



AGENDA

SESSION 12

THE COUNCIL OF

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

WEDNESDAY, JULY 2, 2014 – 9:00 A.M.

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

Contact: Carmela Radice, Legislative Coordinator, Office of the City Clerk
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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) June 11, 2014

5. PRESENTATIONS

- (a) Don't Be a Litterbug Green Chair Schools

Vivian Peets, Public Relations Coordinator and Sierra Frank from Enersource will speak about the Green Chair program and will be presenting certificates along with Mayor McCallion and Councillor Carlson.

- (b) Traffic Safety Council – Life Member

Councillor Fonseca will present a plaque to Boris Swedak the recipient of the Traffic Safety Council, Life Member Recognition.

6. DEPUTATIONS

- (a) Tax Adjustments

There may be persons in attendance who wish to address Council re: Tax Adjustments pursuant to Section 354, 357, 358 of the *Municipal Act* and Apportionment of Taxes.

Corporate Report R-3

Corporate Report R-4

- (b) 2014 Pride Week

Tamar Brannigan and Anu Radha Verma, from East Mississauga Community Health Centre will highlight the 2014 Pride Week events in Peel.

- (c) Mississauga Waterfront Festival – Community Quilt

Pat Anderson, Chair of the Board of Directors, Mississauga Waterfront Festival will speak to the Mississauga Waterfront Festival Community Quilt.

(d) Mississauga Tree Canopy

Sue Shanly and Marlene Baur-Larose, MIRANET from the Environment Subcommittee will speak to the effects of the Emerald Ash Borer, Asian Long Horned Beetles and the ice storm from this past winter and its effects on the Mississauga tree canopy.

(e) Regulation of Clotheslines

Paul Del Grande and Steve DeVoe will speak to the Corporate Report regarding Regulation of Clotheslines.

Corporate Report R-6

(f) Lorne Scots Freedom of the City Parade

Corporal Chris Banks CD, Public Affairs Representative for the Lorne Scots will speak to the Freedom of the City Parade.

Notice of Motion

(g) Enersource

Peter Gregg, President and CEO and Norman Loberg, Chair of will present to Council their annual report.

Corporate Report R-7

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 June 9, 2014, from the Commissioner of Planning and Building re:
Lakeshore Road West – Clarkson Village – Urban Design Guidelines.

Recommendation

That the Report dated June 9, 2014 from the Commissioner of Planning and Building and the accompanying Lakeshore Road West – Clarkson Village – Urban Design Guidelines attached as Appendix 1, be approved.

Motion

- R-2 A report dated June 9, 2014, from the Commissioner of Planning and Building re:
Official Plan Amendment and Rezoning Applications To permit a Motor Vehicle Dealership, 860 Ivandale Drive, Southeast corner of Bancroft Drive and Ivandale Drive, Owner: 2356860 Ontario Inc. (AutoPlanet Group of Companies), Applicant: Weston Consulting, Bill 51, Supplementary Report Ward 11.

Recommendation

That the Report dated June 9, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/002 W11, 2356860 Ontario Inc., 860 Ivandale Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from "Convenience Commercial – Special Site" to "Mixed Use – Special Site" to permit a motor vehicle dealership be approved.

3. That the application to change the Zoning from "C1-2" (Convenience Commercial) to "C3-Exception" (General Commercial- Exception) to permit motor vehicle sales in accordance with the proposed revised zoning standards described in Appendix S-6 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Motion

- R-3 A report dated June 12, 2014, from the Commissioner of Corporate Services and Chief Financial Officer re: **Tax Adjustments Pursuant to Sections 334, 357 and 358.**

Recommendation

That the tax adjustments outlined in Appendix 1 attached to the report dated June 12, 2014 from the Commissioner of Corporate Services and Chief Financial Officer for applications for cancellation or refund of taxes pursuant to Sections 334, 357 and 358 of the *Municipal Act*, be adopted.

Motion

- R-4 A report dated June 13, 2014, from the Corporate Services and Chief Financial Officer re: **Apportionment of Taxes.**

Recommendation

That the recommended apportionment of taxes and payments set out in Appendix 1 of the report dated June 13, 2014 from the Commissioner of Corporate Services and Chief Financial Officer be approved.

Motion

- R-5 A report dated June 17, 2014, from the Corporate Services and Chief Financial Officer re: **Municipal Elections 2014 – Establishment of Reduced Voting Hours for Retirement Homes and Institutions.**

Recommendation

That a by-law be enacted establishing reduced voting hours in voting places such as retirement homes or institutions as defined in section 45(7) of the Municipal Elections Act, 1996, as amended, and as outlined in Appendix 1 to the report dated June 17, 2014 from the Commissioner of Corporate Services and Chief Financial Officer.

Motion

- R-6 A report dated June 17, 2014, from the Commissioner of Transportation and Works re: **Regulation of Clotheslines.**

Recommendation

That a by-law be enacted to regulate clotheslines as outlined in the report from the Commissioner of Transportation and Works, dated June 17, 2014 and entitled “Regulation of Clotheslines”.

Motion

- R-7 A report dated June 18, 2014, from City Solicitor re: **Enersource Corporation – Unanimous Shareholder Resolution in lieu of an annual general meeting.**

Recommendation

1. That City Council authorize the Mayor and City Clerk to execute a resolution of the shareholders of Enersource Corporation (“Enersource”) for the purpose of accepting Enersource’s audited consolidated financial statements for the fiscal year ended December 31, 2013; confirming the election of the its directors; and appointing KPMG LLP as its auditor.

2. That City Council authorize the Mayor and City Clerk to execute a direction to Enersource designating Councillor Mahoney and Councillor Saito as members of the Human Resources and Corporate Governance Committee and Councillor Starr as a member of the Nomination Committee each to hold such positions until the earlier of (i) each such person ceases to be a director of Enersource; (ii) each such person's successor is designated; and (iii) each such person ceases to be a City Councillor.

Motion

- R-8 A report dated June 17, 2014, from the Commissioner of Transportation and Works re: **Mandate and Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals.**

Recommendation

That the mandate and terms of reference outlined in the report from the Commissioner of Transportation and Works, dated June 18, 2014 and entitled "Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals" be approved.

Motion

- R-9 A report dated June 18, 2014, from the Integrity Commissioner re: **Inquiry of Councillor Bonnie Crombie requested by Mr. Mark Cashin and a second complaint from a resident of Mississauga.**

Recommendation

That Council receive the report of the Integrity Commissioner dated June 19, 2014.

Motion

- R-10 A report dated June 25, 2014, from the Integrity Commissioner re: **Annual Report of the Integrity Commissioner.**

Recommendation

That Council receive the annual report of the Integrity Commissioner dated June 25, 2014.

Motion

- R-11 A report dated June 24, 2014, from the Commissioner of Planning and Building re: **Proposed Housekeeping Amendments - Mississauga Zoning By-law 0225-2007 City of Mississauga, Bill 51, Supplementary Report, Wards 1-11.**

Recommendation

That the Report dated June 24, 2014, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Mississauga Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendix S-1 be approved.

Motion

9. **PRESENTATION OF COMMITTEE REPORTS**

- (a) Governance Committee Report 5-2014 dated June 16, 2014.

Motion

- (b) General Committee Report 9-2014 dated June 18, 2014.

Motion

- (c) Transportation Committee Report 6-2014 dated June 18, 2014.

Motion

- (d) Mississauga Celebration Square Events Committee Report 3-2014 dated June 23, 2014.

Motion

- (e) Planning and Development Committee Report 8-2014 dated June 23, 2014.

Motion

- (f) Road Safety Mississauga Advisory Committee Report 1-2014 dated June 24, 2014.

Motion

- (g) General Committee Report 10-2014 dated June 25, 2014.

Motion

- (h) Budget Committee Report 1-2014 dated June 25, 2014.

Motion

- (i) Traffic Safety Council Report 6-2014 dated June 25, 2014.

Motion

10. UNFINISHED BUSINESS - Nil

11. PETITIONS - Nil

12. CORRESPONDENCE

- (a) Information Items: I-1-I-8
- (b) Direction Item - Nil

13. NOTICE OF MOTION

- M-1 That City of Mississauga pay tribute to the contributions of those who served and those who did not come home by granting the Lorne Scots the high honour of Freedom of the City and that City staff assist in coordinating with the Lorne Scots a Ceremonial Freedom of the City march to commemorate the sacrifices and accomplishments of our brave volunteers.

Motion

- M-2 That the outstanding conditions can be fulfilled prior to or as part of the conditions of Site Plan Approval and a Site Plan Agreement for the Lands under section 41 of the Planning Act and that it is appropriate in this case only to remove the "H" for the subject property.

Motion

14. MOTIONS

- (a) To approve recommendations from the following Committee Reports:
- (i) Recommendations GOV-0018-2014 to GOV-0019-2014 inclusive contained in the Governance Committee Report 5-2014 dated June 16, 2014.
 - (ii) Recommendations GC-0314-2014 to GC-0333-2014 inclusive contained in the General Committee Report 9-2014 dated June 18, 2014.
 - (iii) Recommendations TC-0106-2014 to TC-0150-2014 inclusive contained in the Transportation Committee Report 6-2014 dated June 18, 2014.
 - (iv) Recommendations MCSEC-0010-2014 to MCSEC-0013-2014 inclusive contained in the Mississauga Celebration Square Events Committee Report 3-2014 dated June 23, 2014.
 - (v) Recommendations PDC-0044-2014 to PDC-0054-2014 inclusive contained in the Planning and Development Committee Report 8-2014 dated June 23, 2014.
 - (vi) Recommendations RSM-0001-2014 to RSM-0008-2014 inclusive contained in the Road Safety Mississauga Advisory Committee Report 1-2014 dated June 24, 2014.
 - (vii) Recommendations GC-0334-2014 to GC-0367-2014 inclusive contained in the General Committee Report 10-2014 dated June 25, 2014.

- (viii) Recommendations BC-0001-2014 to BC-0002-2014 inclusive contained in the Budget Committee Report 1-2014 dated June 25, 2014.
- (viii) Recommendations TSC-0126-2014 to TSC-0142-2014 inclusive contained in the Traffic Safety Council Report 6-2014 dated June 25, 2014.
- (b) To close to the public a portion of the Council meeting to be held on July 2, 2014, to deal with various matters. (See Item 18 Closed Session).
- (c) To approve the Report dated June 9, 2014 from the Commissioner of Planning and Building and the accompanying Lakeshore Road West – Clarkson Village – Urban Design Guidelines attached as Appendix 1.

Corporate Report R-1

- (d) To adopt the Report dated June 9, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/002 W11, 2356860 Ontario Inc., 860 Ivandale Drive.

Corporate Report R-2

- (e) To adopt the tax adjustments outlined in Appendix 1 attached to the report dated June 12, 2014 from the Commissioner of Corporate Services and Chief Financial Officer for applications for cancellation or refund of taxes pursuant to Sections 334, 357 and 358 of the *Municipal Act*.

Corporate Report R-3

- (f) To approve the recommended apportionment of taxes and payments set out in Appendix 1 of the report dated June 13, 2014 from the Commissioner of Corporate Services and Chief Financial Officer.

Corporate Report R-4

- (g) To enact a by-law establishing reduced voting hours in voting places such as retirement homes or institutions as defined in section 45(7) of the Municipal Elections Act, 1996, as amended, and as outlined in Appendix 1 to the report dated June 17, 2014 from the Commissioner of Corporate Services and Chief Financial Officer.

Corporate Report R-5

- (h) To enact a by-law to regulate clotheslines as outlined in the report from the Commissioner of Transportation and Works, dated June 17, 2014 and entitled "Regulation of Clotheslines".

Corporate Report R-6

- (i) To authorize the Mayor and City Clerk to execute a resolution of the shareholders of Enersource Corporation ("Enersource") for the purpose of accepting Enersource's audited consolidated financial statements for the fiscal year ended December 31, 2013; confirming the election of the its directors; and appointing KPMG LLP as its auditor and to authorize the Mayor and City Clerk to execute a direction to Enersource designating Councillor Mahoney and Councillor Saito as members of the Human Resources and Corporate Governance Committee and Councillor Starr as a member of the Nomination Committee each to hold such positions until the earlier of (i) each such person ceases to be a director of Enersource; (ii) each such person's successor is designated; and (iii) each such person ceases to be a City Councillor.

Corporate Report R-7

- (j) To approve the mandate and terms of reference outlined in the report from the Commissioner of Transportation and Works, dated June 18, 2014 and entitled "Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals"

Corporate Report R-8

- (k) To receive the report of the Integrity Commissioner dated June 19, 2014.

Corporate Report R-9

- (l) To receive the annual report of the Integrity Commissioner dated June 25, 2014.

Corporate Report R-10

- (m) To approve the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendix S-1.

Corporate Report R-11

- (n) To deem the Toronto African Film & Music Festival from August 29-August 31, 2014 as one of municipal significance for the purpose of Special Occasion Permit (SOP).

Information Item I-5

15. INTRODUCTION AND CONSIDERATION OF BY-LAWS

- B-1 A by-law to amend the Tow Truck Licensing By-law 521-04, as amended section 4(1), 33(8), 33(10) subsection 4(1)(a), 4(1)(b), 6(3)(f).

GC-0455-2013 and GC-0456-2013/June 26, 2013

- B-2 A by-law to transfer funds from the Federal Gas Tax Reserve Fund (Account 35183) to the Transit Bus Acquisitions Growth project (PN14-201).

GC-0124-2014/April 16, 2014

- B-3 A by-law to authorize the execution of a Memorandum of Agreement and Lease Amending Agreement between the Corporation of the City of Mississauga and the Mississauga Steelheads Hockey Club Inc. (Ward 5).

GC-0309-2014/June 4, 2014

- B-4 A by-law to provide for the licensing and regulation of Methadone Clinics and Methadone Pharmacies.

GC-318-2014/June 18, 2014

- B-5 A by-law to provide reduced hours of voting in institutions and retirement homes.

Corporate Report R-5

- B-6 A by-law to establish lands as part of the municipal highway system Register Plan 43M-737, Register Plan 43R-35926 and Register Plan 43R-145902 (in the vicinity of Eglinton Avenue West and Hurontario Street) (Ward 5).
- B-7 A by-law to establish certain lands as part of the municipal highway system Register Plans 43M-1762, Register Plan 43M-1772 and Register Plan 43R-34716 (in the vicinity of Tenth Line West and Thomas Street) (Ward 10).
- B-8 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law by adding Schedule 18 maximum rate of speed to Rathburn Road West of Central Parkway Transitway Station and Central Parkway Transit Station west of Eastgate Parkway Transitway Station, east of Eastgate Parkway Transit Station west of Tomken Transitway Station, east of Tomken Transitway Station west of Dixie Transitway Station and east of Dixie Transitway Station to the east limit of Transitway and by adding Schedule 24 prohibited entry from Mississauga Transitway on Rathburn Road, Dixie Road and access Road south of Encino Street (Ward 3).

TC-0108-2014/June 18, 2014

- B-9 A by-law to amend the Transit By-law 425-03, as amended subsection 1, 2.1, 11, 12(1), 12(1)(o), 12(1)(p), 17, 17.1.

TC-0108-2014/June 18, 2014

- B-10 A by-law to restrict passage along the Mississauga Transitway as described in Schedule "A" Registered Plan 43R-19857 and 43R-5908 (in the vicinity of Eastgate Parkway and Fieldgate Drive, and Eastgate Parkway and Tomken Road (Ward 3).

TC-0109-2014/June 18, 2014

- B-11 A by-law to amend By-law 555-2000 as amended, being the Traffic By-law by deleting Schedule 8A off-street permit parking Sheridan north, Sheridan south and by adding Schedule 8A off- permit parking Sheridan north, Sheridan south (Ward 4).

TC-0110-2014/June 18, 2014

- B-12 A by-law to amend By-law 555-2000 as amended, being the Traffic By-law by deleting Schedule 6A paid off-street parking lots Celebration Square South and North Garage, Sheridan North, Sheridan South and by adding Schedule 6A paid off-street parking lots Celebration Square South and North Garage, Sheridan North, Sheridan South (Ward 4).

TC-0110-2014/June 18, 2014

- B-13 A by-law to amend By-law 555-2000 as amended, being the Traffic By-law by deleting Schedule 3 no parking on Meadowvale Boulevard, Escada Drive, by deleting Schedule 4 no stopping on Escada Drive, by adding Schedule 3 no parking on Meadowvale Boulevard, by adding Schedule 4 no stopping on Escada Drive and by adding Schedule 18 maximum rate of speed on Bristol Road and Mississauga Road (Wards 5, 8, 9 and 10).

TC-0113-2014, TC-0114-2014, TC-0117-2014 and TC-0118-2014/June 18, 2014

- B-14 A by-law to temporarily close a Public Highway Huntington Ridge Drive at the intersection of Heatherside Drive closed from 7:00 a.m. Monday July 7, 2014 to 12:00 p.m. Wednesday July 9, 2014 and that a portion of Huntington Ridge Drive at the intersection of Harrowsmith Drive is closed from 12:00 p.m. Wednesday July 9, 2014 to 7:00 p.m. Friday July 11, 2014 (Ward 4).

TC-0115-2014/June 18, 2014

- B-15 A by-law to amend By-law 555-2000 as amended, being the Traffic By-law by deleting Schedule 3 no parking on Shawson Drive and by adding Schedule 3 no parking on Shawson Drive (Ward 5).

TC-0116-2014/June 18, 2014

- B-16 A by-law to amend By-law 555-2000 as amended, being the Traffic By-law by adding Schedule 5 parking for restricted periods on Confederation Parkway (Ward 4).

TC-0119-2014/June 18, 2014

- B-17 A by-law to amend By-law 555-2000 as amended, being the Traffic By-law by adding Brickstone Mews paid parking (Ward 4).

TC-0120-2014/June 18, 2014

- B-18 A by-law to authorize the execution of an Agreement of Purchase and Sale (Offer to Purchase) between 675553 Ontario Ltd. as Purchaser and the Corporation of the City of Mississauga as Vendor for 110 Dundas Street West and to repeal By-law 0168-2013 (Ward 4).

GC-0346-2014/June 25, 2014

- B-19 A by-law to exempt specified properties from taxation for municipal and school purposes and to amend By-law Number 0434-2004, as amended listed in Schedule "A".

GC-0350-2014/June 25, 2014

- B-20 A by-law to authorize the execution of Two Agreements of Purchase and Sale between Peel District School Board as Purchaser and the Corporation of the City of Mississauga as Vendor 1311 Kelly Road and the Corporation of the City of Mississauga as Purchaser and Peel District School Board as Vendor at 1301 Epton Crescent (Ward 2).

GC-0365-2014/June 25, 2014

- B-21 A by-law to authorize the execution of the Master Relationship Agreement with the Living Arts Centre in Mississauga and other ancillary documents.

GC-0366-2014/June 25, 2014

- B-22 A by-law to authorize the execution of an amended and restated Development Agreement between OMERS Realty Management Corporation and 156 Square One Limited and the Corporation of the City of Mississauga.

GC-0367-2014/June 25, 2014

- B-23 A by-law to Adopt Mississauga Official Plan Amendment No. 20 (OZ 11/002) southwest corner of Bancroft Drive and Ivandale Drive Owner: 2356860 Ontario Inc., Applicant: Weston Consulting (Ward 11).

Corporate Report R-2

- B-24 A by-law to authorize the execution of a Development Agreement between 375 Lakeshore Developments Inc. and the Corporation of the City of Mississauga, southeast corner of Lakeshore Road West and Godfrey's Lane (OZ 12/008 W1), Owner: Tong Hahn, Applicant: Zelinka Priamo Ltd. (Ward 1).

PDC-0054-2013/July 3, 2013

- B-25 A by-law to authorize the execution of a Servicing Agreement for Municipal Works Only and other related documents between 375 Lakeshore Developments Inc. and the Corporation of the City of Mississauga, southeast corner of Lakeshore Road West and Godfrey's Lane (OZ 12/008 W1), Owner: Tong Hahn, Applicant: Zelinka Priamo Ltd. (Ward 1).

PDC-0054-2013/July 3, 2013

- B-26 A by-law to Adopt Mississauga Official Plan Amendment No. 16 (OZ 12/008 W1), southeast corner of Lakeshore Road West and Godfrey's Lane, Owner: Tong Hahn, Applicant: Zelinka Priamo Ltd. (Ward 1).

PDC-0054-2013/July 3, 2013

- B-27 A by-law to amend By-law Number 0225-2007, as amended, being the City of Mississauga Zoning By-law amended by adding the Exception Table 4.12.2.17, changing thereon from "RA1-25" and "R15" to "RM 6-17" southeast corner of Lakeshore Road West and Godfrey's Lane (OZ 12/008 W1), Owner: Tong Hahn, Applicant: Zelinka Priamo Ltd. (Ward 1).

PDC-0054-2013/July 3, 2013

- B-28 A by-law to amend By-law Number 0225-2007, as amended, being the City of Mississauga Zoning By-law amended by adding a definition, deleting words and sentences, adding words and sentences, removing references, adding columns, deleting Schedules Owner/Applicant: City of Mississauga.

PDC-0045-2014/June 23, 2014

- B-29 A by-law to Adopt Mississauga Official Plan Amendment No. 22 Meadowvale Village (CD.03.MEA) (Ward 11).

PDC-0027-2014/April 23, 2014

- B-30 A by-law to amend By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law by deleting Exception Table 4.2.2.32, adding Exception Table 4.2.2.50 and by changing "R1-32" to "R1-50 Meadowvale Village (CD.03.MEA) (Ward 11).

PDC-0027-2014/April 23, 2014

- B-31 A by-law to Adopt Mississauga Official Plan Amendment No. 9 Clarkson Village (CD.04.CLA) (Ward 2).

PDC-0049-2013/June 24, 2013

- B-32 A by-law to amend By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law by deleting Exception Table 6.2.5.f1, amending Exception Table 6.2.5.63, adding Exception Table 6.2.5.64, 6.2.5.65 and by changing "C4" to "C4-63", "C4-64" and "C4-65" Clarkson Village (CD.04.CLA) (Ward 2).

PDC-0049-2013/June 24, 2013

16. **INQUIRIES**

17. **OTHER BUSINESS AND ANNOUNCEMENTS**

18. CLOSED SESSION

- (a) Pursuant to the *Municipal Act*, Section 239 (2)
 - (i) The security of the property of the municipality or local boards re: **Enersource – Principles of Growth Regulated Entity.**
 - (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: **Committee of Adjustment Appeals of: (1) “A”199/13 – Charlie Singh – 2360 Lucknow Drive – Ward 5; and (2) “B”010/14, “B”011/14, “B”012/14 – 2402980 Ontario Inc. – 2375 and 2387 Old Carriage Road – Ward 7.**
 - (iv) Advice that is subject to solicitor-client privilege including communication necessary for that purpose re: **Legal Update and Advice regarding a claim filed by Quantex Technologies Inc. against the City of Mississauga for unpaid invoices with respect to waste removal services from various City facilities.**
 - (v) Personal matters about an identifiable individual, including municipal or local board employees re: **Citizen Appointments to the Election Campaign Finances Committee.**
 - (vi) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Mississauga Transitway Project – Extension to Contract with MMM Group Limited (formerly McCormick Rankin Corporation), File Ref: FA.49.732-08.**
 - (vii) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Official Plan Amendment No. 8 and Zoning By-law 0050-2013 Appeal and Proposed Settlement with Rogers Telecommunications Limited.**

Please Note: The report Official Plan Amendment No. 8 and Zoning By-law 0050-2013 Appeal and Proposed Settlement with Rogers Telecommunications Limited will be distributed prior to the meeting.

- (viii) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Update on the 2009 Development Charge By-law Appeal.**

Please Note: The report Update on the 2009 Development Charge By-law Appeal will be distributed prior to the meeting.

- (viii) Labour relations or employee negotiations re: **Senior Fire Management Classes for OMERS.**

Please Note: The report Senior Fire Management Classes for OMERS will be distributed prior to the meeting.

19. 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 July 2, 2014.

20. ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

CD.04.CLA

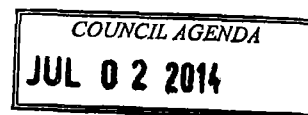
R-1

DATE: June 9, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Lakeshore Road West - Clarkson Village -
Urban Design Guidelines



RECOMMENDATION: That the Report dated June 9, 2014 from the Commissioner of Planning and Building and the accompanying Lakeshore Road West – Clarkson Village – Urban Design Guidelines attached as Appendix 1, be approved.

BACKGROUND: The purpose of Lakeshore Road West – Clarkson Village – Urban Design Guidelines dated June, 2014 is to visually illustrate the Clarkson Village Study, Phase 2 recommendations and Official Plan policies, which were established through extensive public engagement; and to communicate design expectations for future developments along Lakeshore Road West within the Clarkson Village Node.

COMMENTS: The proposed amendments to Mississauga Official Plan and the proposed amendments to Zoning By-law 0225-2007 for the Lakeshore Road West – Clarkson Village Study area were approved in accordance with the staff recommendation with one exception. Council directed that the maximum building height for lands within the Outer Core Area and on the south side of Lakeshore Road West within the Core Area be reduced from 6 to 4 storeys and that the

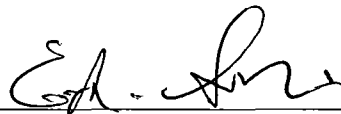
maximum building height for lands on the north side of Lakeshore Road West within the Core Area be reduced from 4 to 3 storeys, respectively.

The Lakeshore Road West – Clarkson Village – Urban Design Guidelines have been prepared in accordance with the direction from Council to bring the implementing documents including the Urban Design Guidelines, to Council for endorsement (see Appendix 2).

FINANCIAL IMPACT: Not applicable

CONCLUSION: The Lakeshore Road West – Clarkson Village – Urban Design Guidelines will assist property owners and their consultants to design building projects that reinforce the vision for Clarkson Village as set out in the Official Plan.

ATTACHMENTS: Appendix 1: The Lakeshore Road West – Clarkson Village – Urban Design Guidelines
Appendix 2: Recommendation PDC-0049-2013

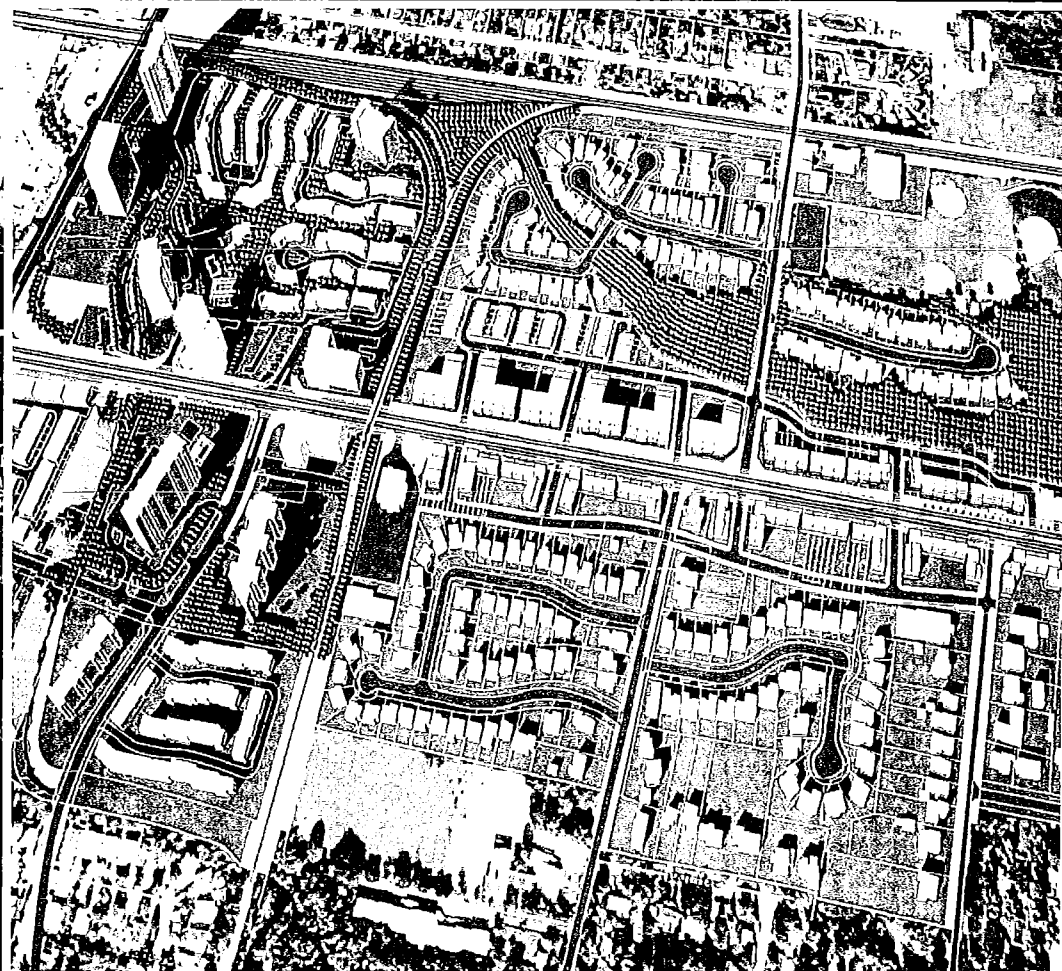
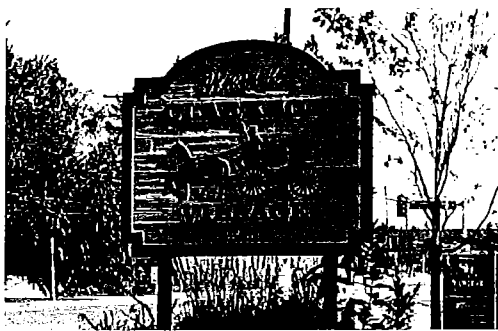


Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Amr Merdan, Urban Designer



Urban Design Guidelines



June 2014

Lakeshore Road West

Clarkson Village

Contents

1 Introduction

- 1.1 Purpose 1
- 1.2 Location 1
- 1.3 The Vision 1
- 1.4 Background 1

2 Directions

- 2.1 Identity of Character Areas 5
 - 2.1.1 Village Area
 - 2.1.1.1 Village Core Area
 - 2.1.1.2 Outer Village Core Area
 - 2.1.2 West Village Gateway
 - 2.1.3 East Village Gateway

- 2.2 Access Management Plan 10
 - 2.2.1 Vehicular Circulation Access
 - 2.2.2 Cycling Routes

- 2.3 Parking 13
 - 2.3.1 Parking Standards
 - 2.3.2 Surface Parking
 - 2.3.3 Underground Parking
 - 2.3.4 Structured Parking
 - 2.3.5 Loading and Service Areas

