Cc: Irene Gabon
Sent: Tuesday, May 13, 2014 12:27 PM
Subject: COUNCIL MEETING WE 14 MAY 201

Good morning Madam Clerk
I would appreciate it if this email was included on the Agenda for **11 June 2014** for consideration.
A recommendation from the Integrity Commissioner via Governance Committee Report May 12th, 2014 and agreed to by City Solicitor Mary Ellen Bench, re all communications data from residents to mayor and councillors are **personal** property and may be used during election campaigns. I strongly disagree. Council will be voting on this Report item on **June 11th, 2014 .**
If I as a resident/taxpayer communicate with the City particularly elected officials, I am dealing with a **public Office**. on a matter or issue , The information may be used as data for elections and can be passed on to a re-election team without my consent. . The same goes for lists which are compiled at meetings outside City Hall. which include Ratepayers Groups. Retention of this data should be retained as is required by law provincially and federally and **not deleted as was done re the power plants matter at the Ontario level of government.**
This **personal ownership** I maintain is improper and unfair and gives unfair advantage to an incumbent who may be running for re election. And what happens to the information if incumbent is defeated? Is it deleted, or passed on to a newly elected person?
The use of staff after working hours also gives unfair advantage to incumbents as EA's and AA's who deal with residents/ratepayers on a day to day basis have clear access to these data basis and Ratings .
So the question remains, is this "conversation " between elected officials PUBLIC OR PERSONAL?
I am saying it is PUBLIC. and is the property of the OFFICE not the PERSON and I cannot find case law to support this at the present time.

I respectfully request that this item on the Governance Report be adjourned to another day after this question can be further studied.
Mrs. Irene Gabon
) Sunnycove Dr,
Mississauga, ON

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☑ Information ☐ Reply ☐ Report

I-5

COUNCIL AGENDA
JUN 11 2014

QUARTERLY
COUNCILLOR DECLARATION
under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, Hazel McCallion, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: May 1, 2014 Signature of Councillor:

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☑ Information ☐ Reply ☐ Report

I-5(a)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga.

I, Jim Tovey, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: May 1, 2014 Signature of Councillor: Jim Tovey

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(b)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, PATRICIA MULLIN, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: May 1st, 2014 Signature of Councillor: Patricia Mullin

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(c)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, CHRIS FONSECA, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: April 30, 2014 Signature of Councillor: Chris Fonseca

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(d)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, FRANK DALE, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: 1 MAY 14 Signature of Councillor: [signature]

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(e)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, BONNIE CROMBIE, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: May 14, '14 Signature of Councillor: B. Crombie

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(f)

COUNCILLOR INFORMATION STATEMENT
FOR GIFTS AND BENEFITS OVER $500.00

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council within 30 days of receipt of any gift or benefit exceeding $500.00, or where the total of the value of a gift or benefit, together with any other gift(s) or benefit(s) from the same source in the same calendar year, totals $500.00 or more]

I, BONNIE CROMBIE, Member of the Council of the City of Mississauga, hereby state as follows:

1. In the attached list, every reference to a gift or benefit received by me includes every gift or benefit received, with my knowledge, by any family member of mine or a member of my staff, all as defined in the Council Code of Conduct (the "Code").

2. Attached is a complete list, subject only to the exceptions listed in paragraph 7 hereof, of every fee, advance, cash, gift, gift certificate, personal benefit, price reduction and other consideration received by me in this calendar year during the 30-day period immediately prior to the date of this Statement, connected directly or indirectly with the performance of my duties of office as a member of Council, of the following description:

(a) where the value of the gift or benefit exceeds $500.00; and/or

(b) where the total value of all gifts and benefits received from any one source during the course of the calendar year in which it was received exceeds $500.00.

(Herein referred to collectively as the "Paragraph 2 Gifts or Benefits")

3. Included in the list are particulars of the Paragraph 2 Gifts or Benefits, designated by reference to the applicable paragraph of Rule No. 2.1 of the Code:

2.1.b any gift or benefit of a nature which normally accompanies the responsibilities of office and was received as an incident of protocol or social obligation;

I-56)

2.1.e a suitable memento of a function honouring me;

2.1.f food, lodging, transportation or entertainment provided by any government;

2.1.f food, lodging, transportation or entertainment provided by the organizer of a conference, seminar or other event where I either spoke or attended in an official capacity at an official event;

2.1.g any food or beverage consumed at a banquet, reception or similar event, where the attendance served a legitimate business purpose and the person extending the invitation or a representative of the organization was in attendance;

2.1.h the provision of communications to my offices, including subscriptions to newspapers and periodicals;

2.1.i any sponsorship or donation for a community event organized or run by me or on my behalf, where costs were incurred and the event held on or before Nomination Day.

4. Without limiting the generality of the information required to be included in this Councillor Information Statement, examples of the types of Paragraph 2 Gifts or Benefits received by me or a staff or family member which must be listed include each of the following:

(i) property (e.g. a book, flowers, gift basket, painting or sculpture, furniture, wine);

(ii) membership in a club or other organization (e.g. a golf club) at a reduced rate or at no cost;

(iii) any invitation to and/or tickets to attend an event (e.g. a sports event, concert, play) at a reduced rate or at no cost;

(iv) any invitation to attend a gala or fundraising event at a reduced rate or at no cost;

(v) any invitation to attend an event or function in the fulfilment of my official duties, as described in this Statement;

(vi) in the case of an invitation to attend a charity golf tournament, a fundraising gala, a professional sports event, concert or a dinner, in addition to the data provided, the number of such events which I have attended as a guest of the same individual or corporation during the calendar year prior to the last such attendance;

(vii) Use of real estate or significant assets or facilities (i.e. a vehicle, office, vacation property) at a reduced rate or at no cost;

5. I have listed beside the description of each gift and benefit: the date it was received; the name of the donor or provider; the nature of the gift or benefit; the cost, value or estimated value of the gift or benefit; and the reference to every applicable paragraph of Rule No. 2.1 of the Code. Where I have received more than one gift or benefit from any one source during the last calendar year, I have listed opposite the name of the person or other source from whom the gift or benefit was received, the date and the value of all gifts and benefits which I have received from the same source over the past year.

6. I know of no facts or circumstances which create a conflict between my private interest and my public duty as a member of Council, by reason of my receipt or acceptance of any gift or benefit referred to in this Statement or otherwise.

7. In accordance with the Code, this list does not include the following:

2.1.a compensation authorized by law paid to me by the City of Mississauga or its local board;

2.1.c money, goods or services received by me, or on my behalf, for my municipal election campaign, duly reported in accordance with law;

2.1.d services provided without compensation by persons volunteering their time.

8. The list, which forms part of this Statement, sets out all of the Paragraph 2 Gifts or Benefits, subject to permitted exceptions referred to in paragraph 7 hereof, received by me, or on my behalf, or by any member of my family or staff, during the period to which this Councillor

I-5(i)

Information Statement applies. This Statement is submitted by me in good faith in accordance with the Code of Conduct governing Members of Council of the City of Mississauga.

Date: May 14 '14 B. Crombie

(Signature of Councillor)

This Councillor Information Statement, together with the attached List of Gifts and Benefits, may be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Councillor Information Statement filed with the Integrity Commissioner will become a matter of public record.

COUNCILLOR INFORMATION STATEMENT

(List of Gifts and Benefits)

Name of Councillor: Bernie Coulthe

Date	Name of Donor	Nature of Gift or Benefit	Amount/Value	Donations by Same Donor during the same Calendar Year	Exception Paragraph under Rule No. 2.1
March 20 2014	Progressive Web	Gala ticket	$1,500	No	

(Add more pages as required)

1-5(1)

I-5(k)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, Ron STARK, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: MAY 1/14 Signature of Councillor:

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(1)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga.

I, NANDO IANNICCA, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: MAY 1, 2014 Signature of Councillor:

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(m)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, Katie Mahoney, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: April 8 2014 Signature of Councillor: Katie Mahoney

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(n)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, PAT SAITO, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: April 28/14 Signature of Councillor: Pat Saito

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(a)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, SUE McFADDEN, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: APRIL 30, 2014 Signature of Councillor: S McFadden

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-5(p)

QUARTERLY
COUNCILLOR DECLARATION

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1st, May 1st, August 1st and November 1st in each year during the term of office of the Council of the City of Mississauga,

I, George Carlson, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of $500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value $500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: April 24/14 Signature of Councillor: [signature]

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze
Integrity Commissioner for the City of Mississauga
20736 Mississauga Road
Caledon, Ontario L7K 1M7

Phone: 519-942-0070
Fax: 519-942-1233
E-mail: robert.swayze@sympatico.ca

Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.

I-6

RECEIVED

REGISTRY No.

DATE MAY 26 2014

COUNCIL AGENDA
JUN 11 2014

FILE No.

MAYORS OFFICE

FCM FEDERATION OF CANADIAN MUNICIPALITIES / FÉDÉRATION CANADIENNE DES MUNICIPALITÉS

May 15, 2014

Her Worship Mayor Hazel McCallion and Members of Council
City of Mississauga
300 City Centre Drive
Mississauga, ON
L5B 3C1

Dear Mayor McCallion and Members of Council,

On behalf of the Partners for Climate Protection (PCP) program, I wish to congratulate the City of Mississauga for achieving community Milestone Three and corporate Milestones Four and Five. The City of Mississauga is the 23rd municipality in Canada to have reached Milestone Five, and we are pleased to share your achievement on the PCP website at www.fcm.ca/pcp.

We look forward to working with you in the development of implementation and monitoring reports for the City's community-based initiatives. Furthermore, your local government is now in a leadership position to help mentor and encourage other municipalities that are working toward better energy and GHG management. PCP recognizes and greatly appreciates your contribution to the program, and we hope that you will continue to stay active in our various networking and program activities.

Cost-effective, community-based projects offer the very best opportunities for taking action on climate change. Since 2008, PCP member municipalities have voluntarily reported on over 800 projects to reduce GHG emissions. These projects represent more than $2.3 billion in investments and over 1.8 million tonnes in annual GHG reductions.

Our Program Officer, Jon Connor, is available to discuss how PCP can continue to serve the needs of your local government. Should you have any questions, Mr. Connor can be reached by telephone at (613) 907-6340 or via e-mail at pcp@fcm.ca.

Yours sincerely,

Claude Dauphin
FCM President

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services	For ☐ Appropriate Action ☑ Information
☐ Planning & Building ☐ Transportation & Works	☐ Reply ☐ Report

Enclosures

CD/JC:ks

c: Brenda Osborne, Director, Environment, City of Mississauga

10, rue Rideau Street,
Ottawa, Ontario

Mailing address/
Adresse postale
24, rue Clarence Street,
Ottawa, Ontario K1N 5P3

T. 613-241-5221
F. 613-244-1515

www.fcm.ca

I-7

BRAMPTON
brampton.ca Flower City

Corporate Services
Council and Administrative Services

COUNCIL AGENDA
JUN 1 1 2014

May 15, 2014

Regional Municipality of Peel
Ms. Kathryn Lockyer, Clerk
10 Peel Centre Drive, Suite "A", 5th Floor
Brampton, ON L6T 4B9

City of Mississauga
Attention: Ms. C. Greer, Clerk
Civic Centre, 300 City Centre Drive
Mississauga, ON L5B 3C1

MetroLinx
20 Bay Street, Suite 600
Toronto, ON M5J 2W3

Toronto and Region Conservation Authority
5 Shoreham Drive
Downsview, ON M3N 1S4

Re: City of Brampton Initiated Official Plan and Zoning By-law Amendments – Hurontario-Main Street Corridor Secondary Plan – Wards 3 and 4
(File P26 S55)

The following recommendations of the Planning, Design and Development Committee Meeting of May 5, 2014 were approved by Council on May 7, 2014:

PDD075-2014

1. That the report from M. Majeed, Policy Planner, Planning Policy and Growth Management, dated March 3, 2014, to the Planning, Design and Development Committee Meeting of May 5, 2014, re: **City of Brampton Initiated Official Plan and Zoning By-law Amendments – Hurontario-Main Street Corridor Secondary Plan – Wards 3 and 4** (File P26 S55) be received; and,

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services	For ☑ Appropriate Action ☐ Information
☑ Planning & Building ☐ Transportation & Works	☐ Reply ☐ Report

2. That staff report back to Planning, Design and Development Committee with the results of the statutory public meeting and the circulation of the proposed planning amendments to agencies as well as a final recommendation with respect to these amendments; and,

3. That the City Clerk be directed to provide a copy of the staff report and Council resolution to the Region of Peel, City of Mississauga, Metrolinx and the Toronto and Region Conservation Authority for their information.

A copy of the referenced report is available in the Clerk's File for review.

cont'd.../

I-7(a)

4. That the following correspondence to the Planning, Design and Development Committee Meeting of May 5, 2014, re: **City of Brampton Initiated Official Plan and Zoning By-law Amendments – Hurontario-Main Street Corridor Secondary Plan – Wards 3 and 4** (File P26 S55) be received:
   1. Correspondence from William Lee, Brampton resident, dated May 1, 2014
   2. Correspondence from Joel Farber, Folger Rubinoff LLP, dated May 5, 2014
   3. Correspondence from Harry Froussios, Zelinka Priamo Ltd., dated May 5, 2014
   4. Correspondence from Ryan Mino-Leahan, KLM Planning Partners Inc., dated May 5, 2014
   5. Correspondence from Oz Kemal, MHBC Planning Urban Design & Landscape Architecture, dated May 5, 2014

Yours truly,

SDanton

Shauna Danton
Legislative Coordinator
City Clerk's Office
Tel: 905-874-2116 Fax: 905-874-2119
e-mail: shauna.danton@brampton.ca

(PDD/D3)

cc: Regional Councillor J. Sanderson
City Councillor B. Callahan
M. Ball, Chief Planning and Infrastructure Services Officer
H. Zbogar, Director, Planning Policy and Growth Management, Planning and Infrastructure Services
D. Waters, Manager, Land Use Policy, Planning Policy and Growth Management, Planning and Infrastructure Services
M. Majeed, Policy Planner, Planning Policy and Growth Management, Planning and Infrastructure Services
W. Lee, 320 Mill Street South, Suite 803, Brampton, L6Y 3V2
Folger Rubinoff LLP, Attn: J. Farber, 77 King Street West, Suite 3000, PO Box 95 TD Centre, Toronto, M5K 1G8
Zelinka Priamo Ltd., Attn: H. Froussios, 20 Maud Street, Suite 305, Toronto, M5V 2M5
KLM Planning Partners Inc., Attn: R. Mino-Leahan, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3
MHBC Planning Urban Design & Landscape Architecture, Attn: O. Kemal, 7050 Weston Road, Suite 230, Woodbridge, L4L 8G7
James Wyllie, 14 Cheltenham Court, Brampton, L6W 1J3
John Van West, 3 Ladore Drive, Brampton, L6Y 1V4
Laurie Rector, 310 Mill Street South, Apt. #503, Brampton, L6Y 3B1
Al Bhanji, 131 Meadowlark Drive, Brampton, L6Y 4V6

I-8

Minister of Canadian Heritage
and Official Languages

Ministre du Patrimoine canadien
et des Langues officielles

Ottawa, Canada K1A 0M5

COUNCIL AGENDA
JUN 11 2014

MAI
MAY 22 2014

Mrs. Teresa Burgess-Ogilvie
Grants Funding Coordinator
The Corporation of the City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Dear Mrs. Burgess-Ogilvie:

I would like to inform you that I have approved a contribution in the amount of $75,000 for your organization's project under the Celebrate Canada Program.

A contribution agreement will follow shortly for your signature. It should be noted that this contribution will be subject to the conditions set out in the agreement. Upon signature of the document, you will receive payment as stipulated in the agreement.

In disbursing these funds, I am confident that you and your organization will encourage Canadians to celebrate their symbols, values, heritage and cultural diversity. I would ask, therefore, that every effort be made to ensure that the Canadian flag is displayed proudly during your events.

In receiving funding from the Celebrate Canada Program, you agree to acknowledge support from the Department of Canadian Heritage in English and French, as well as implement the Official Languages measures indicated in your funding application.