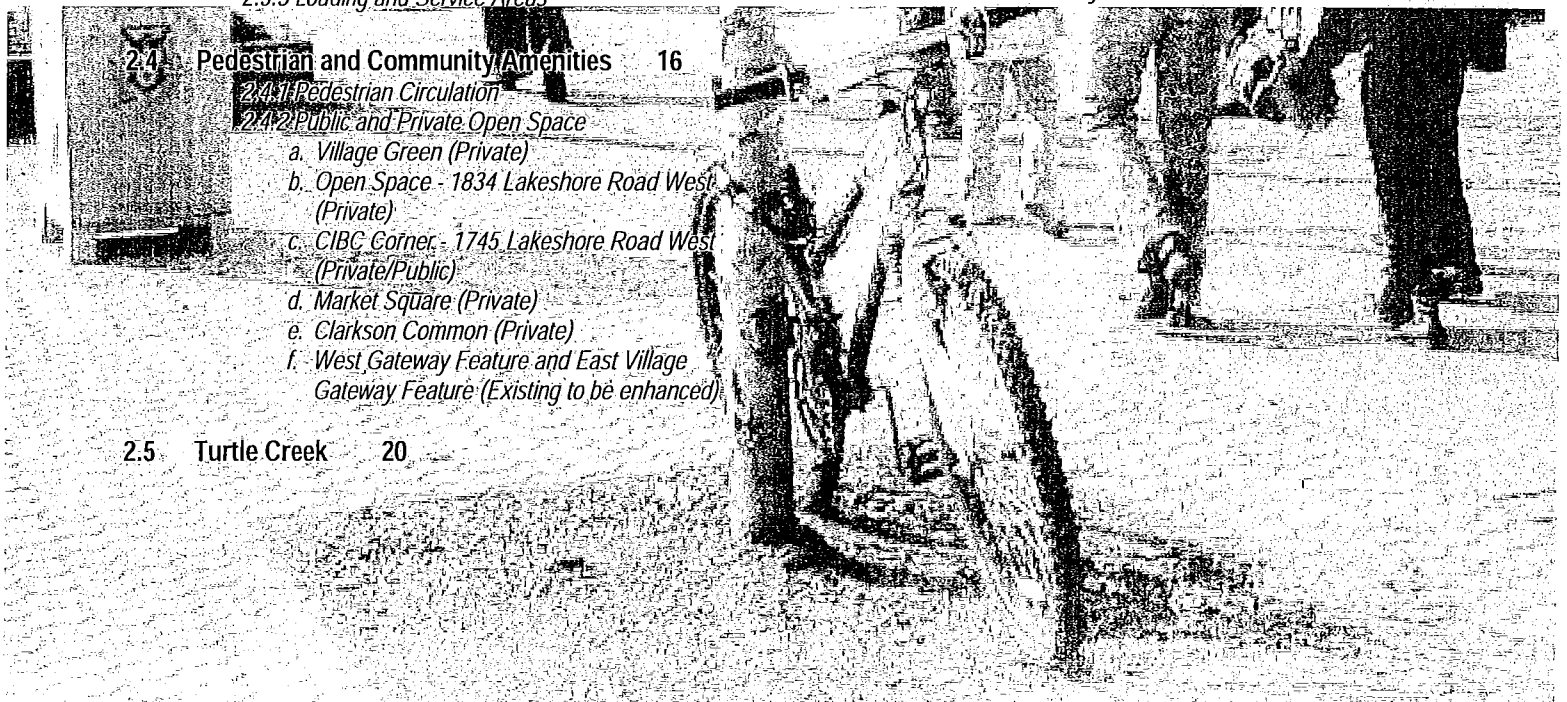
- 2.4 Pedestrian and Community Amenities 16
 - 2.4.1 Pedestrian Circulation
 - 2.4.2 Public and Private Open Space
 - a. Village Green (Private)
 - b. Open Space - 1834 Lakeshore Road West (Private)
 - c. CIBC Corner - 1745 Lakeshore Road West (Private/Public)
 - d. Market Square (Private)
 - e. Clarkson Common (Private)
 - f. West Gateway Feature and East Village Gateway Feature (Existing to be enhanced)

- 2.5 Turtle Creek 20

3 Built Form Standards

- 3.1 Built Form 23
 - 3.1.1 Built Form Envelope
 - 3.1.2 Built Form / Lot Typologies
 - 3.1.3 Building and Landscape Setbacks Requirements
 - 3.1.4 Building Façade Articulation
 - 3.1.5 Building Streetwall
 - 3.1.6 Building Ground Floor Design
 - 3.1.7 Building Entrances
 - 3.1.8 Building Materials and Design
 - 3.1.9 Building Signage
 - 3.1.10 Shadow Impacts

- 3.2 Public Realm 32
 - 3.3.1 Streetscape and Landscaping
 - 3.3.2 Streetscape Components
 - a. Village Core Streetscape
 - a.1 Village Core
 - a.2 Outer Village Core
 - b. West Village Core Streetscape
 - c. East Village Core Streetscape
 - 3.3.3 Centre Medians
 - 3.3.4 Opportunities for Public Art
 - 3.3.5 Gateway Features
 - 3.3.6 Neighbourhood Features
 - 3.3.7 Sustainability



Contents

1 Introduction

- 1.1 Purpose 1
- 1.2 Location 1
- 1.3 The Vision 1
- 1.4 Background 1

2 Directions

- 2.1 Identity of Character Areas 5
 - 2.1.1 Village Area
 - 2.1.1.1 Village Core Area
 - 2.1.1.2 Outer Village Core Area
 - 2.1.2 West Village Gateway
 - 2.1.3 East Village Gateway
- 2.2 Access Management Plan 10
 - 2.2.1 Vehicular Circulation Access
 - 2.2.2 Cycling Routes
- 2.3 Parking 13
 - 2.3.1 Parking Standards
 - 2.3.2 Surface Parking
 - 2.3.3 Underground Parking
 - 2.3.4 Structured Parking
 - 2.3.5 Loading and Service Areas
- 2.4 Pedestrian and Community Amenities 16
 - 2.4.1 Pedestrian Circulation
 - 2.4.2 Public and Private Open Space
 - a. Village Green (Private)
 - b. Open Space - 1834 Lakeshore Road West (Private)
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 - 3.1.8 Building Materials and Design
 - 3.1.9 Building Signage
 - 3.1.10 Shadow Impacts
- 3.2 Public Realm 32
 - 3.3.1 Streetscape and Landscaping
 - 3.3.2 Streetscape Components
 - a. Village Core Streetscape
 - a.1 Village Core
 - a.2 Outer Village Core
 - b. West Village Core Streetscape
 - c. East Village Core Streetscape
 - 3.3.3 Centre Medians
 - 3.3.4 Opportunities for Public Art
 - 3.3.5 Gateway Features
 - 3.3.6 Neighbourhood Features
 - 3.3.7 Sustainability



Introduction

Introduction

1.1 Purpose

The purpose of these Urban Design Guidelines is to establish and communicate design expectations for future developments along Lakeshore Road West within the Clarkson Village node.

This document is intended to be used as a tool to further illustrate the Official Plan policies and to ensure the Study Vision of the Lakeshore Road West, Clarkson Village. The Planning and Development Committee (PDC) passed Recommendation PDC-0049-2013 which was subsequently adopted by Council on June 24th, 2013.

1.2 Location

Clarkson Village is generally located in the south western part of Mississauga, east of the intersection of Southdown Road and Lakeshore Road West, as shown in Figure 1-1.

1.3 The Vision

In the phase -1 report *"Background and Public Engagement"* of the "Clarkson Village Study", a shared vision for the Clarkson Village was established:

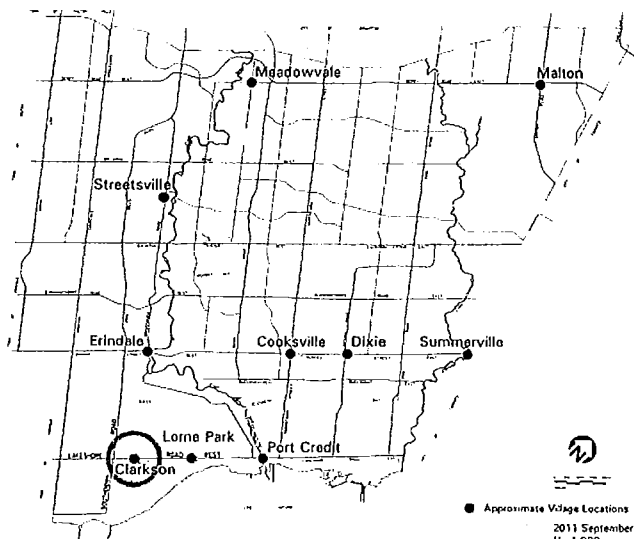


Figure 1-1 The location of the Clarkson Village in Mississauga.

"Clarkson Village will transition into a pedestrian friendly and transit supportive community full of activity places and gathering spaces, with a mainstreet atmosphere found amidst new, contemporary, mixed-use, development paying tribute to the Village's heritage and character."

1.4 Background

Clarkson originated as a rural community, based around a rail station. The rail station, located at Clarkson's Corners was the hub of the community from 1850-1950. From here people and more importantly agricultural goods were shipped to Toronto and elsewhere. Clarkson Village was known as a major agricultural depot where farmers came to store and ship goods. The "mainstreet" portion of the community developed at a later stage with the majority of the development happening since the 1950's.

The community expressed concerns with the long term growth and ultimate vision for Clarkson Village, indicating that its role as a commercial centre and focus for community activity has faltered over the years. Efforts are needed to revitalize the Village. New development should enhance the



Figure 1-2 June 21, 2008 Clarkson Village 200th Anniversary Celebration



Figure 1-3 Clarkson Village Pedestrian Activity

community and build upon the existing framework. Clarkson Village is influenced by a variety of retail and commercial development patterns along Lakeshore Road West, including traditional main street store front, suburban strip malls, stand alone single retail uses and big box centres.

Lakeshore Road West is currently the central spine of the Village, but also represents a constraint in its role as an arterial road serving a broad community. Lakeshore Road West carries a large volume of local and regional traffic through the Village.

In April, 2009, an initial report on the Lakeshore Road West,



Figure 1-4 Clarkson Village Study - Phase 1

Clarkson Village Study was produced by the City in consultation with the community.

The *Phase 1 Report* outlines the various stages and elements of the public engagement process including the creation of a shared vision.

The *Phase 2 Report* dated August 2010, focuses on an analysis of the area and the feedback obtained through the Phase 1 work concluding with implementation recommendations.

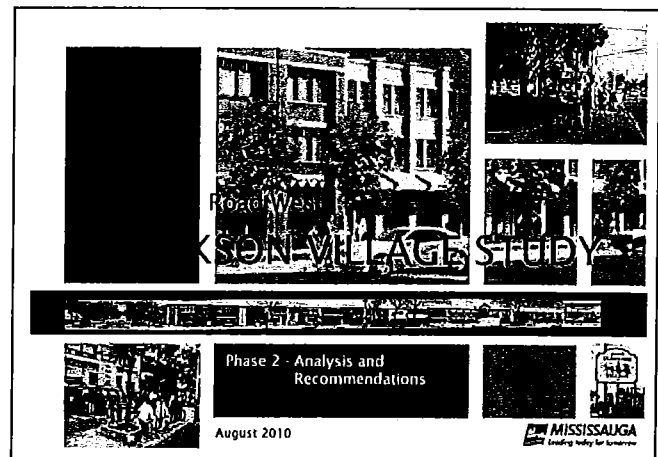


Figure 1-5 Clarkson Village Study - Phase 2

For more information on the Lakeshore Road West, Clarkson Village Study with its two phases, visit the following website:
<http://www.mississauga.ca/portal/residents/clarksonstudy>

2

Directions



Directions

2.1 Identity of Character Areas

During the course of the public engagement process and the existing contextual analysis, it was determined that there are 3 distinct and separate Character Areas within the study area boundary (see Figure 2-1). These include the "Village Area", the "West Village Gateway" and the "East Village Gateway". These Character Areas are in part based on the existing character in Clarkson Village.

The Study concluded that built form should transition downward from the Clarkson Go Station adjacent to the West Village Gateway to the Village Area. Higher built forms should be located west of the Rail line given the proximity and accessibility to the Clarkson GO Station and existing built form character (see Figure 2-1). The remaining Character Areas should respect the built form character established in the Village Area.

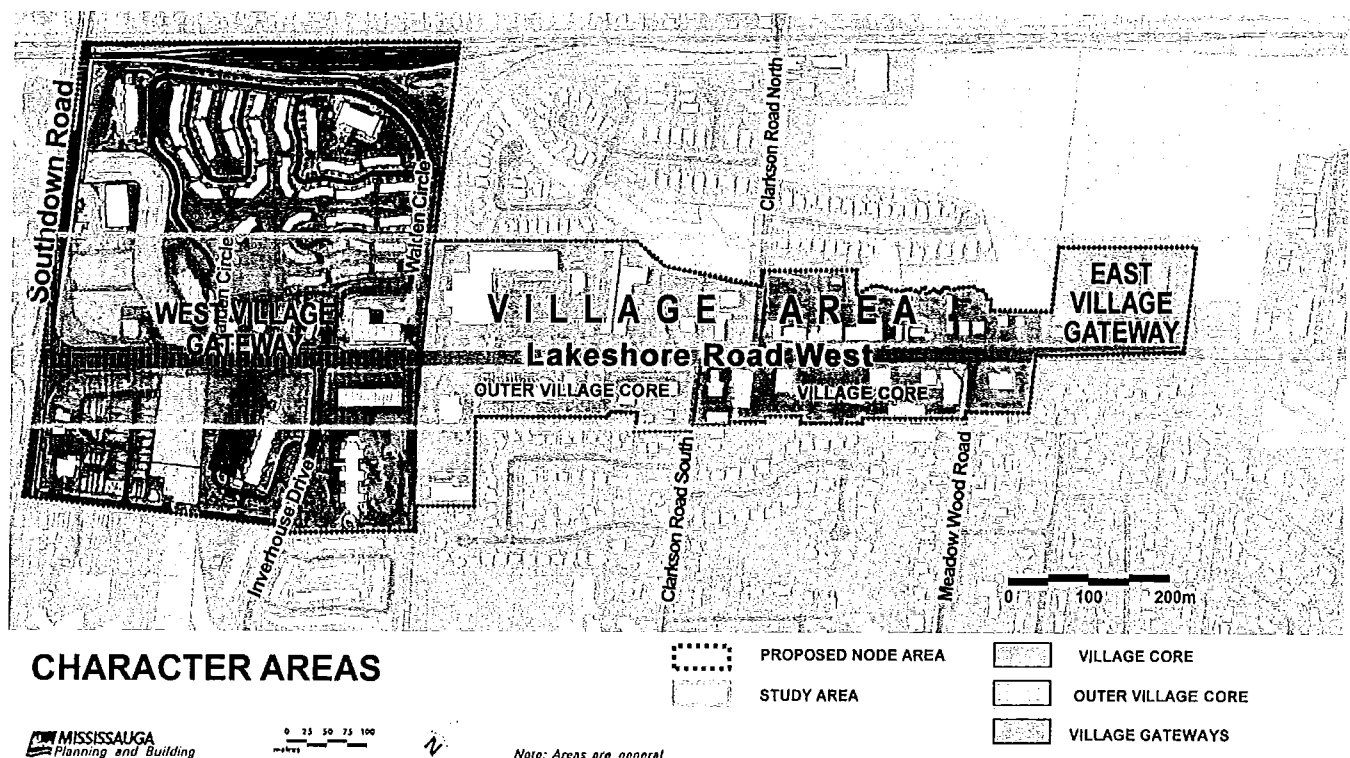


Figure 2-1 Character Areas within Clarkson Village

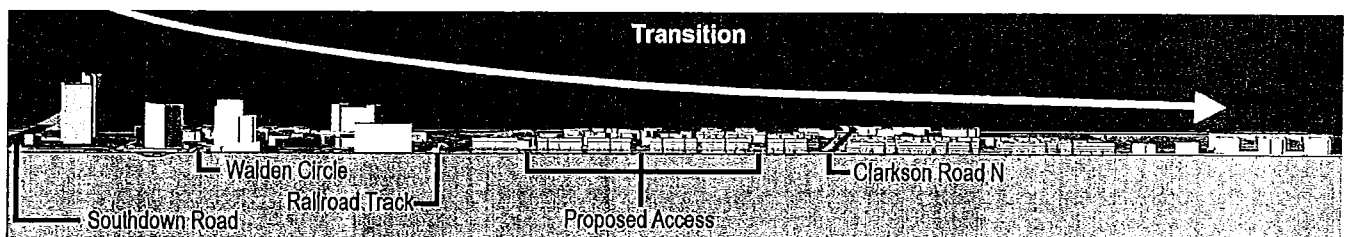


Figure 2-2 Conceptual Built Form Transition

2.1.1 Village Area

The Village Area consists of two sub-areas, the Village Core and the Outer Village Core.

2.1.1.1 Village Core Area

This area predominantly consists of properties that are of a more traditional "mainstreet" built form with mainly two storey building heights with retail on the first floor and second floor residential or office uses. The maximum height in the Village Core Area in the north side of the Lakeshore Road West will be 3 storeys and the south side of the Lakeshore Road West will be 4 storeys.

The area has lay-by parking and ample and comfortable sidewalks that allow for street trees, seating benches and room for patios and retail 'spill-out'. Through the public engagement process, this area was highlighted by the community as an area they wanted to retain, enhance, respect and emulate. Therefore, any redevelopment within



Figure 2-3 1727 to 1723 Lakeshore Road West

this area should be sensitive to these existing characteristics. Redevelopment within the Village Core should maintain and reinforce the existing built form in regard to building height and streetscape. To maintain and replicate the pedestrian oriented scale, new buildings which exceed the height of existing buildings shall maintain the front yard setbacks for the lower 3 or 4 storeys and step back additional floors. Additional details regarding building height and massing are



Figure 2-4 1713 to 1721 Lakeshore Road West

included in the Built Form Standards section of this report. Building facades should be located as close to the Lakeshore Road West property line as practical varying to some degree to increase visual interest, limit building encroachments and to accommodate limited 'spill-out' such as retail displays and small patio spaces. Commercial uses will be required in the first floor of all buildings. The majority of building facades should be located at least 0.6 m (2 ft.) from the property line, but no greater than 3.0 m (9.8 ft.), subject to appropriate streetscape conditions. A detailed Streetscape Plan will be required with individual development applications to in part to determine the most appropriate setbacks.

The Village Core includes a portion of the Turtle Creek natural area. Lands abutting Turtle Creek may be encumbered by the slope stability of this natural hazard which may ultimately affect the extent to which these lands may be redeveloped. Any applications for redevelopment adjacent or abutting Turtle Creek will be subject to review by Credit Valley Conservation (CVC) and will require the submission of technical studies to determine the limit of hazard lands. A comprehensive approach to such technical studies, addressing adjacent lands may be appropriate in establishing the limits of development and appropriate resolution of impediments to development.

The maximum Floor Space Index (FSI) in this area will be 1.5.

2.1.1.2 Outer Village Core Area

The Outer Village Core area is an extension of the Village Core area. This area is characterized by properties that are generally larger in size (either frontage or lot depth) than those in the Village Core Area and in general terms may accommodate more intense development. The maximum height in the Outer Village Core Area is 4 storeys.

The area currently is less pedestrian oriented and more car dependant, has more vehicular access points to individual parcels and is dominated by surface parking areas between the buildings and the street. This area is where the stakeholders and community indicated that they would like to see the greatest change.

The direction is to evolve this portion of Lakeshore Road West into a more pedestrian oriented, less car dependant and dominated area that respects the Village Core Area.

Redevelopment within the Outer Village Core should be consistent with that of the Village Core in regard to building location, streetwall and streetscape while acknowledging and accommodating for larger lots present in this area in regard to overall building height. Accordingly, building streetwalls should be between 2 and 3 storeys, with step backs for any building height greater than 3 storeys. Additional details are discussed within the Built Form section of this report.

Where additional height and density can be accommodated,



Figure 2-5 Lakeshore Road West, Outer Village Core Area



Figure 2-6 Clarkson Village Signage

required parking shall be structured and is encouraged underground. Surface parking may be permitted only for non-residential uses and will not be located between the building and any public street.

The location of new buildings facades and streetscapes shall be consistent with the Village Core Area. The maximum FSI in this area will be 2.0.

2.1.2 West Village Gateway

This area is envisioned to be the westerly gateway into Clarkson Village. This area shall be consistent with the Village Core and Outer Village Core regarding building façade location, streetscape and streetwall enclosure. However, the proximity of these lands to the Clarkson GO Station and the historic development patterns in the immediate vicinity and Provincial Policy objectives warrant a consideration of greater residential densities, building heights and massing beyond the 3 storey maximum podium height.

Presently, the West Village Gateway is typified dominantly by high and medium density residential developments in apartment and townhouse built forms.

All buildings shall be of high quality innovative architecture representative of the entrance to the Village and the prominence of this area within the Village and the intersection of two arterial roads.

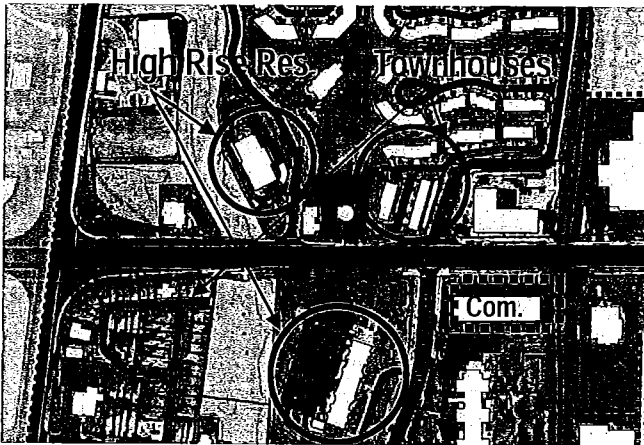


Figure 2-7 Existing Land Use in the West Village Gateway



Figure 2-9 Clarkson GO Station

Solely residential buildings should accommodate a greater setback from the street edge, appropriate to the less active uses which typically occur at grade, with setbacks in the range of 4.5 m (14.76 ft.) to 6.0 m (19.7 ft.) inclusive of balconies and other encroachments. Main pedestrian building entrances shall face Lakeshore Road West.

All residential parking shall be structured, whereas required commercial parking may be provided at grade in lots to the rear of buildings. All parking is encouraged to be located underground. The maximum FSI in this area will be 2.5 .



Figure 2-8 Lakeshore Road West at Southdown Road in West Village Gateway.



Figure 2-10 Rail Underpass on Lakeshore Road West

2.1.3 East Village Gateway

The East Village Gateway is the easterly entry into Clarkson Village from Lakeshore Road West. It is bounded by Birchwood Park to the north and a stable low density residential area to the south that is elevated well above Lakeshore Road West. The only opportunity for redevelopment is on the vacant lands on the north side, west of Birchwood Park, as outlined in the Phase1 Report.

Due to the existing low-rise nature of development and open space in this area and since these lands set the tone for the Village Character within the Village Core and Outer Village Core, built form should be of a lower scale. Similar to the rest of the Village, buildings fronting onto Lakeshore Road West should be a minimum of 2 storeys and a maximum of 4 storeys along the frontage with higher built forms, if appropriate, to the rear of the site. Sites within this area should be treated with a high standard of architecture appropriate to the gateway function this area will serve. The maximum FSI in this area will be 2.0 .

Similar to the Village Core Area, the East Village Gateway includes a portion of the Turtle Creek natural hazard and special site policies shall be included to ensure that natural features on the site shall be retained and enhanced.

Developments are encouraged with at grade commercial uses. Buildings in this location shall be set back 0.6 m (2 ft.)

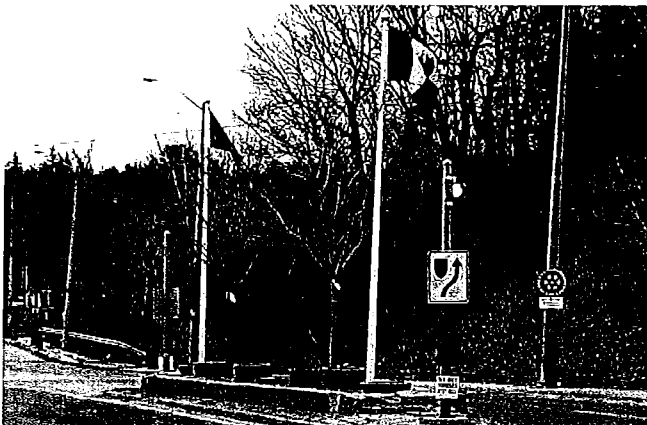


Figure 2-11 South side of Lakeshore Road West at the East Village gateway

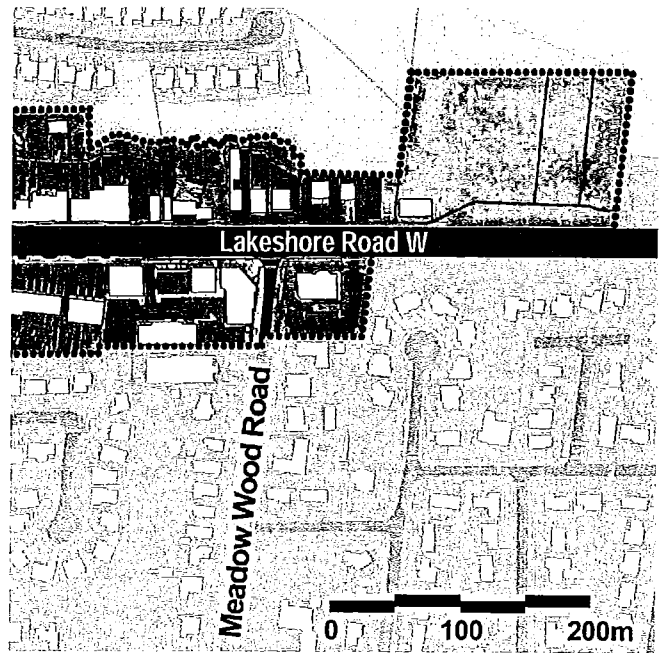


Figure 2-12 East Village Gateway

to 3.0 m (9.8 ft.) to create views into the Village Core Area.

Solely residential buildings shall be set back a minimum of 4.5 m (14.8 ft.) inclusive of balconies, stairs and any encroachments and a maximum of 6.0 m (19.7 ft.).

Residential parking and streetscape provisions shall be consistent with the Village Core and West Village Gateway areas.

2.2 Access Management Plan

2.2.1 Vehicular Circulation-Access

A number of goals were identified by the community through the public engagement process of the Clarkson Village Study Phase-I report and the iTRANS study including the following:

- "Create a pedestrian oriented community rather than car dependency",
- "Promote a transit oriented community",
- Encourage mixed-use intensification and
- "Create a vibrant mainstreet".

In order to address these goals, an Access Management Plan was prepared to identify access points to be removed or consolidated through proposed redevelopment.

The Access Management Plan is made up of three elements: publicly accessible private laneways and vehicular access to Lakeshore Road West, the elimination and consolidation of private vehicular access locations and the construction of a continuous centre median on Lakeshore Road West that is interrupted only at signalized intersections to accommodate left turn movements. The consolidation of vehicular access locations, elimination of certain vehicular driveway locations and creation of publicly accessible private laneways will be pursued through the development review process and must be in place prior to the construction of the continuous center median on Lakeshore Road West. However, the median may

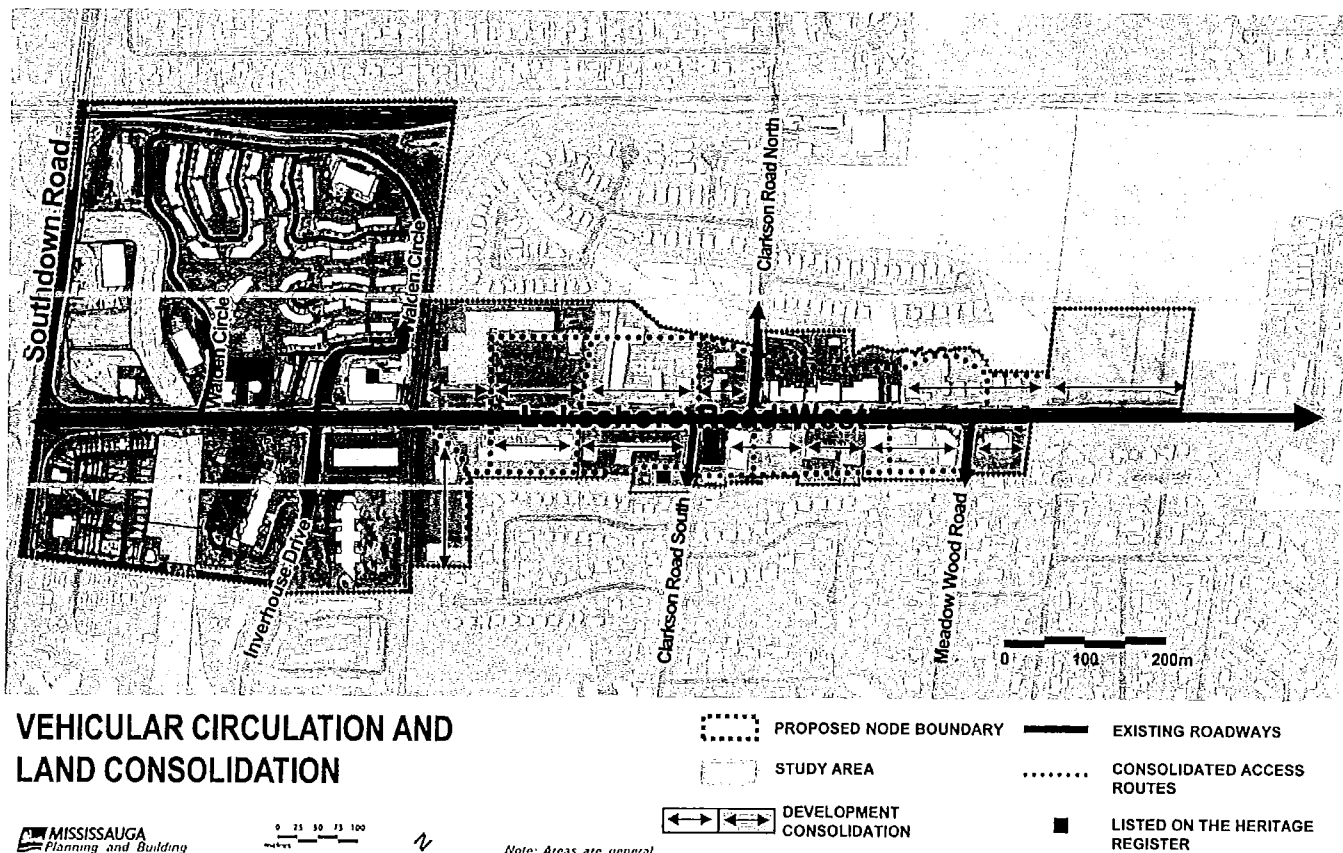


Figure 2-13 Vehicular Circulation and Land Consolidation

2.2 Access Management Plan

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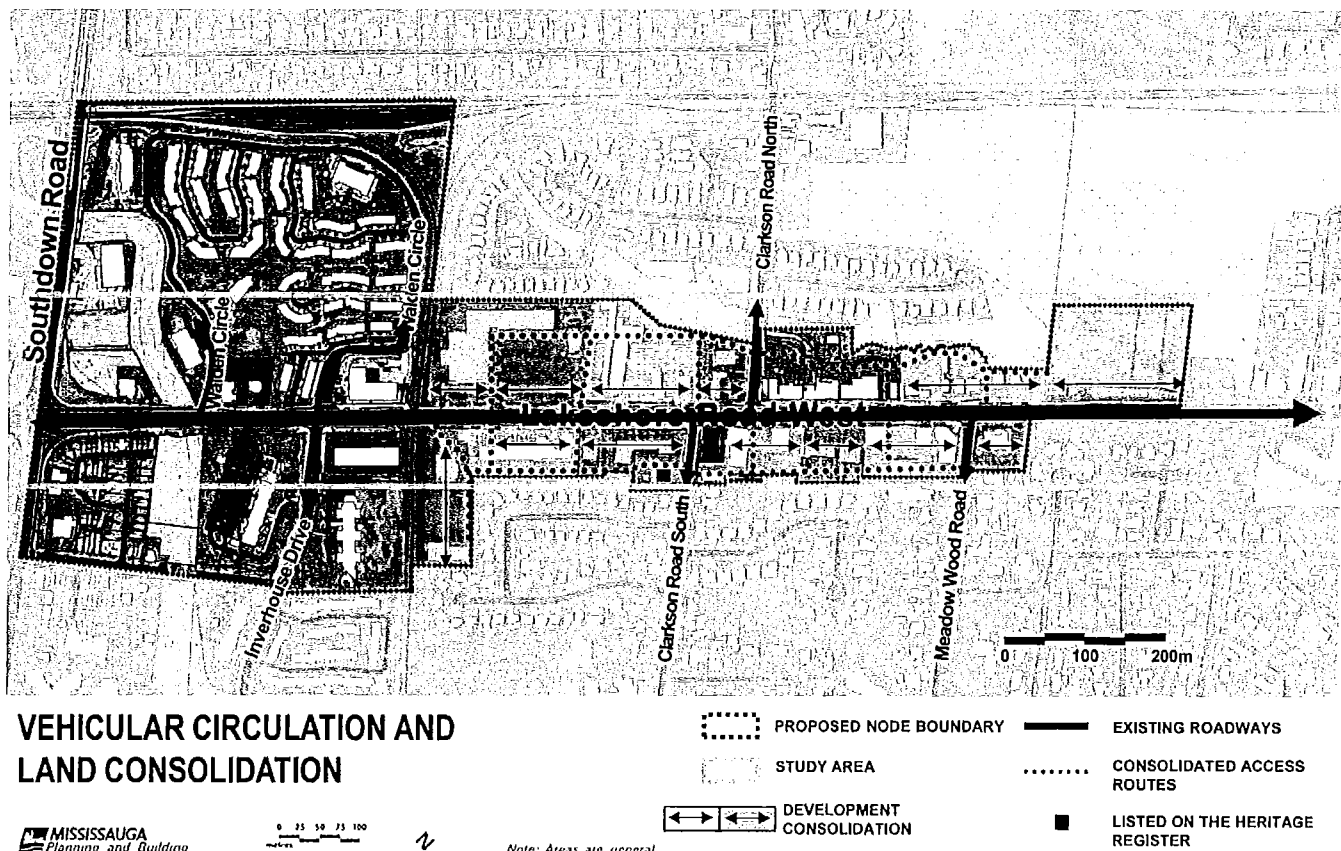


Figure 2-13 Vehicular Circulation and Land Consolidation

2.2.2 Cycling Routes

Interim Sharrows

The iTRANS Study (dated June, 2008) recommended a two stage approach to all street improvements, including the addition of bicycle lanes along Lakeshore Road West in Clarkson Village. As indicated in the Phase 1 Report, the first stage or short term recommendations call for the restriping of lanes to permit wider curb lanes with sharrows until redevelopment along the full corridor takes place.