I congratulate your organization on its project and extend my best wishes for the success of your celebrations.

Sincerely,

☑ Receive	☐ Resolution
☐ Direction Required	☑ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☑ Information ☐ Reply ☐ Report

The Honourable Shelly Glover, P.C., M.P.

Canada

I-9

COUNCIL AGENDA
JUN 1 1 2014

Ministry of Transportation

Regional Director's Office
Central Region
2nd Floor, Bldg. D
1201 Wilson Avenue
Toronto, Ontario M3M 1J8
Tel (416) 235-5400
Fax (416) 235-5266

Ministère des Transports

Bureau du directeur régional
Région du Centre
Édifice D, 2e étage
1201, avenue Wilson
Toronto ON M3M 1J8
Tél. : 416 235-5400
Téléc. : 416 235-5266

Ontario

May 22, 2014

RECEIVED
REGISTRY No.
DATE MAY 28 2014
FILE No.
CLERK'S DEPARTMENT

Mr. Emil Kolb
Regional Chair and Executive Officer
The Regional Municipality of Peel
10 Peel Centre Drive
Brampton, ON
L6T 4B9

Dear Mr. Kolb:

Thank you for your letter and council resolution requesting the Ministry of Transportation advance the planning, design and construction of highway improvements in and surrounding Peel Region listed in the "Planning for the Future Beyond 2017" section of the Southern Highways Program 2013-2017 to within five years. I appreciate the opportunity to respond on behalf of the ministry.

The ministry has been investing to keep Ontario's highways and bridges in good repair, reducing congestion, improving safety and promoting the economy. The Ministry is also supportive of the Peel Long Range Transportation Plan and is willing to work together with the Peel Region to ensure a safe, convenient, efficient, sustainable and integrated transportation system.

In Peel Region, the ministry has recently completed many improvements to the highway system including the widening of Highway 401 from Highway 410 to west of Hurontario Street to a 12-lane core and collector system. Several freeways, such as Highway 403 in Mississauga, Highway 401 adjacent to Pearson Airport and Highway 410 north of Queen Street, were resurfaced last year.

This year, work is in progress according to the 2013 to 2017 Southern Highways Program (SHP) where the ministry has an aggressive capital construction program in Peel Region. A great deal of expansion work will commence, including:

- The extension of the Highway 401 core and collector system to the Credit River
- The widening for HOV lanes on Highway 410 from Highway 401 to Queen Street
- The widening for HOV lanes on Highway 427 from Campus Road/Fasken Drive to Steeles Avenue.

../2

I-9(a)

The ministry is also moving forward with the extension project of Highway 427 from Regional Road 7 to Major Mackenzie Drive. This proposed extension supports the growth objectives and policies set out in the province's 2006 Growth Plan for the Greater Golden Horseshoe and would help in strengthening the economy by efficient movement of goods and people.

In addition, rehabilitation work for various bridges is underway, including:

- QEW/Highway 403/Ford Drive interchange bridges
- Highway 401/403/410 interchange bridges
- Highway 403 in Mississauga – seven bridges.

Please be advised that advancement of projects included under "Planning for the future Beyond 2017" is subject to further study, available funding, approvals and prioritization among other important needs across southern Ontario.

In recognition of the Peel Region needs, looking forward beyond 2017, I am pleased to advise you the ministry has already initiated planning studies on a number of the corridors. The following projects are currently underway which are included in the SHP Planning for the Future:

- The Highway 401 expansion from Credit River to Trafalgar Road
- The Highway 427 widening from Highway 407 to Highway 7
- The QEW/Highway 403 interchange improvements
- The QEW widening from Evans Avenue to Cawthra Road including the Dixie Road interchange.

Thank you again for your interest in the Ministry's "Planning for the future Beyond 2017" program.

Sincerely,

Peter Verok, P.Eng.
Regional Director

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☑ Information ☐ Reply ☐ Report

c: Peter Fay, City Clerk, City of Brampton
Crystal Greer, City Clerk, City of Mississauga
Carey deGorter, Town Clerk, Town of Caledon
Norma Trim, Chief Financial Officer and Commissioner of Corporate Services, Region of Peel
Arvin Prasad, Director, Integrated Planning Division

I-10

COUNCIL AGENDA
JUN 1 1 2014

From: Manny Sousa [mailto:Manny.Sousa@enbridge.com]
Sent: 2014/05/23 11:29 AM
To: mayor_ford@toronto.ca; dmartin@forterie.on.ca; bbentley@grimsby.ca; bhodgson@lincoln.ca; jdiodati@niagarafalls.ca; deke@notl.org; mayordave@pelham.ca; mayor@portcolborne.ca; bmcmullan@stcatharines.ca; mayor@thorold.com; ajeffs@wainfleet.ca; mayor@welland.ca; djoyner@westlincoln.ca; twalsh@townshipadjtos.on.ca; mayor.maciver@hotmail.com; officeofthemayor@barrie.ca; dwhite@townofbwg.com; mayor@brampton.ca; marolyn.morrison@caledon.ca; kferguson@clearview.ca; joosterhof@townofgrandvalley.ca; lou.maieron@erin.ca; tdowdall@essatownship.on.ca; fitzgeraldw@greyhighlands.ca; bbaguley@innisfil.ca; bhill@melancthontownship.ca; gmckay@midland.ca; Hazel McCallion; mayor@townofmono.com; pmills@mulmurtownship.ca; mayor@newtecumseth.ca; radams@orangeville.ca; MBurkett@townshipofsevern.com; ecrewson@townofshelburne.on.ca; brian.milne@grey.ca; swarnock@tay.ca; mayor@tiny.ca; mayor@wasagabeach.com; steve.parish@ajax.ca; dpearcy@accel.net; mayor@aurora.ca; mayor@brighton.ca; tclayton@townshipofbrock.ca; mayor@clarington.net; jjones@dourodummer.on.ca; vhackson@eastgwillimbury.ca; rgrossi@georgina.ca; rgerow@hbmtwp.ca; rmcgee@city.kawarthalakes.on.ca; spellegrini@king.ca; fscarpitti@markham.ca; mayor@newmarket.ca; jhenry@oshawa.ca; dnelson@osmtownship.ca; dbennett@peterborough.ca; mayor@pickering.ca; officemayor@richmondhill.ca; mayormercier@scugog.ca; hector.macmillan@trenthills.ca; gloconnor@town.uxbridge.on.ca; maurizio.bevilacqua@vaughan.ca; jean-yves.lalonde@sympatico.ca; dreid@arnprior.ca; rkidd@ripnet.com; themayor@brockville.com; wleblanc@carletonplace.ca; maire@casselman.ca; gary.barton@champlain.ca; mguibord@xplornet.com; dave.thompson@rogers.com; achurchill@storm.ca; jimpickard@ripnet.com; rberthiaume@hawkesbury.ca; mayor@laurentianhills.ca; fkinsella@townshipleeds.on.ca; mcampbell@mcnabbraeside.com; mayor@merrickville-wolford.ca; bdobson@ripnet.com; dgordon@northgrenville.on.ca; fifeag@plantpioneer.com; jfenik@perth.ca; Mayor@petawawa.ca; bringrose@town.renfrew.on.ca; mayor@twprideaulakes.on.ca; jpstpierre@russell.ca; mayor@smithsfalls.ca; fstamour@nationmun.ca; jlabow@whitewaterregion.ca; Jim.Watson@ottawa.ca
Subject: Re: Enbridge Gas Distribution Rate Adjustment Update

Dear Mayor's,

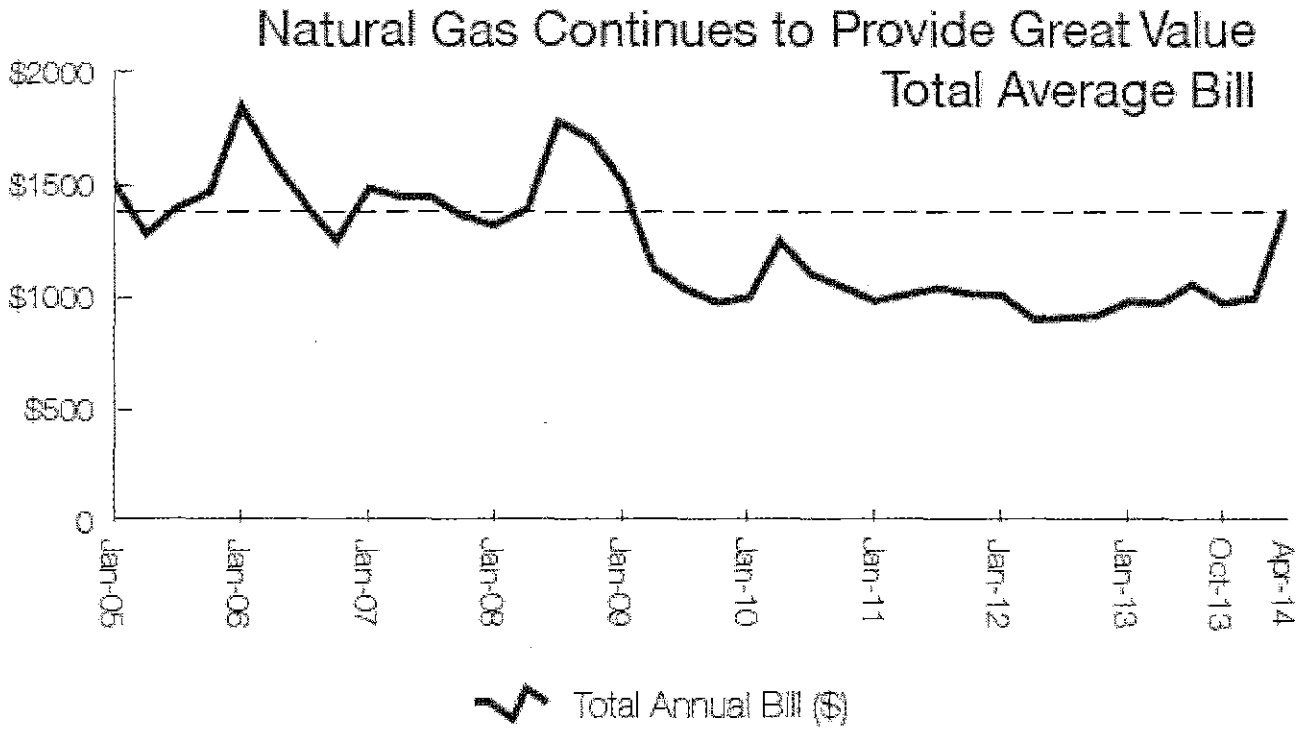
In an effort to keep you and your office informed, I am writing to you regarding the **Ontario Energy Board's Decision regarding Gas Rate 'Smoothing' for Enbridge Gas Distribution Customers**; which was announced yesterday. Enbridge Gas Distribution's news release is below.

What has happened?

- In its decision, the Ontario Energy Board (OEB) directed Enbridge Gas Distribution to smooth costs related to the past winter, the longest and coldest on record in Ontario in 37 years. The cold winter required Enbridge to buy more and pay more for natural gas to meet the needs of our customers.
- The Board found that spreading the impact of the rate increase over an extended time period is warranted in this case to lessen the bill impact for customers that buy their gas from Enbridge.
- Enbridge's rates increased on average $33 a month per customer in April 2014. Approximately $20 per month relates to costs associated with this past cold winter, this cost will be affected by the OEB's smoothing decision. The other $13 per month will not be affected by the smoothing decision as it relates to the projected forecast natural gas price, not the costs associated with the past winter.
- Enbridge will file for the next quarter to the Ontario Energy Board prior to July 1st.

I-10(a)

- **Enbridge does not earn a profit on the price of natural gas. Customers pay what Enbridge pays for natural gas without mark-up.**
- Even with April's price increase, natural gas remains the best energy value, at less than half the cost of oil or electricity.
- Despite April's increase, the current adjusted natural gas supply rate is less than it was 10 years ago.



How does the Application Process work?

- Enbridge Gas Distribution applied to the Ontario Energy Board to adjust rates on April 1 as we do every three months. Changing the rate four times a year helps smooth out rates for our customers.
- Natural gas prices go up and down, and are largely driven by supply and demand. The price of natural gas has increased in North American markets this winter primarily because of cold weather and high demand for heating. Natural gas supplies in North America are abundant – it just costs more on the market now because cold weather has increased demand.
- Customers can choose to buy their natural gas from us and pay the same price we pay, or they can buy natural gas at a fixed price for a fixed period of time from a licensed marketer. For customers who buy natural gas from us, we have asked that the gas supply rate, which accounts for part of the bill, increase to reflect higher prices in the market.

Assistance Programs: LEAP and the Winter Weatherization Program

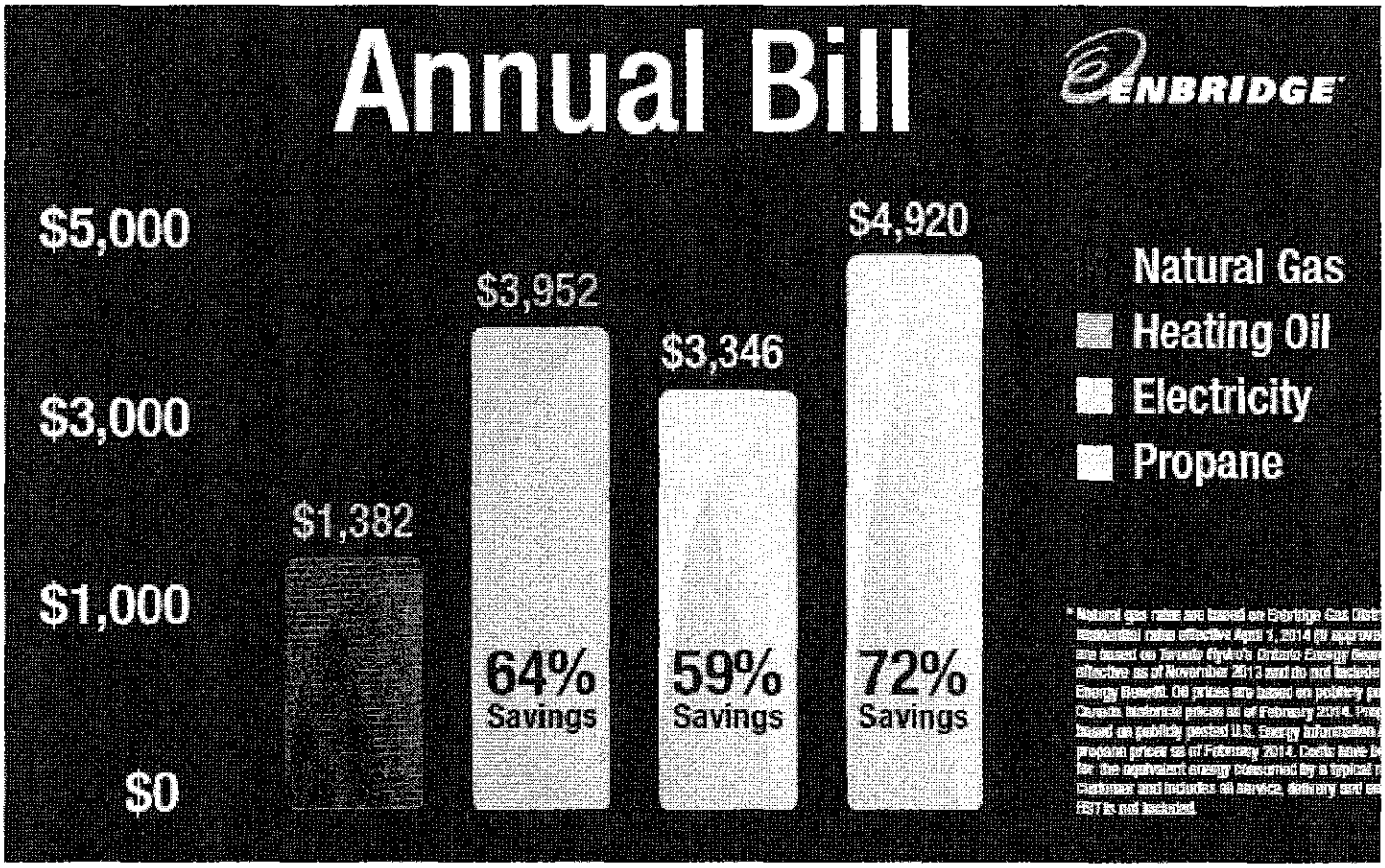
- Customers in financial hardship can also access additional support.

I-10(b)

- Developed by the Ontario Energy Board, the Low-Income Energy Assistance Program (LEAP) is a year-round program to assist low-income customers with their bill payments and natural gas costs.
- LEAP provides emergency relief with a one-time financial grant of up to $500 to eligible low-income customers experiencing difficulty paying already "past due" bills.
- Additionally, low-income and LEAP qualified customers can also avail of Enbridge's Home Weatherization Program. The Home Weatherization Program provides qualified Enbridge customers with FREE home upgrades like draft proofing and insulation, thus helping them save money on their energy bills and improving the comfort of their home.

Low Income Energy Assistance Program (https://www.enbridgegas.com/corporate/donations-sponsorships/low-income-energy-assistance-program.aspx)

Home Weatherization Program (https://www.enbridgegas.com/homes/manage-energy/rebates-incentive-programs/home-weatherization-program.aspx)



☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☑ Information ☐ Reply ☐ Report

I-10(c)

Please contact me if you have any questions or concerns.

Manny Sousa
Manager, Municipal Relations | Public & Government Affairs

ENBRIDGE GAS DISTRIBUTION INC.
TEL: 416-495-5790 | CELL: 647-229-1624
500 Consumers Rd. North York, ON M2J 1P8
www.enbridgegas.com

Follow Enbridge Gas 

NEWS RELEASE
Enbridge Gas Distribution Rate Adjustment Update

TORONTO, May 22, 2014 – Enbridge Gas Distribution Inc., a regulated natural gas distribution utility, has received a decision from the Ontario Energy Board (OEB) regarding its April 1, 2014 rate change in which the OEB approved rates on an interim basis in March pending a review.

Today, the OEB directed Enbridge to spread the costs associated with Ontario's coldest winter in 37 years over an extended period, from 12 to 27 months.

"We support the decision to ease the impact of the extremely cold winter on our customers," said Malini Giridhar, Vice President, Enbridge Gas Distribution. "We will be implementing revised rates in the next quarterly rate adjustment."

"Enbridge does not earn a profit on the price of natural gas," she added. "Any difference between forecast costs and actual prices is either collected from or returned to customers through a Cost Adjustment."

Natural gas remains cheaper than 10 years ago and is also the most economical choice for home and water heating in Ontario, costing less than half as much as alternative fuels. Natural gas is about 60 per cent less expensive than electricity and 64 per cent less expensive than oil.*

There are a number of options available to help customers manage their bills:

- Implement low or no cost energy efficiency tips www.enbridgegas.com/energyefficiency
- Join the Budget Billing Plan to spread annual natural gas costs over 11 months. Register at www.enbridgegas.com/bbp or call 1-877-362-7434
- Find out if you qualify for assistance
  - The OEB's Low-income Energy Assistance Program (LEAP) provides emergency financial assistance of up to $500 towards past due energy bills

I-10(d)

o Enbridge's Home Weatherization Program offers free energy efficiency measures such as insulation to help lower future energy bills
□ If you are having trouble paying your bill, please call us about making payment arrangements

Enbridge Gas Distribution Inc. has a more than 165-year history and is Canada's largest natural gas distribution company. Enbridge Gas Distribution delivers safe, reliable natural gas in more than 100 communities across Ontario and is a leader in promoting energy efficiency programs. It is owned by Enbridge Inc., a Canadian-based leader in energy transportation and distribution and one of the 2013 Global 100 Most Sustainable Corporations. Enbridge Inc. has been selected as one of Canada's Greenest Employers for 2013 and is one of Canada's Top 100 Employers. Enbridge Gas Distribution and its affiliates distribute natural gas to two million customers in Ontario, Quebec, New York State and New Brunswick. For more information, visit www.enbridgegas.com or follow us on Twitter @EnbridgeGasNews.

- 30 -

* Natural gas rates are based on Enbridge Gas Distribution Inc.'s approved residential rates up to and including those effective April 1, 2014. Electricity rates are based on Toronto Hydro's Ontario Energy Board approved rates up to and including those effective May 1, 2014 and do not include the Ontario Clean Energy Benefit. Oil prices are based on publicly posted Statistics Canada historical rates up to and including rates available as of March 2014. Costs have been calculated for the equivalent energy consumed by a typical residential customer and includes all service, delivery and energy charges. HST is not included.

Media contact:

Chris Meyer
Tel: 416-753-6626
chris.meyer@enbridge.com

I-11

COUNCIL AGENDA
JUN 11 2014

RECEIVED
REGISTRY No.
DATE JUN 10 2014
FILE No.
CLERK'S DEPARTMENT

Port Credit
Always On. Always Electric!

May 27, 2014

Mayor Hazel McCallion and Members of Council
City of Mississauga
300 City Centre Drive
Mississauga, L5B 3C1

Dear Mayor McCallion and Members of Council,

RE: Proposed Port Credit BIA Boundary Expansion

The Board of Directors of the Port Credit BIA would like to express their willingness to expand the boundaries of the Port Credit BIA.

The Port Credit Business Improvement Area (BIA) was formed in 1976. In the ensuing years the nature of the area and indeed Port Credit has changed. In 1991 a boundary expansion added Credit Landing Plaza west of Wesley Avenue but permitted the businesses in between the existing boundary and the shopping plaza to opt out of the expansion.

There are many businesses that have emerged just outside the established boundaries, but are in fact perceived by the public as being in Port Credit and reap the benefits of that perception. Many of these businesses have chosen to become associate members of the PCBIA. There are commercial operations on side streets running directly off Lakeshore Rd. E. that are not included in the PCBIA boundary.

Lakeshore Rd. East and West has become more built up and the Port Credit business community has emerged, added to these changes is the proposed developments on the east and west boundaries of the PCBIA. We have found idiosyncrasies in the boundary with some side streets not included while others are. .

A motion was made at the May 14, 2014 meeting that the PCBIA request to City Council that the PCBIA boundary be expanded to the following boundaries:

Lakeshore Rd. East from Hurontario St. to the Cooksville Creek including commercial properties on side streets leading off Lakeshore Rd. E. (South side - 341, 348, 374-398, 406, 420, 456, 494, 498, 504) (North side- 411, 425, 447, 453, 501)

2, 3 Brant Avenue

7, 9 Mohawk Avenue

Lakeshore Rd. West from Hurontario to 380 Lakeshore Rd. W. (north side) and 345 Lakeshore Rd. W. (south side) including commercial properties on side streets leading off Lakeshore Rd. W. (North side - 150, 170, 176, 182, 188, 200-212, 264-272, 280, 296-300) (South side – 161, 167, 181, 304, 321-327)

I-11(a)

Port Credit
Always On. Always Electric!

7 Elmwood Avenue

3 Benson Avenue

10 Stavebank Rd. N.

6, 8, 23-31 Helene St. N.
Mississauga Rd. N. from Lakeshore Rd. W. to the CNR tracks. (49-71, 18)

49 Mississauga Rd. N. (Strip plaza)

15 Mississauga Rd. S.

Queen St. W. (2, 6, 10, 20, 28-34)

70 Wesley Avenue

44 Peter St. which has seven businesses with signs on Lakeshore Rd. W. and Peter St.

Please consider that when the Texaco property is developed along Lakeshore Rd. W. this area should be considered for expansion.

We note the Municipal Act 2001, Section 25 deals with boundary expansion and has streamlined and simplified the process.

Sincerely,

Ellen Timms

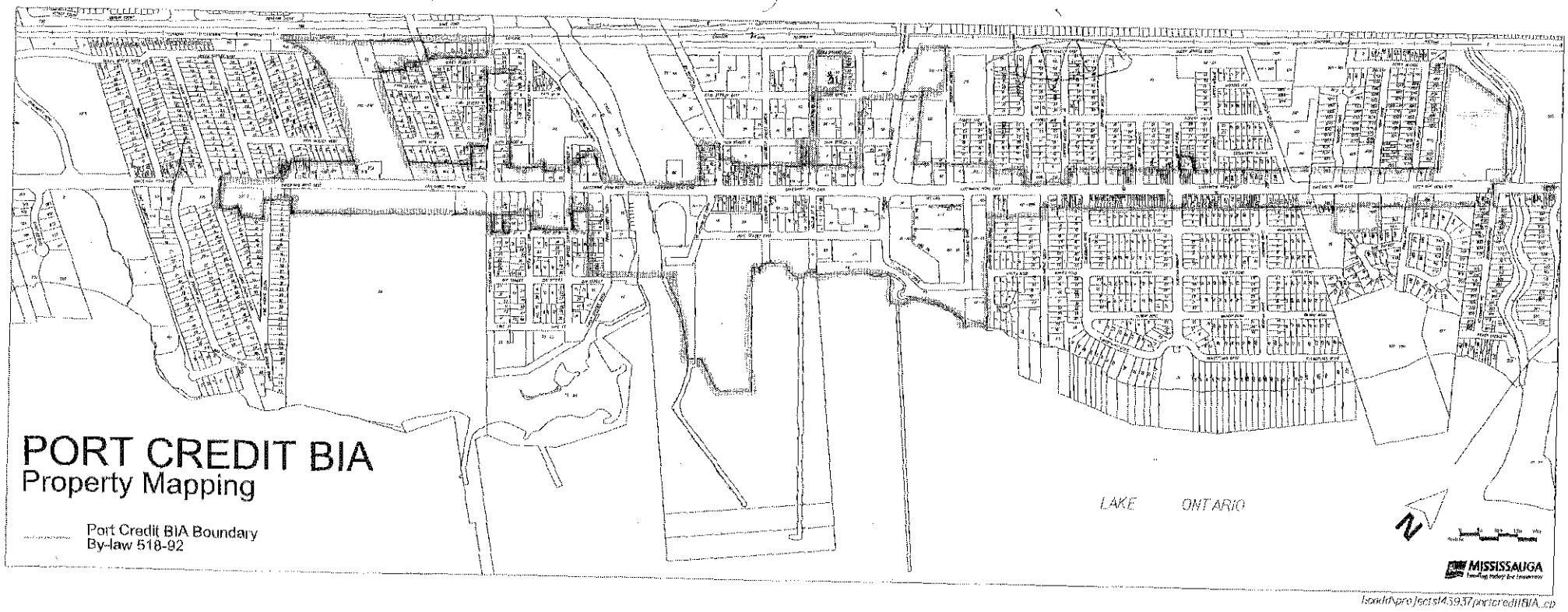
Ellen Timms
General Manager

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☑ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☐ Information ☐ Reply ☑ Report

Cc: Jim Tovey, Councillor Ward One
Ed Sajecki, Commissioner of Planning and Building
Heather MacDonald, Director of Policy Planning
Susan Tanabe, Manager Community Planning
Crystal Greer, Director, Legislature Services & City Clerk

- Avalokiteshvara Kadampa Buddhist Centre
- Positions School of Ballet
- Fitness by the Lake
- Warren Dale
- Prince Edward Montessori
- Impressions School of Art
- CM Conservatory of Music

Businesses located at 44 Peter St



Boundary Expansion Request
May 27, 2014.

T-116(b)

I-12

Toronto and Region Conservation for The Living City

COUNCIL AGENDA
JUN 11 2014

May 28, 2014

Sent via email

SEE DISTRIBUTION LIST

At Authority Meeting #4/14, of Toronto and Region Conservation Authority (TRCA), held on May 23, 2014, Resolution #A85/14 in regard to Expanding Ontario's Greenbelt was approved as follows:

> *THAT Toronto and Region Conservation Authority (TRCA) offer its support and assistance to the City of Toronto and to all municipalities within TRCA's watersheds who are considering recognizing the Greenbelt Plan's River Valley Connections in their official plans or adding public lands into the Urban River Valley designation of the Greenbelt Plan;*
>
> *THAT TRCA continue its program of land acquisition in the valleys to complete the missing links and achieve a fully connected system of publicly owned urban valley lands;*
>
> *THAT this report be circulated to all municipalities within TRCA watersheds;*
>
> *AND FURTHER THAT staff report back on the pilot projects with municipal partners in studying the impact of the expansion of the Greenbelt.*

Enclosed for your information and any action deemed necessary is the report as presented to the Executive Committee on May 2, 2014. If you have any questions or require additional information, please contact the undersigned at 416-661-6600 extension 5264 (kstranks@trca.on.ca) or David Burnett at extension 5361 (dburnett@trca.on.ca)

Sincerely

Kathy Stranks
Manager, Corporate Secretariat
CEO's Office

☒ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services	For ☐ Appropriate Action ☒ Information
☐ Planning & Building ☐ Transportation & Works	☐ Reply ☐ Report

cc. David Burnett, Manager, Provincial and Regional Policy, TRCA

/Encl.

I-12(a)

DISTRIBUTION LIST

Jeffrey Abrams, City Clerk, City of Vaughan
Deborah Bowen, Regional Clerk, Regional Municipality of Durham
Martin de Rond, Clerk, Town of Ajax
Peter Fay, City Clerk, Clerk's Department, City of Brampton
Carey deGorter, Director of Administration/Town Clerk, Administration, Town of Caledon
Crystal Greer, Clerk, Clerk's Department, City of Mississauga
Stephen Huycke, Town Clerk, Corporate Services Department, Town of Aurora
Barb Kane, Clerk and Deputy Treasurer, Township of Adjala-Tosorontio
Denis Kelly, Regional Clerk, Corporate Services, Regional Municipality of York (Sent via mail)
Michele Kennedy, Clerk, Town of Whitchurch-Stouffville
Kimberley Kitteringham, City Clerk, City of Markham
Debbie Leroux, Clerk, Township of Uxbridge
Kathryn Lockyer, Regional Clerk and Director of Clerk's, Regional Municipality of Peel
Donna McLarty, Clerk, Town of Richmond Hill
Keith McNenly, Chief Administrative Officer and Clerk, Town of Mono
Debbie Shields, City Clerk, City of Pickering
Kathryn Smyth, Clerk, Township of King
Ulli S. Watkiss, City Clerk, City Clerk's Office, City of Toronto

I-12(b)

Item EX7.5

TO: Chair and Members of the Executive Committee
Meeting #3/14, May 2, 2014

FROM: Carolyn Woodland, Director, Planning and Development

RE: **EXPANDING ONTARIO'S GREENBELT**

KEY ISSUE

Confirming a request from Toronto Environmental Alliance to support and assist the City of Toronto in Growing the Greenbelt in urban river valleys.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) offer its support and assistance to the City of Toronto and to all municipalities within TRCA's watersheds who are considering recognizing the Greenbelt Plan's River Valley Connections in their official plans or adding public lands into the Urban River Valley designation of the Greenbelt Plan;

THAT TRCA continue its program of land acquisition in the valleys to complete the missing links and achieve a fully connected system of publicly owned urban valley lands;

AND FURTHER THAT this report be circulated to all municipalities within TRCA watersheds.

BACKGROUND

At Executive Committee Meeting #12/13, held on February 7, 2014, Resolution #B176/13 was approved, in part, as follows:

> *...AND FURTHER THAT Toronto and Region Conservation Authority (TRCA) staff report back on the feasibility of TRCA supporting the addition of lands in the Humber, Don and Etobicoke Creek valley systems into Ontario's Greenbelt under the Urban River Valley designation.*

Greenbelt Act and Plan

The Province of Ontario enacted the Greenbelt Act and Greenbelt Plan in February, 2005 which stated its vision of the Greenbelt as a broadband of permanently protected land which:

- protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use;
- gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized; and
- provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resources use.

TRCA-owned and operated conservation areas, such as Kortright Centre for Conservation were included in the initial draft Greenbelt Plan (GBP), which was subsequently amended in the final Plan, at TRCA's request, to also include the Boyd complex south of Rutherford Road, among other lands added.