Sharrows are short for "shared lane pavement markings." They are comprised of an image of a bicycle with a series of chevrons to indicate that motorists and cyclists are to share the travel lane.

The principle behind sharrows is to reinforce the existing rules of the street in order to create safer conditions for cyclists. Sharrows are being proposed in this area as there currently is not enough room on the street for full bicycle lanes. Sharrows are an effective, flexible alternative to striped bike lanes and can be used to improve cyclist safety and make needed connections in the bicycle route system.



Figure 2-16 Sharrows



Figure 2-17 Sharrows

Future on street Cycling in a Dedicated Lane

The iTRANS Study recommended the creation of dedicated cycling lanes on Lakeshore Road West as part of the long term vision or second phase of street improvements. This is intended to occur through the redevelopment of the area when access consolidation will allow the removal of the continuous center turn lane and construction of a centre median.



Figure 2-18 Bicycle Lane

2.3 Parking

2.3.1 Parking Standards

In an effort to achieve the goal of a more pedestrian friendly environment and the Vision set forward in this study, it is recommended that a reduced mainstreet commercial parking standard of 3.0 spaces per 100 m² (1,076.4_sq._ft.) Gross Floor Area (GFA) for commercial uses be implemented within the area.

However, not all commercial spaces are designed to be pedestrian friendly. "Big box" development is not encouraged and typically does not draw from a large pedestrian base and, therefore, should be required to meet the base commercial standard of 5.4 spaces per 100 m² (1,076.4 sq. ft.) of GFA. Only retail commercial and office space under 300 m² (3,229.3 sq. ft.) are recommended to benefit from the reduced standard.

In addition, restaurants under 300 m² (3,229.3 sq. ft.) are recommended to have a reduced parking standard of 9 spaces per 100 m² (1,076.4 sq. ft.) of GFA rather than the 16 spaces per 100 m² (1,076.4 sq. ft.) of GFA which is presently required.

Mixed use developments will continue to benefit from the shared parking provisions presently within Zoning By-law 0225-2007.

"Pay and Display" parking opportunities on Lakeshore Road West will be utilized.

2.3.2 Surface Parking

Surface parking will not be permitted between the building and Lakeshore Road West. The parking areas should address personal safety through the application of Crime Prevention Through Environmental Design (CPTED) principles. Consideration should be given to ensure natural surveillance of the parking areas and balancing those needs with the privacy of the adjacent residents. The use of white lighting for the parking areas is critical to the safety of its users during night time activities. Clear, visible, well lit and defined pedestrian walkways and corridors must be provided from the parking areas to the municipal streets.



Figure 2-19 No access points



Figure 2-20 Numerous access points from Lakeshore Road West

2.3.3 Underground Parking

Underground parking for the residential component of any development within the Study Area is encouraged within the Village Core, Outer Village Core and the East Village Gateway Areas.

Underground parking will be required for the residential component of any development with a Residential FSI of 1.0 or greater within the West Village Gateway Area. Parking venting structures or grates should not be permitted in the pedestrian realm or the extended pedestrian realm beyond the property line to ensure a continuous, safe and consistent walking surface during all seasons and conditions.

Public/private partnerships are encouraged in the Village Core and Outer Village Core areas for surface, underground and structured parking to ensure adequate parking within the area. A minimum of 4.5 m (14.8 ft.) of landscaped area, unencumbered by any underground parking shall be required between the property line and any parking, street or development at the rear adjacent to low rise residential areas or parkland. The only exception is where a consolidated access is shared between properties fronting Lakeshore Road West.

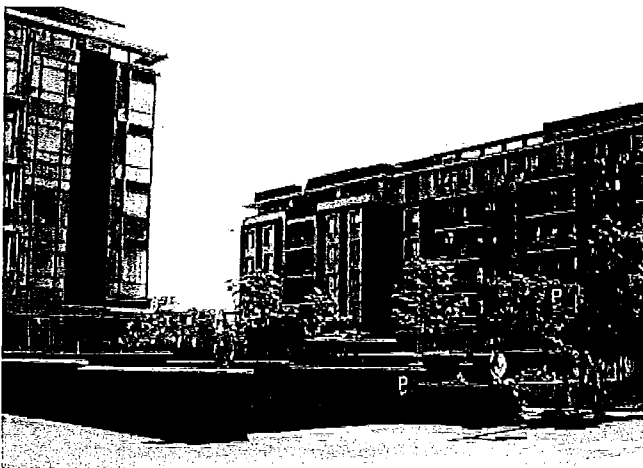


Figure 2-21 Underground parking Port Credit

2.3.4 Structured Parking

Parking structures may be suitable where underground parking is not viable. No more than two levels of structure parking will be permitted, provided that it is completely integrated into the buildings, and forms part of the overall development scheme so as to blend in with the surrounding development and not read as a parking facility.

The streetwall of above ground parking structures adjacent to a public street shall incorporate permitted residential or non-residential uses to minimum depth of 10 m.

Active uses will line the public street in front of structured parking. Parking structures should not be visible from the



Figure 2-22 Loading and Service Areas



Figure 2-23 Parking Structure

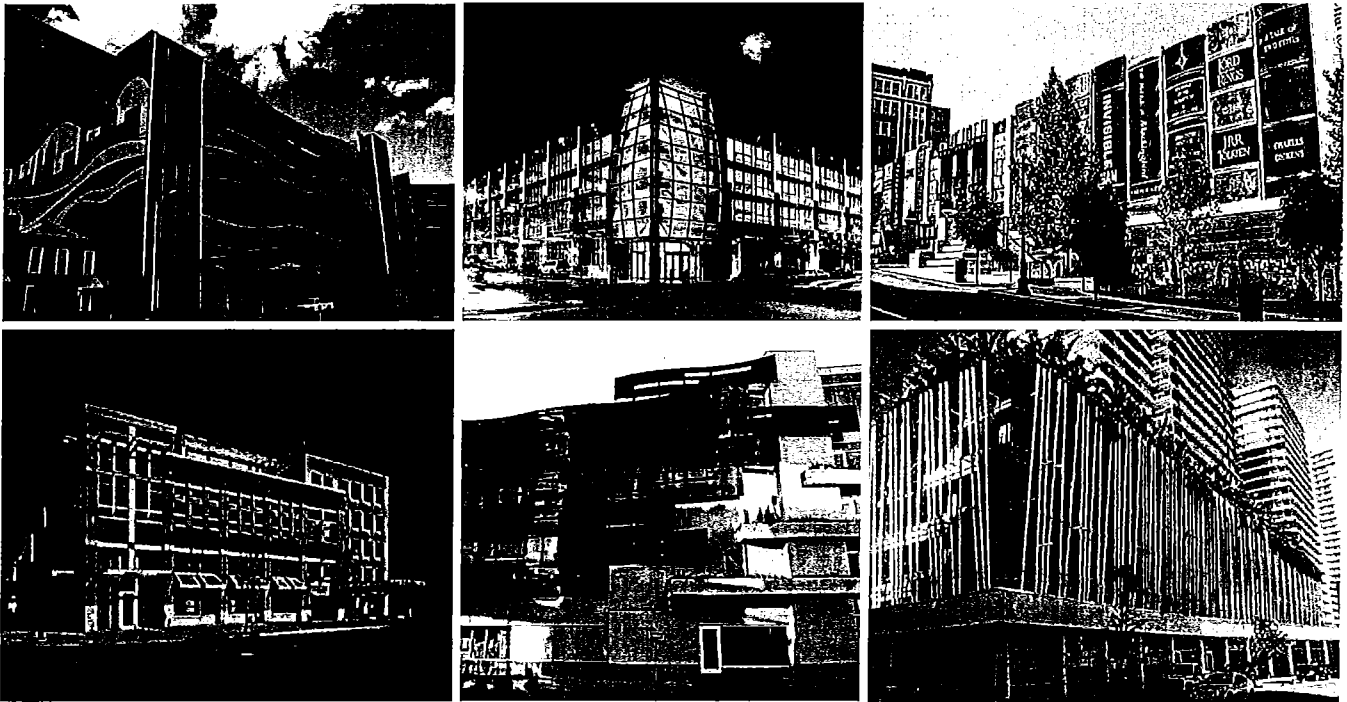


Figure 2-24 Different samples of facades that articulated with architectural treatment to mask structured parking.

sidewalk and should be appropriately set back from adjacent low rise residential to ensure appropriate landscape treatment can be accommodated to help screen the structure.

Venting for parking structures should not be permitted in the sidewalk or seating areas within the minimum or extended pedestrian realm to ensure continuous, safe and consistent walking surfaces during all seasons and conditions.

2.3.5 Loading and Service Areas

Loading and service areas should not be visible from the street, sidewalk and pedestrian open space or squares. These areas should also be screened from view from residential areas. Preferred locations for loading and service areas are through rear lanes or service driveways.

Small scale retail commercial and office uses of 300 m² (3,229.3 sq. ft.) of GFA or less shall be exempt from loading space requirements. Through the Site Plan review process it must be demonstrated that loading services can be

accommodated informally elsewhere on site or adjacent the lands.

Loading that cannot be screened from residential areas must be located internally to the building. The storage of goods shall be internal to the building.

Service areas (such as garbage storage) should be also integrated into the building and not be stand alone structures.

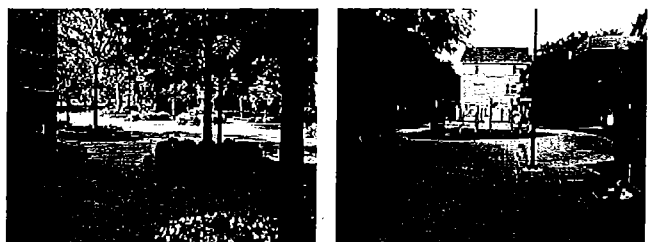


Figure 2-25 Public Square/Space

2.4 Pedestrian and Community Amenities

Through the public engagement process, the community stakeholders invested in a Vision and principles related to making Clarkson Village a pedestrian friendly community. Specifically "Clarkson Village will be a pedestrian friendly community of activity places and gathering spaces." (Figure 2-26) identifies existing and future pedestrian oriented amenities as well as existing and future cycling routes proposed within the Study Area for Clarkson Village. In addition, existing and future public open space and special sites have been identified.

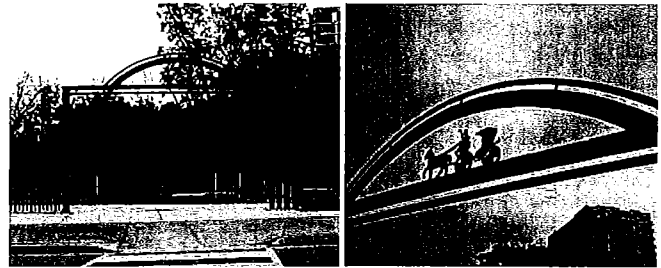
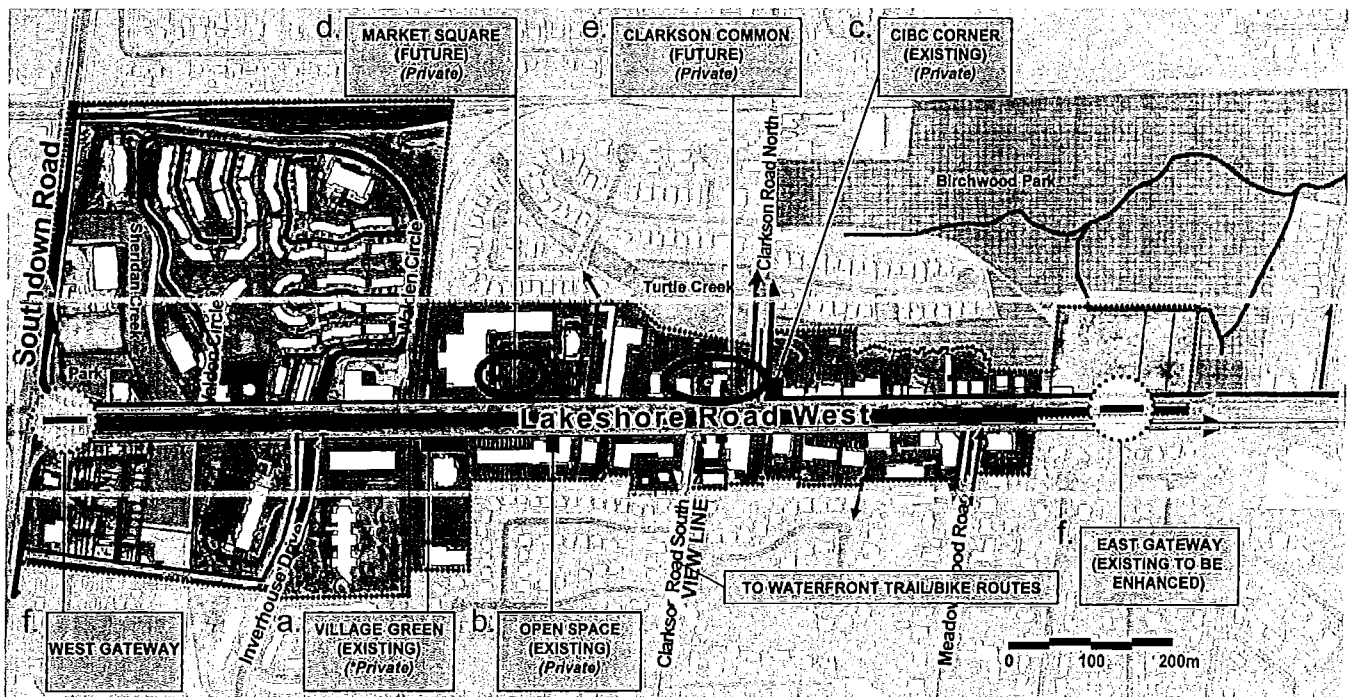


Figure 2-26 The Western Gateway feature installed recently.

2.4.1 Pedestrian Circulation

Good pedestrian access to and within Clarkson Village is important to ensure efficient operation and to support existing and future public transit demand and to help minimize vehicular use.



PEDESTRIAN AND COMMUNITY AMENITIES

Figure 2-27 Pedestrian and Community Amenities

2.4 Pedestrian and Community Amenities

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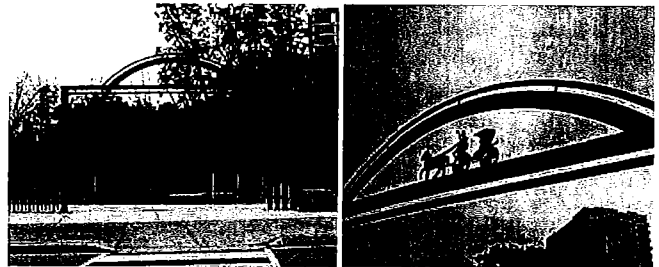
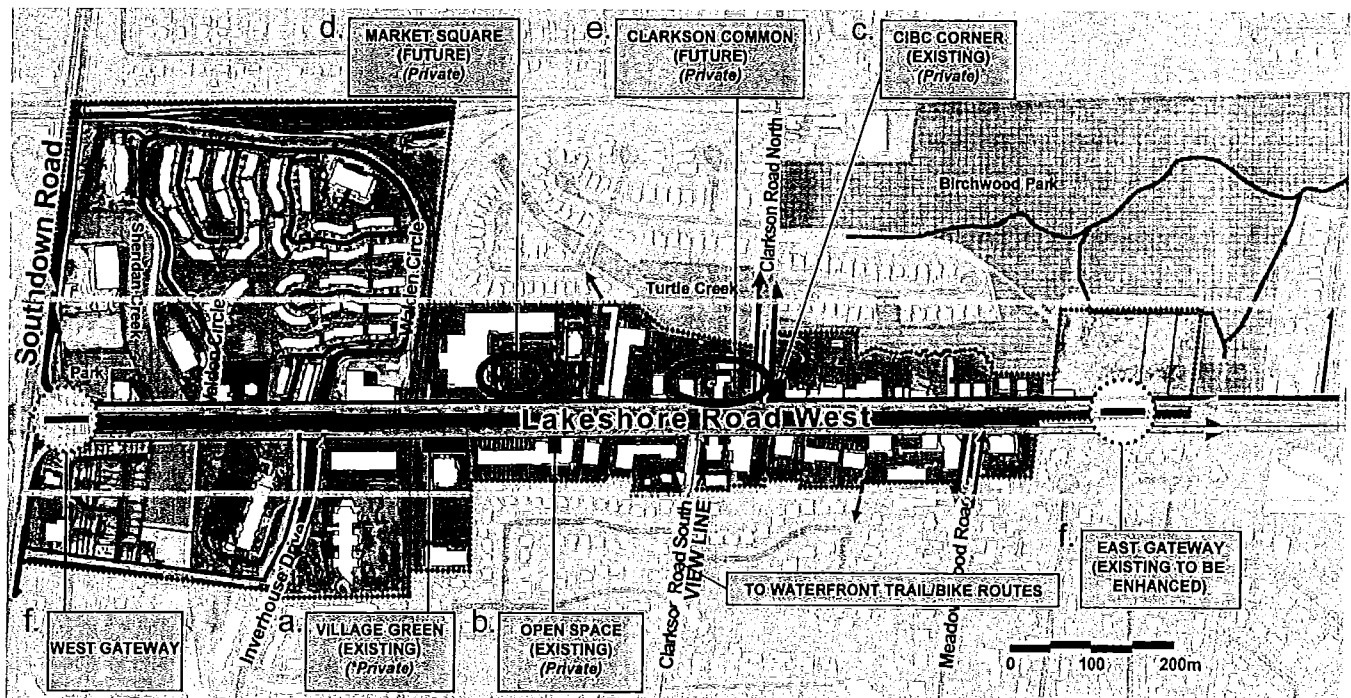


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PEDESTRIAN AND COMMUNITY AMENITIES

Figure 2-27 Pedestrian and Community Amenities

c. CIBC Corner – 1745 Lakeshore Road West
(Private/Public)



Figure 2-30 CIBC Corner – 1745 Lakeshore Road West

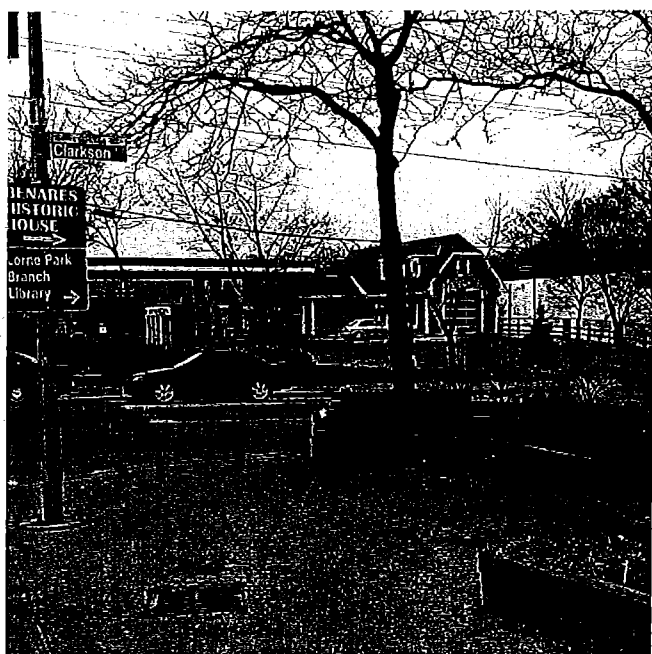


Figure 2-31 CIBC Corner – 1745 Lakeshore Road West

d. Market Square (Private)



Figure 2-32 Public / Private Squares

e. Clarkson Common (*Private*)

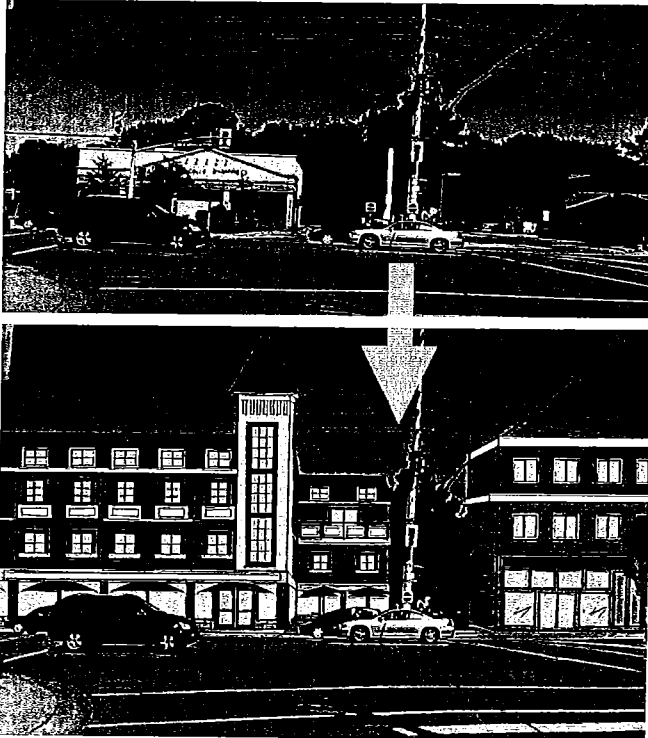


Figure 2-33 Existing Condition and Conceptual Drawing, Clarkson Road South, Looking North

f. West Gateway Feature and East Village Gateway Feature (Existing to be enhanced)



Figure 2-34 Current Median on Lakeshore Road West

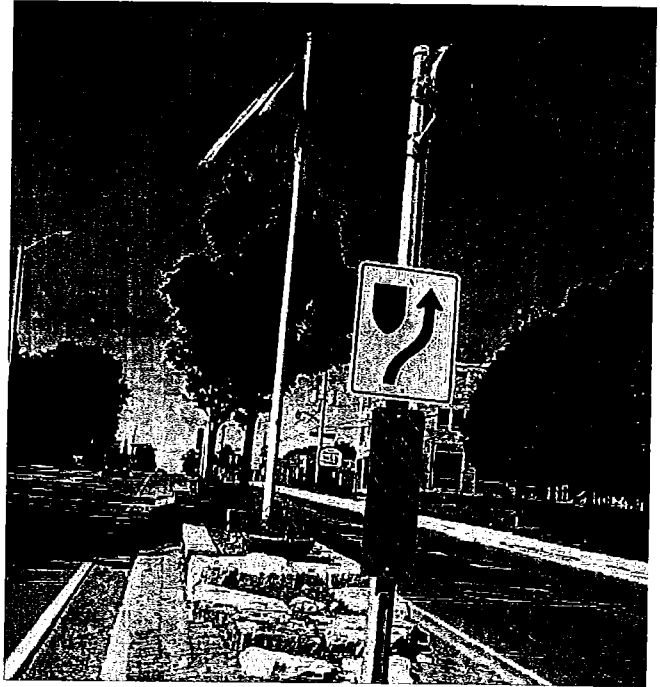


Figure 2-35 Current Median on Lakeshore Road West



Figure 2-36 Current Median on Lakeshore Road West

As previously noted in this report, lands abutting Turtle Creek may be encumbered by the slope stability of this natural hazard which may ultimately affect the extent to which these lands may be redeveloped.

Lakeshore Road West
Clarkson Village - *Urban Design Guidelines*



Built Form Standards



Built Form Standards

3.1 Built Form

3.1.1 Built Form Envelope

The following recommendations should guide future development in the Study Area and are based on a series of analysis, including the review of zoning requirements, shadow studies, massing models, streetscape/pedestrian comfort examination and an analysis of the building economics.

New buildings should be compatible with the planned scale and character of Clarkson Village in regard to the following:

- In all areas of the Village, a building streetwall of 2 to 3 storeys shall be provided;
- Where building heights in excess of 3 storeys are permitted and can be accommodated without unacceptable adverse impact in regard to shadowing and overlook the 4th storey shall be stepped back from the 3rd storey to maintain the mainstreet character of the Village, minimize shadow impact on the public side walk and maintain sky views and sunlight;
- Building step backs and angular plane requirements will apply to frontages on Lakeshore Road West and any side streets;
- At the rear of any property, no building will be located closer than 7.5 m (24.6 ft.) from the property line;

- An angular plane of 45 degrees shall be applied to the rear of any new buildings for the portions which exceed 10.0 m (32.8 ft.) in height to determine appropriate transition. As depicted in Figure 3-2, the 45 degree angular plane shall be measured from an interior point of the lot, 7.5 m (24.6 ft.) from the rear or interior side property line and 10 m (32.8 ft.) above average established grade;
- Projections above the angular plane line will not be permitted; and, angular plane requirements will be implemented for all rear and interior side yards which abut lands zoned for exclusively residential and green belt zone purposes.

New building heights should reflect the mainstreet character of the area and provisions outlined in the previous sections as follows:

- A minimum of 2 storeys will be required within the area;
- A maximum of 3 storeys will be permitted in the north side of Village Core Area, and a maximum of 4 storeys will be permitted in the south side in Village Core Area and the Outer Village Core Area and the Eastern Gateway Area, provided that there are acceptable shadow impacts on adjacent residential/open space lands and the public realm;
- A maximum of 15 storeys will be permitted in the West Village Gateway, provided that the transition in building height is maintained.