I-12(c)

River Valley Connections
Mapping included in the GBP (Schedule 1, Attachment 1) shows dashed lines as "River Valley Connections" that link the Greenbelt lands in the northern parts of TRCA's watersheds via the major river valleys such as the Humber and Don rivers and Etobicoke Creek, through the urban areas to connect with the Lake Ontario shoreline. Additionally, Section 3.2.5 of the GBP, titled External Connections, includes policies to promote best practices in these lands, including the continuation of stewardship, remediation or park and trail initiatives, as well as seeking opportunities when considering adjacent (re)development, to strive to improve and restore fish habitat and vegetation protection zones (i.e. buffers), as well as to minimize and mitigate for the quantity and quality of stormwater runoff.

Growing the Greenbelt
In 2008 the Province introduced six new criteria for Growing the Greenbelt. The key criteria included that the request must come from a municipality through an approved council resolution; there must be appropriate public consultation; there must be a demonstrated functional relationship to at least one of the Greenbelt systems (natural heritage, water resources or agricultural); and that the expansion will not undermine other provincial interests, such as the Growth Plan or Metrolinx transportation plans.

Prior TRCA Involvement to Grow the Greenbelt
In responding to the Growing the Greenbelt criteria, Authority Resolution #A75/08 was approved to support of growing the Greenbelt and municipal efforts to identify candidate areas for inclusion. In 2010 and 2011 TRCA staff worked with staff from the City of Toronto, the Ministry of Municipal Affairs and Housing (MMAH) as well as staff from Toronto Environmental Alliance (TEA) to assess river valleylands in the Don and Humber valleys, develop criteria for including lands, prepare mapping and understand the policy implications of adding these lands into the Greenbelt.

In January of 2013, TRCA provided comments to the Province on a proposed amendment to the GBP, which the Province hoped would make it easier for municipalities to add new lands to the Greenbelt. TRCA supported the amendment from an education and awareness perspective. However, the proposed amendment offered little additional policy benefits, did not take a systems approach by excluding private lands, came with no funding for stewardship, management or restoration plans, and did not recognize TRCA's permitting and regulatory role for development in or adjacent to these valleylands.

Currently in 2014, TRCA staff is continuing to meet with staff from the City of Toronto, MMAH and TEA to discuss the new Urban River Valley (URV) designation, as well as an alternative approach to recognize the "river valley connections" and associated Greenbelt Plan policies through an amendment to the City's official plan. Additionally, TRCA staff has met with staff from the City of Mississauga, who are studying the possibility of Growing the Greenbelt along the Credit River and the Etobicoke Creek. Further, staff from the City of Brampton has recently indicated that they also are studying the URV designation, especially for Claireville Conservation Area.

I-12(d)

Greenbelt Plan Amendment #1 - URV
This amendment to the GBP by the Province in 2013 added in to the Greenbelt a parcel of provincially-owned land in Oakville. More importantly, this amendment introduced the Urban River Valley designation as a new land use designation in the GBP. The amendment specifies that only publicly owned lands may be added to the URV. New URV goals are included to protect natural heritage and hydrologic features and functions along the URV; provide linkages between the Greenbelt and the Great Lakes; and to provide a range of natural settings on publicly owned lands for recreational, cultural and tourism uses including parkland, open space and trails. A new Section 6 has been added to the GBP for the URV policies which state generally that: the applicable municipal official plan policies apply; new infrastructure approved under an environmental assessment or similar process is permitted; and that the existing GBP policies related to the Protected Countryside designation do not apply in the URV, except for the policies related to external connections (s. 3.2.5) and parkland, open space and trails (s. 3.3).

Current Regulatory Regime for Valley and Stream Corridors
Currently, within the City of Toronto there are four layers of management and protection policies that adequately govern the uses permitted in or adjacent to valley and stream corridors. These are:

Conservation Authorities Act
Ontario Regulation 166/06, As Amended, is TRCA's Section 28 Regulation under the *Conservation Authorities Act* , which requires a permit for development, site alteration or interference in regulated areas such as watercourses, valleylands, wetlands, shorelines or hazardous lands and their associated allowances.

Environmental Assessment Act (EAA)
Crossings of valleylands by infrastructure (roads, transit, water and wastewater pipes, utilities, etc.) are undertakings that must be approved under the EAA to ensure that impacts to the natural environment are minimized. Approvals are granted by the Province and TRCA is a commenting agency during the study process to ensure that a Section 28 permit can be granted at the appropriate stage.

Planning Act
Planning Act tools such as municipal official plans and zoning by-laws are required to be consistent with the Provincial Policy Statement requirements for the protection of natural heritage systems, water resources and the protection of public health and safety from natural hazards. The City of Toronto has a comprehensive suite of official plan policies for Greenspace, Natural Environment and Parks and Open Space System policies to protect and enhance environmental features, including valleylands, while allowing for essential infrastructure, recreational and cultural facilities.

Municipal Act
Under the authority of the *Municipal Act* , the City of Toronto has enacted the "Ravine and Natural Feature Protection By-law". This by-law works in conjunction with O. Reg. 166/06, As Amended, to provide further protection to ravines, trees, treed portions of tablelands adjacent to ravines/valleys and other natural areas and requires a permit from the City prior to any filling, dumping or removal of trees in the regulated area.

I-12(e)

The new URV designation and policies of the Greenbelt Plan adds no new regulatory layers to these existing tools, but rather relies on them to achieve the vision and goals of the Greenbelt Plan for the protection and management of the urban river valleys. In general, most municipalities outside of the City of Toronto do not have their own ravine protection by-law equivalent, however, the other three regulatory tools identified above continue to apply in those other municipalities.

RATIONALE

TRCA Interest in URV Designation or Similar River Valley Connections Approach

TRCA has multiple interests in growing the Greenbelt in the urban river valleys or similarly, having the river valley connections identified in municipal official plans, that aligns well with its mandate and activities such as:

- promoting to City residents the benefits of the river valleys for recreational opportunities and the role residents can play in the stewardship and restoration of valleylands;
- continuation of land acquisition in the valleys to complete the missing links and achieve a fully connected system of publicly owned valleylands;
- implementation of TRCA's Strategic Plan pillars of: Healthy Rivers and Shorelines, Greenspace and Biodiversity; as well as Leadership Strategy #3 to Rethink greenspace and maximize its value; and
- working with City staff to recognize the role of the valleys as "green infrastructure" and to minimize and remediate impacts from infrastructure works and flood and erosion events.

Additionally, TRCA also needs to assess potential concerns such as:

- understanding whether URV designation would have any impacts to the land ownership and management agreements with the City and if there would be any restrictions on the future use of these lands for activities such as trails or remediation works. These concerns would likely be nonexistent with the river valley connections approach;
- exploring whether the URV designation would have any implications for TRCA's current regulatory regime or roles as a commenting agency under the *Planning Act* or *Environmental Assessment Act* ; and
- ensuring that TRCA's ability to engage in environmentally appropriate revenue generating activities at its conservation parks, in order to fund and support its conservation, management and restoration efforts, would not be compromised.

Budget Implications

The prior assistance and support that TRCA planning and GIS staff have provided to the City of Toronto has been funded from within the existing staff complement and associated budget, as provided through the municipal levy. Staff anticipate no change in this regard.

E12(f)

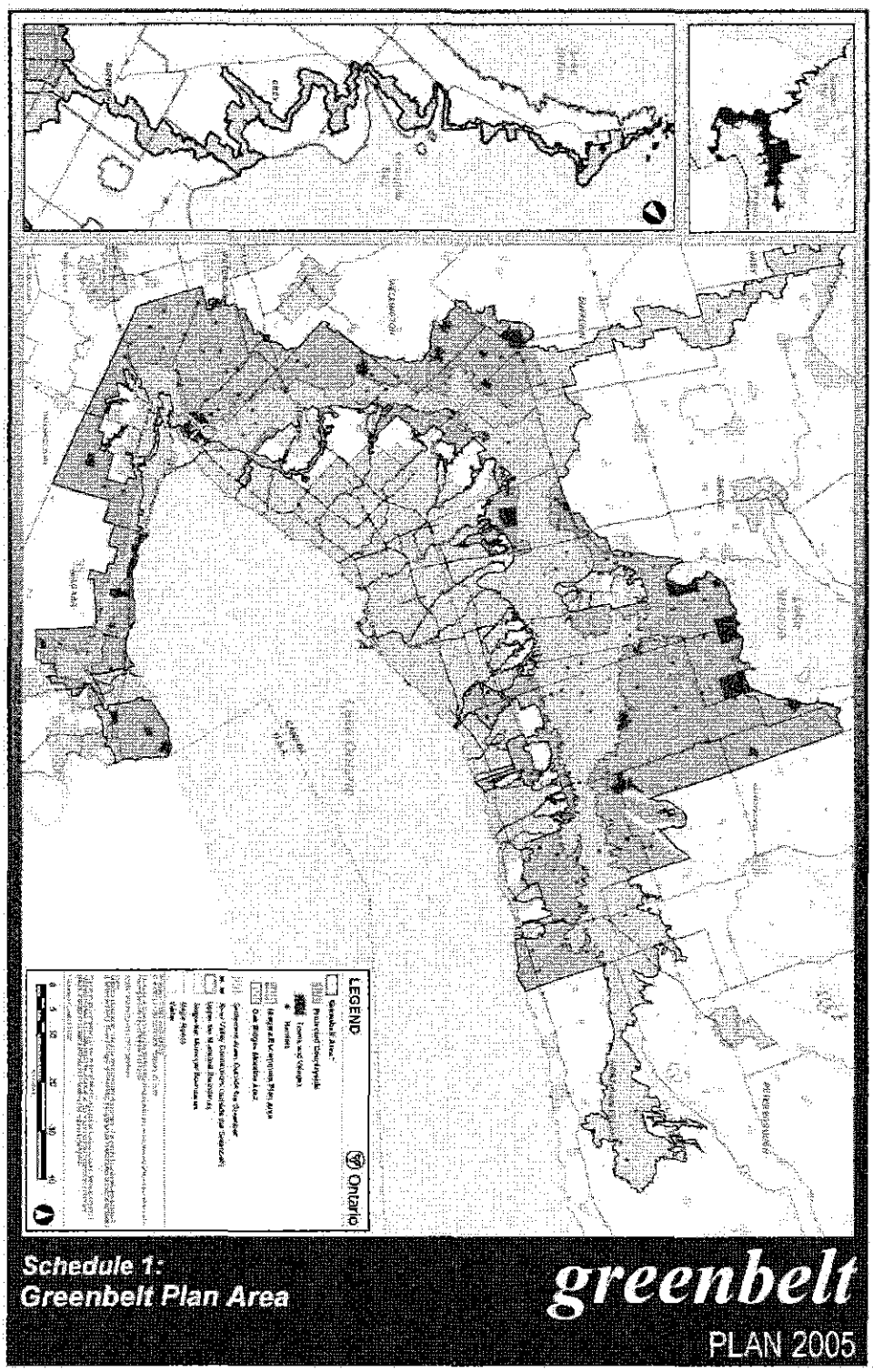
SUMMARY

TRCA staff is continuing to work with our municipal partners to realize the benefits of Growing the Greenbelt through URV designation or an alternate approach to recognize the river valley connections in official plan documents. TRCA planning staff currently believe that neither approach imposes any serious barriers with respect to the potential concerns identified above. Staff hold the opinion and recommend that the TEA letter (Attachment 2) requesting TRCA support and assistance to the City of Toronto should be supported, and indeed, be extended to all municipalities within its watersheds who are seeking to Grow the Greenbelt or recognize the river valley connections in their official plans.

Report prepared by: David Burnett, extension 5361
Emails: @trca.on.ca
For Information contact: David Burnett, extension 5361
Emails: dburnett@trca.on.ca
Date: April 10, 2014
Attachments: 2

F-12(g)

Attachment 1



I-12(h)

Attachment 2

TORONTO ENVIRONMENTAL ALLIANCE

tea

A Greener City for All

January 29, 2014

Chair O'Connor and Members of the Authority
Toronto and Region Conservation Authority
5 Shoreham Drive
Downsview, Ontario M3N 1S4

Dear Chair O'Connor and Members of the Authority,

Re: Urban River Valley Designation for the Don, Humber and Etobicoke Creek Valley Systems

On behalf of the Toronto Environmental Alliance (TEA), we respectfully request the TRCA Board of Directors to pass a motion in support of the City of Toronto requesting the Province of Ontario to designate the public lands in the Don, Humber and Etobicoke Creek River Valley systems as part of Ontario's Greenbelt.

We make this request as there is a natural fit between the underlying philosophy and aims of *Building the Living City*, the TRCA's 10 year strategic plan, and the Provincial Greenbelt Plan. In our view, there are two key reasons to move forward with this request. First, The Greenbelt Plan can become a useful tool to assist the TRCA in meeting critical restoration, regeneration and stewardship goals across the GTA region, as outlined in *Building the Living City*. Second, the Greenbelt Urban River Valley designation will help implement key objectives in Leadership Strategy #3: "Rethink greenspace to maximize its value" outlined in *Building The Living City*.

As such, we ask the TRCA Board to adopt the following recommendation:

> *Whereas the TRCA supports the addition of publicly owned lands in the Humber, Don And Etobicoke Creek valley systems into Ontario's Greenbelt under the Urban River Valley (URV) designation;*
>
> *Whereas The City of Toronto passed a motion in 2010 to consider adding lands to the Greenbelt which stated, in part, "City Council support, in principle, the addition of public lands in the Don and Humber River Valleys to Ontario's Greenbelt to ensure these valuable lands are preserved and protected..."*
>
> *Therefore be it resolved that the TRCA offer its support and logistical assistance, where necessary, to City of Toronto staff in pursuing the Urban River Valley designation for public lands in the Don and Humber Rivers and the Etobicoke Creek.*

Below we have provided background information as well as rationale for moving forward with the URV designation. In addition, we are happy to provide any additional information you may require, or make a presentation to the Executive.

Sincerely,

Franz Hartmann

Franz Hartmann, Executive Director

cc. Brian Denney

30 Duncan Street, Suite 201, Toronto, Ontario M5V 2C3 | 416-596-0660 | torontoenvironment.org

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Background

In February 2010 Toronto City Council passed motions that support, in principle, the addition of public lands in the Don and Humber River valleys to Ontario's Greenbelt. The motions also asked for City staff to work with the TRCA to prepare a report setting out how to proceed with this direction. A city staff report, dated April 13, 2011 essentially noted that there was no existing mechanism for Toronto to add these lands to the Greenbelt.

In January 2013, the Province amended the Greenbelt Plan through regulation and put in place a mechanism called the Urban River Valley (URV) designation that allows publicly owned urban river valleys to be added to the Greenbelt by way of municipal request.

In early 2014, the City of Mississauga's Environmental Advisory Committee passed a motion that the city add public lands to the Greenbelt on the west side of Etobicoke Creek under the URV designation.

The Greenbelt Act mandates a review of the Greenbelt Plan by 2015. This Review will create an opportunity for discussions about how the Greenbelt Plan can be further developed to help improve lands that are part of the Greenbelt. In particular, the Review creates the opportunity to introduce new approaches to protecting natural spaces that are unique to urban river valleys and the surrounding urban areas.

A New Tool for Building the Living City: the Greenbelt Plan

Before addressing why URV designation for TRCA lands in Toronto will be beneficial to *Building the Living City*, TRCA's Strategic Plan, it is important to note that there is a natural fit between the underlying philosophy and aims of *Building the Living City* and the Greenbelt Plan. This natural fit is found in the vision, approach and goals and objectives of *Building the Living City* and the *Greenbelt Plan*. See the chart below which illustrates consistency between both plans.

	Building the Living City	**Greenbelt Plan**
Vision	"**Pillar 1: Healthy Rivers and Shorelines** Water is used thoughtfully and efficiently, and the water in our rivers, streams and waterfront is swimmable, fishable and easily treatable for drinking, even in the most highly populated areas. **Pillar 2: Greenspace and Biodiversity.** A robust resilient and equitably distributed system of green infrastructure provides ecological services to all residents of The Living City. Large and interconnected greenspaces offer a wide range of active and passive recreational opportunities, while safeguarding their natural environmental functions and providing suitable habitats for plant and animal species." (p. 6)	"1.2.1 Vision The Greenbelt is a broad band of permanently protected land which: -Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use; -Gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized; and -Provides for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses." (1.2.1)

I-12(j)

Approach	"For almost 60 years, TRCA has managed its mandate on a watershed by watershed basis....Managing on a watershed basis helps ensure the ecological integrity of the fresh water processing system, while focusing environmental protection and restoration measures on a local level. Through the watershed-based approach, residents can build deeper understanding of their impact on their local environment." (p. 11).	"The [natural] system is supported by a multitude of natural and hydrologic features and functions found within the Golden Horseshoe but outside of the NEP and the ORMCP. In particular, the numerous watersheds, subwatersheds and groundwater resources, including the network of tributaries that support the major river systems identified in this Plan, are critical to the long-term health and sustainability of water resources and biodiversity and overall ecological integrity. The analysis and management of the Greenbelt's water resources must therefore be integrated with the management of water resources outside the Greenbelt. Municipal official plans and related resource management efforts by conservation authorities and others shall continue to assess and plan for these natural and hydrologic features in a comprehensive and integrated manner, which builds upon and supports the natural systems identified within the Greenbelt." (3.2.1.3)
Goals and Objectives	**"Leadership Strategy #3: Rethink greenspace to maximize its value"** Objectives: 1. A network of greenspace and green infrastructure that weaves through every community to connect a healthy and resilient landscape. 2. More people engaging with nature more often. 3. Improved protection of Toronto region's natural systems." (p. 23)	**"1.2.3 Urban River Valley Goals** To integrate the Greenbelt into urban areas which were not in the Greenbelt at the time it was approved in 2005, by promoting the following matters within the Urban River Valley designation: - Protection of natural and open space lands along river valleys in urban areas which will assist in connecting the rest of the Greenbelt Area to the Great Lakes and other inland lakes; - Protection of natural heritage and hydrologic features and functions along urban river valleys; - Provision of a gateway to the rural landscape of the Greenbelt; and - Provision of a range of natural settings on publicly owned lands for recreational, cultural and tourism uses including parkland, open space land and trails." (Greenbelt Plan 1.2.3, January 10, 2013)

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Rationale for URV Expansion

There are two key reasons for why the TRCA should support growing the Greenbelt on to public lands in Etobicoke Creek and the Humber River and Don River Valleys.

1. The Greenbelt Plan can become a useful tool to assist the TRCA in meeting critical restoration and stewardship actions across the region, as outlined in *Building the Living City*.

The introduction of *Building the Living City* states the TRCA's "paramount commitment to safeguarding and enhancing the health and well-being of the residents of the Toronto region *through the protection and restoration of the natural environment and the fundamental ecological services our environment provides*." (emphasis added, p. 4) Further in the plan, various protection and restoration actions are outlined.

The Greenbelt Plan has the potential to help the TRCA in meeting its protection, restoration and stewardship commitments at a time of tight provincial resources.

Think back to 2005 when the public support for local food was very limited. Today, large grocery store chains promote local food and farmers' markets exist across the GTA selling local food. One key reason for this incredible change is the Greenbelt Plan and the resources behind it. They became powerful tools that helped local food advocates convey to Ontarians the importance of local food and preserving agricultural lands in and surrounding the Greenbelt.

Similarly, the Greenbelt Plan and the resources behind it could be used to help meet critical restoration and stewardship actions, as set out in *Building the Living City*. For example, finding the resources for the restoration of urban river valley systems is an ongoing challenge. Consider how an association with the Greenbelt could help leverage resources and public support for restoration actions.

In 2015, the 10-year review of Greenbelt Plan will occur. The review process will provide an important opportunity to discuss and advocate for changes that better assist stakeholders whose lands and livelihoods are tied to the Greenbelt. Of course, stakeholders are much more likely to succeed in getting changes that benefit them if they have lands that are part of the Greenbelt.

2. A Greenbelt designation will help implement key objectives in Leadership Strategy #3 "Rethink greenspace to maximize its value," outlined in *Building the Living City*.

As noted above, Leadership Strategy 3 "Rethink greenspace to maximize its value" outlines the following three objectives:

1. A network of greenspace and green infrastructure that weaves through every community to connect a healthy and resilient landscape.
2. More people engaging with nature more often.
3. Improved protection of Toronto region's natural systems. (page 23)

By growing the Greenbelt into Etobicoke Creek and the Humber and Don River Valley systems, we begin the process of creating actual linkages between the public lands that make up the Humber and Don

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Rivers and Etobicoke Creek watersheds. Put differently, it begins linking the watershed through one piece of legislation (the Greenbelt Plan) and helps the public in understanding that these river valley systems are part of a large watershed. Moreover, the high public regard for the Greenbelt could also translate into more people engaging and enjoying the river valley systems. Finally, the Greenbelt Plan will add another layer of protection to Toronto's natural systems by bringing the urban river valley lands under provincial protection.

Conclusion

There is a natural fit between the vision, approaches and goals and objectives of the TRCA's Strategic Plan, *Building the Living City*, and the Greenbelt Plan. The Greenbelt Plan offers a new tool that would allow the TRCA to engage in critical restoration and stewardship actions across the region, as outlined in *Building the Living City*. As well, Greenbelt designation of public lands in Etobicoke Creek and the Humber and Don River Valley systems will help meet key objectives in *Building the Living City*.

Finally, it is important to note that designating any land owned by the TRCA as part of the Greenbelt has no impact on the ownership of the designated land nor on the relationship between the City of Toronto and TRCA in the management of these lands.

I-13

CLEAN AIR COUNCIL

Clean Air Partnership

May 30th, 2014

Dear Mayor McCallion and City of Mississauga Councillors:

The Clean Air Partnership, secretariat for the Greater Toronto and Hamilton Area Clean Air Council, would like to thank and recognize City of Mississauga for your contribution in forwarding the development, implementation, monitoring and reporting of the GTHA Clean Air Council Declaration on Clean Air and Climate Change actions and targets. Declaration actions are determined by member staff representatives who work collaboratively with various departments within your municipality and municipal peers across the Region to advance the implementation of clean air and climate change actions. Please see attached for City of Mississauga's Recognition Certificate highlighting your jurisdiction's contribution to the Clean Air Council actions and targets. Also attached is the Clean Air Council 2014 Progress Report highlighting the collective achievements of the GTHA region.

The Clean Air Council (a network of municipalities and health units from across the Greater Toronto & Hamilton Area) was established in 2001 to work collaboratively on the development and implementation of clean air and climate change mitigation and adaptation actions. The Clean Air Council is based on the premise that municipalities benefit from actions to reduce energy use in order to save money; limit emissions that impact health; make the movement of people and goods more efficient; and make communities more livable, competitive and resilient. Municipalities have shown significant leadership in addressing clean air, climate change and urban sustainability opportunities and are quick to recognize the synergies between environment, health, community livability, resilience and economic prosperity.

We look forward to continuing to work with you and your municipality's staff representatives in the future to support and build on implementation and share lessons learned across the region.

Sincerely,

Gabriella Kalapos
Executive Director, Clean Air Partnership
gkalapos@cleanairpartnership.org
Tel: 416.338.1288

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services	For ☐ Appropriate Action ☑ Information
☐ Planning & Building ☐ Transportation & Works	☐ Reply ☐ Report

c.c. Andrea J. McLeod, Environment Division, Community Services

Certificate of Recognition

Clean Air Partnership

City of Mississauga

has met the following targets of the Clean Air Council 2012-2014 Inter-Governmental Declaration on Clean Air and Climate Change:

CLEAN AIR COUNCIL

- Active Transportation Plan
- Corporate Green Development Standard
- Community Green Development Strategy
- Community Energy Inventory
- Community Greenhouse Gas Reduction Target
- Green Energy Purchasing (2008–2013)
- Green Energy Production
- Community Action Plan
- Community Action Plan Implementation Progress Report
- i-Tree Urban Forest Study (in partnership with Peel Region)
- Urban Forestry Plan
- Urban Forest Infestation Plan
- Community Gardening Policy
- Climate Change Adaptation Plan (in partnership with Peel Region)
- Green Fleets Plan
- Green Fleets Plan Implementation Progress Report

Gabriella Kalapos,
Executive Director, Clean Air Partnership
May 30th, 2014

I-13(a)

CLEAN AIR COUNCIL

CLEAN AIR COUNCIL 2012 – 2014 INTER-GOVERNMENTAL DECLARATION ON CLEAN AIR & CLIMATE CHANGE MAY 2014 PROGRESS REPORT

PREAMBLE

Based on strong scientific evidence linking air pollutants to various illnesses and breathing problems, in 2000 the Ontario Medical Association (OMA) declared air pollution "a public health crisis". In addition to the respiratory and cardiovascular health impacts of exposure to air pollutants, there is also research linking them to adverse birth outcomes, neurodevelopment, cognitive function and chronic diseases such as diabetes. In 2013 the World Health Organization classified air pollution as carcinogenic to humans, and the 2014 Toronto Public Health update to their Burden of Illness report found that air pollution results in 1,300 premature deaths and 3,550 hospitalizations in the City of Toronto alone.

Climate change is the most pressing environmental, social and economic problem facing the planet. The consequences of climate change are global and long-term. The synergies between the actions that address air pollution and climate change enable communities to address the two problems with common solutions. The creation of lower carbon communities that are more efficient, sustainable and resilient are one of the main tools that will enable us to tackle the air pollution and climate change challenge and foster the Greater Toronto Area's competitiveness and livability.

Since 2001, the Greater Toronto Area Clean Air Council (a network of 24 municipalities and health units from across the Greater Toronto Area) was established to work collaboratively on the development and implementation of clean air and climate change mitigation and adaptation actions. The Clean Air Council is based on the premise that municipalities benefit from actions to reduce energy use in order to save money and limit emissions; make the movement of people and goods more efficient; and make communities more livable, competitive and resilient.

The members of the Clean Air Council work collaboratively on agreed upon priorities; track, analyze and determine the outcomes of actions; and bring experts and practitioners in the various activity areas together to share experiences and lessons learned. There are many benefits to a collaborative approach to addressing air quality and climate change issues. Having multiple jurisdictions at the same table enhances networking and the exchange of resources and information. It ensures that no one group is working in isolation, and that efforts are not unnecessarily duplicated. Inter-governmental and inter-regional cooperation also provides an opportunity to leverage scarce resources for research, outreach and other air quality and climate change mitigation and adaptation initiatives. Working together, the Clean Air Council enables members to achieve far more with fewer resources and reduced risk.

THE MANDATE OF CLEAN AIR COUNCIL IS TO:

- Address air quality and climate change challenges through a dynamic network that expands knowledge and encourages practical and successful policies and actions;
- Promote a better understanding of air quality and climate change problems and opportunities among municipalities, public health and policy makers to improve their ability to address these problems in an economically effective way;
- Explore opportunities for joint initiatives to reduce air pollution and greenhouse gas emissions and increase climate change adaptation and resilience actions;

- Develop and report on progress of Inter-governmental Declarations of Clean Air and Climate Change;
- Track and monitor the implementation and transfer of clean air and climate change actions across the jurisdictions; and
- Liaise with municipalities in Ontario, Canada and internationally, and with organizations that have compatible mandates to share best practices for reducing air pollution and greenhouse gas emissions and increasing community livability and resilience.

ACKNOWLEDGING AND THANKING the City of Toronto, Clean Air Council member jurisdictions, provincial, federal and other partners for providing financial and in-kind support for the Clean Air Council work program and assistance in developing, implementing and reporting on progress on actions listed in the ***Clean Air Council Inter-governmental Declarations on Clean Air and Climate Change.***

ARTICLE 1 – STATEMENT OF COMMON UNDERSTANDING

1. Evidence based research has linked air pollution levels commonly experienced in the GTA to premature deaths, hospitalizations, increases in chronic heart and lung diseases including lung cancer, and acute respiratory and cardiovascular diseases. Even a small increase in air pollution elevates the risk of health impacts, particularly among those who are most vulnerable and sensitive to air pollution such as young children, the elderly and those with pre-existing respiratory and cardiovascular illnesses.

2. Climate change scenarios project an increased risk of extreme weather and other climate-related events in Canada such as floods, drought, forest fires, increased air pollution and heat waves – all of which increase health risks to Canadians.

3. Research has also indicated that air pollution has a detrimental impact on terrestrial and aquatic ecosystems.

4. Air pollution, through health effects, environmental degradation, building and property damage, adversely impacts the economy and quality of life.

5. Land use and transportation planning decisions that encourage sustainable urban development can have multiple benefits on air quality and human health.

6. Transportation is a major source of the emissions that contribute to both air pollution and climate change. Transportation is responsible for approximately 24% of $PM_{2.5}$, 71% of NO_x, 26% of VOCs, 87% of CO and 34% of CO_2 emissions in the Province of Ontario. Building energy use is also a significant contributor accounting for 39% $PM_{2.5}$, 8% of VOCs, and 18.6% of CO_2.[1]

7. Air pollution and climate change are two atmospheric problems sharing common sources. For example, fossil-fuel combustion is a key contributor to air pollution and climate change, producing smog precursors and greenhouse gas emissions.

8. Actions to reduce greenhouse gas emissions are often associated with reductions in other atmospheric emissions that contribute to smog and its associated health, economic and ecosystem effects. In some cases, a co-benefit of reducing smog precursors is to reduce some greenhouse gas emissions.

[1] Source: Air pollutants emissions are from NPRI 2012 and CO_2 emissions are from Environment Canada's 2013 National Inventory Report.

9. Addressing key sources of major air pollutants and greenhouse gas emissions requires collaboration between all orders of government. By sharing the best practices from jurisdictions across the GTA, southern Ontario and beyond, we can support one another in achieving improvements in air quality and climate change at a local and regional level for the benefit of all.

ARTICLE 2 – SIGNATORIES TO THE 2012 CLEAN AIR COUNCIL INTER-GOVERNMENTAL DECLARATION ON CLEAN AIR AND CLIMATE CHANGE

Ajax, Town of
Aurora, Town of
Brampton, City of
Burlington, City of
Caledon, Town of
Clarington, Municipality of
Durham, Regional Municipality of
East Gwillimbury, Town of
Halton, Regional Municipality of
Halton Hills, Town of
Hamilton, City of
King, Township of
Markham, City of
Mississauga, City of
Newmarket, Town of
Oakville, Town of
Oshawa, City of
Peel, Regional Municipality of
Pickering, City of
Richmond Hill, Town of
Toronto, City of
Vaughan, City of
Whitby, Town of
York, Regional Municipality of
Government of Ontario
Government of Canada

ARTICLE 3 – CALL FOR CLEAN AIR COUNCIL ACTION

In view of the long-term nature of the air quality problems and climate change in our common airshed, the Clean Air Council agrees to on-going work on the commitments made in past inter-governmental Declarations.

The Clean Air Council commits to continue its work to address smog and greenhouse gases and better prepare for climate change, to share information and, where possible, to share resources and undertake appropriate research and actions.

The 24 members of the Clean Air Council commit to work collaboratively to develop healthy, lower carbon and sustainable communities through the following:

Community Planning and Public Health

1. Monitor progress on the implementation of community Active Transportation and/or Complete Streets Plans and Policies to create a modal shift from single occupancy vehicle use to active transportation.

   Approved Active Transportation Plans: Ajax, Aurora, Brampton, Burlington, East Gwillimbury, Halton Hills, Hamilton, Markham, Mississauga, Newmarket, Oakville, Region of Peel, Richmond Hill, Toronto, Vaughan, Whitby, York Region

   Active Transportation Plans in Progress: Clarington, Halton Region, Oshawa, Pickering

2. Work collaboratively with members and partners to identify the connection between public health and land use planning to share, document and act on opportunities to improve public health via land use planning and development.

   The goal of this Declaration action is to identify the connections between infrastructure, built form

and public health and community livability. Some of the actions undertaken include: development of Land Use Planning and Public Health Report and Toolkit Scan; working with Ontario Public Health Association Public Health and Planning Working Group; Development of Public Health Training Program for Planners; Development and use of Healthy Development Index and Sustainability Metrics; Complete Streets Policies and Visualizations.