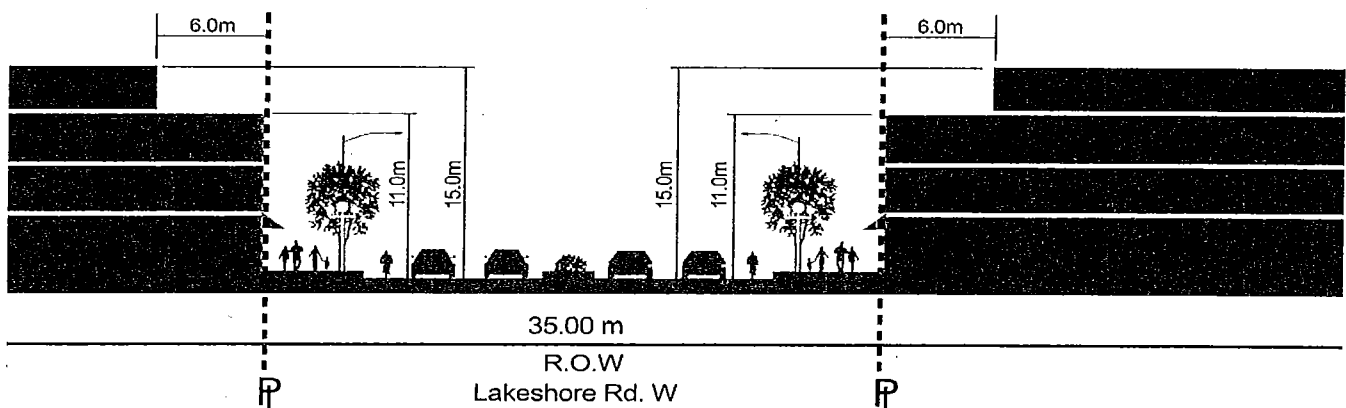


Figure 3-1 Degree Angular Plane

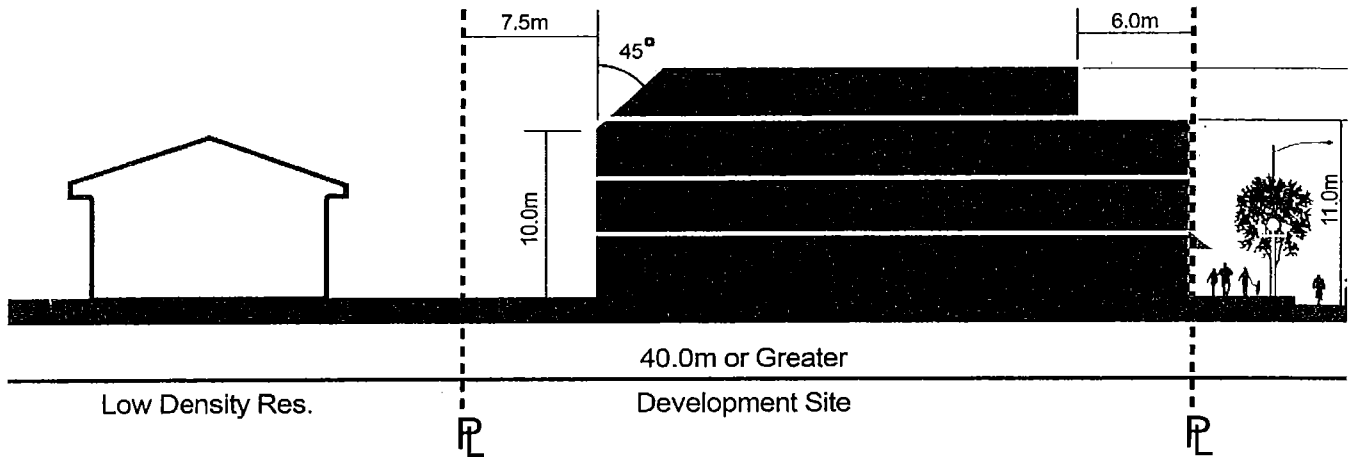


Figure 3-2 Rear Yard Setback

3.1.2 Built Form / Lot Typologies

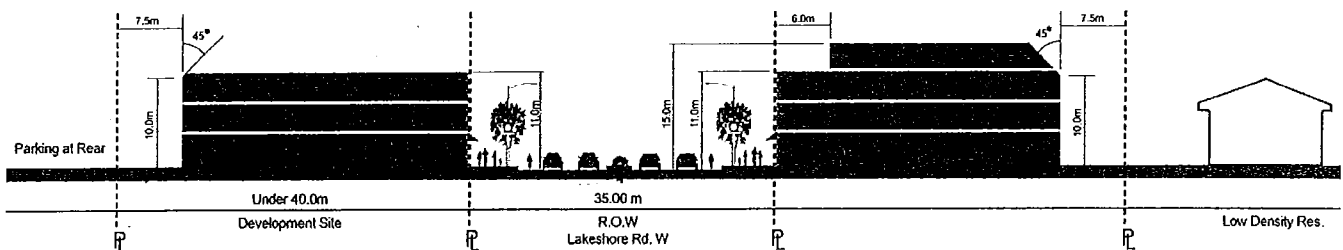
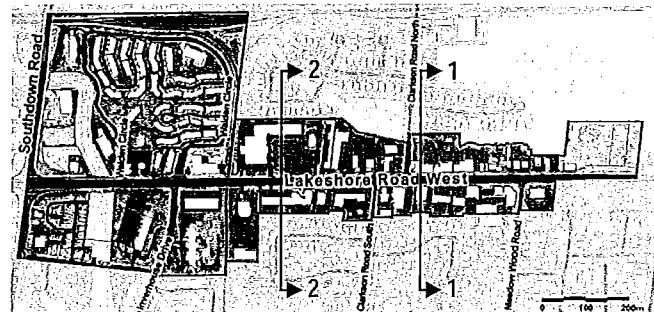


Figure 3-3.1 Cross Section 1 Village Core Area

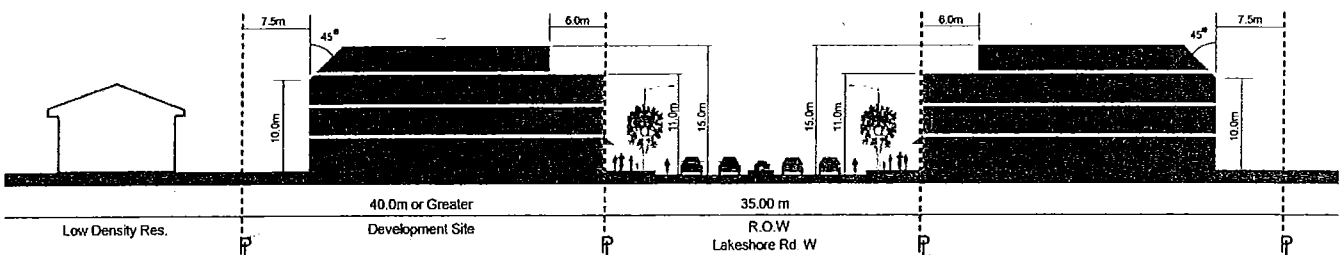


Figure 3-3.2 Cross Section 2 Outer Village Core Area

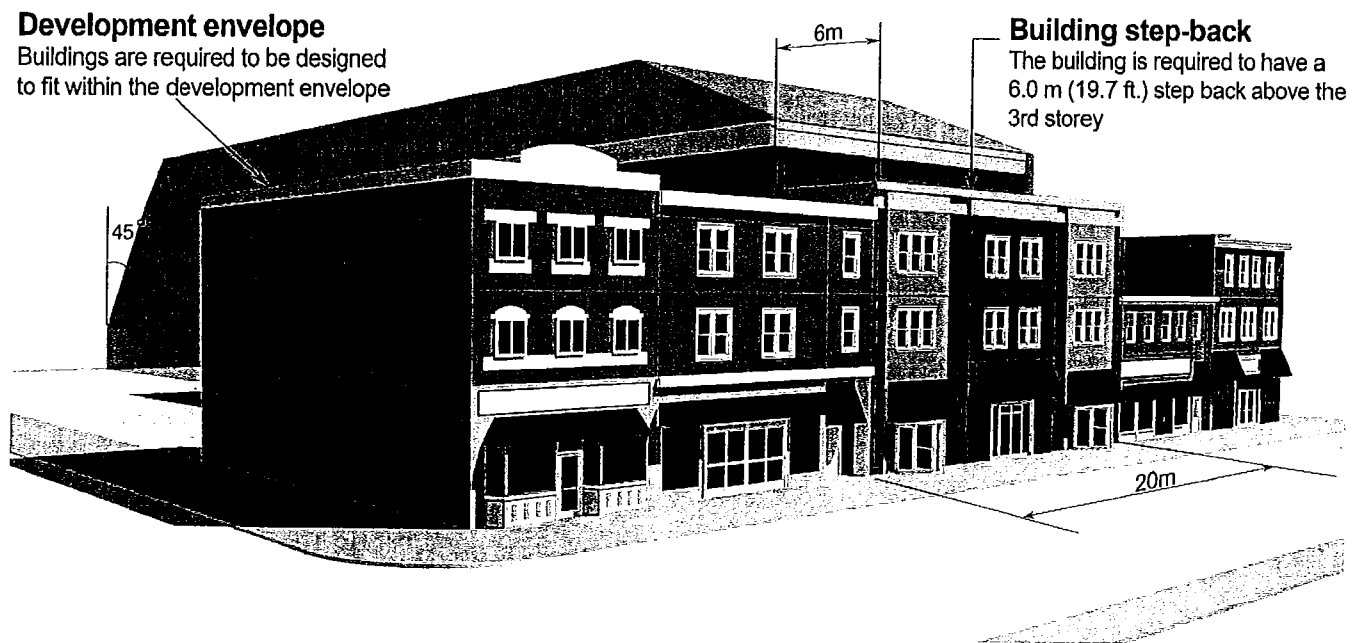


Figure 3-4 Building Development Envelope- Front View

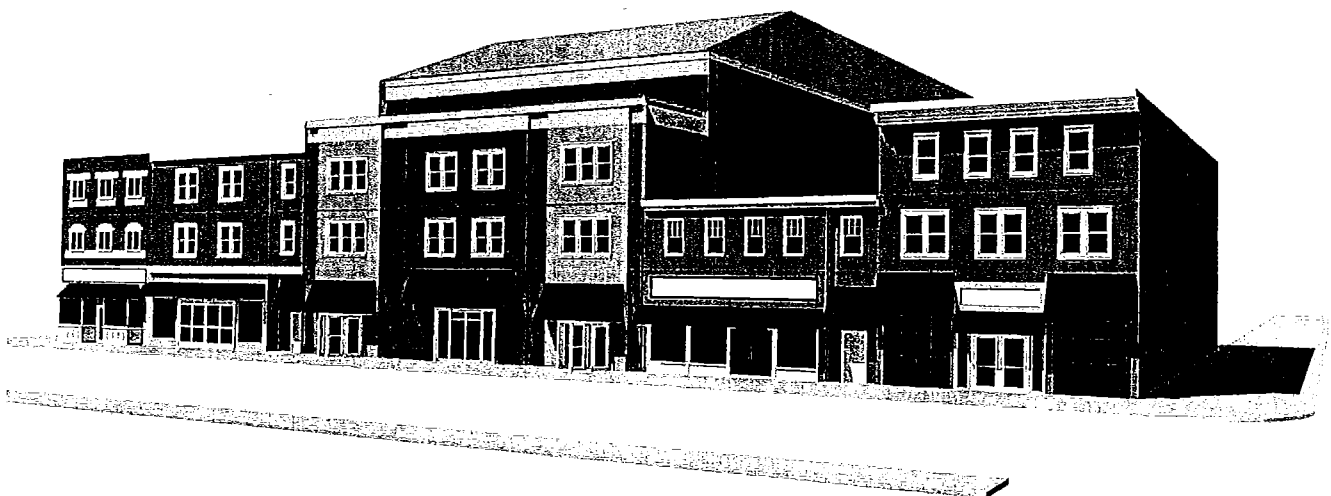


Figure 3-5 Building Development Envelope -Front View

3.1.3 Building and Landscape Setback Requirements

Building setbacks should be sensitive to the existing built form and context. Setbacks along Lakeshore Road West are generally recommended to achieve a 5.6 m (18.4 ft.) pedestrian boulevard and sidewalk width *between the curb and the building face* (see also section 3.2.2 at page 37). This is to ensure that new buildings can accommodate a variety of hard and soft streetscapes.

Generally buildings should be set back *from the property line* 0.6 m (2 ft.) to 3.0 m (9.8 ft.). The facades of exclusively residential buildings shall be setback between 4.5 m (14.8 ft.) and 6.0 m (19.7 ft.)

To achieve a generally continuous streetwall, interior side yards may be 0.00 m provided that no encroachments are present and the abutting lands are zoned "C4" Mainstreet Commercial.



Figure 3-6 Toronto

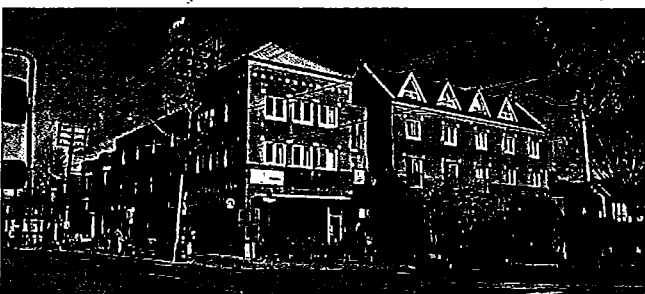


Figure 3-7 Toronto



Figure 3-8 Toronto



Figure 3-9 Mississauga



Figure 3-10 Toronto



Figure 3-11 Toronto

Rear and side yard setbacks abutting residential and green belt lands shall be a minimum of 7.5 m (24.6 ft.).

Landscaped buffers of 3.0 m (9.8 ft.) shall be provided on rear and interior side yards abutting residential and open space lands. Buildings exceeding 3 storeys will require landscaped buffers of 4.5 m (14.8 ft.) but shall not be encumbered by services, utilities, heating and air conditioning units and underground parking structures vents or air shafts.



Figure 3-13 Baycliff Homes, Maple, Ontario, Building Façade Articulation Example

3.1.4 Building Façade Articulation

In order to ensure along Lakeshore Road West that the existing building context from Clarkson Road North to the east is continued in a sensitive manner, it is important to articulate the facades. Building facades should be broken down into no more than 12 m (39.4 ft.) spans at a time, specifically in the Village Core Area. This can be achieved through material change and/or building relief.

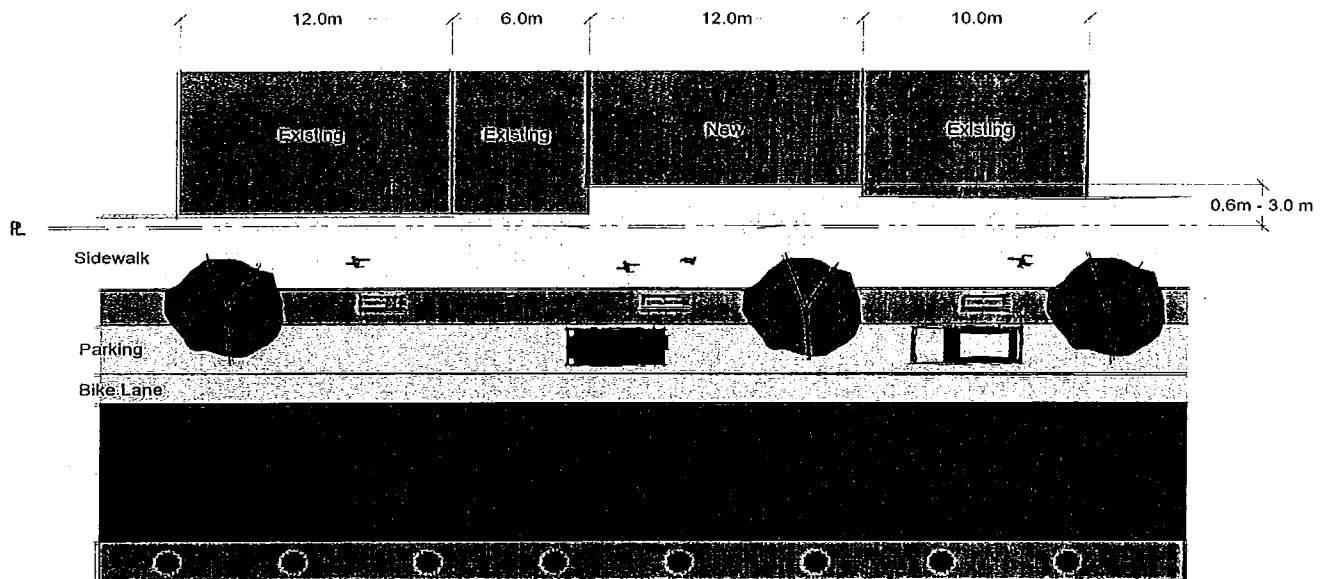


Figure 3-12 Building Façade Articulation

3.1.5 Building Streetwall

Building streetwall generally refers to the front face of the building located closest the street edge. The proportions of height, distance from the street edge and length have significant impacts on the visual aesthetics, pedestrian comfort and ultimately the character of a street. Streetwall proportions differ depending upon the character of the area. To achieve a mainstreet character, buildings should be located at or near the front property line and public sidewalk. The height should be proportionate to the width of the street and have a high degree of architectural detailing and quality materials.

To ensure a sense of comfort and enclosure at least 70% of the front property line shall be occupied by building façade where a driveway occupies a portion of the frontage. Where there is no driveway 90% of the frontage must be occupied by building façade.

The building streetwall should consist of a minimum of 2 storeys and a maximum of 3 storeys to ensure that the massing is complementary to the existing context and village scale. This was valued by the community and stakeholders through the public engagement process. Step backs are required after the third storey, of no less than 6.0 m (19.7 ft.) (with maximum 4 storey building height) to differentiate between the pedestrian scale and the upper floor and to maintain sunlight on the street.

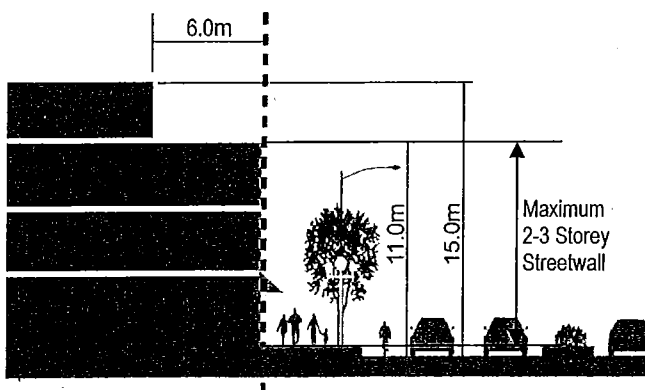


Figure 3-14 Street wall location

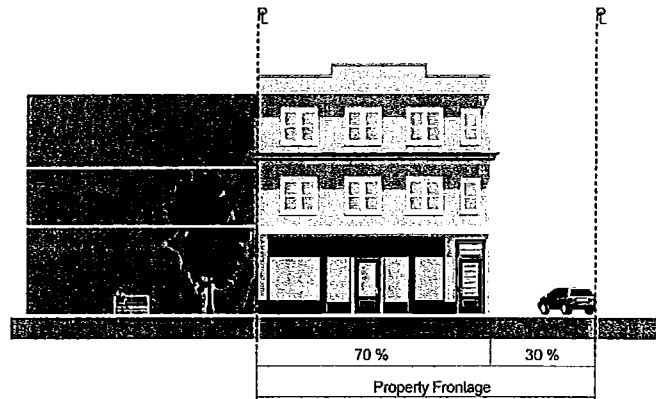


Figure 3-15 A minimum of 70% of the building should front onto the street

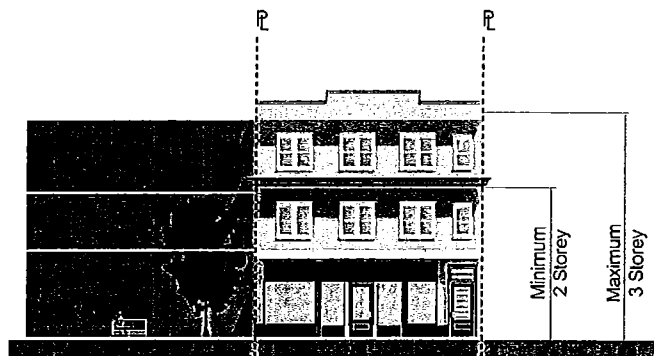


Figure 3-16 A minimum of 2 storeys and a maximum of 3 storeys is required for buildings fronting onto Lakeshore Road West in the north side of the Village Core. Also in other locations, the maximum is 4 storey.

3.1.6 Building Ground Floor Design

The ground floor of any new building within the Village requires transparency and access to animate the public realm. Facades facing a public street or public area should incorporate 60% clear vision glazing at-grade to encourage pedestrian interaction, visual interest and eyes on the street.

It is further required that the floor to ceiling height for the ground floor of all new buildings be a minimum of 4.5 m (14.8 ft.).

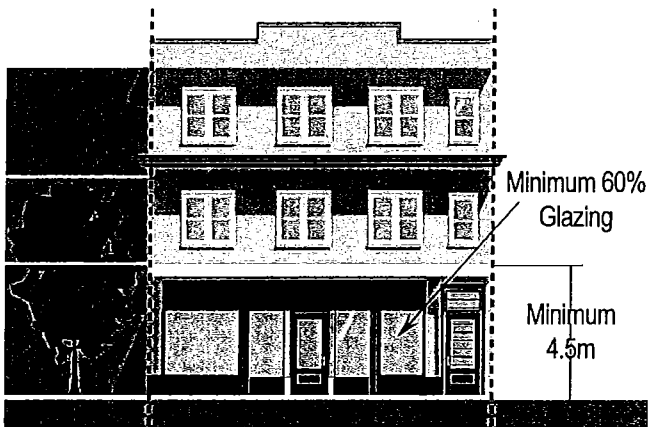


Figure 3-17 Ground Floor Design

3.1.7 Building Entrances

Main building entrances are required to be oriented towards Lakeshore Road West. The entrances should be the most dominant feature of the building façade as they contribute to the building presence as part of the animated streetscape.

Canopies extending towards the street providing weather protection should be incorporated at all principle entrances to residential and commercial buildings. Canopies should be placed within the boundaries of the private property limits and the building set back appropriately to accommodate these features. Where it is not possible to maintain a canopy on private property, encroachments may be considered when they do not interfere with street tree canopies, furniture and services.

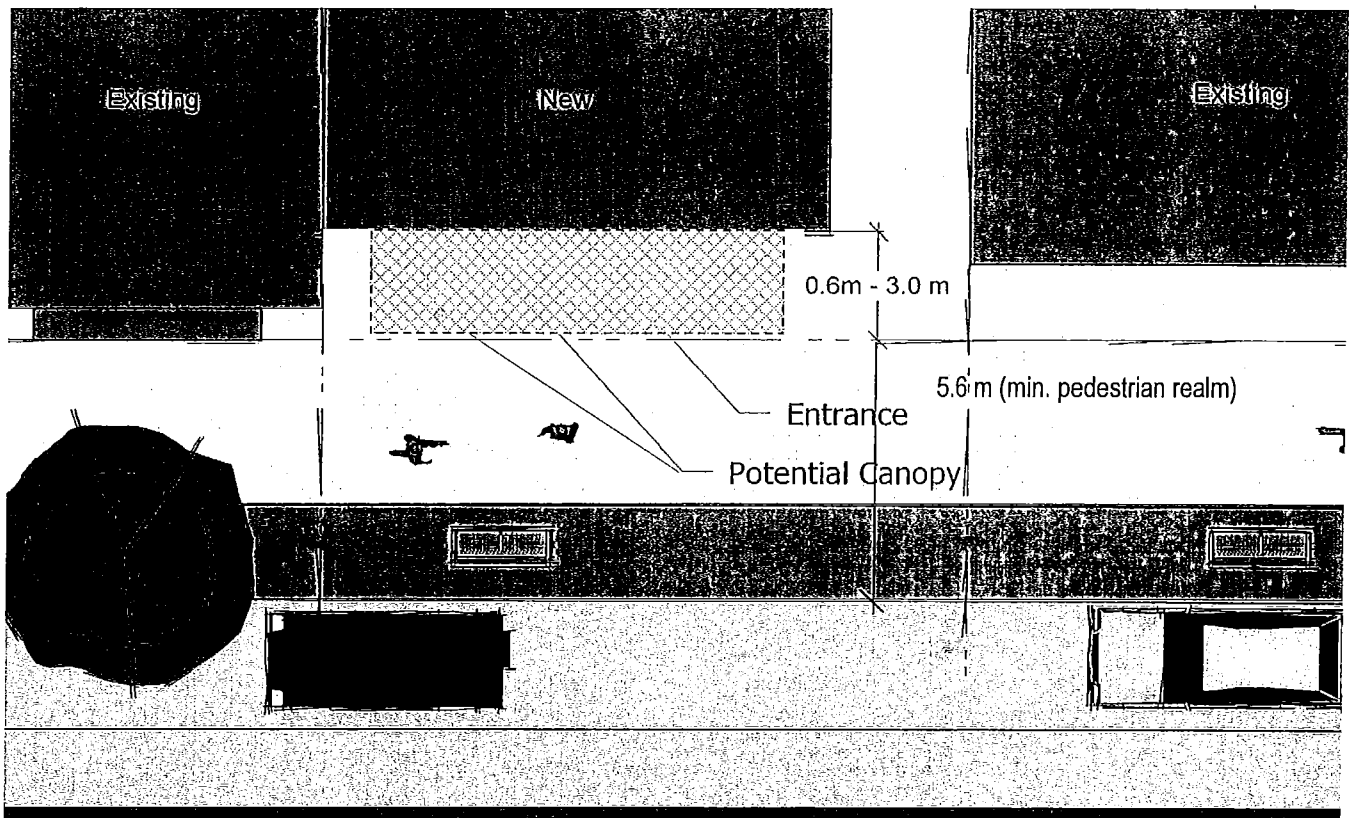


Figure 3-18 Building Entrances

3.1.8 Building Materials and Design

Cladding materials should be sensitive to the existing context. The following principles should be adhered to:

- Brick, stone, metal, wood, clear visual glass and concrete should be employed.
- Materials used at the base of the buildings should be durable; the use of stucco is generally discouraged, particularly on the first floor as it is easily damaged and is typically not a widespread "mainstreet" material in Ontario.
- The use of spandrel glass, darkly tinted or mirrored glass along any frontage is highly discouraged.
- Materials such as concrete block, vinyl siding or plywood is also highly discouraged.

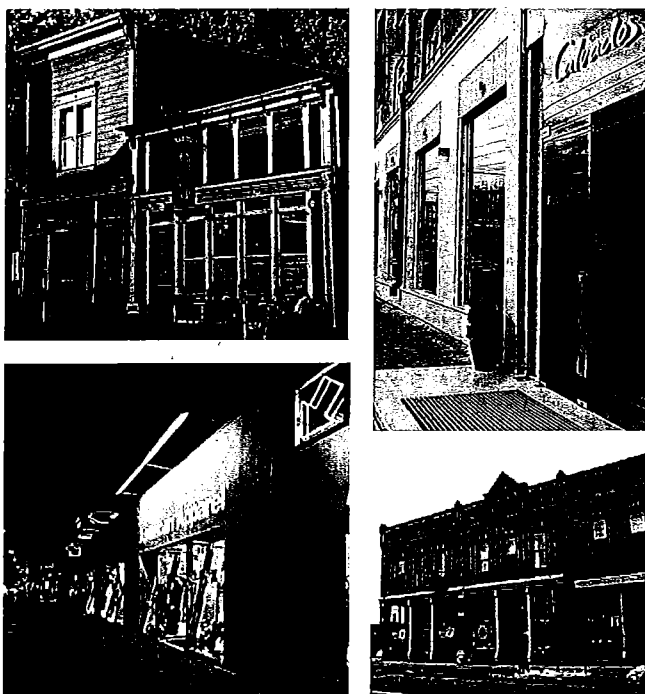


Figure 3-19 Building Material Examples

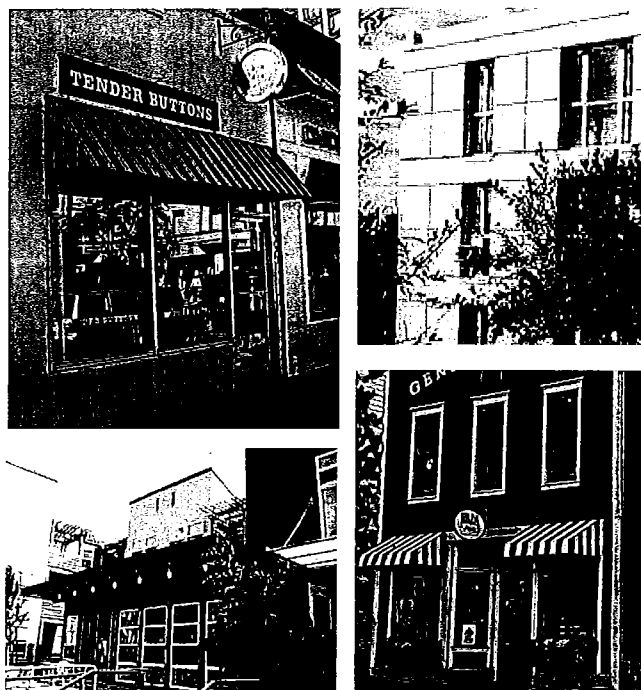


Figure 3-20 Building Material Examples

3.1.9 Building Signage

The location of signage is critical in the redevelopment of Clarkson Village. Fascia signs should be in scale with the building and located between the storefront and the second storey windows, centered between architectural elements and be aligned with signs on adjacent buildings.

New developments should ensure that signage is pedestrian oriented and integrated into the building façade. New ground signs will not be permitted. Awnings and canopies should not obscure architectural features of the building and should be used as the primary location for building signs. Their design should be compatible with the design of the building and not as a marketing device for the business. In this regard, the sign text/script should be limited.

New developments should comply with the City's Sign By-law 054-02, as amended. The Sign By-law can be accessed at : <http://www.mississauga.ca/portal/residents/zoningbylaw>

3.1.10 Shadow Impacts

Massing scenarios were modelled to demonstrate the impacts of height and how setbacks and step backs could be used to improve sunlight access by mitigating shadows on the public realm and the adjacent low-rise residential uses to the north of the sites.

Shadow studies will be required for buildings greater than 12.0 m (39.4 ft.) in height, in support of a rezoning or site plan application, to demonstrate that the height and/or location of a proposed building will not generate negative shadow impacts on adjacent residential lands, parkland and the public realm.

Please refer to the City of Mississauga's Standards for Shadow Studies at:

<http://www.mississauga.ca/portal/residents/urbandesign>

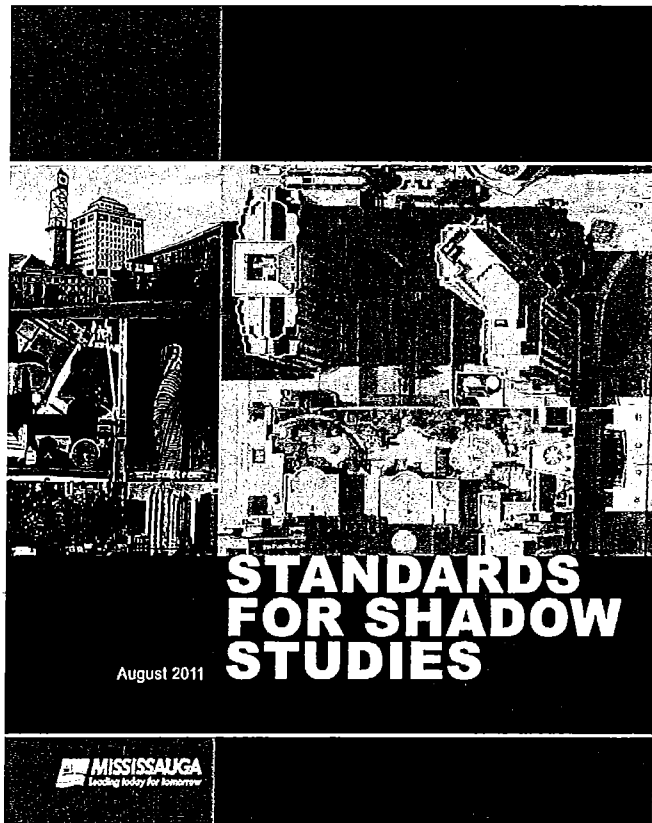


Figure 3-21 Mississauga Standards for Shadow Studies document

3.2 Public Realm

3.2.1 Streetscape and Landscaping

It is noted that reconstruction work was undertaken in 2009 associated with underground services upgrades. Through a Community Improvement Plan (CIP), the BIA in conjunction with the City carried out integrated streetscape improvements, which included street tree, boulevard and median planting and the addition of street furniture. Today, however, the streetscape in most areas along the frontage of Lakeshore Road West is tired, uncoordinated, insufficient and visually unattractive. The overhead wires and existing underground services adjacent to the street cause considerable constraint to the redesign of Lakeshore Road West streetscape. There is no plan to bury these underground at this time or in the future.

In addition, through the iTRANS Urban Design and Transportation Study that was completed for the Phase 1 component of this study, significant alterations were recommended to accommodate an Access Management Plan, including an acceptable pedestrian boulevard with amenities in addition to comprehensive short term and long term cycling lanes.

3.2.2 Streetscape Components

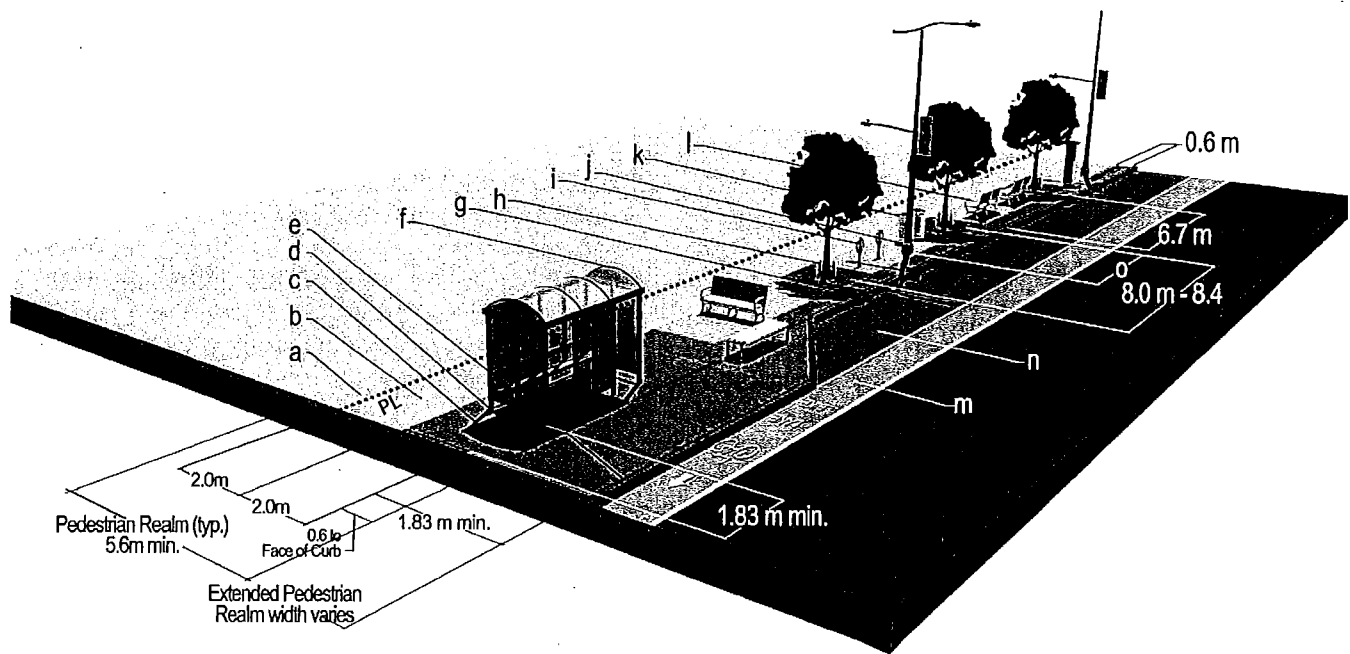
It is recommended that a Master Streetscape Plan and Streetscape Implementation Plan be prepared for the entire Village area, including but not limited to examining appropriate sidewalk widths and locations, street furniture types and locations, lighting, transit shelters and stops, public art, street trees, seasonal accent planting, and residential landscape treatments on private property between the property line and building setbacks. Additionally, guidelines should be developed for private property landscaping within the building setback to property line, particularly for future residential developments abutting Lakeshore Road West.

Two main intentions for Clarkson Village are the creation of visual appeal and a sense of separation and safety from the travelled portion of the roadway.

The minimum width of this area is to be 5.6 m (18.4 ft.) at all times from the front of the curb face: 1.5 m (4.9 ft.) to the on-centre tree planting, and 3.8 m (12.4 ft.) from the on-centre tree planting to the property line. Additional width is encouraged, but this 5.6 m (18.4 ft.) width is a mandatory minimum. (see Figure 3-22, Conceptual Typical Mid Block Pedestrian Realm Section).

The Street Tree/Furnishing Zone will provide a location for the vertical elements of the pedestrian realm, permit visual connection with the roadway while simultaneously creating physical distance and separation from it. This in conjunction with a 2.0 m (6.5 ft.) minimum clear width of sidewalk contiguous with buildings and street tree canopies, ensures ease of access, proximity and encourages interaction with the businesses, services and residences of Clarkson Village.

This interaction between "life on the street" and "life in the buildings" creates the vibrancy of healthy main streets.



Conceptual Typical Mid Block Pedestrian Realm Section

Legend

- a Additional Sidewalk Width on Public R.O.W., width varies.
- b Clear Width of Sidewalk, 2.0 m (6.5 ft.) min.
- c Street Tree/Furnishing Zone, 2.0 m (6.5 ft.) min. (typ.).
- d Extra Sidewalk Width accommodating Transit Shelter, 1.8 m (6.0 ft.) min. and alternately Lay-By Parking, 2.6 m (8.5 ft.) min.
- e Concrete curb 0.2 m (0.65 ft.) to edge of curb face 0.5 m (1.65 ft.) Curb and Gutter.
- f Transit Shelter.
- g Splash Strip, 0.6 m (2.0 ft.) min to 0.75 m (2.4 ft.), adjacent curb.
- h Street Tree in continuous structural soil trench, complete with pervious surface, protective tree guard and grate.
- i Bicycle Rack – Post and/or Ring type.
- j Light Post retrofitted with pedestrian scale lighting and decorative banner.
- k Litter/Recycling Receptacles.
- l Benches – provide both with back and armrest, as well as those without.
- m Bicycle Lane, 1.8 m (6.0 ft.) min is desirable, with painted lane markings.
- n Lay-By Parking, 2.6 m (8.5 ft.) min.
- o Offset between street tree and other fixed utilities/services.
- PL Property Line.

Please Note:

The existing and future locations of above and below ground utilities impact whether street trees can be planted as well as suitable species of trees, locations and techniques for planting.

At the time of preparing this document, Clarkson Village has existing above ground Hydro and Bell services, and the full details of underground utilities and services are unknown. Both these factors impact the ability and location of street trees within the redeveloped Clarkson Village streetscape.

Figure 3-22 Conceptual Typical Mid Block Pedestrian Realm Section



Figure 3-23 Lakeshore Road West Public Realm, Outer Village Core Area

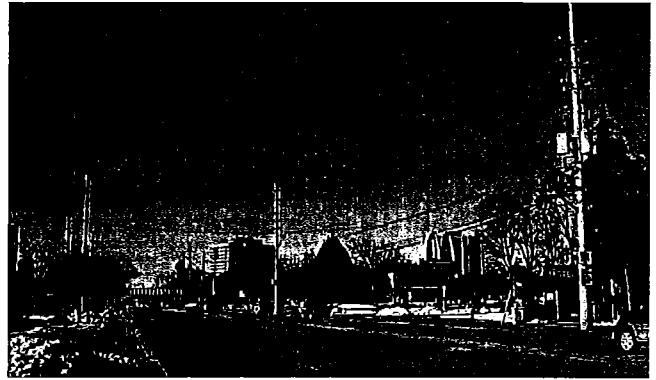


Figure 3-27 Lakeshore Road West Public Realm, Outer Village Core Area



Figure 3-24 Lakeshore Road West Public Realm, Outer Village Core Area



Figure 3-28 Lakeshore Road West Public Realm, Village Core Area

Figure 3-25 Lakeshore Road West Public Realm, Village Core Area

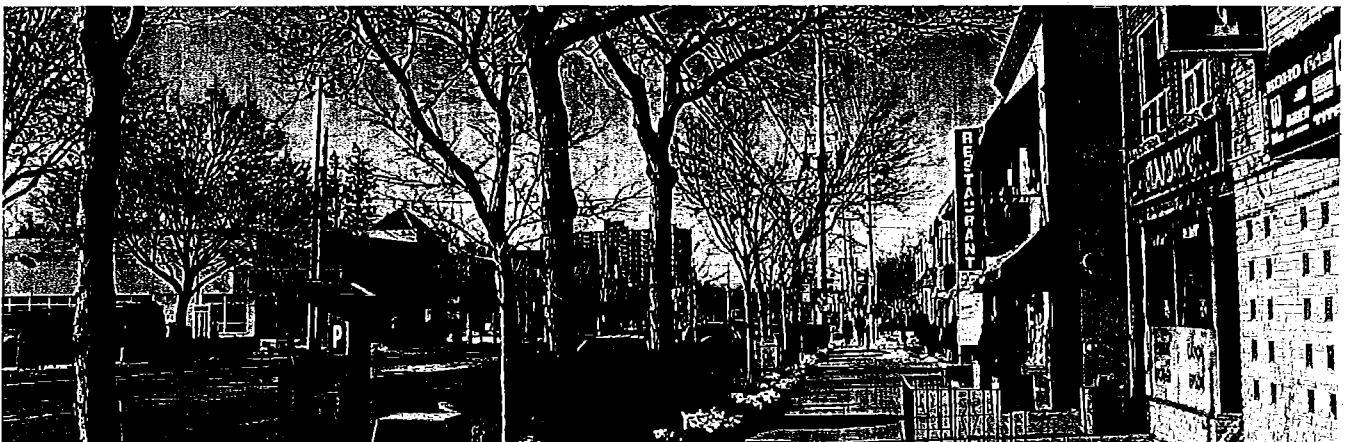


Figure 3-26 Lakeshore Road West Public Realm, Village Core Area

a. Village Area Streetscape

a.1 Village Core Area

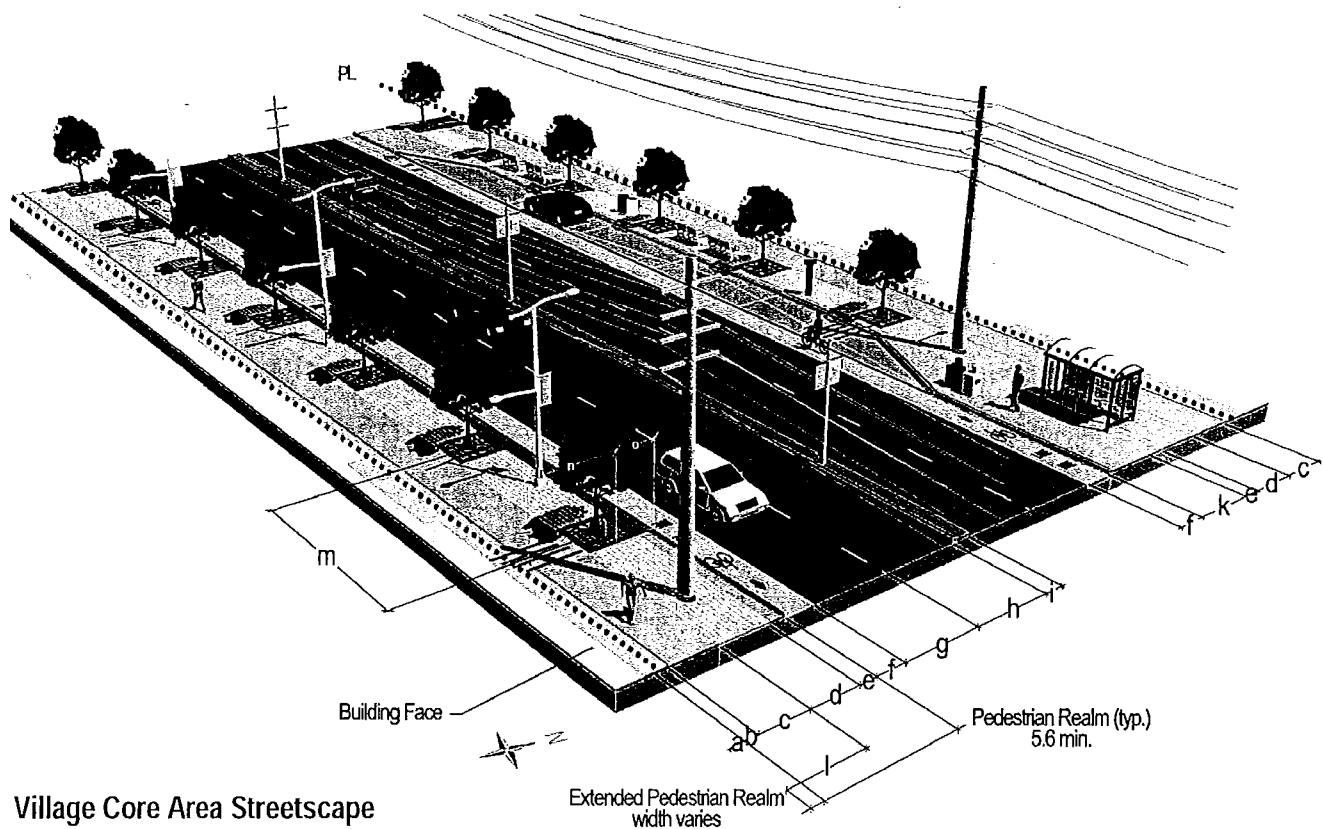
The character of the Village Core is currently the most urban and pedestrian oriented of Clarkson Village with reduced building setbacks and provision of street trees, planters, and streetscape furnishings. Existing concrete hydro poles and overhead wires exist consistently along the north side of the street, and portions of the south side of the street have wooden utility poles and overhead wires.

Given the limited setbacks on the north side of the Lakeshore Road West within the Village Core, this area most closely resembles the ultimate vision and Standard Streetscape Section (Figure 3-29) for Clarkson Village of all the Character Areas. Existing street trees show signs of stress, and may not be candidates for retention and preservation at the time of curb relocation/ driveway access consolidation. The provision of new street trees will be limited by the locations and conditions associated with the overhead wires and below ground services and utilities. It is possible that limited height, small canopied trees or container plantings may be necessary in the Village Core and elsewhere. Visual signs highlighting connections to the Waterfront Trail should be provided at Meadow Wood Road and Clarkson Road South.

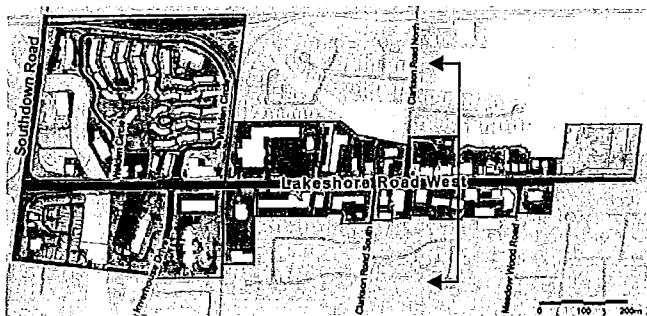
Areas between the 2.0 m (6.5 ft.) minimum clear width sidewalk and building facades are to be paved using treatments consistent with the sidewalk. Coordinated street furnishings, including benches and litter receptacles will be incorporated within the Street Tree/Furnishing Zone, possibly in addition to other furnishings, features and art within the Centre Medians, and Neighbourhood Identity Features at Meadow Wood Road and Clarkson Road North.

Legend

- a Additional Sidewalk Width on Private Property, width varies
- b Additional Sidewalk Width on Public R.O.W., width varies
- c Clear Width of Sidewalk, 2.0 m (6.5 ft.) min.
- d Street Tree/Furnishing Zone, 2.0 m (6.5 ft.) min. (typ.)
- e Splash Strip, 0.6 m (0.2 ft.) min to 0.75 m (2.4 ft.) adjacent curb
- f Bicycle Lane, 1.8 m (6.0 ft.) min is desirable, with painted lane markings
- g Travelled Lane, 3.35 m (10.6 ft.)
- h Travelled Lane, 3.25 m (10.6 ft.)
- i Centre Median, varying widths
- k Extra Sidewalk Width accommodating Transit Shelter, 1.8m (6.0 ft.) min. and alternately Lay-By Parking, 2.6 m (8.5 ft.) min.
- l Expanded width of Sidewalk permitting social walking and activity-generating merchant uses between building setback and Property Line
- m Street Tree Spacing, 8.0 m to 8.4 m (26.2 ft. to 27.5 ft.) on centre optimal
- n Centre of tree to Property Line: Mandatory minimum 3.8m (12.4 ft.)
- o Curb face to centre of tree: Mandatory minimum 1.5m (4.9 ft.)
- PL Property Line



Village Core Area Streetscape



Please Note:

The existing and future locations of above and below ground utilities impact whether street trees can be planted as well as suitable species of trees, locations and techniques for planting.

At the time of preparing this document, Clarkson Village has existing above ground Hydro and Bell services, and the full details of underground utilities and services are unknown. Both these factors impact the ability and location of street trees within the redeveloped Clarkson Village streetscape.

Figure 3-29 Village Core Area, Mid Block Cross Section, Proposed Streetscape

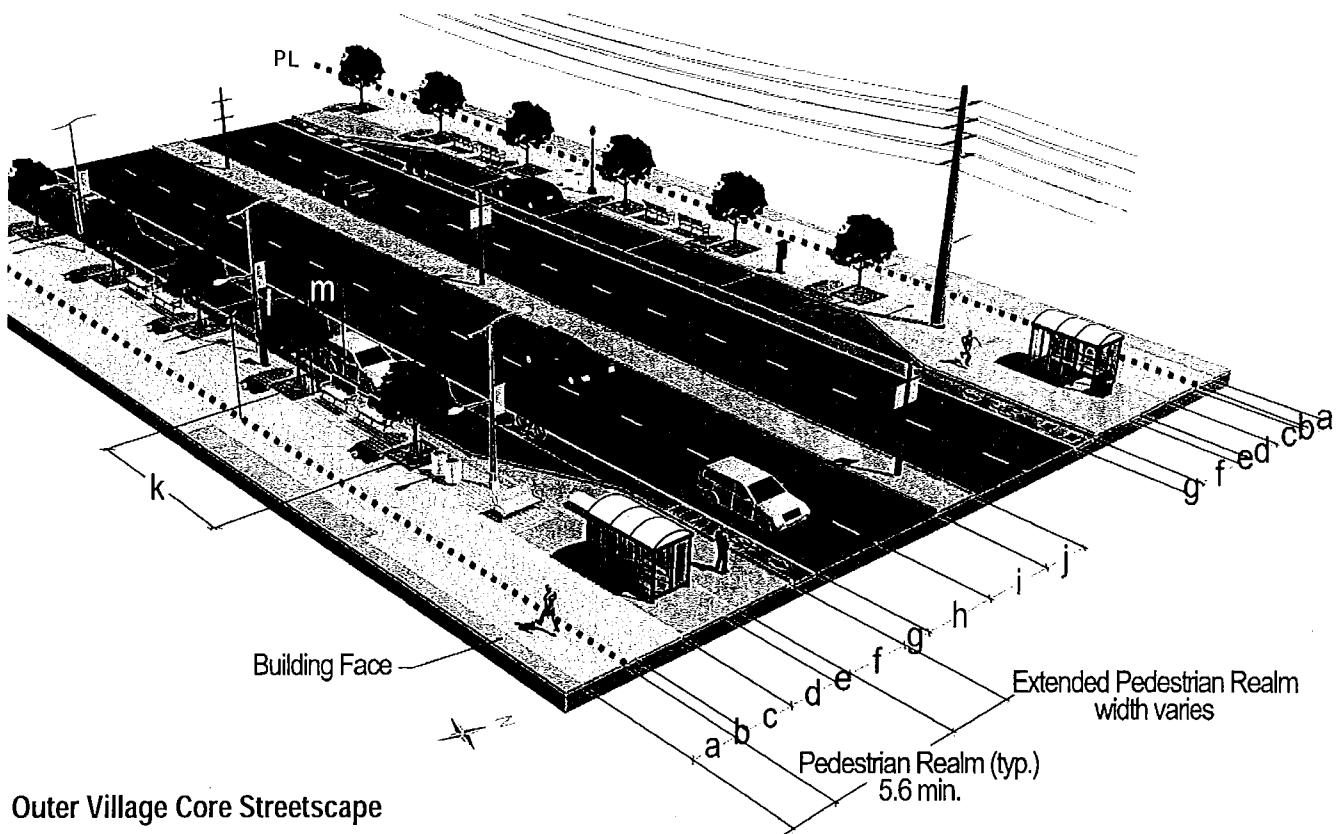
a.2 Outer Village Core

Car-oriented, this area of Clarkson Village currently features shopping plazas with prominent parking within property frontages. Street trees are present, however their impact in beautifying the streetscape and modifying microclimate for pedestrians is limited in light of the large areas of paved surfaces. Utility poles and overhead wires exist on the north and south sides of the street, and could create issues for future street tree planting. A popular privately-owned open space at Chartwell Baptist Church is occasionally used for special events and is the most dominant green space within the Outer Village Core. The court yard for the Clarkson Village Square plaza at 1834 Lakeshore Road West creates desirable outdoor activity via a café space.

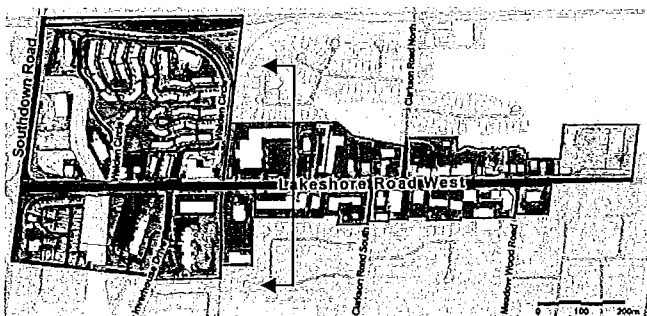
Opportunities for redevelopment in the Outer Village Core Character Area will permit buildings to be brought closer to the property line. Adjustments to curb locations and shared access driveways will create lay-by parking spaces and may impact existing street trees. New street tree locations are intended to increase the instances of planting, but will be subject to placement according to utility poles and overhead wires. As such, small canopied trees or container plantings may be necessary. Coordinated street furnishings, features and art, including benches and litter receptacles will help unify the Outer Village Core with the other three Character Areas and the centre median. The overall effect will be one of expanding the pedestrian friendly environment of the Village Core eastwards.

Legend

- a** Additional Sidewalk Width on Private Property, width varies
- b** Additional Sidewalk Width on Public ROW, width varies
- c** Clear Width of Sidewalk, 2.0 m (6.5 ft.) min.
- d** Street Tree/Furnishing Zone, 2.0 m (6.5 ft.) min. (typ.)
- e** Splash Strip, 0.6 m (0.2 ft.) min to 0.75 m (2.4 ft.), adjacent curb
- f** Extra Sidewalk Width accommodating Transit Shelter, 1.8m (6.0 ft.) min. and alternately Lay-By Parking, 2.6 m (8.5 ft.) min.
- g** Bicycle Lane, 1.8 m (6.0 ft.) min is desirable, with painted lane markings
- h** Travelled Lane, 3.35 m (10.6 ft.)
- i** Travelled Lane, 3.25 m (10.6 ft.)
- j** Centre Median, varying widths
- k** Street Tree Spacing, 8.0 m to 8.4 m (26.2 ft. to 27.5 ft.) on centre optimal
- l** Centre of tree to Property Line: Mandatory minimum 3.8m (12.4 ft.)
- m** Curb face to centre of tree: Mandatory minimum 1.8 m (6.0 ft.)
- PL** Property Line



Outer Village Core Streetscape



Please Note:

The existing and future locations of above and below ground utilities impact whether street trees can be planted as well as suitable species of trees, locations and techniques for planting.

At the time of preparing this document, Clarkson Village has existing above ground Hydro and Bell services, and the full details of underground utilities and services are unknown. Both these factors impact the ability and location of street trees within the redeveloped Clarkson Village streetscape.

Figure 3-30 Outer Village Core Area, Mid Block Cross Section, Proposed Streetscape

b. West Village Gateway Streetscape

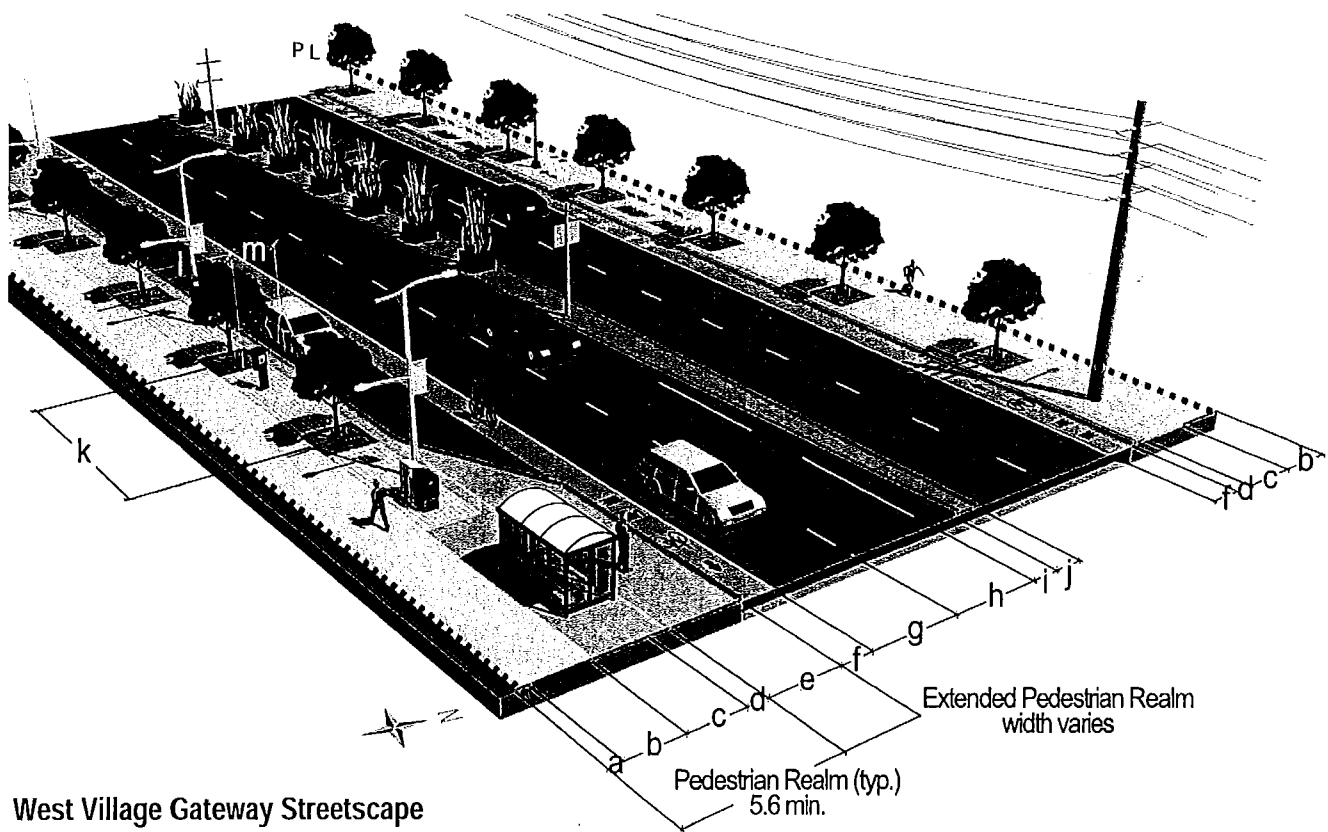
Currently developments on the north and south sides of Lakeshore Road West at Southdown Road are changing the visual and built character of the West Village Gateway Character Area. Until recently, this area was open, given the generous setbacks and grassed area and/or wooded frontages along Lakeshore Road West. Due to the proximity of the Clarkson GO Station, this area of Clarkson Village has become an important site for intensification and development. As such, application of the Standard Streetscape Section is appropriate as per Figure 3-31.

Plazas and restaurants with prominent parking along or visible from the street frontage exist within the West Village Gateway area. As redevelopment occurs, buildings should be brought closer to the property line, extending the Outer Village Core Character Area further westwards. The proposed curb relocation works will create limited opportunities for lay-by parking. These works, in conjunction with the driveway access consolidation, will impact existing street trees and potential locations for new street tree planting, as will the existing utility poles and overhead wires. Small canopied trees or container plantings may be installed as a result. At Southdown Road and Inverhouse Drive, visual signs denoting the Waterfront Trail should be provided.

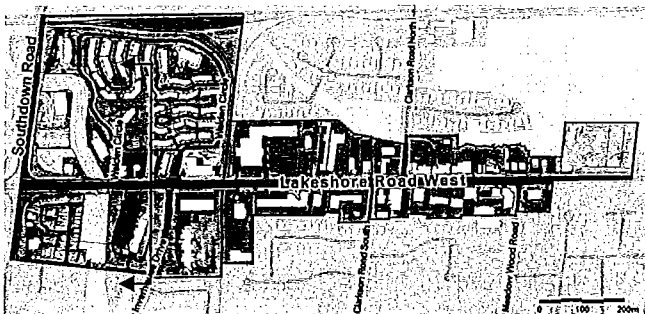
Use of the layout, materials and furnishings of the typical Standard Streetscape Section including the splash strip, street tree/furnishing zone, and sidewalk zone will help unify this area with the three more easterly Character Areas. Coordinating surface treatments, public art, furnishings and architectural features at the gateway features proposed for Southdown Road/Lakeshore Road West; neighbourhood identity features at Inverhouse Drive; and, centre medians will further unify the West Village Gateway area with Clarkson Village. Additional beautification works should be targeted for residential building setback areas on private property through the Site Plan review process. Sodded areas may be considered as a suitable surface treatment beyond the 2.0 m (6.5 ft.) minimum wide clear sidewalk, where contiguous with privately owned and maintained lands.

Legend

- a Additional Sidewalk Width on Public ROW, width varies
- b Clear Width of Sidewalk, 2.0 m (6.5 ft.) min.
- c Street Tree/Furnishing Zone, 2.0 m (6.5 ft.) min. (typ.)
- d Splash Strip, 0.6 m (0.2 ft.) min to 0.75 m (2.4 ft.) adjacent curb
- e Extra Sidewalk Width accommodating Transit Shelter, 1.8m (6.0 ft.) min. and alternately Lay-By Parking, 2.6 m (8.5 ft.) min.
- f Bicycle Lane, 1.8 m (6.0 ft.) min is desirable, with painted lane markings
- g Travelled Lane, 3.35 m (10.6 ft.)
- h Travelled Lane, 3.25 m (10.6 ft.)
- i Turn Lane, varying widths
- j Centre Median, varying widths
- k Street Tree Spacing, 8.0 m to 8.4 m (26.2 ft. to 27.5 ft.) on centre optimal
- l Centre of tree to Property Line: Mandatory minimum 3.8m (12.4 ft.)
- m Curb face to centre of tree: Mandatory minimum 1.8 m (6.0 ft.)
- PL Property Line



West Village Gateway Streetscape



Please Note:

The existing and future locations of above and below ground utilities impact whether street trees can be planted as well as suitable species of trees, locations and techniques for planting.

At the time of preparing this document, Clarkson Village has existing above ground Hydro and Bell services, and the full details of underground utilities and services are unknown. Both these factors impact the ability and location of street trees within the redeveloped Clarkson Village streetscape.

Figure 3-31 West Village Gateway Area, Mid Block Cross Section, Proposed Streetscape

c. East Village Gateway Streetscape

When entering the East Village Gateway Character Area from the east, pedestrians and drivers alike feel the space expand. With Birchwood Park on the north side of Lakeshore Road West, and generous setbacks to residential buildings on the south, this low lying, well treed area contrasts with the Village Core Character Area directly to the west. The topography in this area adds visual interest for those passing through it.

Proposed treatments in this area involve unifying the sidewalk treatment, materials, furnishings and features with the other three Character Areas. In addition, there is also the proposed Gateway Feature at Johnson's Lane, Neighbourhood Identity Feature at Meadow Wood Road, and the single Centre Median.

The Gateway Feature at the east entrance to Clarkson Village should be sensitive to the residential and less dense character of the neighbourhood, while still heralding arrival in Clarkson Village. The use of a greater quantity of vegetation and/or vegetation found elsewhere within the East Village Gateway Character Area, and a location-appropriate scale, while echoing the architectural forms used at the West Gateway Feature and Neighbourhood Identification Features should be considered.

On the south side of the street, existing street trees unaffected by proposed curb relocation works are to be retained and preserved. Utility poles and overhead wires exist on both sides of Lakeshore Road West in this area, and will impact the provision of street trees. The sidewalk will generally remain in its existing location on the south boulevard, with light and utility poles in the splash strip, ensuring a 2.0 m (6.5 ft.) wide clear sidewalk zone. In the adjacent turfed Right of Way, additional street tree planting locations may be identified, continuing the standard 8.0 m to 8.4 m (26.2 ft. to 27.5 ft.) spacing. Streetscape furnishing elements are to be included in this area at strategic locations, on hard surfaced pads placed contiguous and flush with the curb.