Greening Development

3. Monitor progress on the implementation of corporate and community green development policies and practices and identify results and best practices.

   Approved corporate green development policies/standards: Ajax, Burlington, Caledon, East Gwillimbury, Halton Region, Halton Hills, Hamilton, Markham, Mississauga, Newmarket, Oakville, Pickering, Richmond Hill, Toronto, Vaughan, York Region

   Corporate Green Development Polices/Standards in Progress: Aurora, Brampton, King, Oshawa, Region of Peel

   Approved community green development policies/standards/incentives: Brampton, Caledon, East Gwillimbury, Halton Hills, Hamilton, Markham, Mississauga, Pickering, Richmond Hill, Toronto, Vaughan, York Region

   Community Green Development Policies/Standards/Incentives in Progress: Ajax, Aurora, Clarington, King, Oakville, Oshawa, Region of Peel

4. Provide recommendations and keep informed on energy and water efficiency updates to the Province of Ontario's Building Code standards.

   The goal of this Declaration action is to work with the Canada Green Building Council and the Municipal Leaders Forum to provide municipal input into opportunities to incorporate energy efficiency and climate change adaptation into updates of the Ontario Building Code.

Energy

5. Participate in an Energy Efficiency, Green Energy and Emissions Inventory Community of Practice to share resources, experience, expertise and lessons learned.

   Clean Air Council members work in collaboration to share experiences and expertise on energy efficiency, green energy and community energy planning opportunities and lessons learned.

6. Work collaboratively with the Province of Ontario, the Ontario Power Authority and the Association of Municipalities of Ontario to develop a more efficient mechanism for gathering energy use data.

7. Community Energy Inventories, Plans and Reduction Targets.

   Community Energy Inventories

   Community Energy Inventories undertaken: Ajax, Brampton; Burlington, Caledon, East Gwillimbury, Halton Hills, Hamilton, Markham, Mississauga, Oakville, Oshawa, Region of Peel, Pickering, Toronto, Vaughan

Community Energy Inventories in Progress: Richmond Hill

Community Greenhouse Gas Reduction Target

Approved Community Greenhouse Gas Reduction Targets: Ajax, Burlington, Caledon, Halton Hills, Hamilton, Markham, Mississauga, Oakville, Oshawa, Region of Peel, Pickering, Richmond Hill, Toronto, Vaughan

Community Greenhouse Gas Reduction Target in Progress: Brampton, York Region

Community Energy Plans

Approved Community Energy Plans: Burlington, East Gwillimbury, Halton Hills, Hamilton, Oakville, Toronto

Community Energy Plans in Progress: Markham, Vaughan

8. Increase the implementation of renewable energy purchasing or production.

Green Energy Purchasing: Aurora (2008-12), Caledon, Hamilton, Mississauga (2008 -2013), Oakville, Region of Peel, Toronto, Vaughan, York Region

Green Energy Production: Ajax, Aurora, Brampton, Burlington, Caledon, Halton Region, Halton Hills, Hamilton, King, Markham, Mississauga, Newmarket, Oakville, Region of Peel, Pickering, Richmond Hill, Toronto, Vaughan, Whitby, York Region

Air Quality

9. Monitor progress and outcomes of the Province of Ontario and the Government of Canada's proposed Air Quality Management System.

The goal of this Declaration is to foster coordination and collaboration between federal, provincial and municipal governments to ensure an air quality management system that will result in continuous improvements in air quality by incorporating interventions and policies to address emission reduction opportunities and reduce air pollution exposure in order to protect the health of residents.

Action Planning and Policy Development

10. Develop and implement Community Action Plans[2] outlining actions aimed at reducing energy use and mitigating air pollution and climate change.

Approved Community Action Plans: Ajax, Brampton, Burlington, Caledon, Durham Region, East Gwillimbury, Halton Hills, Halton Region, Markham, Mississauga, Oakville, Region of Peel, Pickering, Richmond Hill, Toronto, Vaughan, York Region

[2] A "Plan" must list actions that the jurisdiction commits to undertaking in order to reduce its corporate/community energy use. Actions must be approved by council and have a department that is responsible for implementation and a mechanism in place to provide updates on implementation.

Community Action Plans in Progress: Clarington, Halton Region (Implementation Plan Update), Hamilton, King Township, Whitby

11. Undertake a Monitoring and Reporting Scan to identify strategies being used by CAC members to report on progress of corporate and community Action Plans.

    Approved Community Action Plan Implementation Progress Reports: Ajax, Halton Hills, Mississauga, Oakville, Toronto, Vaughan

12. Sustainability Training provided to municipal staff and all municipal departments required to report on sustainability actions and implications on Council reports.

    The goal of the Declaration action is to work collaboratively to develop, update and evaluate sustainability training resources and activities in order to better enable CAC member jurisdictions to build the ability of staff to understand how sustainability relates to municipal planning and service delivery and how they can better integrate sustainability into their responsibilities, decision making and reporting.

13. Develop and implement corporate Green Procurement Policies that increase the implementation of environmental, energy efficiency zero-waste and sustainable criteria in purchasing, lease and contract decisions.

    Approved Green Procurement Policies/Procedures: Ajax, Brampton (Energy Star and EcoChoice label criteria), Burlington; Caledon, Halton Region, Hamilton (life cycle costing policy), Pickering (built into purchasing policy), Oakville (green procurement procedure), Toronto (green procurement procedure), York Region

    Green Procurement Policies in Progress: Aurora, Brampton, Clarington, Markham, Mississauga, Region of Peel, Oshawa, Richmond Hill, Vaughan, Whitby

Urban Forests

14. Develop Urban Forestry Plans that identify actions aimed at increasing, protecting and maintaining the urban forest.

    i-Tree/Urban Forest Studies undertaken: Ajax, Burlington (street trees), Markham, Oakville, Region of Peel (in partnership with Brampton, Caledon and Mississauga), Pickering, Richmond Hill, Toronto, Vaughan, Whitby, York Region (including financial support for York municipalities)
    i-Tree/Urban Forest Studies in Progress: Aurora

    Approved Urban Forestry Plans: Ajax, Burlington, Halton Region, Mississauga, Oakville, Oshawa, Region of Peel, Toronto, Vaughan

    Urban Forestry Plans in Progress: Richmond Hill, York Region

    Approved Infestation Plans: Ajax, Aurora, Burlington, Hamilton, King Township, Markham, Mississauga, Oakville, Oshawa, Richmond Hill, Toronto, York Region

    Infestation Plans in Progress: Region of Peel

15. Work with the Province of Ontario to build awareness of the economic and ecological value urban forests provide and development of mechanisms to ensure the increase, protection and maintenance of urban forests.

    The goal of this Declaration action is to work with partners including provincial ministries, municipalities, conservation authorities and community groups to build the connections between economics, public health, and ecological value of urban forests and prioritize policy actions to protect, maintain and expand urban forests.

Food Sustainability

16. Develop municipal urban agriculture strategies that minimize barriers and actively promote and support increased urban food production.

    Approved Community Gardening Policies: Brampton, Clarington, Hamilton, Mississauga, Oshawa, Toronto, Vaughan
    Community Gardening Policies in Progress: Caledon, Richmond Hill

    Approved Urban Agriculture Plans: Toronto
    Urban Agriculture Plans in Progress: Caledon, Hamilton, Richmond Hill

17. Develop Local Food Procurement actions and policies that set local food targets for day cares, long term care centres and/or municipal cafeterias and food services.

    Local Food Procurement Policies in Place: Halton Region, Markham, Toronto

Climate Change Adaptation

18. Develop Climate Change Adaptation Plans and integrate climate change adaptation into existing and future municipal plans, in order to identify potential climate change risks and incorporate short term and long term opportunities for increasing community resilience into decision making.

    Approved Climate Change Adaptation Plans: Ajax, Durham Region (corporate), Region of Peel (in partnership with Brampton, Caledon and Mississauga), Toronto

    Climate Change Adaptation Plans in Progress: Ajax (Implementation Plan), Durham Region (community plan and working collectively with local area municipalities), Oakville, Vaughan, York Region

Green Economic Development

19. Develop business cases for clean air and climate change actions most likely to move from pilot to mainstream taking into account costs of continuing business as usual as well as externalities.

    The goal of this Declaration action is to build capacity and expectations to incorporate the true costs of energy, ecological valuation and public health into business cases, asset management and decision making.

20. Increase coordination and cooperation between economic development and environment/sustainability departments.

The goal of this Declaration action is to increase capacity to quantify the economic development associated with green policies and to identify opportunities to better act on synergies between green policies, economic development and growth management.

Transportation

21. Identify and prioritize municipal opportunities to reduce air pollution and greenhouse gas emissions from personal vehicles.

    Work in partnership with partners (ex. Metrolinx, Smart Commute, Civic Action, Toronto Centre for Active Transportation) on regional transportation and electric vehicle infrastructure.

22. Develop a Green Fleets Actions and Results Scan to highlight actions aimed at reducing emissions through municipal vehicle purchases, operations and behaviours and to support the transfer of lessons learned and actions.

    Green Fleets Plans Approved: Ajax, Brampton, Burlington, Halton Region, Hamilton, Markham, Mississauga, Oakville, Toronto, Vaughan
    Green Fleets Plans in Progress: Clarington, Halton Hills, Richmond Hill, Whitby, York Region

    Green Fleets Progress Reports Approved: Brampton, Hamilton, Mississauga, Oakville, Toronto
    Green Fleets Progress Report being developed: Ajax

Community Engagement

23. Develop and deliver a Clean Air Council social marketing campaign to increase knowledge of clean air and climate change actions being implemented across the Region.

    Clean Air Partnership and Clean Air Council social media via blog and twitter. Blog: http://cleanairpartnership.wordpress.com/; and Twitter: @CleanAirGTA.

24. Build collaboration with community partners to engage them in supporting the development and implementation of Actions Plans and share lessons learned with Clean Air Council members on how to develop and foster community partnerships.

    Community Climate Action Funds in Place: Ajax, Caledon, Halton Hills, Halton Region, Markham, Oakville, Pickering, Toronto

    Community Climate Change Action Funds in development: Vaughan

For more information on the above listed actions please visit the Clean Air Council section of the Clean Air Partnership website @ http://www.cleanairpartnership.org/gta_clean_air_council

TORONTO Building a great city – *together*

Call 311

The City of Toronto holds public consultations as one way to engage residents in the life of their city. Toronto thrives on your great ideas and actions. We invite you to get involved.

Disco Road Biogas Utilization Project (the "Project")

To Be Received

by the City of Toronto to Engage in a Renewable Energy Project

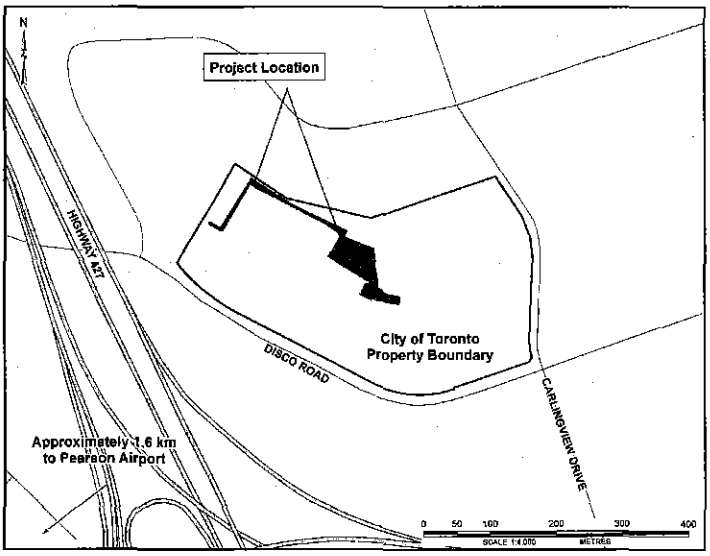
Notice of a Public Meeting and Proposal

Project Location: The proposed Project is located at 150 Disco Road in the City of Toronto, Ontario, on a 5.4 hectare property owned by the City of Toronto.

Dated at: Toronto this, the 5th and 12th of June, 2014.
The City of Toronto is planning to engage in a renewable energy project in respect of which the issuance of a renewable energy approval ("REA") is required. The distribution of this notice of a proposal to engage in this renewable energy project and the Project itself are subject to the provisions of the *Environmental Protection Act* (the "Act") Part V.0.1 and Ontario Regulation 359/09 (the "Regulation"). This notice must be distributed in accordance with section 15 of the Regulation prior to an application being submitted and assessed for completeness by the Ministry of the Environment.

Public meeting

Date: Tuesday, July 8, 2014
Time: 12 noon – 2 p.m. and 5 p.m. – 7p.m.
Location: Dynasty Room, Pearson Hotel & Conference Centre Toronto Airport
240 Belfield Rd., Etobicoke



Project Description
Pursuant to the Act and Regulation, the facility, in respect of which the project is to be engaged in, is considered to be a biogas facility. If approved, this facility would have a total maximum nameplate capacity of up to 2.8 megawatts. The Project Location is described in the map below.

The Project is being proposed in accordance with the requirements of the Act and Regulation. The Draft Project Description Report (the "Draft PDR") describes the facility as generating electricity from biogas produced at the Disco Road Organics Processing Facility (the "DROPF") to provide electricity to City facilities at 120 and 150 Disco Road. In addition, waste heat from the combustion of biogas will be recovered and used to heat existing buildings at 120 and 150 Disco Road. A written copy of the Draft PDR is available for public inspection at the following public libraries: Northern Elms (123B Rexdale Boulevard – Unit 5), Humberwood (850 Humberwood Boulevard), Rexdale (2243 Kipling Avenue) and Albion (1515 Albion Road) and City Hall (100 Queen Street West). The Draft PDR is also available at a website dedicated to the Project: toronto.ca/dlscogreen

Project Contact and Information
To learn more about the Project or to provide feedback, please contact:

Silvio Abate, Project Manager
35 Vanley Cres., Building 275
Toronto, ON M3J 2B7
Phone: 416-392-7088
Fax: 416-397-1243
TTY: 416-338-0889
E-mail: sabate@toronto.ca
Visit: toronto.ca/discogreen

Issue Dates: June 5 and 12, 2014

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

T-15

KEYSER MASON BALL, LLP
BARRISTERS & SOLICITORS

John B. Keyser, Q.C.
(905) 276-0410
keyser@kmblaw.com

Four Robert Speck Parkway
Suite 1600
Mississauga, Ontario
Canada L4Z 1S1
Telephone (905) 276-9111
Facsimile (905) 276-2298
Web Site www.kmblaw.com

COUNCIL AGENDA
JUN 11 2014

June 3, 2014

Delivered by Email

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☑ Corporate Services Policy ☐ Planning & Building ☐ Transportation & Works	For ☑ Appropriate Action ☐ Information ☐ Reply ☐ Report

Ms. Susan Cunningham
Senior Policy Analyst, Corporate Services
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Dear Susan:

Re: Proposed 2014 Development Charges By-Law
Our Client: Centre City Capital Limited

In accordance with the instructions given by the Members of Council at the meeting of Council on May 14, 2014, we wish to present our concerns, on behalf of our client Centre City Capital Limited, with respect to the Proposed Development Charges By-Law.

We are instructed that our client is using its best efforts to obtain a Building Permit for its development of 31 Lakeshore Road East in Port Credit, Mississauga. Our client has made a series of permit applications. There is a real prospect that the Foundation Building Permit will not be available by June 12, 2014.

The budget for this building which is subject to two substantial prospective tenants requires that the Development Charges do not exceed the rates which presently are permitted in By-Law 342-0 and are applied to a building permit of this nature.

In substance, we are respectfully asking, on our client's behalf, that the draft By-Law be expanded to provide a transition period in the same manner as the current By-Law 342-09 which provides in Section 24, for an addition to the provisions relating to the effective date of the application of the new By-Law.

In addition, our client is respectfully requesting that the provisions with respect to the demolition credits be maintained in perpetuity in order to preserve the manner that has been detailed in Sections 19 through 21 of the existing By-Law.