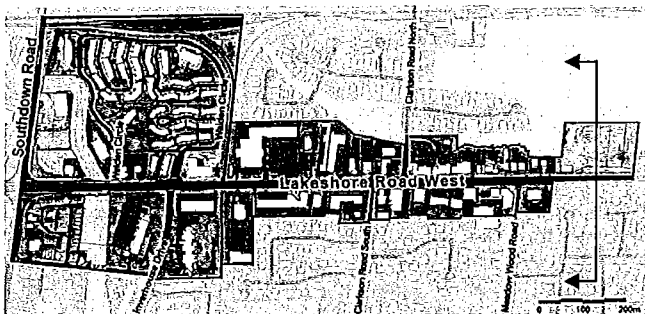
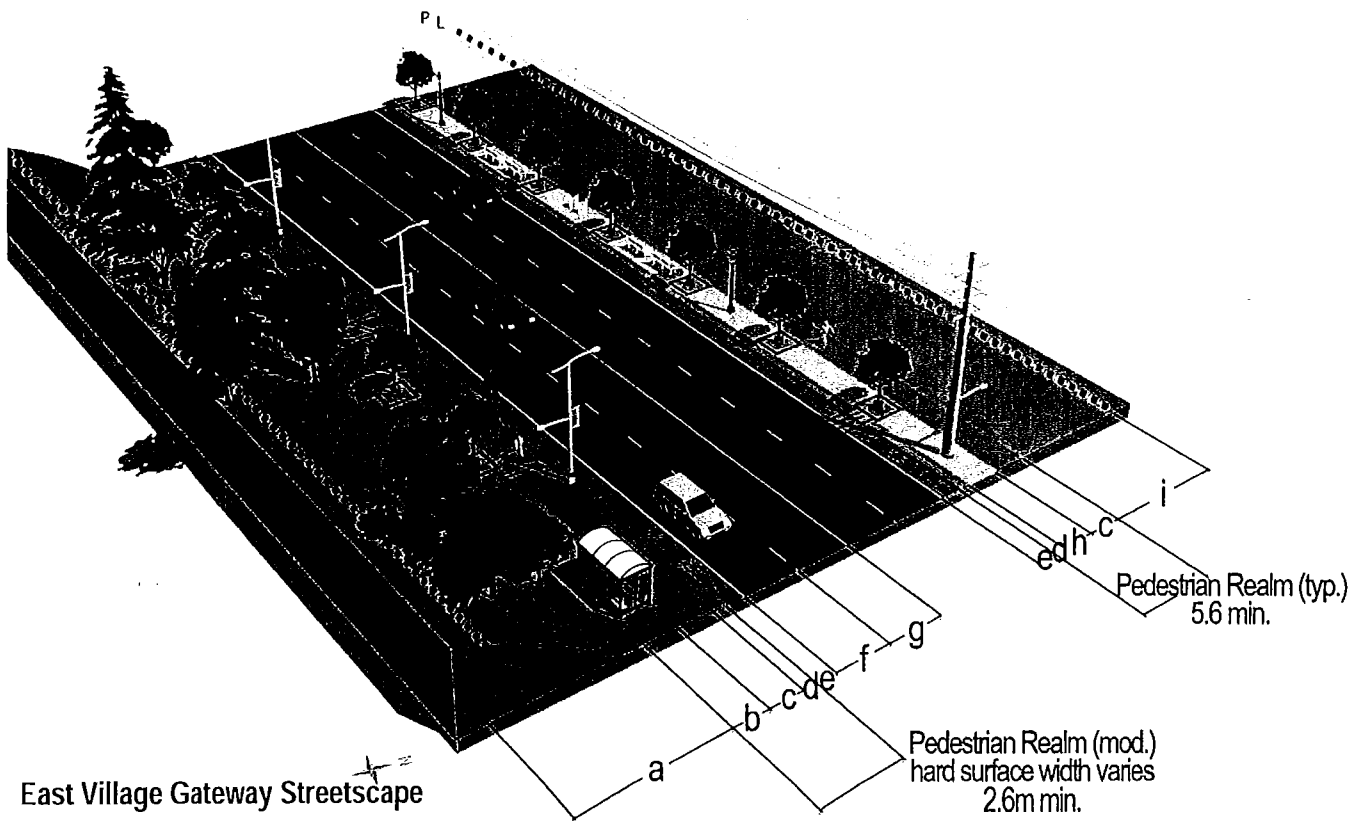
On the north side of the street, the typical proposed pedestrian realm section is to be applied, involving the

construction of a spray strip, Street Tree/Furnishing Zone, and a Sidewalk Zone. New development to the west of Birchwood Park will extend a more urban feel eastwards into this zone, and further connect the East Village Gateway to the more urban Village Core.

Additional beautification works should be arranged for residential building setback areas on private property via site plan review, and turf may be considered as a suitable surface treatment beyond the 2.0 m (6.5 ft.) minimum wide clear sidewalk, where contiguous with privately owned and maintained turf.

Legend

- a Landscaped and naturalized ROW Boulevard, varying widths
- b Street Tree planting in soil/turf surface; furnishing elements on hard surfaced pads contiguous and flush with Sidewalk
- c Clear Width of Sidewalk, 2.0 m (6.5 ft.) min.
- d Splash Strip, 0.6 m (0.2) min to 0.75 m, (2.4 ft. to 2.46 ft.) adjacent curb
- e Bicycle Lane, 1.8 m (6.0 ft.) min is desirable, with painted lane markings
- f Travelled Lane, 3.35 m (10.6 ft.)
- g Travelled Lane, 3.25 m (10.6 ft.)
- h Street Tree/Furnishing Zone, 2.0 m (6.5 ft.) min. (typ.)
- i Landscaped and naturalized ROW Boulevard, varying widths
- PL Property Line



Please Note:

The existing and future locations of above and below ground utilities impact whether street trees can be planted as well as suitable species of trees, locations and techniques for planting.

At the time of preparing this document, Clarkson Village has existing above ground Hydro and Bell services, and the full details of underground utilities and services are unknown. Both these factors impact the ability and location of street trees within the redeveloped Clarkson Village streetscape.

Figure 3-32 East Village Gateway Area, Mid Block Cross Section, Proposed Streetscape

3.2.3 Centre Medians



Figure 3-33 Banner programs can create colourful and seasonally changing visual interest.

Centre medians play different roles in the streetscape depending on the character of the community and intended purpose of the median. The inclusion of the proposed centre medians in Clarkson Village is utilitarian, to focus and manage vehicular movement and access.

Presently, limited existing medians in Clarkson Village provide an indication that the character of the roadway is changing and act as modest gateway features. The proposed centre medians will have a narrow width that will prevent them from providing additional pedestrian amenity beyond a possible relief from the traffic for mid-block crossings. The narrow width also limits soil volume to support vegetation in this harsh existing growing environment.

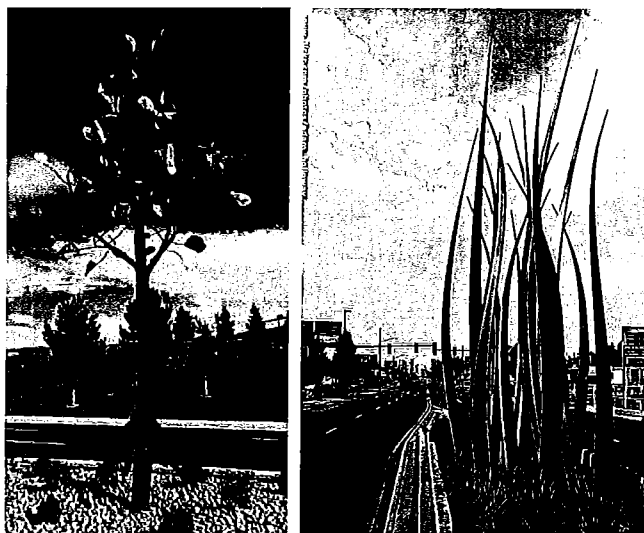


Figure 3-34 (Left) Public art in the median, (right) Grass Median/Public Art.

The proposed medians, however, create an opportunity to reflect the character of Clarkson Village, introduce public art or other aesthetic treatments, highlight community heritage, and/or assist in creating a visual brand including signage. As with the pedestrian realm streetscape and gateway features, the centre median components, vegetation and surfacing materials should be thoughtfully selected, designed and detailed, and should also be of high quality, resistant to



Figure 3-35 Accent Container planting can improve the visual impact of medians while not impeding pedestrian crossings.

vandalism, corrosion, fire, and fading, and easy to maintain and/or replace. Additionally, they should feature durable, attractive and consistent materials, forms, textures, colours and motifs, providing multi-seasonal interest, and be coordinated to reflect a unified community image. Clarkson Village's character should be reflected by the centre median; and its components should assist in creating a visual brand for the community. Opportunities for seasonal décor and displays should be taken into consideration. For visual impact, it is important that vertical elements be incorporated.

Centre medians may present an opportunity for the use of permeable surfaces. Selected surfaces should allow easy care, minimize joint instances where weeds may root and avoid textures that may permit sediment and debris collection. Curb ramps and possibly railings at strategically selected locations, such as signalized crossings, should be considered to assist pedestrians.

Accent plantings of annuals could be incorporated in the medians in containers or hanging baskets, and maintained in conjunction with a boulevard or hanging basket program undertaken by the local business community.

Other features that could be incorporated include decorative

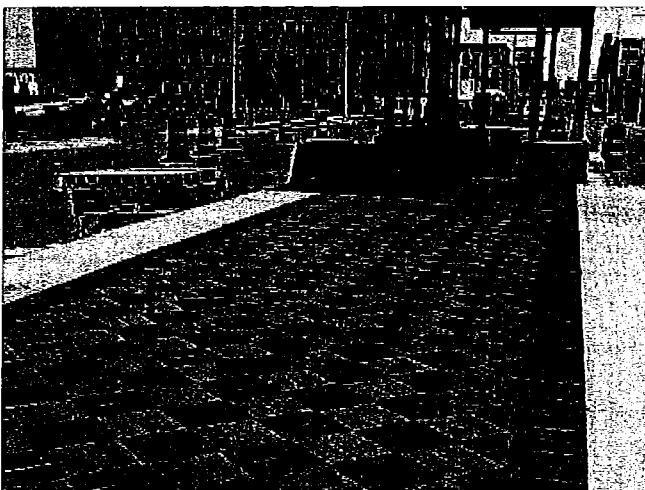


Figure 3-36 Median materials and surfaces should be interesting yet low maintenance.

signage, lighting, flags, sculpture, banners and poles, paving and screens.

The selected treatment for the Clarkson Village medians should take into consideration both the up front implementation costs, contribution to the community, and ongoing maintenance demands.

The Kingsway neighbourhood in Toronto has planted medians that based on discussions with the Kingsway BIA, are consistently complimented, however are onerous and difficult to maintain. Low maintenance materials, hard surfaces or banners were suggested as an alternative approach.

Planting is specifically discouraged, however, if agreed to by the stakeholders, should be in raised planters and employ hardy ornamental grasses, perennials, shrubs as well as an irrigation, drainage and fertilizing schedule. Trees are not viable. Significant effort is required to maintain central median plantings in the Southern Ontario climate. Median plantings are typically harsh environments, subject to winds, road spray, drought if not irrigated and salt exposure. In Mississauga such plantings are in limited quantity. A formal maintenance agreement may be necessary.



Figure 3-37 A centre median treatment intended to increase pedestrian safety, complete with curb ramps, signage and railings.

3.2.4 Opportunities for Public Art

Both formal and informal opportunities exist for public art in Clarkson Village. The gateway features and neighbourhood identity features, the pedestrian realm, and centre medians all present opportunities for public art. Art should invite interaction, encourage activity, and contribute to people's use of the public realm. In the case of the gateway features, neighbourhood identity features, and the medians, art can help anchor a space and focus activity. Commissioned works would be considered formal art. Less formal art could be integrated into Clarkson Village by taking everyday, utilitarian streetscape elements such as bicycle racks, or benches, and giving them a unique treatment. Motifs associated with community identity could be included. By intentionally incorporating a sense of heritage, whimsy and/or playfulness, the feeling of Clarkson Village as a special place can be emphasized.

The City of Mississauga Public Art Program was approved by city Council in July of 2010. The program contains recommendations necessary to establish a city-wide program. Public art provided in the Village shall be consistent with the Public Art Program and any policies forthcoming through the implementation phases of the Program which would occur after completion of this Study.



Figure 3-38 Artwork can visually anchor corners, plazas and act as landmarks.



Figure 3-39 Interactive and unique benches in downtown Pittsburgh.



Figure 3-40 Decorative Bracket/Hanging Basket Hook

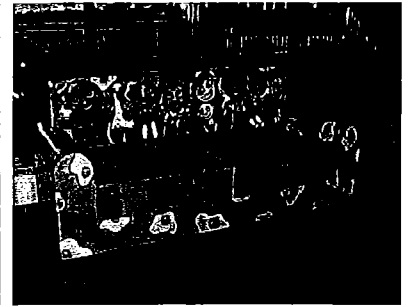


Figure 3-43 Whimsy and community spirit can be communicated by artistic treatments to street furnishings.



Figure 3-41 Art can bring interest to utilitarian streetscape features.

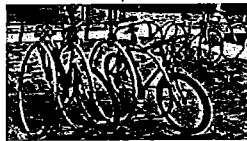


Figure 3-42 Bicycle parking is an essential urban amenity that nurtures transit usage and active transportation choices. (Research in Motion, Airport Corporate Centre).



Figure 3-44 History and community origins can be reflected in decorative treatments.

3.2.5 Gateway Features

The purpose of the proposed gateway features is to signal a change in character for Lakeshore Road West, creating focus and interest. The gateway features also present an opportunity to create public amenity, identify a discernable zone for pedestrians and a welcoming community entrance, while reinforcing the unique character of Clarkson Village.

To do this, the gateway entrances need to be of high quality design and detailing, featuring durable, attractive materials, providing multi-seasonal interest, and coordinating with other Clarkson Village elements and street furnishings.

The gateway features are to be flexible in types of uses accommodated; provide opportunities for seating and everyday uses, while accommodating special event uses such as marathons or street festivals. For reasons of safety, the gateway features should not interfere with daylight triangles and view lines for safety.

Gateway features should adhere to the design principles referenced in this report as well as the Mississauga Accessibility Design Handbook criteria. Such features should also have regard for Provincial Accessibility Standards.

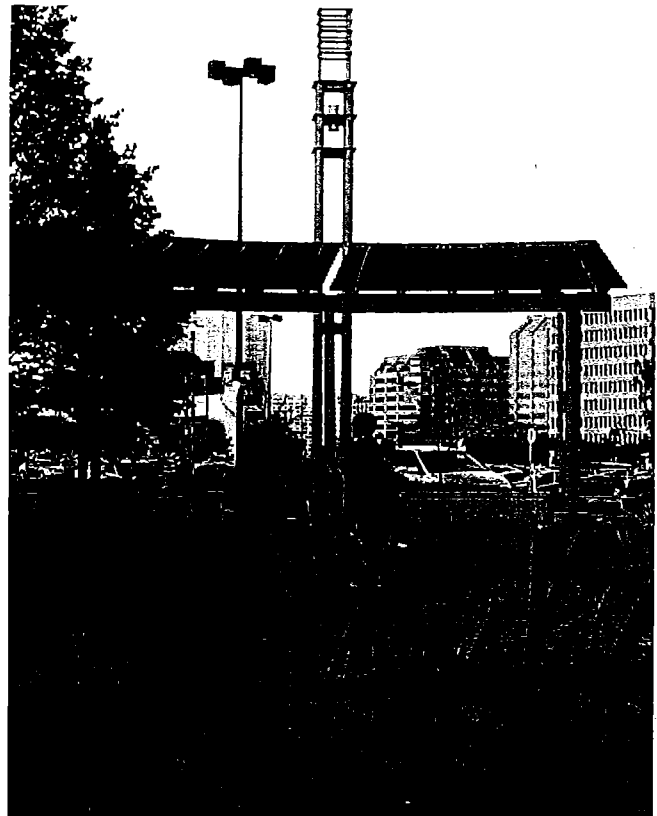


Figure 3-36 Gateway features can be limited to a public Right of Way and provide a place for users to meet and interact.

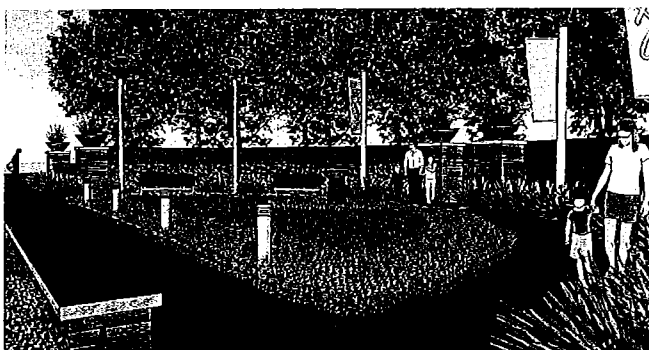


Figure 3-35 Gateway features can become enduring landmarks and visual symbols of place.



Figure 3-37 Gateway feature reinforcing a community's culturally based neighbourhood identity.

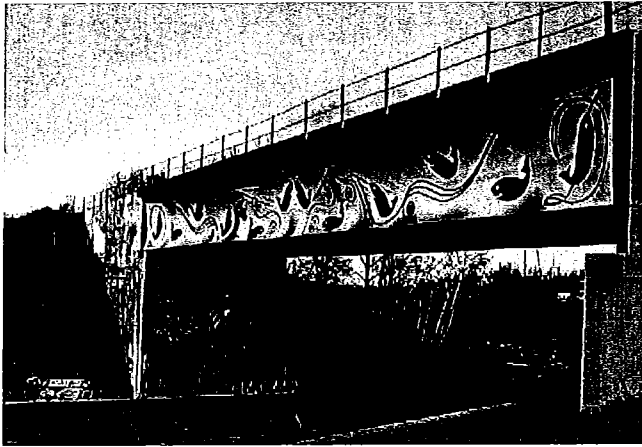


Figure 3-38 Banner programs can be scaled up to include gateways, and forgotten spaces reclaimed through sculptural relief and murals.

3.2.6 Neighbourhood Features

The proposed neighbourhood identity features are to be similar to the gateway features, however, scaled down to fit appropriately within the context of the surrounding neighbourhood. Identical, similar and complimentary features, furnishings and surfaces should be selected, meeting the same criteria as, and carefully detailed, designed and selected as the gateway features.

The neighbourhood identity features shall reinforce the character of Clarkson Village and further integrate the design forms, materials and motifs into the community.

3.2.7 Sustainability

Our Future Mississauga is a city that co-exists in harmony with its ecosystems, where natural areas are enhanced, forests and valleys are protected, the waterfront connects people to Lake Ontario, and communities are nurtured so that future generations enjoy a clean, healthy lifestyle."

Mississauga Strategic Plan 2009 (Living Green Pillar)

In response to this vision, the City has created a "Green Development Standards - Going Green in Mississauga" document to affect green practices for new development proposals. The Strategy include green development standards, incentives, and educational approaches to assist

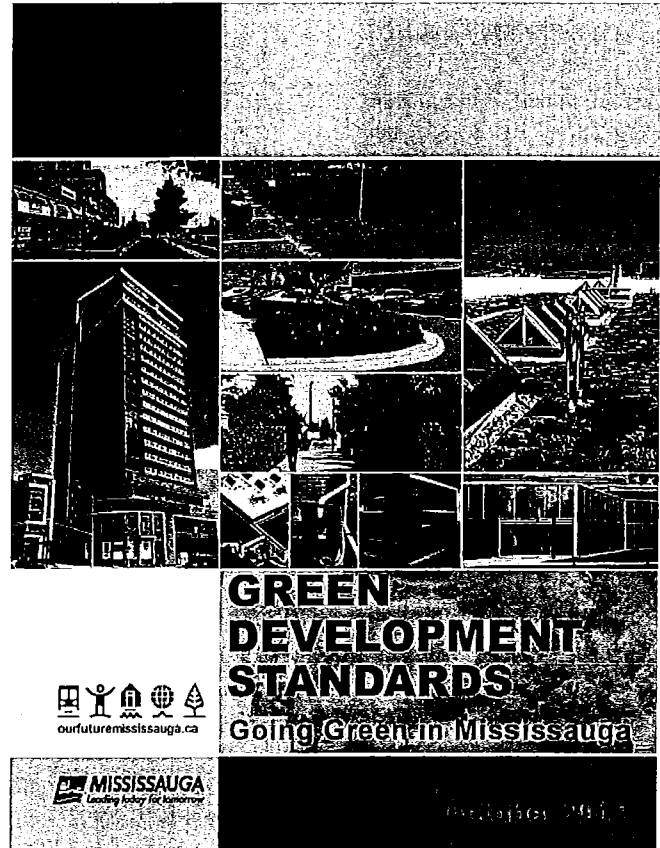


Figure 3-39 Mississauga Green Development Standards document.

the City in achieving its 'Living Green' goals. Please refer to "Green Development Standards" document for further information.

Please refer to the City of Mississauga's *Green Development Standards - Going Green in Mississauga* at:

<http://www.mississauga.ca/portallresidents/urbandesign>

City of Mississauga

Planning and Building Department, Development and Design Division

300 City Centre Drive, 8th Floor, Mississauga, ON L5B 3C1 Tel: 905-896-5511 Fax: 905-896-5553

www.mississauga.ca



MISSISSAUGA

**Lakeshore Road West – Clarkson Village Study-
Urban Design Guidelines**

File: CD.04 CLA

Recommendation PDC-0049-2013

1. That the report dated June 4, 2013, from the Commissioner of Planning and Building, recommending amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Lakeshore Road West – Clarkson Village Study area, be received.
2. That notwithstanding that subsequent to the public meeting, revisions to the proposed amendments are being recommended, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendments is hereby waived.
3. That the proposed amendments to Mississauga Official Plan for the Lakeshore Road West-Clarkson Village Study area be approved in accordance with the January 24, 2012 Public Meeting Report (attached as Appendix S-1 of this report) with the exception that the maximum building height for lands within the Outer Core Area and on the south side of Lakeshore Road West within the Core Area be reduced from 6-storeys to 4-storeys; and that the maximum building height for lands on the north side of Lakeshore Road West within the Core Area be reduced from 4-storeys to 3-storeys.
4. That the proposed amendments to Zoning By-law 0225-2007 for the Lakeshore Road West-Clarkson Village Study area be approved in accordance with the Appendix S-3 of this report with the exception that the maximum building height for lands within the Outer Core Area and on the south side of Lakeshore Road West within the Core Area be reduced from 6-storeys to 4-storeys; and that the maximum building height for lands on the north side of Lakeshore Road West within the Core Area be reduced from 4-storeys to 3-storeys.
5. That the implementing Official Plan and Zoning By-law Amendments be brought to a future City Council meeting upon resolution of the outstanding appeal to the 'Mixed Use' designation and policies of Mississauga Official Plan.
6. That staff be directed to complete Built Form Standards for Lakeshore Road West- Clarkson Village with the appropriate revisions to reflect the reduced building heights in recommendations 3 and 4 above, and bring them forward to be endorsed at a future City Council meeting.
7. That the following correspondence be received:
 - (a) Letter dated June 20, 2013 from Bruno and Laura Rinaldo;
 - (b) Letter dated June 20, 2013 from Margaret Grant and Geoff McIlroy
 - (c) Letter dated June 21, 2013 from Joel D. Farber, Fogler, Rubinoff LLP, representing RioCan (Clarkson) Inc.
 - (d) Letter dated June 23, 2013, from John Pegram, Member 'Visioning discussion group'."



Corporate Report

Clerk's Files

R-2

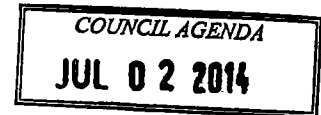
Originator's
Files OZ 11/002 W11

DATE: June 9, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit a Motor Vehicle Dealership
860 Ivandale Drive
Southeast corner of Bancroft Drive and Ivandale Drive
Owner: 2356860 Ontario Inc.
(AutoPlanet Group of Companies)
Applicant: Weston Consulting
Bill 51



Supplementary Report

Ward 11

RECOMMENDATION: That the Report dated June 9, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/002 W11, 2356860 Ontario Inc., 860 Ivandale Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan from "Convenience Commercial – Special Site" to "Mixed Use – Special Site" to permit a motor vehicle dealership be approved.
3. That the application to change the Zoning from "C1-2" (Convenience Commercial) to "C3-Exception" (General Commercial- Exception) to permit motor vehicle sales in accordance with the proposed revised zoning standards described in Appendix S-6 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- The applicant has agreed to address urban design, landscaping and noise attenuation matters through the site plan review process to the satisfaction of the City.
- The applications are acceptable from a planning standpoint and should be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on June 24, 2013, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0155-2013 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

See Appendix S-1- Information Report prepared by the Planning and Building Department.

Since the public meeting, the applicant has consented to amend the application to request a Mixed Use designation and a "C3-Exception" Zone to permit motor vehicle sales on the subject lands; whereas a Business Employment-Special Site and an "E2-Exception" Zone were previously requested.

COMMUNITY ISSUES

A community meeting was held by Ward 11 Councillor George Carlson on September 29, 2011 and the official Public Meeting was held on June 24, 2013.

The following is a summary of the issues raised by the community:

- increased traffic, and
- general concerns with the introduction of additional motor vehicle sales in the area

Response

A Traffic Impact Study (TIS) was submitted in support of the application which demonstrated that site traffic will have negligible impact on the nearby signalized intersection at Mavis Road and Bancroft Drive. The applicant also relocated the driveway to the private road on the eastern edge of the property to address traffic concerns. The TIS and relocated access are acceptable to the City's Transportation and Works Department.

An acceptable Planning Justification Report was submitted in support of this development proposal. For more details please refer to the Planning Comments section of this report.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department

In comments dated May 14, 2014 the Transportation and Works Department confirmed receipt of a revised site plan, site grading, servicing plan and a noise report which have satisfactorily addressed preliminary comments with respect to the feasibility of the applications.

In the event that these applications are approved by Council, the applicant will be required to provide a detailed noise report prior to Site Plan approval. The Development Agreement shall include the requirements for on-site noise attenuation and measures necessary to ensure that any stationary noise generated from the site meets the City and Ministry of the Environment guidelines.

Grading and drainage details will be finalized through the Site Plan review process.

PLANNING COMMENTS

Mississauga Official Plan

While the applications were submitted under the policies of Mississauga Plan, the applicant has consented to the application being converted to amend Mississauga Official Plan (2012).

The applicant initially requested an Official Plan Amendment to change the designation on the site to "Business Employment-Special Site". The Planning and Building Department have reviewed this request and recommend that changing the designation on the subject lands to "Mixed Use – Special Site" is more appropriate to accommodate the requested motor vehicle sales use. The existing Special Site 2 policies will be required to be amended.

Section 19.5 of the Mississauga Official Plan contains criteria for evaluating site specific Official Plan amendments. The criteria is outlined below followed by a discussion of how the proposed application addressed the intent of each criteria

Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?

While commercial lands to the south and east of the site are designated as "Business Employment – Special Site 5", a special site exception was required to allow for the motor vehicle sales, rental and leasing establishment in the "Business Employment" designation. Council recently approved general amendments to Mississauga Official Plan adding motor vehicle sales as a permitted use under the "Mixed Use" designation, however, the implementation documents have not yet received approval. It is more appropriate that the subject property be designated as "Mixed Use – Special Site" rather than "Business Employment Special Site" in order to accommodate the proposal.

The "Mixed Use – Special Site" designation will not negatively impact or destabilize the intent, goals or objectives of the land use designation of the subject or abutting lands.

Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?

The "Mixed Use – Special Site" designation will permit the retention of the existing commercial uses while allowing for the proposed motor vehicle sales use. This proposal is compatible with the existing land uses to the south and east and represents a natural extension of the commercial uses located on the west side of Mavis Road between Boyer Boulevard and Highway 401.

In accordance with Urban Design Policies outlined in section 16.8.1, the proposed dealership can be appropriately designed to

mitigate impacts on adjacent residential lands located west of Ivandale Drive.

Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?

Based on comments received from applicable City departments and agencies, the existing infrastructure is adequate to support the proposed development.

Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?

A satisfactory Planning Justification Report was submitted to Planning and Building Department which demonstrates that the proposed motor vehicle dealership use is appropriate and can be accommodated on the subject property.

Zoning

The applicant was initially seeking an "E2-Exception" (Business Employment) zone to permit the proposed motor vehicle dealership but has subsequently amended their application to a "C3-Exception" (General Commercial) zone. Several of the commercial uses permitted in the base "C3" zone are recommended to be excluded as of right as they were not specifically requested nor were they permitted under the existing "C1-2" (Convenience Commercial) zone. In addition to limiting the permitted uses, revised zoning regulations are recommended and outlined in Appendix S-6 to ensure compatibility with adjacent land uses. The revised "C3-Exception" (General Commercial) zone and accompanying standards are appropriate to accommodate the proposed development. This Department has reviewed the revised zoning standards and find them to be acceptable.

Site Plan

The associated site plan application under file SP 14/055 W11 proposes a two storey motor vehicle dealership with repair garage. Further revisions will be needed to address outstanding urban design and other technical matters such as noise attenuation of the proposed facility prior to approval.

Through the site plan review process, the Planning and Building Department will ensure that the following comments are addressed:

- upgraded exterior side elevations will be specified for the building;
- landscaping along Ivandale Drive will incorporate a series of retaining walls, berms, and planting arrangements including trees and foundation planting;
- sustainable site design features including onsite stormwater retention methods will be incorporated into the site design;
- lighting will be confined to the limits of the property boundaries;
- excessive signs will not be permitted adjacent to Ivandale Drive;
- a continuous landscape connection should be provided between the main front entrance to the building and the street; and
- loading bays, service bays, and waste collection areas will not face onto Ivandale Drive or Bancroft Drive.

Green Development Initiatives

At this time, the applicant is not proposing any green development initiatives. However, the applicant has indicated that this matter would be addressed through the site plan approval process.

FINANCIAL IMPACT:

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION:

The applicant has consented to change the requested designation from "Business Employment-Special Site" to "Mixed Use –

Special Site" and the zoning from "E2-Exception" to "C3-Exception" to accommodate the motor vehicle dealership.

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The requested change by the applicant is to the zone category and to retain the currently permitted commercial uses which is considered to be minor. It is recommended that no further public notice be required regarding the proposed changes.

The proposed Official Plan Amendment and Rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal to change the land use designation in the Mississauga Official Plan from "Convenience Commercial – Special Site" to "Mixed Use – Special Site" to accommodate a motor vehicle dealership, is appropriate since the proposed land use is compatible with the surrounding land uses.
2. The proposed "C3-Exception" zone is appropriate to accommodate the proposed development as the car dealership will be compatible with the surrounding land uses and provides a good transition to commercial uses from employment in neighbourhoods.
3. The proposed two storey motor vehicle dealership will be subject to further review through the site plan review process in order to mitigate any impacts on the adjacent residential lands.

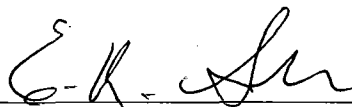
ATTACHMENTS:

Appendix S-1: Information Report
Appendix S-2: Recommendation PDC 0155-2013
Appendix S-3: Revised Concept Plan
Appendix S-4: Revised Elevation

R-2(h)

Appendix S-5: Excerpt of East Credit Land use Map

Appendix S-6: Zoning Provisions



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Mila Yeung, Development Planner



R-2ci)



Corporate Report

APPENDIX S-1

Clerk's Files

Originator's

Files

OZ 11/002 W11

PDC JUN 24 2013

DATE: June 4, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 24, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Official Plan Amendment and Rezoning Applications
To permit a Motor Vehicle Dealership
Part of Lots 6 and 7, Concession 2, W.H.S.
Southeast corner of Bancroft Drive and Ivandale Drive
Owner: 2356860 Ontario Inc.
(AutoPlanet Group of Companies)
Applicant: Weston Consulting
Bill 51

Public Meeting Ward 11

RECOMMENDATION: That the Report dated June 4, 2013, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Convenience Retail Commercial – Special Site 7" to "Business Employment – Special Site" and to change the Zoning from "C1-2" (Convenience Commercial) to "E2 – Exception" (Employment), to permit a motor vehicle dealership under file OZ 11/002 W11, 2356860 Ontario Inc., Part of Lots 6 and 7, Concession 2, W.H.S. be received for information.

R-2(j)

REPORT

HIGHLIGHTS:

- Community concerns include increased traffic, safety, noise and general compatibility of the proposed land use with the existing neighbourhood.
- The concept plan has been updated to address concerns regarding the proposed access location.
- Prior to the preparation of the Supplementary Report, satisfactory arrangements regarding the following matters shall be made: grading, landscaping, lighting, noise, reliance letter for the Phase 1 Environmental Site Assessment, and appropriately addressing the interface to the residential community.

BACKGROUND:

The above-noted applications have been circulated for technical comments and community meetings have been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	February 14, 2011 (received) March 9, 2011 (deemed complete) October 3, 2011 (1 st resubmission) April 12, 2013 (2 nd resubmission)
Height:	2 storeys
Lot Coverage:	25%
Landscaped Area:	18%
Total Gross Floor Area:	2,787 m ² (30,000 sq. ft.)
Parking Required:	120
Parking Provided:	123
Supporting Documents:	Planning Justification Report Concept Plan Floor Plans and Site Sections

Development Proposal	
	Rendering Drawings Phase I Environmental Site Assessment Acoustical Impact Analysis

Site Characteristics	
Frontage:	99.0 m (325 ft.)
Depth:	122.0 m (400 ft.)
Net Lot Area:	1.01 ha (2.50 ac.)
Existing Use:	Vacant

Green Development Initiatives

At this time, the applicant is not proposing any green development initiatives. However, the applicant has indicated that this matter would be addressed through the site plan approval process.