Further, our client is unable to demonstrate that a Development Charge has been paid in respect of the building which is being demolished and, for that reason, our client objects to the proposed requirement outlined in Section 10(3) of the Proposed By-Law, requiring evidence of the earlier payment of Development Charges.

I-15(a)

KEYSER MASON BALL, LLP
BARRISTERS & SOLICITORS

Section 10(5) of the draft By-Law eliminates our client's opportunity to carry forward the reduction presently available for demolition credits which have not been exhausted and which may not be used in the first application for a Building Permit where re-development is taking place. If there is a succession of re-development applications which affect the same property, the termination of the credits in this manner is unfair and contrary to logic.

The objections with respect to the present draft By-Law are:

a) Limitation of a 48-month period for the use and application of the demolition credits;

b) The necessity for evidence of an earlier development charge payment to have been made in order to obtain credits under the new By-Law;

c) The calculations of the credits where there has been a change of use;

d) Determination of the carry forward of the demolition credits to another building on the same property; and

e) The absence of a transition period to allow for obtaining a delayed Building Permit which has been applied for.

Yours truly,

KEYSER MASON BALL, LLP

John B. Keyser, Q.C.
JBK/am

I-16

KEYSER MASON BALL, LLP
BARRISTERS & SOLICITORS

John B. Keyser, Q.C.
(905) 276-0410
keyser@kmblaw.com

Four Robert Speck Parkway
Suite 1600
Mississauga, Ontario
Canada L4Z 1S1
Telephone (905) 276-9111
Facsimile (905) 276-2298
Web Site www.kmblaw.com

COUNCIL AGENDA
JUN 11 2014

June 5, 2014

Delivered by Email

☑ Receive	☐ Resolution
☐ Direction Required	☐ Resolution / By-Law
☐ Community Services ☑ Corporate Services Policy ☐ Planning & Building ☐ Transportation & Works	For ☑ Appropriate Action ☐ Information ☐ Reply ☐ Report

Ms. Susan Cunningham
Senior Policy Analyst, Corporate Services
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Dear Susan:

Re: Proposed 2014 Development Charges By-Law
Our Client: 501 Lakeshore Inc. – Trinity Development Group Inc.

We wish to advise you that we are the solicitors for the above-named and we have been instructed to make representations to Council with respect to the proposed Development Charges By-Law.

Following the instructions given by Council to Staff on May 14, 2014, we respectfully present our client's concerns and ask that you deal with these in your report to Council.

Our client is particularly concerned with the provisions which have been made with respect to the application of the exemptions arising from the demolition of buildings that presently exist and a matter which is presently taking place at our client's property at 501 Lakeshore Road East in Mississauga.

Essentially, we are respectfully requesting that the Development Charges By-Law do not impose any limitations with respect to the period during which the credits may be extended bearing in mind that in our client's case there are employment buildings approximately 376,000 sq. ft., some of which have been demolished in accordance with a demolition permit and the others which will be demolished in the current 12-month period.

It is not likely that our client's current development which is made up of commercial lands fronting on the Lakeshore Road East and the northerly half of the site which is over 5 acres in size which is to be developed as residential housing will be concluded during the same 48-month period.

The commercial development is expected to be initiated in 2015 and to be completed by 2017.

I-16(a)

KEYSER MASON BALL, LLP
BARRISTERS & SOLICITORS

During that same period, the Region of Peel is constructing the Beechwood Pumping Station on lands presently owned by our clients and there is a moratorium which forbids the form of development that our client is undertaking until there is sufficient provision for the uses which are anticipated. We would expect that the residential requirements would be somewhat higher than that of the commercial.

In any event, our client has a strong argument for applying an unlimited period in substitute for the 48-month period which is presently contemplated by the draft By-Law.

The second objection our client has with respect to the credits in Section 10 of the proposed By-Law is that Section 10(4) requires evidence with respect to the credit or reduction being equal to the amount that was paid in a recent development. We have no information, whatever, that would substantiate or provide evidence that any payment was made, for some of these buildings have been in use for the past 50 years or more as an employment zone.

In our view, the *Development Charges Act* is designed to allow credits to be exchanged where replacement structures are being created and our client wishes to be given the appropriate and fair treatment that it deserves.

Our client is also interested in making certain that there is no termination of the credits after the first of the building permits which we have described above.

Our client will ask for the appropriate development credits to be granted in connection with the first phase of its development. We believe that the entitlement to credits should be available for application to all of the phases, and not merely the first building application. We are respectfully asking for the preservation of the credits until exhausted.

Our client supports the request being made of you by the owners to provide a transition period for the completion of all pending development applications until November 1, 2014 which is the anniversary date of the existing By-Law 342-09. In this manner, current pending development applications may be perfected, and the requisite Building Permit obtained, while the current Development Charges are to be applied.

In addition to the concerns which our client has with respect to the application of credits with respect to demolished properties, our client also supports the proposition that a transition period should be provided for in this proposed By-Law as is provided in Section 24 of the existing By-Law. We recognize that our client may not be able to meet the dates that are contemplated by staff for the provisions of the replacement By-Law, however, if there is an opportunity to have regard for our client's proposal which is to build the largest re-development project that has been undertaken recently in the City of Mississauga, our client's interest would be improved and the benefits to our community would be enhanced.

All of the foregoing is respectfully submitted to the Members of Council.

I-16(b)

KEYSER MASON BALL, LLP
BARRISTERS & SOLICITORS

We look forward to receiving an acknowledgement of our submission.

Yours truly,

KEYSER MASON BALL, LLP

John B. Keyser, Q.C.
JBK/am

D-1

Office of the Chair

TOUCHING LIVES FOR 40 YEARS

COUNCIL AGENDA
JUN 1 1 2014

April 22, 2014

Resolution No. 2014-339

The Honourable Glen Murray,
Minister of Transportation and Infrastructure
Corporate Correspondence Unit
3rd Floor, Ferguson Block
77 Wellesley Street West
Toronto, Ontario M7A 1Z8

RECEIVED
MAY 0 2 2014
CCU

Dear Mr. Murray:

Subject: Motion Regarding Infrastructure Needed to Support Growth

I am writing to advise that Peel Regional Council approved the following resolution at its meeting held on April 10, 2014:

> Whereas the Region of Peel Council approved Regional Official Plan Amendment 24 (ROPA 24) to bring the Region's Official Plan into conformity with the Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006 and was subsequently approved by the Ontario Municipal Board;
>
> And whereas, the planning horizon in the Regional Official Plan is to the year *2031 and aims to provide healthy complete communities for people living and* working in Peel;
>
> And whereas, the Town of Caledon, City of Mississauga and City of Brampton have amended their official plans to be in conformity with the Regional Official Plan and Places to Grow;
>
> And whereas, the Region of Peel is working towards amending the Regional Official Plan to conform to Amendment 2 to Places to Grow to plan for population, household and employment growth from 2031 to 2041 and subsequently the Town of Caledon, City of Mississauga and City of Brampton will be amending their official plans;
>
> And whereas, Peel's population is forecasted to increase from 1.3 million in 2011 to 1.49 million by 2021 and 1.64 million by 2031 and employment is forecasted to grow from 650,000 in 2011 to 820,000 by 2021 and 870,000 by 2031 as noted in ROPA 24;

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9 Tel: 905-791-7800 Fax: 905-791-2567 peelregion.ca

D-1(a)

And whereas, the Town of Caledon, City of Mississauga and City of Brampton are planning for the expected growth through their local approvals process;

And whereas, $1.5 billion worth of goods moves through Peel Region everyday and the cost of congestion to Peel residents is close to $1 billion per year ($6 billion per year for the Greater Toronto-Hamilton Area (GTHA) as per the Metrolinx report)

And whereas, the cost of congestion for the GTHA is expected to rise to $15 billion in the year 2031;

And whereas, Peel residents continuously note in the Focus GTA Survey that the most important local problem is transportation issues such as traffic congestion and inadequate public transit;

And whereas, the Region of Peel is working with the Town of Caledon, City of Mississauga, City of Brampton, and Ontario Ministry of Transportation to implement the Peel Long Range Transportation Plan to ensure a safe, convenient, efficient, sustainable and integrated transportation system;

And whereas, the Ontario Ministry of Transportation's Southern Highways Program which outlines highway improvement plans from 2013 to 2017, and beyond complements the Region of Peel's investment in Regional road improvements;

And whereas, the Region of Peel supports Metrolinx and area municipal transit initiatives recommended in 'The Big Move' (All-day GO Service, Hurontario Street LRT and Queen Street BRT);

And whereas, at its meeting of January 23, 2014, Regional Council approved resolution 2014-45, requesting that the Ministry of Transportation advance the planning, design and construction of highway improvements in and surrounding Peel Region listed in the "Planning for the Future Beyond 2017" section of the Southern Highways Program 2013-2017 to within the next five years and that Metrolinx be requested to advance transit initiatives;

Therefore be it resolved, that, given the expected growth in Peel, current applications for development, and current levels of congestion on highways in Peel, that the Town of Caledon, City of Mississauga and City of Brampton be requested to ensure that the approval of subdivision and development applications take into account the Region of Peel's request to the Province to begin highway improvements that are currently planned to be undertaken beyond 2017 and transit initiatives to within the next five years;

☐ Receive	☐ Resolution
☑ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services ☐ Planning & Building ☐ Transportation & Works	For ☐ Appropriate Action ☐ Information ☐ Reply ☐ Report

D-1(b)

And further, that a copy of this resolution be forwarded to the Minister of Transportation, the Town of Caledon, the City of Brampton and the City of Mississauga as a statement of Regional Council's requests.

Yours truly,

Emil Kolb

Emil Kolb
Regional Chair

EK:sv

c: Peter Fay, City Clerk, City of Brampton
Crystal Greer, City Clerk, City of Mississauga
Carey deGorter, Town Clerk, Town of Caledon
Norma Trim, Chief Financial Officer and Commissioner of Corporate Services, Region of Peel
Arvin Prasad, Director, Integrated Planning Division

D-2

Region of Peel
Working for you

TOUCHING LIVES FOR 40 YEARS

COUNCIL AGENDA
JUN 11 2014

RECEIVED
REGISTRY No.
DATE
FILE No.
CLERK'S DEPARTMENT

May 16, 2014

Resolution Number 2014-414

Ms. Crystal Greer
City Clerk
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Dear Ms. Greer:

Subject: **Term of Council Priority No. 4 Improve Stormwater Management**

I am writing to advise that Regional Council approved the following resolution at its meeting held on Thursday, May 8, 2014:

Resolution 2014-414

That the report of the Commissioner of Public Works titled "Term of Council Priority No. 4, Improve Stormwater Management", be endorsed;

And further, that a copy of the subject report be forwarded to the Toronto and Region Conservation Authority, Credit Valley Conservation Authority, City of Mississauga, City of Brampton and Town of Caledon for endorsement.

Regional Council is requesting your endorsement of the subject report.

Stephanie Jurrius
Legislative Specialist

SJ:js

☐ Receive	☐ Resolution
☑ Direction Required	☐ Resolution / By-Law
☐ Community Services ☐ Corporate Services	For ☐ Appropriate Action ☐ Information
☐ Planning & Building ☐ Transportation & Works	☐ Reply ☐ Report

c: Damian Albanese, Director of Transportation, Public Works, Region of Peel

Also Sent to: Peter Fay, Clerk, City of Brampton
Crystal Greer, Clerk, City of Mississauga
Carey de Gorter, Clerk, Town of Caledon
Brian Denney, Chief Administrative Officer, Toronto and Region Conservation Authority
Deborah Martin-Downs, Chief Administrative Officer, Credit Valley Conservation Authority

Corporate Services Office of the Regional Clerk
10 Peel Centre Dr., Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

D-2(a)

Region of Peel
Working for you

REPORT
Meeting Date: 2014-05-08
Regional Council

DATE: April 24, 2014

REPORT TITLE: **TERM OF COUNCIL PRIORITY NO. 4**
IMPROVE STORMWATER MANAGEMENT

FROM: Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That the report of the Commissioner of Public Works titled "Term of Council Priority No. 4, Improve Stormwater Management" be endorsed;

And further, that a copy of the subject report be forwarded to the Toronto and Region Conservation Authority, Credit Valley Conservation Authority, City of Mississauga, City of Brampton and the Town of Caledon for endorsement.

REPORT HIGHLIGHTS

- Stormwater management involves the planning, regulation, design, construction, monitoring and maintenance of facilities or infrastructure which collect, treat, store or convey stormwater or snowmelt.
- The Region of Peel, area Municipalities and the local Conservation Authorities control the runoff from rain and snowmelt through stormwater management programs.
- Opportunities between the Region, area Municipalities and Conservation Authorities are being reviewed to enhance the delivery of stormwater programs through a collaborative watershed approach. These opportunities include clearly defining responsibilities, developing common policies, design standards, monitoring programs, identifying efficiencies and investigating sustainable funding options.
- Based on recent storm events, it is apparent that climate change is impacting the frequency and intensity of precipitation events, and as such, stormwater programs should evolve to help manage the conveyance of flows from the resulting event and reduce citizen's risk to flooding.

DISCUSSION

1. Background

Term of Council Priority No. 4 (ToCP No. 4) was developed to support Peel's Strategic Plan themes of the Environment, Public Safety and Service Excellence. The desired outcome is "to reduce the citizen risks associated with flooding and address broader environmental impacts". Initially, this is to be accomplished by developing a stormwater management framework with area Municipalities and Conservation Authorities (CAs) and establishing targets.

Since before the formal inception of this ToCP, Peel staff was given direction from Council to "facilitate a collaborative working group between the three area municipalities and Conservation Authorities in order to develop a Regional Stormwater Management Strategy" (Region of Peel Council Meeting Minutes, September 9, 2010, Resolution 2010-863). To prepare the report, Peel staff led a series of consultations which concluded that each agency has a distinct role in stormwater within a web of interactions at different levels and illustrated in the report through a chart illustrating a matrix of roles and responsibilities, which has been updated for discussion purposes as Appendix I of this report and summarized below.

Agency	Areas of Responsibility
Province	Regulatory approvals, environmental protection
Region of Peel	Stormwater management, infrastructure design, construction, operations and maintenance for regional roads. Support in watershed based research, policies and watershed based planning.
Area Municipalities	Through the land use approval process set the framework for stormwater development planning, including stormwater management, infrastructure design and construction, operations and maintenance and construction for area municipal roads. This includes stormwater runoff coming from residential properties and businesses being conveyed through municipal stormwater systems and overland routes (minor and major systems).
Conservation Authorities	Flood management, stormwater development approvals in collaboration with area Municipalities and delivering watershed-based ecosystem resources and services.

Furthermore, on June 28, 2012 staff tabled a report before Council (Term of Council Priority #4 – Improve Storm Water Management Update, Resolution 2012-824) updating on the workshops that Peel held to develop six draft Strategic Issues and Objectives (SIO) that were viewed as high priorities and quick wins to deliver on this ToCP, including:

1. How do we educate/communicate the importance of stormwater management to Council, Public, and others?
2. How do we develop an asset management strategy that includes current and future needs?
3. How do we identify potential sustainable funding sources?
4. How do we create a common vision?
5. How do we plan, integrate and adapt to climate change?
6. How do we rationalize and harmonize our standards and guidelines?

The June 28, 2012 report was received, and since then there have been many advancements on the above noted SIO's which Peel has been involved and are highlighted as proactive next steps in Section 3 of this report. The most recent round of consultation occurred on April 7, 2014 whereby Peel held a meeting with the three area municipalities and CAs. A positive outcome of this meeting was the recognition that a watershed approach can foster partnerships, such as including ultimate width for Regional roads in the development of Master Environmental Servicing Plans (MESP).

D-2(c)

2. Stormwater Principles

Stormwater originates during precipitation events and snowmelt that enters the stormwater system. Stormwater that does not infiltrate into the ground becomes surface runoff, which either flows directly into surface waterways or is channeled into ditches or storm sewers, which eventually discharge to surface watercourses and streams. Stormwater management practices have evolved over the past two decades into an integrated approach which continues to incorporate the traditional scope of engineering work and builds on it to achieve environmental, as well as drainage objectives.