Neighbourhood Context

The subject property is located between a low density residential neighbourhood and a commercial and employment area. The site forms part of a larger block, with a private north/south road connecting Bancroft Drive with Boyer Boulevard. There are five motor vehicle dealerships within the immediate area. The site is currently vacant and has minimal vegetation. Information regarding the history of the site can be found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached dwellings and motor vehicle dealerships
 East: Gas bar, car wash and restaurant establishments
 South: Vacant lands and further south, motor vehicle dealerships
 West: Detached dwellings

Mississauga Official Plan Designation and Policies for East Credit (November 14, 2012)

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel

on September 22, 2011. The Plan was appealed in its entirety, however on November 14, 2012, the Ontario Municipal Board (OMB) issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals.

The subject lands are located within the **East Credit Neighbourhood Character Area** and are designated as "**Convenience Commercial**" which permits the following uses: commercial parking facility; entertainment; recreation and sports facilities; financial institution; gas bar; personal services establishment; residential; restaurant; retail store; and secondary office. The city wide Convenience Commercial policies under Mississauga Official Plan (2012) are currently subject to an OMB appeal. The subject lands have also been identified as Special Site 2 under Section 16.8.3.2 of the East Credit Neighbourhood Policies which outlines the following:

- a) *the total gross leasable area of all buildings and structures will not exceed 2,200 m² (23,681 sq. ft.);*
- b) *noise-sensitive land uses, as defined in the Provincial Policy Statement and this Plan will not be permitted.*

**Mississauga Plan Designation and Policies for East Credit
(May 5, 2003)**

The subject lands are designated as "**Convenience Retail Commercial**" in the East Credit District policies. The lands have also been identified as Special Site 7 under Section 4.11.6.8. The special site and urban design policies noted under Mississauga Official Plan are also included in Mississauga Plan.

There are other policies in the Official Plan which also are applicable in the review of these applications including urban design policies (See Appendix I-9).

Proposed Official Plan Designation and Policies

"Business Employment - Special Site" (East Credit District), which would permit a motor vehicle sales, service, rental and minor repair establishment under Mississauga Plan.

A **"Mixed Use – Special Site" (East Credit Neighbourhood)**, designation to permit a motor vehicle sales, service, rental and minor repair establishment under Mississauga Official Plan (2012) will also be required.

Existing Zoning

"C1-2" (Convenience Commercial), which permits commercial retail, service and office uses, and a private club.

Proposed Zoning By-law Amendment

"E2- Exception" (Employment), to permit a motor vehicle sales, leasing and/or rental facility – restricted. As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Maximum Gross Floor Area	n/a	2,787 m ² (30,000 sq. ft.)
Minimum Front Yard Setback	30 m (98.4 ft.)	7.0 m (23.0 ft.)
Minimum Exterior Side Yard Setback	15 m (49.2 ft.)	4.5 m (14.8 ft.)

COMMUNITY ISSUES

A community meeting was held by Ward 11 Councillor Carlson on September 29, 2011 and one has been scheduled for June 3, 2013.

The following is a summary of the issues raised by the community:

- Increased traffic volumes;
- Proposed access off Bancroft Drive;
- General concern with the introduction of an additional motor vehicle sales dealership in the area.

In addition, written correspondence and a petition has been received expressing concerns regarding safety, noise, pollution, and general compatibility with the proposed land use and the existing residential neighbourhood.

Since the first community meeting, the concept plan has been revised to relocate the access driveway from Bancroft Drive to an internal private north/south road.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8. Based on the comments received and the applicable Mississauga Plan and Mississauga Official Plan policies, the following matters will have to be addressed:

- Relationship of the proposed use with the adjacent residential neighbourhood;
- Resolution of design details and zoning standards, specifically, satisfactory building elevations and streetscape conditions;
- Resolution of potential noise and light impacts and the provision of appropriate mitigation measures.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters, with respect to grading, servicing and noise which will require the applicant to enter into appropriate agreements with the City. In addition, the applicant will be required to provide a comprehensive plan, which incorporates the

vacant lands to the south, and demonstrates how these lands could be developed in the future.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this applications.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of East Credit Land Use Map
- Appendix I-4: Land Use Map – Mississauga Official Plan
- Appendix I-5: Land Use Map - Mississauga Plan
- Appendix I-6: Concept Plan
- Appendix I-7: Building Rendering
- Appendix I-8: Agency Comments
- Appendix I-9: Official Plan Policies
- Appendix I-10: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Katherine Mahoney, Development Planner

2030445 Ontario Inc.

File: OZ 11/002 W11

Site History

- October 10, 2001 – City Plan Amendment No. 110, specifically, the East Credit District Policies, pursuant to file OZ 00/066, was adopted, and the lands were designated as "Retail and Service Commercial – Convenience Centre – Special Site 13".
- November 14, 2001 – Pursuant to file OZ 00/066, the lands were rezoned to "DC-2576" (District Commercial – Special Site).
- May 5, 2003 – The East Credit District Policies and Land Use Map of Mississauga Plan were partially approved, with modifications and appeals to the OMB, designating the lands to "Convenience Retail Commercial – Special Site 7"
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned "C1-2" (Convenience Commercial).
- November 10, 2011 – the Committee of Adjustment approved a land severance (File 'B' 48/11), in order to create a new lot to accommodate the expansion of an abutting automobile dealership.
- November 14, 2012 – The Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals. The subject lands are designated as "Convenience Commercial – Special Site 2".



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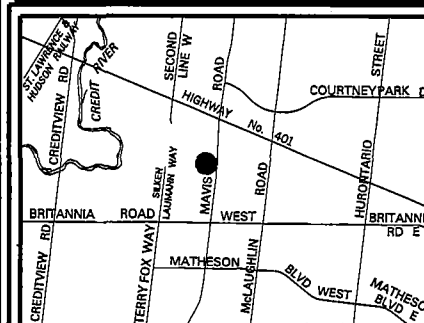
SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2012



SUBJECT:

2356860 ONTARIO INC.



FILE NO:

OZ 11002 W11

DWG. NO:

11002A

SCALE:

1:2500

PDC DATE:

2013/06/24

DRAWN BY:

W.FINLAY

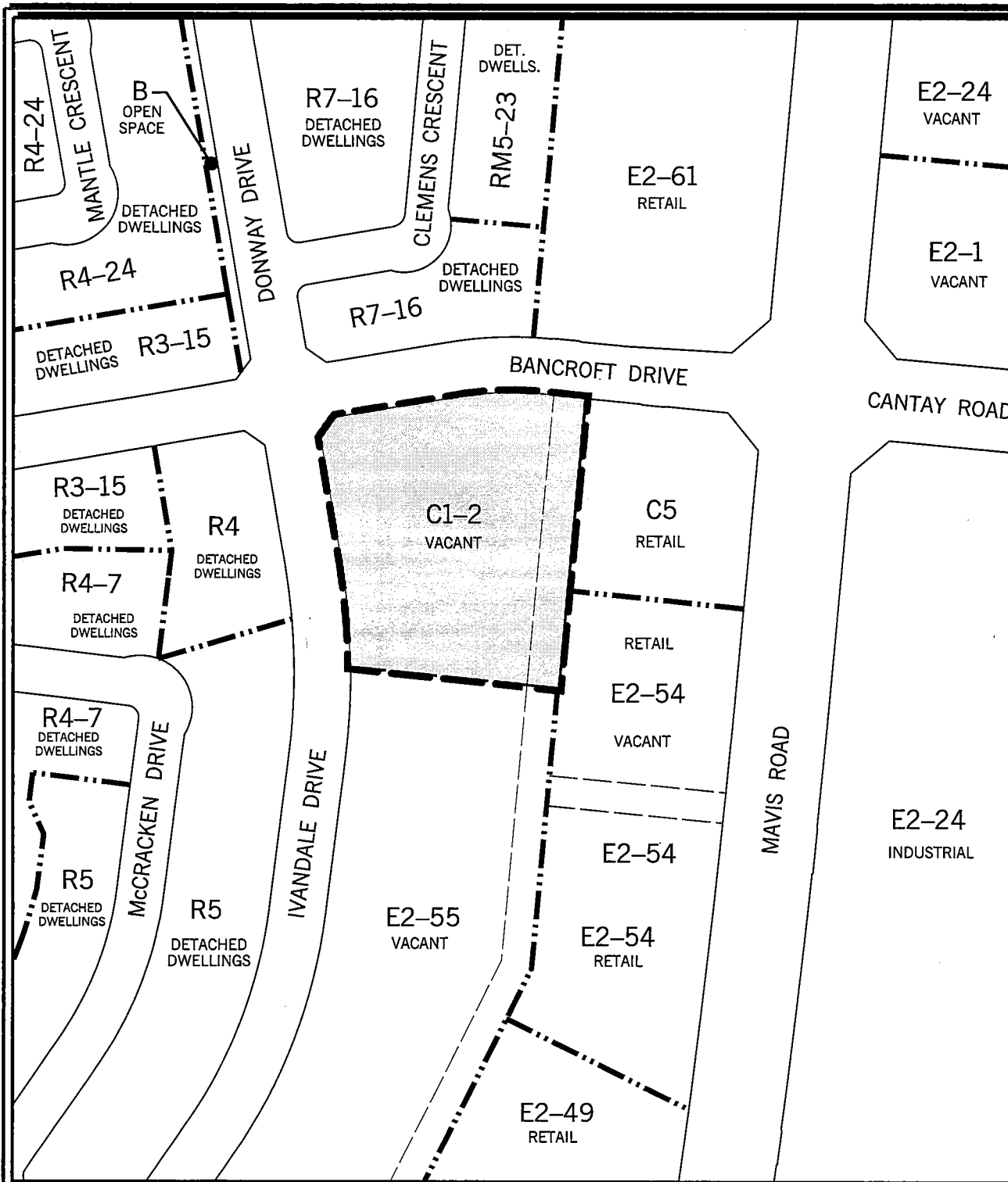


MISSISSAUGA
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APPENDIX 1-2

R-2(c9)



LEGEND:



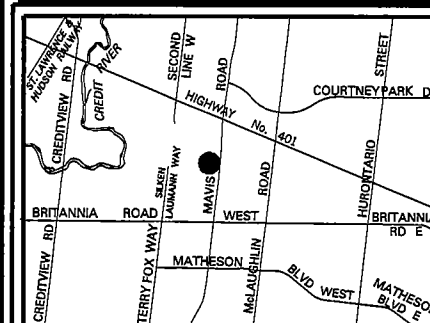
PROPOSED OFFICIAL PLAN AMENDMENT
FROM "CONVENIENCE RETAIL
COMMERCIAL-SPECIAL SITE 7" TO
"BUSINESS EMPLOYMENT-SPECIAL SITE"
AND PROPOSED REZONING FROM "C1-2"
(CONVENIENCE COMMERCIAL) TO
"E2-EXCEPTION" (EMPLOYMENT)
TO PERMIT AN MOTOR VEHICLE
DEALERSHIP.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.



SUBJECT:

2356860 ONTARIO INC.



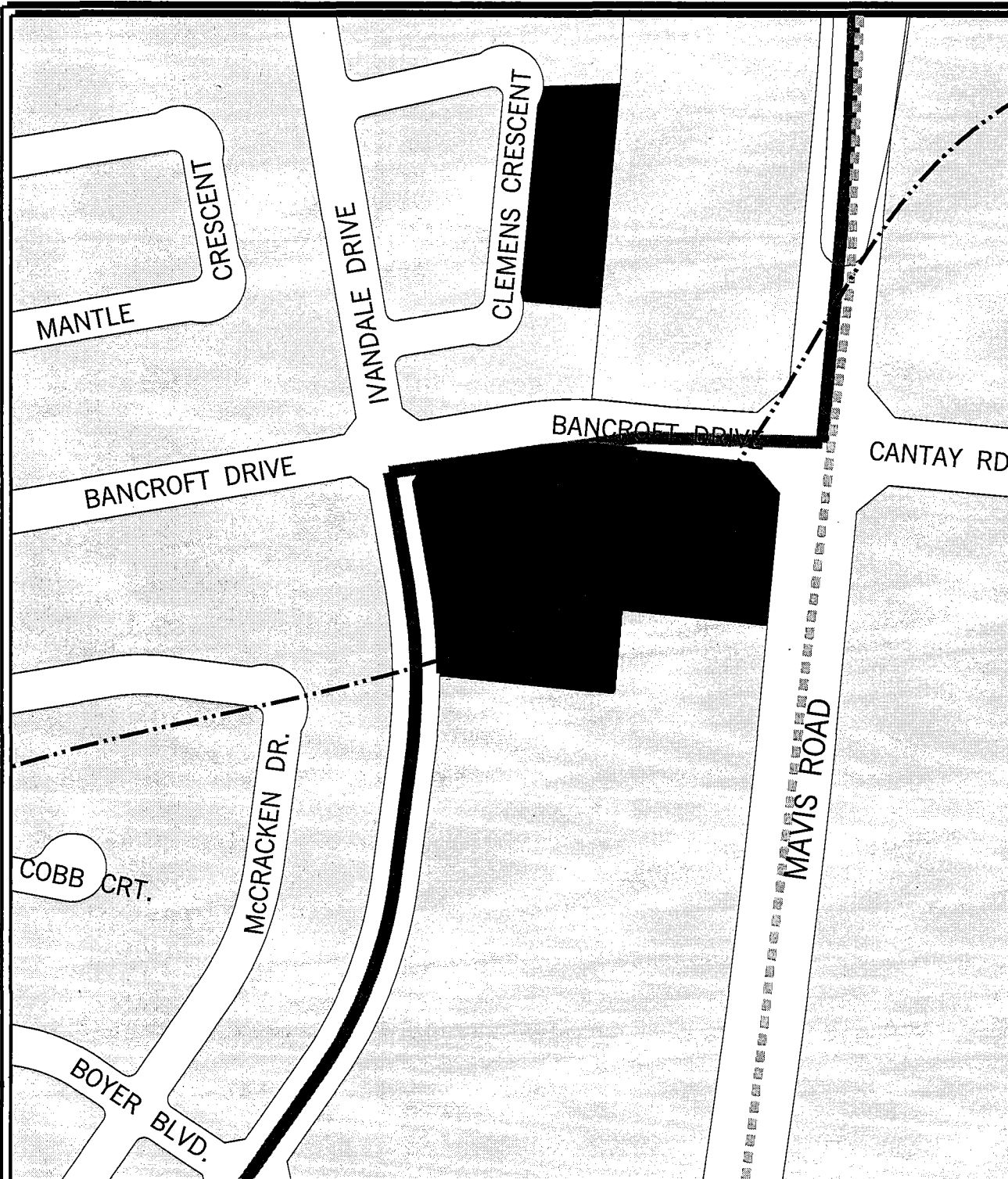
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OZ 11002 W11
DWG. NO:
11002R
SCALE:
1:2500
PDC DATE:
2013/06/24
DRAWN BY:
W. FINLAY

APPENDIX I-3

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R-22(r)



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

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

LAND USE LEGEND

	Heritage Conservation District		Civic Centre (City Hall)
	1996 NEP/2000 NEP Composite Noise Contours		City Centre Transit Terminal
	LBPIA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exempt from LBPIA Operating Area		Public School
	Natural Hazards		Catholic School
			Hospital
			Community Facilities

CITY STRUCTURE

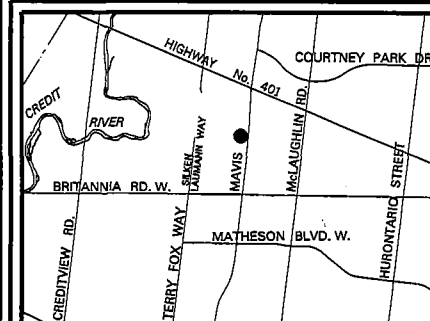
Elements

	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		Special Purpose Area
	Neighbourhood		

SUBJECT LANDS

SUBJECT:

2356860 ONTARIO INC.



FILE NO:

OZ 11/002 W11

DWG. NO:

11002L 2013

SCALE:

1:1500

DATE:

2013/06/24

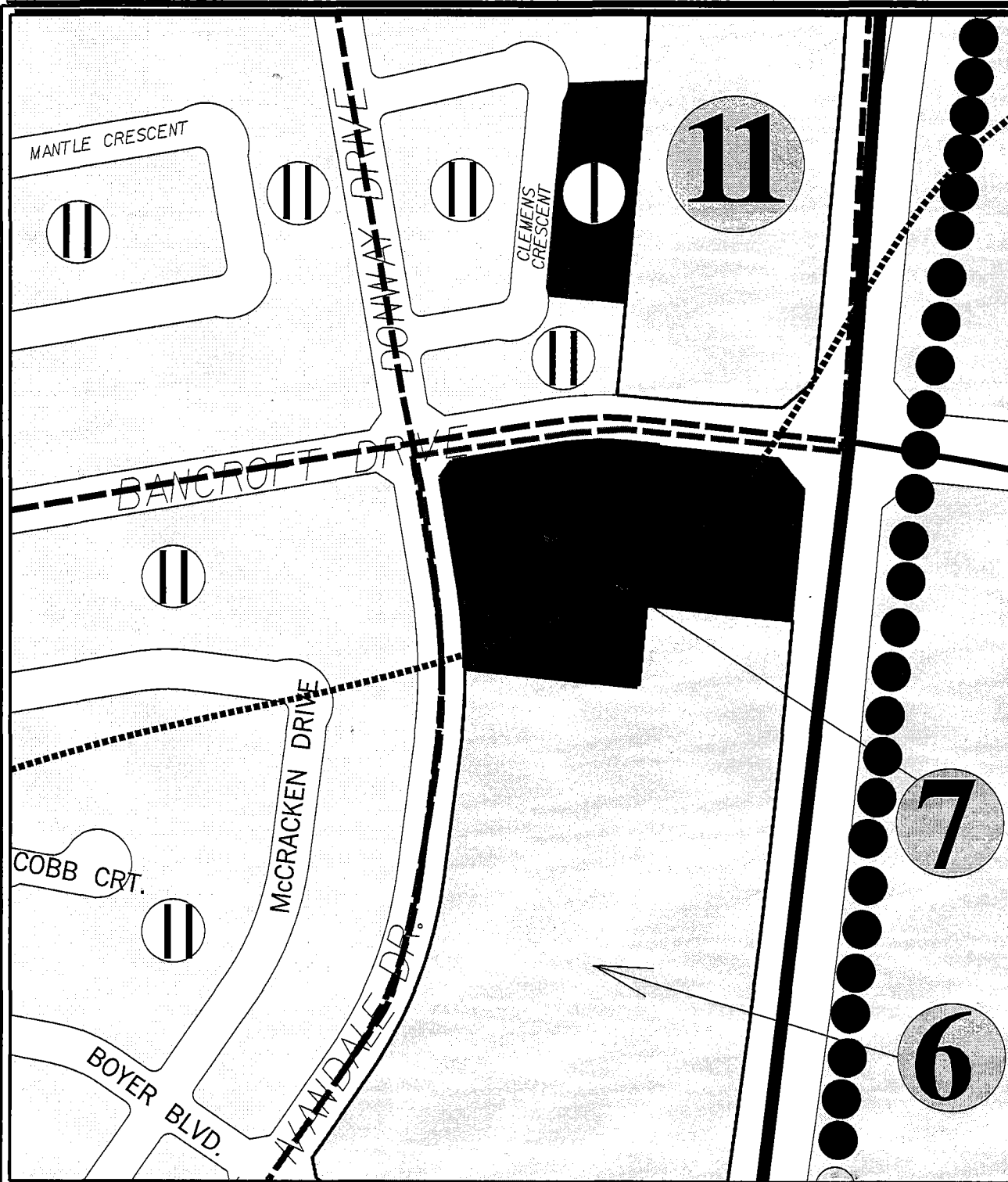
DRAWN BY:

A.SHAH

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

APPENDIX I-4



**PART OF EAST CREDIT DISTRICT LAND USE MAP
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West
- Special Site Areas
(See Special Site Policies)

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- LBPIA Operating Area Boundary - See Aircraft Noise Policies

LAND USE LEGEND

- Lands Exempt From LBPIA Operating Area
- Cem - Cemetery
- Golf Course
- Existing Stormwater Management Facility
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District

Note:

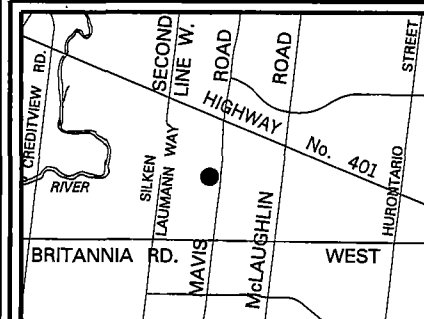
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

This Consolidation includes Latest Approved Amendment - No. 95
OMB File No. PL100111 2012 November 20

SUBJECT LANDS

SUBJECT:

2356860 ONTARIO INC.



FILE NO:
OZ 11 002 W11

DWG. NO:
11002L

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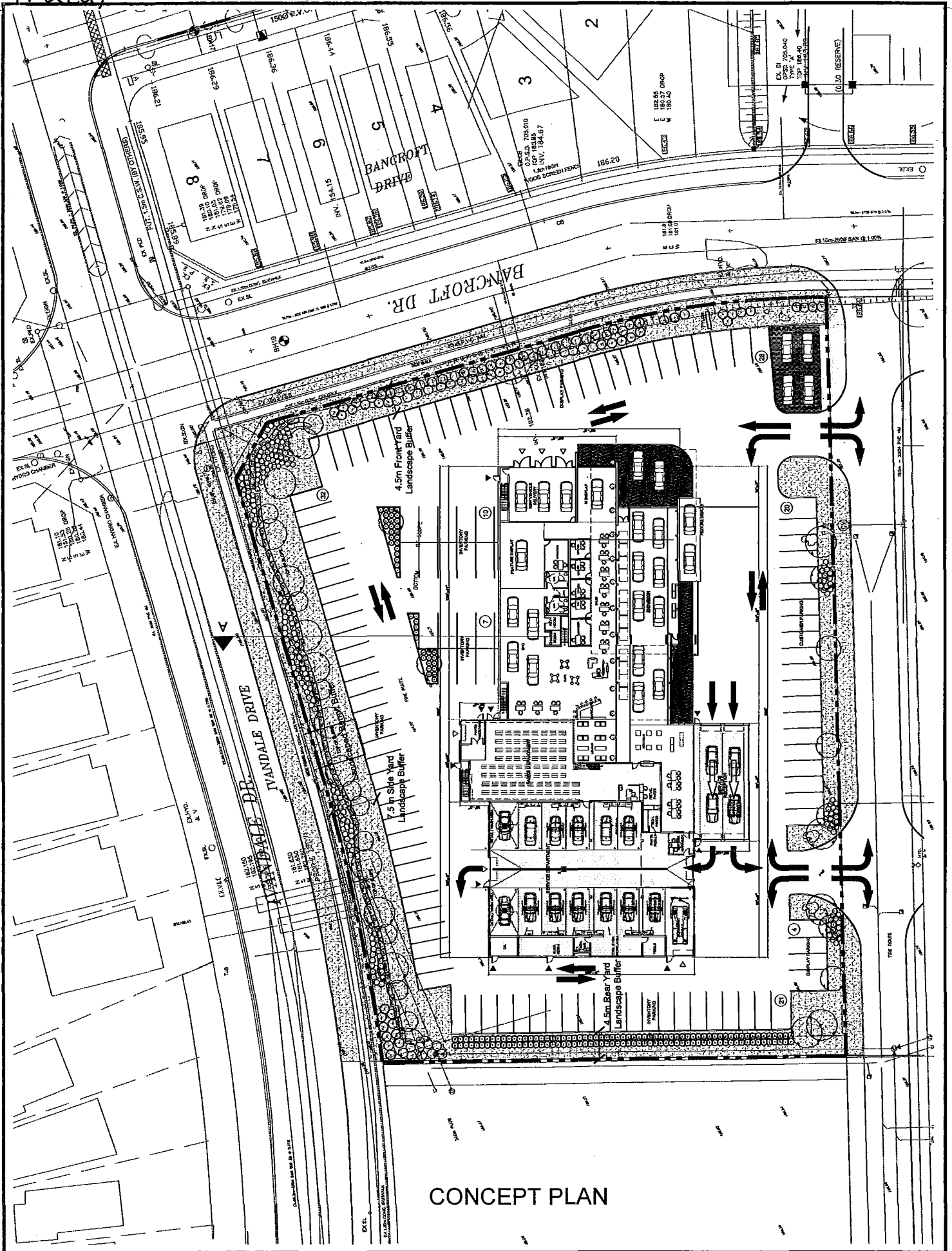
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A.SHAH

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APPENDIX 1-5

R-2(4)



CONCEPT PLAN



BUILDING RENDERING

2030445 Ontario Inc.

File: OZ 11/002 W11

Agency Comments

The following is a summary of comments from agencies and departments regarding the applications.

Agency / Comment Date	Comment
Region of Peel (April 8, 2013)	<p>Regional Planning staff note that the subject land is located within the Airport Operating Area (AOA) and is within the 30 Noise Exposure Forecast (NEF) Contour. Policy 5.9.6.2.3 protects the long-term operational role of the Toronto Lester B Pearson International Airport by ensuring that development and redevelopment adjacent to the Airport is compatible with airport operations and the needs of area residents. Regional staff requests that the applicant incorporate the City's comments in this regard.</p> <p>The subject site is not within the vicinity of a landfill site and on-site waste collection will be required through a private waste hauler.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 9, 2013)	<p>In the event that the application is approved, the Community Services Department - Park Planning note the following conditions:</p> <p>In comments dated May 11, 2011 and updated on April 9, 2013 this Department indicated that prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws. Further, prior to by-law enactment, cash contribution for street tree planting on Ivandale Drive and Bancroft Drive will be required.</p>
City Transportation and Works Department (May 7, 2013)	<p>In comments dated May 7, 2013, this department confirmed receipt of the revised Site Plan, Landscape Plan, Sections, and Phase 1 Environmental Site Assessment to address the Department's comments.</p>

2030445 Ontario Inc.

File: OZ 11/002 W11

Agency / Comment Date	Comment
	Prior to the Supplementary Report Meeting, the applicant has been requested to ensure that there are no discrepancies between the plans and to validate the Phase 1 Environmental Site Assessment. Further detailed comments/conditions will be provided pending receipt and review of the foregoing.
Bell Canada (May 7, 2013)	A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a more detailed review.
Greater Toronto Airport Authority (May 2, 2013)	<p>Airport Zoning Restrictions:</p> <p>According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject property are affected by the Approach Surface for Runway 06R and the Approach Surface for Runway 06L. The maximum allowable development elevation under the greater restriction (Approach Surface for Runway 06R) ranges from approximately 318 metres A.S.L. (Above Sea Level) at the eastern boundary to approximately 320 metres A.S.L. at the western boundary.</p> <p>Based on the information provided by you on R.H. Carter Architects Inc. Drawing package dated April 11, 2013, the proposed motor vehicle sales facility would be within the allowable height limits associated with the Regulations.</p> <p>Noise Impacts:</p> <p>The subject property lies within both the 28-30 and 30-35 NEF/NEP of the composite contour map for Toronto Pearson International Airport and within the Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>

R-2(4)

2030445 Ontario Inc.

File: OZ 11/002 W11

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Community Services Department – Culture Division City Community Services Department – Fire and Emergency Services Division Canada Post Corporation Enersource Hydro Mississauga Ministry of Transportation</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City's Economic Development Office City's Realty Services Hydro One Networks Inc.</p>

2356860 Ontario Inc.

File: OZ 11/002 W11

Official Plan Policies

Relevant official plan policies include, but are not limited to, the following:

Urban Design Policies

Mississauga Plan – Section 4.11.3.1

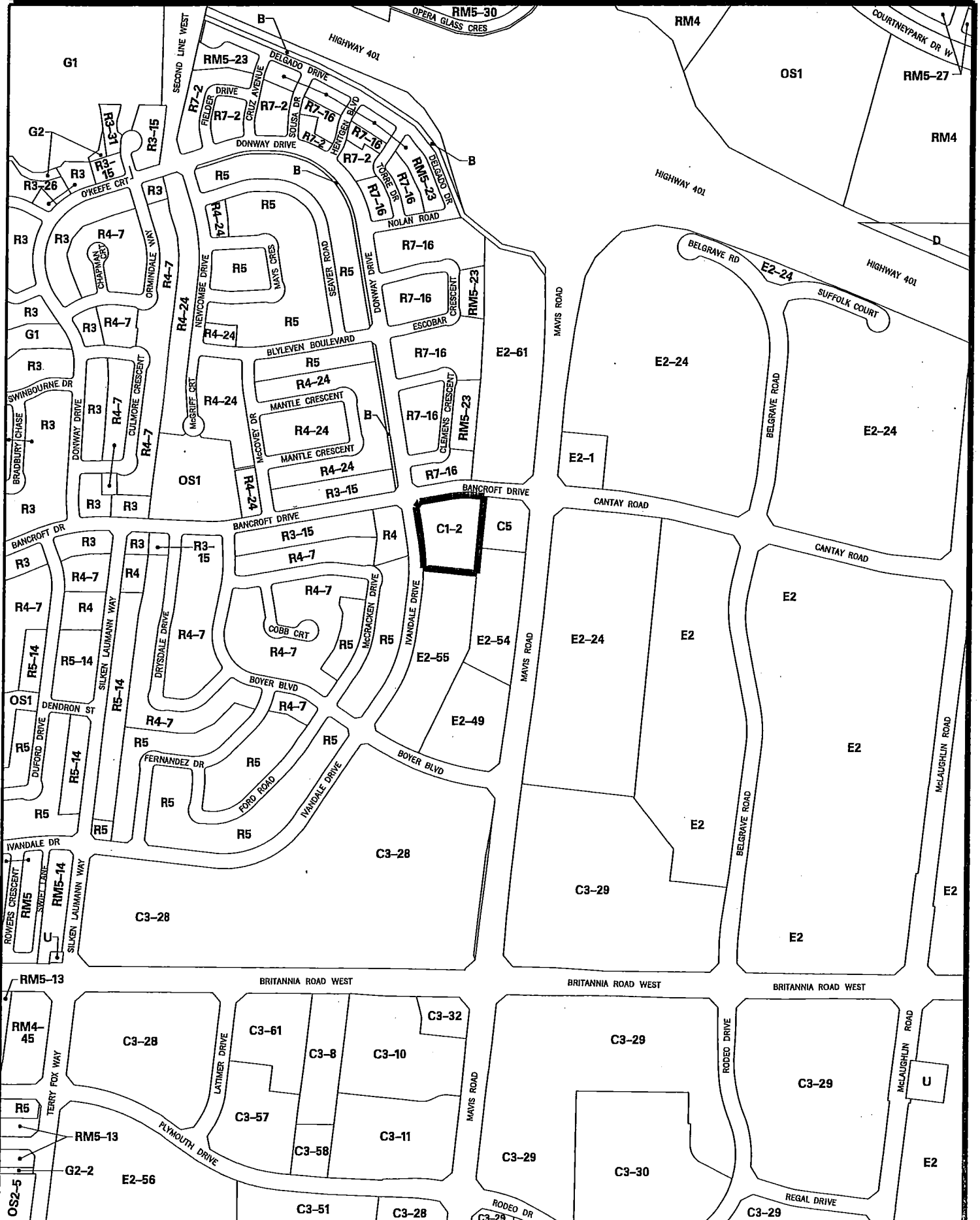
Mississauga Official Plan - Section 16.8.1

- a) For the lands with direct exposure to Ivandale Drive and Bancroft Drive, upgraded building elevations will be required;
- b) loading bays and waste collection areas should not face onto Ivandale Drive or Bancroft Drive;
- c) outdoor storage and display areas should not face onto Ivandale Drive or Bancroft Drive.