The Region of Peel, area Municipalities and the local Conservation Authorities monitor the runoff from rain and melted snow through stormwater management programs. The system includes roads, storm sewers, catch basins, stormwater management ponds, ditches, culverts, streams and rivers. To support the infrastructure and ensure system performance it is important to have comprehensive maintenance, monitoring, environmental compliance and emergency response programs. Stormwater management infrastructure is generally identified by the local Area Municipalities through the preparation of Master Environmental Servicing Plans, prepared in support of secondary plans, and constructed through the planning and land development process. More recently, outside future greenfield areas, municipalities are more often using the municipal capital planning process. The Region of Peel identifies new Regional road stormwater requirements through the preparation of Environmental Assessment process (EAs) as each road project is being designed.

As shown on Appendix I, the roles and responsibilities involved in stormwater are a complex issue. Outside of the clearly established land use planning process, there is opportunity for the Region of Peel to facilitate leadership through collaborations and partnerships with our local area Municipalities and Conservation Authorities.

The delivery of stormwater management programs occurs through:

Area of Interest	Process	Examples
Policy	Principles and Guidance	Official Plans Secondary plans
Development	Planning and Land Development	Master Environmental Serving Plans, Plans of Subdivision, Site Plans, Subdivision Agreements, etc.
Capital Programming	Environmental Assessments Infrastructure construction	Engineering projects of the municipality i.e. roads, erosion, facility design, etc,
Operations and Maintenance by Owner	Monitoring and Maintenance Programs	Programs to monitor the condition/functionality of ponds and other infrastructure and to ensure they function properly and are in a state of good repair.

A watershed is a geographical area of land that captures rainfall and other precipitation and funnels it to a lake or stream or wetland. A watershed approach is an effective framework to

address today's stormwater resource challenges which have been inherited from the development process. This approach is hydrologically defined, geographically focused and strategically addresses priority water resource goals (e.g. water quantity, quality and habitat) and integrates multiple programs (regulatory and voluntary). The watershed approach is the study of the relevant characteristics of a watershed aimed at sustainability of its resources and the process of creating and implementing plans, programs, and projects to manage and enhance watershed functions. i.e., it states shared goals and outlines actions to manage land, water and related resources on a watershed basis. In order to fully support ToCP No. 4, a watershed approach is required as the concept of stormwater data collection and planning at a broader watershed scale can be used to achieve the most cost effective and beneficial results.

A watershed approach is generally delivered through three layers:

- Conservation Authorities are mandated to address riverine flooding which occurs when water levels of rivers rise and the rivers overflow their banks and environmental protection.
- Region of Peel provides Official Plan Policy, leadership through stormwater guidance documents and as the owners/operators of Regional infrastructure is responsible for the flooding of Regional roads due to limited capacity of existing drainage systems.
- Area Municipalities are responsible for the implementation of the land development process, flooding to streets, above ground basement flooding and other low lying areas due to a lack of overland flow routes or the limited capacity of existing drainage systems as the owners/operators of local infrastructure.

The Region of Peel's role in the watershed approach is as follows:

- Maintain Regional stormwater infrastructure in a good state of repair;
- Operate, maintain and monitor regional stormwater infrastructure;
- Provide the necessary policy and guidance for the Region of Peel through a watershed approach to stormwater programming and practice;
- Develop appropriate guidance documents for Stormwater Management (SWM) Criteria, Standards and Specifications;
- Continue to investigate opportunities to integrate Low Impact Development (LID), in capital projects, where feasible.

The Transportation Division has developed a work program based on a watershed approach that supports good asset management, policy development and best practices, piloting Low Impact Development, and overland flow mitigation. Elements of the work program and their status are summarized in Appendix II.

Moving forward, the Region will focus on its responsibilities as an owner/operator of stormwater infrastructure and facilitating the watershed approach with its Conservation Authorities and Area Municipalities.

3. Next Steps

In order to advance ToCP No.4 in a watershed approach, staff proposes the following next steps:

D-2(e)

a) Development of an internal Peel working group on Stormwater Management. The purpose of this group will be to serve as a venue for the consolidation of efforts to support Official Plan policies, best practices and guidelines for both greenfield and existing areas, education and outreach, emergency response and the coordination of related Council priorities, including climate change and influencing other levels of government.

b) Work with our local area Municipalities to include storm drainage from Regional roads (ultimate width) in the development of Master Environmental Servicing Plans (MESP). This will result in the need for fewer stormwater facilities which in the long term will reduce the capital and operating/maintenance costs for both the respective municipality and the Region.

c) Enhancing our partnerships with our local area Municipalities and Conversation Authorities. The purpose of this initiative will be to create a forum where the Region, Cities of Brampton and Mississauga, Town of Caledon, Credit Valley Conservation Authority (CVC) and, Toronto and Region Conservation Authority (TRCA) can clarify the roles and responsibilities.

d) Advancing asset management and design guidelines for Regional storm infrastructure. This steps consists of two parts, the first being a strategy to complete the inventory and condition assessment of Peel's existing storm sewer infrastructure and stormwater management ponds. Completion of this critical exercise will enable the Region to develop performance measures and financial assessments to maintain acceptable levels of service that can be reported annually through the capital budget process. This activity is underway and discussions with our local partners have commenced. The second part is the development of updated design guidelines for Regional storm water management facilities. The guidelines will reflect the latest policies and thinking on stormwater (i.e. 2014 Provincial Policy Statements, CVC Guidelines for Road Infrastructure) so that the Region can proactively plan for stormwater facilities from the Environmental Assessment stage through to design, construction, maintenance and operations. To support Item 3b above, this activity will be done in partnership with the local area Municipalities and Conversation Authorities.

CONCLUSION

The increasing attention to extreme weather and climate change, coupled with greenfield growth pressures and intensification has brought to light the need to address stormwater and overland flow in a comprehensive watershed approach. To achieve the desired outcome of ToCP No. 4 related to reducing citizen's risks to flooding and addressing broader environmental impacts, stormwater cannot be studied in isolation at the development planning approvals process. Through leadership, innovation and collaboration, Peel can work with it's two major Conservation Authorities (CVC and TRCA) and the local area Municipalities in a manner that fosters an improved understanding of overland flow and risk to critical infrastructure, supports broader strategies for tackling climate change, and developing best practices that can be applied at all three layers of stormwater as set out in Section 2 of this report. Staff will report back to Council on the progress made and inform Council on directions for this priority in the next term of Council.

Dan Labrecque, Commissioner of Public Works

Approved for Submission:

D. Szwarc, Chief Administrative Officer

APPENDICES

1. Appendix I - Matrix of Provincial, Regional, Area Municipal and Conservation Authority Roles and Responsibilities for Stormwater Management
2. Appendix II - Current Region of Peel Initiatives to address ToCP No. 4

For further information regarding this report, please contact John Nemeth, Project Manager at extension 4631 or via email at john.nemeth@peelregion.ca.

Authored By: John Nemeth

Apri ., 2014

TERM OF COUNCIL PRIORITY No. 4

IMPROVE STORMWATER MANAGEMENT

APPENDIX I ***(DRAFT FOR DISCUSSION THROUGH FURTHER CONSULTATION)***

Matrix of Provincial, Regional, Area Municipal and Conservation Authority Roles and Responsibilities for Stormwater Management

ROLES	RESPONSIBILITES			
	Province	Region of Peel	Area Municipality	Conservation Authority
Regulatory and Policy				
Collection of Stormwater	Provincial Highways	Regional Roads and Facilities	Private Property, City Property Local Roads and Facilities	None
Stormwater Management Statutes/Regulations	X - (MOE)	None	None	Ontario Reg. 166-06
Stormwater By-Laws (Sewer Use)	None	Regional only	Local only	None
Stormwater Management Policies	X- MOE SWM Manual (Guidance Document)	Regional[1]	Local [2]	Participant
Flood Control Regulations	X - (MNR)	None	None	Participant
Flood Control Management	X- (MNR)	Support	Support	X CA Mandate
SWM Planning & Design				
Watershed Planning	Guidance Documents	Regional Official Plan Policy Participate, Review and Support	Local Official Plan Policy Participate, Review and Support	X - Technical Lead (Valley and Stream Corridors)
Stormwater Management Master Planning	N/A	Support (Regional Official Plan)	Development - Secondary Plans (Master Environmental Servicing Plans	Technical Support
Floodplain Mapping	MNR	Support	Support	X – Technical Lead
SWM /Sewer Design Standards	Guidance	Regional standards	Local standards	None
SWM Facility Pond Design Standards	Guidance MOE SWM Manual	Regional Standards	Local Standards	Guidance Documents
SWM Sewer Design Approval	X Environmental Compliance Approval	Ensure Compliance with Regional Standards	Ensure Compliance with Local Standards	None
SWM Pond Design Approval	X Environmental Compliance Approval	Review and Approval Capital Works	Review and Approval Development and Capital Works	Outlets Only (O...Reg. 166-06)
Stormwater Research (e.g. Low Impact Development)	Update to SWM Manual	Participate- Funding Support Pilot and Implement Projects	Participate- Funding Support Pilot and Implement Projects	Guidance Documents Participant
SWM Facility Implementation				
Construction – Infrastructure Related (e.g. storm sewers and SWM facilities)	Provincial Highways	Regional Roads and Facilities	Local Roads and Facilities	None
Construction – Development	None	None	Planning Act (developers) Review and Approval	Technical Support
Construction – Capital Projects	Provincial Highways	Regional Roads and Facilities Funding Support for CA projects	City Lands , Local Roads, SWM Facilities, Open Space, Watercourses	Watercourses and Open Space
Operations and Maintenance	Provincial Highways	Regional Roads and SWM Facilities	City Lands , Local Roads, Facilities Open Space, Watercourses	None
Retrofits – BMP's	Provincial Highways	Regional Roads and Facilities Only	City Lands , Local Roads, Facilities Open Space, Watercourses	Technical Support
SWM Facility Funding				
New Storm Sewer and SWM Ponds	Infrastructure programs	Regional Development Charges	Development Charges	None
Operations and Maintenance	Provincial Budget	Tax Rate	Tax Rate	None
SWM Pond Retrofits	Provincial Budget Grants	Development Charge, and/or Tax Rate	Development Charge, Utility Rate and/or Tax Rate	None

Notes: X – Denotes the Agency with Primary Responsibility

(1) – Regional Official Plan and several Regional water resources related policies includes components that relate to stormwater management

(2) – Local Official Plan and secondary Plan and zoning

D-2(h)

APPENDIX II
TERM OF COUNCIL PRIORITY No. 4 10.2.-8
IMPROVE STORMWATER MANAGEMENT

Current Region of Peel Initiatives to address ToCP #4

Activity	Benefits/Outcomes	Status
Regional Storm Sewer Inventory	Identification of regional storm sewer assets, GIS Mapping and condition assessment	Caledon - Complete Brampton - In progress Mississauga - In progress
Installation of monitoring equipment for existing Stormwater management (SWM) ponds	Equipment installed will measure water levels in SWM facilities. Combined with rainfall data and the facility design parameters staff will assess performance, request operation and maintenance activities to be completed and illustrate operational "due diligence" in accordance with Ministry of the Environment Certificate of Approval. Real time data will provide an early warning system for SWM facility system capacity during storm events, and will help identify operational issues that may be addressed proactively and avoid costly emergency actions due to a failure during a significant rainstorm.	Equipment to be installed in Spring 2014.
Development of Regional SWM Policy for Regional SWM infrastructure	A Water Resources background paper, which includes SWM, is scheduled as part of Phase 2 of the current Official Plan Update. This will establish regional policies to support stormwater management through the land use planning process and guide regional capital projects.	Ongoing
Pilot Demonstration of Low Impact Development (LID) on a Regional road, including low cost watering measures for median planters.	LID Pilot Median Planter Project in partnership w/ Credit Valley Conservation – Mississauga Road between Queen Street and Williams Parkway - City of Brampton.	Design - Underway Construction – 2014/2015
Regional Council Report for 13619 Dixie Road Municipal Drain Petition	Authorization for Region to use "Drainage Act" provisions. This will serve as a tool to protect local properties and regional infrastructure form potential flooding in rural areas.	Council Report February 27, 2014
International Centre SWM / storm sewer flooding investigation	Coordinated efforts with the International Centre on solutions to prevent building flooding during major storm events. CCTV work and engineering review being conducted to establish solutions.	CCTV – Complete Engineering Review – Underway scheduled for completion in Spring 2014

motion (h)

GC-0255-2014

REDUCING COAL USE IN ENERGY-INTENSIVE INDUSTRIES – EBR REGISTRY NUMBER: 012-1559

WHEREAS the Ministry of the Environment ("MOE") has determined through the Clarkson Airshed Study, Part, II carried out between 2003 and 2005 that the air quality in the Clarkson Airshed is "taxed" as it is comprised of elevated levels of air contaminants;

AND WHEREAS the MOE has identified the key contaminants in this taxed airshed to include particulate matter less than or equal to 2.5 microns in size ("PM 2.5"), nitrogen oxides and volatile organic compounds;

AND WHEREAS the MOE has determined that the industrial sector in the Clarkson Airshed accounted for 25-35% of the total measured values for the key contaminants identified by the MOE;

AND WHEREAS in September 2009 the Ontario Government established the Air Quality Task Force for the Southwest Greater Toronto Area, chaired by Dr. David Balsillie, to make recommendations to improve air quality and manage air pollution impacts in the Oakville-Clarkson Airshed (the "Task Force");

AND WHEREAS the Task Force has recommended no new major sources of pollution be allowed unless there was a plan to fully offset the key air contaminants identified within the Oakville-Clarkson Airshed;

AND WHEREAS the proposal contained in the Environmental Registry notice of April 17, 2014 (EBR Registry No. 012-1559) proposes a regulatory change which would eventually allow the energy-intensive industries (including the cement sector) by regulation under the *Environmental Protection Act* (Ontario) to burn, in substitution for coal, certain alternative fuels including non-recyclable residual waste that would otherwise be disposed of in landfill;

AND WHEREAS the proposal contained in the Environmental Registry notice of April 17, 2014 would allow energy intensive industries located in the Clarkson Airshed to switch to alternative low carbon fuels without being classified as a waste disposal site;

AND WHEREAS the notice posted on the Environmental Registry on April 17, 2014 with a comment deadline of June 1, 2014 was far too short of a comment period for a proposal with significant potential adverse environmental and health impacts;

AND WHEREAS in Ontario there are a number of communities, including Mississauga, that would potentially be impacted if the cement sector switches to alternative fuels;

AND WHEREAS the in situ condition of cement plant kilns in Ontario, including whether they are designed for fuel switching and the current status with respect to energy efficiency and emissions control, is unknown;

AND WHEREAS no new regulation with significant potential adverse environmental and health effects should be promulgated without first posting a draft of the regulation on the Environmental Registry for comment;

NOW THEREFORE BE IT RESOLVED THAT:

1. That the City of Mississauga calls upon the Government of the Province of Ontario and the Minister of the Environment to delay any decision until:

   a) A detailed definition of the types of wastes considered "alternative fuels" for the purpose of this proposal is provided;

   b) Emissions data from the burning of alternative fuels in Ontario based facilities are made public and peer reviewed by a third party;

   c) The MOE has undertaken detailed and extensive consultations with potentially impacted municipalities and local residents; and

   d) The proposal that incorporates a), b) and c) above is re-posted for comment on the Environmental Registry for at least a six month period.

2. That City of Mississauga calls upon the Government of the Province of Ontario and the Minister of the Environment to consider both background and cumulative impacts of emissions on local air quality prior to drafting any regulation that would eventually be promulgated to allow this proposal to take effect; and

3. That City of Mississauga calls upon the Government of the Province of Ontario and the Minister of the Environment to post a draft regulation that will eventually be promulgated to the Environmental Registry for at least a 60-day period.

4. That a copy of this Resolution be forwarded to the Premier of Ontario, the Ontario Minister of the Environment, the Environmental Commissioner of Ontario, the Medical Officer of Health for Peel Region, the Region of Peel and all local Members of Provincial Parliament (MPP's) for Mississauga.