Criteria for Site Specific Official Plan Amendments

Section 19.5 of Mississauga Official Plan and Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed applications;
- a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.



RESOLUTION NO.: 0155-2013 Page 1 of 1Date: September 18, 2013

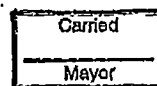
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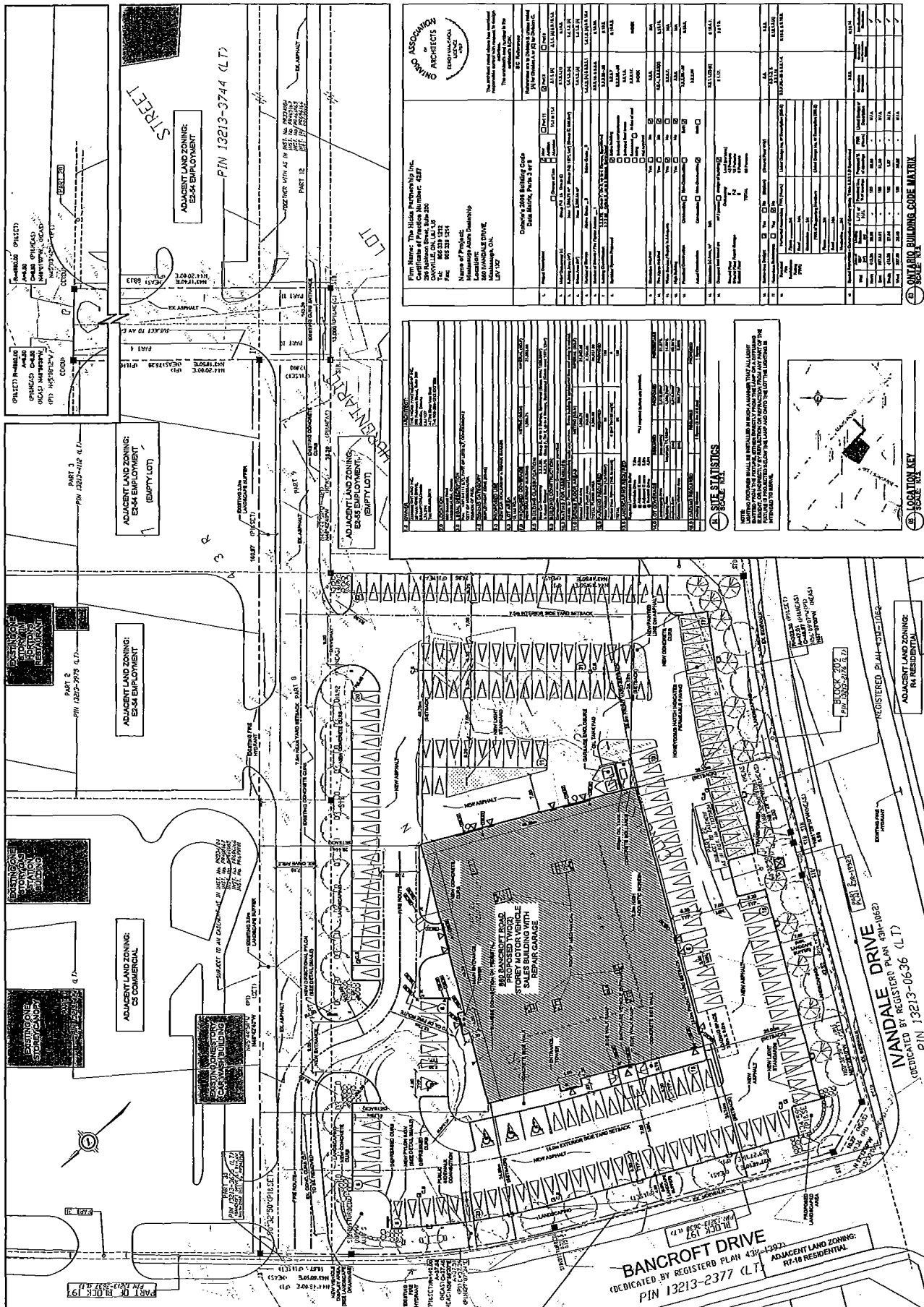
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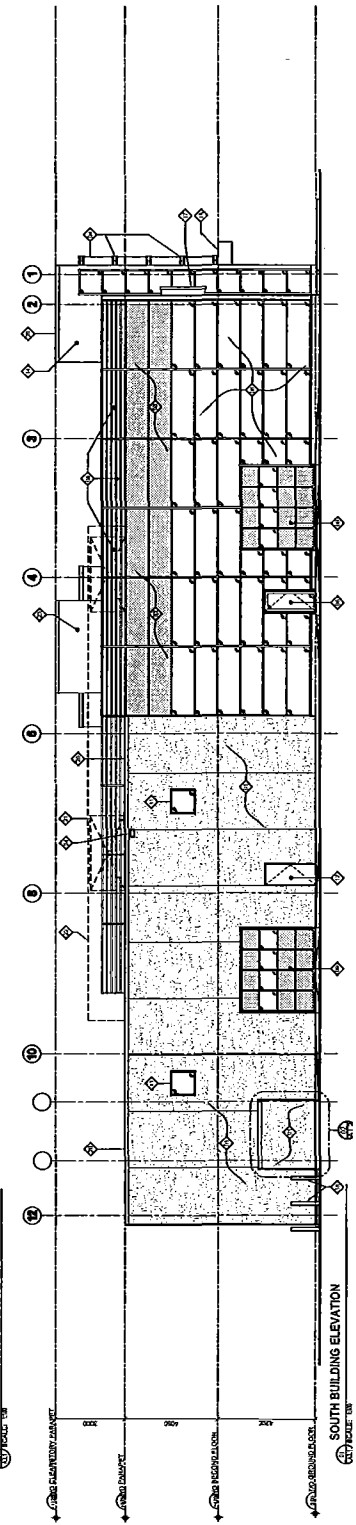
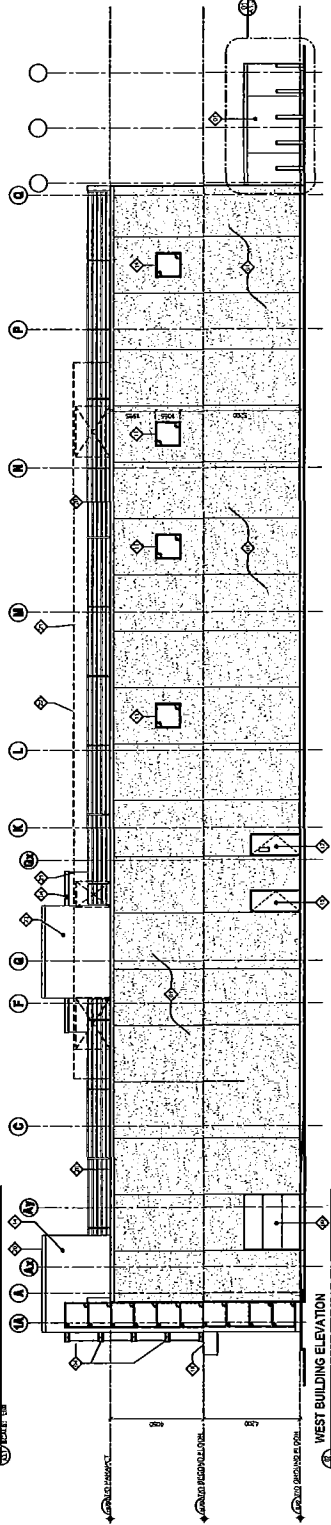
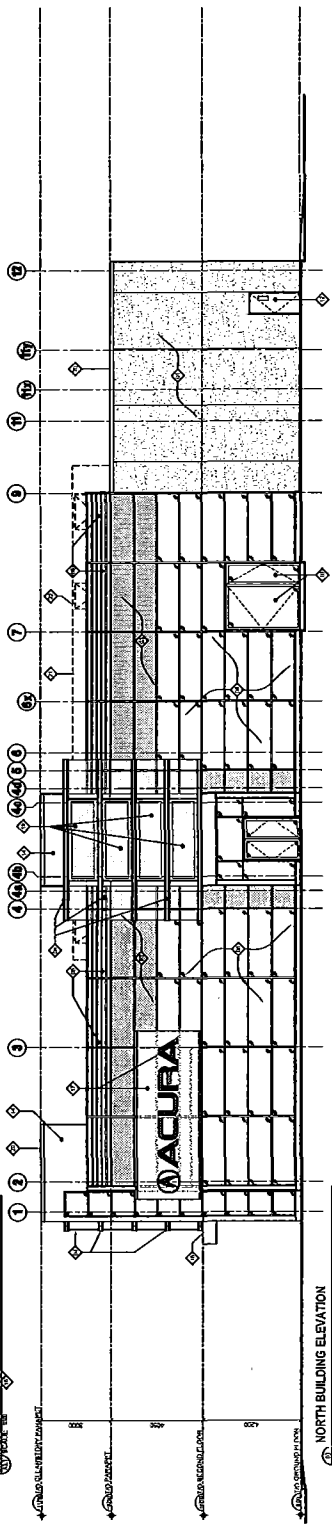
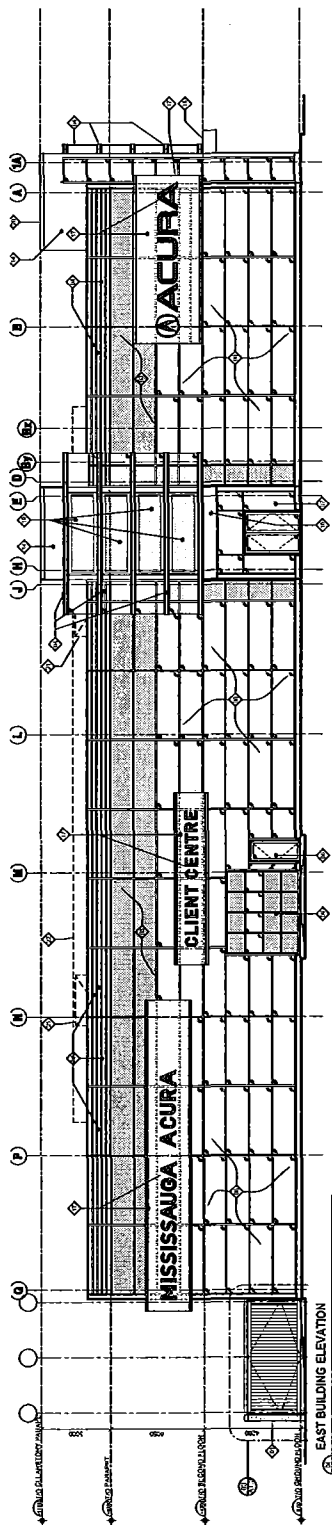
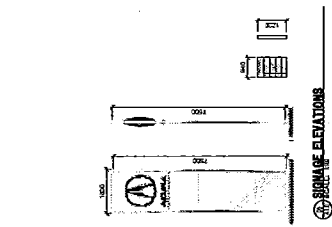
WHEREAS Resolution 0118-2013 passed by Council on July 3, 2013 that the Planning and Development Committee Recommendation PDC-0050-2013 on the report dated June 4, 2013, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Convenience Retail Commercial – Special Site 7" to "Business Employment – Special Site" and to change the Zoning from "C1-2" (Convenience Commercial) to "E2- Exception" (Employment), to permit a motor vehicle dealership under file OZ 11/002 W11, 2356860 Ontario Inc., Part of Lots 6 and 7, Concession 2, W.H.S. be received for information.

AND WHEREAS the Planning and Development Committee Recommendation PDC-0050-2013 should reflect "subject to the notwithstanding clause."

NOW THEREFORE, be it resolved that Council hereby resolves that the Planning and Development Committee Recommendation PDC-0050-2013 be amended to read that the report dated June 4, 2013, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Convenience Retail Commercial – Special Site 7" to "Business Employment – Special Site" and to change the Zoning from "C1-2" (Convenience Commercial) to "E2- Exception" (Employment), to permit a motor vehicle dealership under file OZ 11/002 W11, 2356860 Ontario Inc., Part of Lots 6 and 7, Concession 2, W.H.S. be received for information, "subject to the notwithstanding clause."







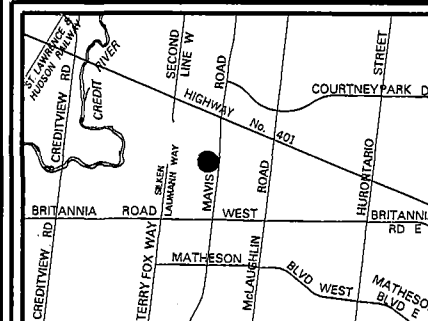
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The map displays a neighborhood layout with the following details:

- Central Lot:** A large, irregularly shaped lot shaded in gray, labeled **C1-2 VACANT**.
- Top Left:** Lots labeled **R4-24** (DETACHED DWELLINGS) and **R3-15** (DETACHED DWELLINGS). A small area is marked **B OPEN SPACE**.
- Top Center:** Lots labeled **R7-16** (DETACHED DWELLINGS) and **RM5-23** (DET. DWELLS.).
- Top Right:** Lots labeled **E2-61** (RETAIL), **E2-24** (VACANT), and **E2-1** (VACANT).
- Left Side:** Lots labeled **R4-24** (DETACHED DWELLINGS), **R3-15** (DETACHED DWELLINGS), **R4** (DETACHED DWELLINGS), **R4-7** (DETACHED DWELLINGS), **R4-7** (DETACHED DWELLINGS), and **R5** (DETACHED DWELLINGS).
- Bottom Left:** Lots labeled **R5** (DETACHED DWELLINGS) and **R5** (DETACHED DWELLINGS).
- Bottom Center:** Lots labeled **E2-55** (VACANT) and **E2-49** (RETAIL).
- Bottom Right:** Lots labeled **C5** (RETAIL), **E2-54** (VACANT), **E2-54** (RETAIL), and **E2-24** (INDUSTRIAL).
- Streets:**
 - Donway Drive:** Runs vertically along the left side.
 - Mantle Crescent:** A curved street at the top left.
 - Clemens Crescent:** A curved street at the top center.
 - Bancroft Drive:** A horizontal street running across the middle.
 - Cantay Road:** A horizontal street on the right side.
 - Ivandale Drive:** A vertical street on the left side, below Donway Drive.
 - McCracken Drive:** A vertical street on the left side, below Ivandale Drive.
 - Mavis Road:** A vertical street on the right side.



2356860 ONTARIO INC.



COUNCIL DATE
2014/07/02
DRAWN BY:
W. FINLAY

APPENDIX S-5



MISSISSAUGA
Planning and Building

*Produced by
T&W, Geomatics*

2356860 Ontario Inc.

File: OZ 11/002 W11

Recommended Zoning Provisions

Item	Recommended "C3-Exception" Regulations	Base "C3" Zone Regulations
Permitted Uses	<ul style="list-style-type: none"> • Retail Store less than or equal to 600 m² GFA – non residential • Retail Store greater than 600 m² GFA – non residential • Motor Vehicle Sales, Leasing and/or Rental facility – Restricted • Motor Vehicle Rental Facility • Restaurant • Take out Restaurant • Veterinary Clinic • Animal Care Establishment • Personal Service Establishment • Financial Institution • Repair Establishment • Beverage/Food Preparation Establishment • Medical Office • Office • Private Club 	<ul style="list-style-type: none"> • Retail Store less than or equal to 600 m² GFA – non residential • Retail Store greater than 600 m² GFA – non residential • Home Furnishing Store • Motor Vehicle Sales, Leasing and/or Rental facility – Restricted • Motor Vehicle Rental Facility • Restaurant • Convenience Restaurant • Take out Restaurant • Veterinary Clinic • Animal Care Establishment • Funeral Establishment • Personal Service Establishment • Commercial School • Financial Institution • Repair Establishment • Beverage/Food Preparation Establishment • Medical Office • Office • Overnight Accommodation • Banquet Hall/Conference Centre/Convention Centre • Recreational Establishment • Amusement Arcade • Entertainment Establishment • Private Club • University/College

2356860 Ontario Inc.

File: OZ 11/002 W11

Recommended Zoning Provisions

Item	Recommended "C3-Exception" Regulations	Base "C3" Zone Regulations
Uses Not Permitted	<ul style="list-style-type: none"> • Home Furnishing Store • Convenience Restaurant • Funeral Establishment • Commercial School • Overnight Accommodation • Banquet Hall/Conference Centre/Convention Centre • Recreational Establishment • Amusement Arcade • Entertainment Establishment • University/College 	
Building Front Entrance	Building front entrance to face onto Ivandale Drive or Bancroft Drive	n/a
Minimum Front Yard	20.0 m	4.5 m
Minimum Exterior Side Yard	20.0 m	4.5 m
Minimum depth of landscaped buffer measured from Ivandale Drive	7.0 m	4.5 m
Landscape Buffer	0.0 m to abutting lands zoned "E2-55"	3.0 m
Front Lot Line	The lot line abutting Bancroft Drive shall be deemed to be the front lot line	n/a



Corporate Report

Clerk's Files

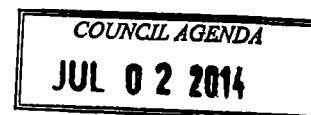
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DATE: June 12, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014

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

SUBJECT: Tax Adjustments Pursuant to Sections 334, 357 and 358



RECOMMENDATION: That the tax adjustments outlined in Appendix 1 attached to the report dated June 12, 2014 from the Commissioner of Corporate Services and Chief Financial Officer for applications for cancellation or refund of taxes pursuant to Sections 334, 357 and 358 of the *Municipal Act*, be adopted.

BACKGROUND: Sections 334, 357 and 358 of the *Municipal Act*, 2001, S.O. 2001, c.25 allow a property owner or the Treasurer to make application for the cancellation, reduction or refund of taxes for a number of specific reasons. Taxes may be adjusted when a building has been demolished or razed by fire or if a property has become exempt, changed class or has been overcharged by reason of gross or manifest error.

COMMENTS: A total of 44 applications for tax adjustments have been prepared for Council's consideration on Wednesday, July 2, 2014.

The total cancellation or refund of taxes as recommended is \$93,449.50. Appendix 1 outlines the tax cancellations being recommended by property and summarizes by appeal reason the number of applications and tax dollars recommended for reduction.

FINANCIAL IMPACT: The City's portion of the cancellations resulting from the Section 334, 357 and 358 tax adjustments is \$21,395.31.

CONCLUSION: Tax appeals for 2009, 2013 and 2014 taxation years 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 July 2, 2014.



Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Connie Mesih, Manager, Revenue and Taxation

Tax Appeals Pursuant to the Municipal Act
For Hearing On July 2, 2014

Corporate Services

Jun 12, 2014 08:20

Appeal No	Roll No	Location	Reason for Appeal	Tax Adjustment Totals
Section 334 : 2009				
8665	05-06-0-155-11200-0000	3089 WOODCHESTER DR	capping gross/manifest error	-11,476.57
Total				-11,476.57
Section 334 : 2013				
8838	05-02-0-024-15300-0000	1865 LAKESHORE RD W	capping gross/manifest error	0.00
8837	05-02-0-025-11650-0000	900 SOUTHDOWN RD	capping gross/manifest error	0.00
8839	05-03-0-075-17510-0000	3100 DIXIE RD	capping gross/manifest error	0.00
Total				0.00
Section Total				-11,476.57
Section 357 : 2013				
8542	05-01-0-003-20400-0000	1065 SHAW DR	gross/manifest error	-1,355.26
8765	05-01-0-016-07200-0000	29 COTTON DR	Demolished/razed-fire	-456.01
8783	05-02-0-019-13500-0000	846 PARKLAND AVE	Unusable minimum 3 months	-346.74
8683	05-02-0-024-07600-0000	1996 LUSHES AVE	Demolished/razed-unusable	-61.99
8656	05-02-0-025-03500-0000	2620 ROYAL WINDSOR DR	gross/manifest error	-2,898.53
8681	05-02-0-028-01000-0000	1477 GREGWOOD RD	Demolished/razed-fire	-370.70
8675	05-02-0-028-06300-0000	1468 WOODDEDEN DR	Demolished/razed-fire	-659.87
8694	05-02-0-028-09200-0000	1200 WOODDEDEN DR	Demolished/razed-fire	0.00
8611	05-04-0-096-13810-0000	7235 SECOND LINE W	Demolished/razed-fire	-275.14
8798	05-04-0-116-20550-0000	0 TOMKEN RD	Became exempt	0.00
8790	05-04-0-117-24770-0000	6970 KENDERRY GATE	gross/manifest error	-5,657.07
8796	05-05-0-116-08150-0000	1520 COURTNEYPARK DR E	gross/manifest error	-1,999.73
8693	05-05-0-117-27010-0000	3570 NASHUA DR	Class change	-6,760.30

Tax Appeals Pursuant to the Municipal Act For Hearing On July 2, 2014

Corporate Services

Jun 12, 2014 08:20

Appeal No	Roll No	Location	Reason for Appeal	Tax Adjusment Totals
8698	05-06-0-153-14700-0000	3669 MISSISSAUGA RD	Became exempt	-902.51
8727	05-07-0-054-19700-0000	1077 NORTH SERVICE RD	Demolished/razed-fire	-712.42
8529	05-09-0-001-15200-0000	88 CUMBERLAND DR	Demolished/razed-unusable	-1,387.65
8622	05-09-0-006-07700-0000	375 LAKESHORE RD W	Demolished/razed-unusable	-5,980.52
8757	05-09-0-007-01400-0000	57 WESLEY AVE	Demolished/razed-unusable	-121.82
8795	05-12-0-006-05900-0000	170 RUTLEDGE RD	Became exempt	-3,792.59
8846	05-15-0-010-00201-0000	3091 NINTH LINE	Demolished/razed-unusable	-1,645.83
8806	05-15-0-080-06913-0000	7427 NINTH LINE	Became exempt	-570.41
8738	05-15-0-080-08600-0000	6627 TENTH LINE W	Became exempt	-25,710.21
Total				-61,665.30

Section 357 : 2014

8833	05-01-0-011-06600-0000	214 ANGELENE ST	Demolished/razed-fire	-579.28
8836	05-01-0-012-11500-0000	1544 BROADMOOR AVE	Demolished/razed-fire	-1,886.77
8752	05-01-0-015-19300-0000	1448 STAVEBANK RD	gross/manifest error	0.00
8861	05-01-0-018-09400-0000	200 OAKHILL RD	Demolished/razed-fire	-1,822.65
8740	05-02-0-021-05000-0000	588 BOB-O-LINK RD	gross/manifest error	-210.77
8733	05-02-0-024-07600-0000	1996 LUSHES AVE	gross/manifest error	-375.59
8810	05-04-0-093-20500-0000	4184 CAWTHRA RD	Became exempt	0.00
8834	05-04-0-096-18410-0000	6810 SECOND LINE W	Became exempt	-24.63
8847	05-04-0-159-02100-0000	5102 BRANDY LANE CRT	Demolished/razed-unusable	-3,103.35
8731	05-05-0-104-19840-0000	7260 CUSTER CRES	gross/manifest error	0.00
8866	05-05-0-112-26900-0000	7594 REDSTONE RD	Demolished/razed-fire	-373.85
8789	05-06-0-128-05000-0000	87 DUNBAR RD	Demolished/razed-fire	-1,294.43
8809	05-06-0-132-13200-0000	2241 FIFTH LINE W	Became exempt	-15.18
8848	05-09-0-002-15800-0000	9 CARLIS PL	Demolished/razed-fire	-1,913.48
8758	05-09-0-007-01400-0000	57 WESLEY AVE	gross/manifest error	-696.83
8869	05-09-0-007-10500-0000	25 HARRISON AVE	Demolished/razed-fire	-896.86

Tax Appeals Pursuant to the Municipal Act
For Hearing On July 2, 2014

Corporate Services

Jun 12, 2014 08:20

Appeal No	Roll No	Location	Reason for Appeal	Tax Adjusment Totals
8791	05-11-0-002-10500-0000	11 ALPHA MILLS RD	gross/manifest error	-95.78
				Total -13,289.45
				Section Total -74,954.75
Section 358 : 2013				
8803	05-01-0-002-17600-0000	501 LAKESHORE RD E	gross/manifest error	-7,018.18
				Total -7,018.18
				Section Total -7,018.18

Tax Appeals Pursuant to the Municipal Act
For Hearing On July 2, 2014

Corporate Services

Jun 12, 2014 08:20

R-3(e)

Tax Adjustment Totals

Section 334	2009	-11,476.57
	2013	0.00
Section 357	2013	-61,665.30
	2014	-13,289.45
Section 358	2013	-7,018.18
Grand Total		-93,449.50

Tax Appeals Pursuant to the Municipal Act

For Hearing On July 2, 2014

Corporate Services

Jun 12, 2014 08:20

Summary of Tax Adjustment by Type

Count	Description	Amount
11	gross/manifest error	- 20,307.74
8	Became exempt	- 31,015.53
4	capping gross/manifest error	- 11,476.57
13	Demolished/razed-fire	- 11,241.46
6	Demolished/razed-unusable	- 12,301.16
1	Class change	- 6,760.30
1	Unusable minimum 3 months	- 346.74
Total		- 93,449.50



Corporate Report

Clerk's Files

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Files

R-4

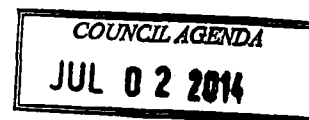
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DATE: June 13, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014

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

SUBJECT: **Apportionment of Taxes**



RECOMMENDATION: That the recommended apportionment of taxes and payments set out in Appendix 1 of the report dated June 13, 2014 from the Commissioner of Corporate Services and Chief Financial Officer be approved.

BACKGROUND: Section 356 of the *Municipal Act* allows a local municipality to apportion taxes if land which was assessed in one block at the return of the assessment roll is subsequently divided into two or more parcels and to direct what proportion of any payment of taxes is to be applied to each of the parcels.

COMMENTS: The Municipal Property Assessment Corporation (MPAC) has advised of a number of properties that have been divided into parcels subsequent to the return of the assessment roll. Section 356 of the *Municipal Act* provides for taxes levied on the land to be apportioned to the newly created parcels. In addition, the municipality is to direct what proportion of any payment of taxes is to be applied to each of the parcels.

In accordance with section 356(1) of the *Municipal Act*, taxes levied on the land for the year in which the property is divided and any

unpaid taxes for years prior to that year have been proportionately apportioned to the newly created parcels based on the relative assessed value of the parcels as determined by MPAC. Supplementary taxes levied for the year in which the property was divided have been allocated to the parcel to which they pertain.

All payments applied to the property tax account being apportioned, from the year of the land division to date, must be allocated to the appropriate parcels. Payments have been allocated based on the parcel that payment was intended for or distributed proportionately among the parcels if the payment was intended for the entire block.

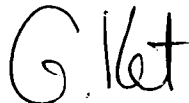
A Summary of Apportionment of Taxes listing newly created parcels and the recommended apportionment of taxes and payments is provided as Appendix 1.

Owners of the apportioned lands have been sent notification. Property owners have the right to appeal the decision of Council to the Assessment Review Board.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: There are a number of properties that were assessed in one block at the return of the assessment roll and subsequently divided into parcels. The *Municipal Act* requires Council to approve the apportionment of taxes and allocation of payments subsequent to the division of property.

ATTACHMENTS: Appendix 1: Summary of Apportionment of Taxes under the *Municipal Act* for hearing on July 2, 2014.



Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Connie Mesih, Manager, Revenue and Taxation

**Summary of Apportionment of Taxes under the Municipal Act
For Hearing on July 2, 2014**

Rosanna Angelini
(905) 615-3200

Corporate Services Revenue

June 13, 2014 08:58

Apportionment No	Roll No	Location	Legal Description	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
8525	05-06-0-128-57765-0000	463 CAVELL DR	PLAN 967 PT BLK L PLAN M78 PT LOT 23 RP 43R4259 PARTS 1 TO 3	2013	513,500	4,821.34	-4,821.34
8529	05-04-0-116-35616-0000	5716 COOPERS AVE	PLAN 43M425 PT BLKS 16 AND 17 RP 43R34734 PARTS 3 to 7 11 18 TO 28 35 PT PART 1	2013	8,015,077	173,907.50	-107,177.33
	05-04-0-116-35618-0000	5785 KENNEDY RD	PLAN 43M425 PT BLK 16 RP 43R34734 PARTS 8 TO 10 12 TO 17 29 TO 34	2013	1,987,424	42,828.97	-19,401.76
8531	0-5-06-0-128-57765-0000	463 CAVELL DR	PLAN 967 PT BLK L PLAN M78 PT LOT 23 RP 43R4259 PARTS 1 TO 3	2014	558,000	5,906.57	-784.33
8533	05-05-0-117-27705-0000	6800 REXWOOD RD	PLAN 919 PT BLK D RP 43R34283 PARTS 2 AND 3	2012	6,534,004	552,512.62	-545,362.08
	05-05-0-117-27750-0000	6811 GOREWAY DR	PLAN 919 PT BLK D RP 43R34283 PART 1	2012	6,985,996	590,709.89	-437,279.47
Total						1,370,686.89	-1,114,826.31

R-4(c)



Corporate Report

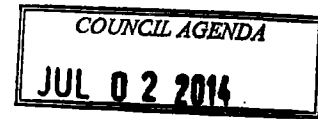
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R-5

DATE: June 17, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014



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

SUBJECT: **Municipal Elections 2014 - Establishment of Reduced Voting
Hours for Retirement Homes and Institutions**

RECOMMENDATION: That a By-law be enacted establishing reduced voting hours in voting places such as retirement homes or institutions as defined in section 45 (7) of the *Municipal Elections Act, 1996*, as amended, and as outlined in Appendix 1 to the report dated June 17, 2014 from the Commissioner of Corporate Services and Chief Financial Officer.

BACKGROUND: The *Municipal Elections Act 1996*, (MEA), as amended, requires that on voting day, a voting place shall be provided on the premises of the following:

1. An institution for the reception, treatment or vocational training of members or former members of the Canadian Forces.
2. An institution in which, on nomination day, 20 or more beds are occupied by persons who are disabled, chronically ill or infirm.
3. A retirement home in which, on nomination day, 50 or more beds are occupied.

Further, section 46 (3) of the MEA states that council may pass a by-law with respect to a voting place described in subsection 45 (7) that is only for the use of residents of the institution or retirement home, providing for reduced opening hours.

COMMENTS:

In preparation for the 2014 Municipal Election, staff reviewed the mandatory voting locations and hours of voting used during the 2010 Municipal Election. Also, a review was conducted to determine if additional retirement homes or institutions as defined in section 45 (7) of the MEA, had been established. As a result of this review, it was determined that an additional facility, Viva Mississauga, had been established. This facility was added to the list of mandatory locations provided as Appendix 1. Otherwise, it was determined that voting hours will remain similar to those used in 2010. As a point of interest, voting hours are determined based on the following criteria i) facility preference (i.e. morning vs afternoon); ii) election day administration scheduling; iii) size and demographics of facility. Attached as Appendix 1 is a complete list of the 2014 mandatory locations and the hours of voting proposed for each location.

FINANCIAL IMPACT: Not Applicable.

CONCLUSION: It is appropriate for Council to enact the necessary By-law to establish reduced voting hours at certain retirement homes and institutions, to reduce the impact of the municipal election process on the facility operation.

ATTACHMENTS: Appendix 1: Municipal Elections 2014 - Establishment of
Reduced Voting Hours for Retirement Homes and
Institutions Schedule

G. Kent.

Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Crystal Greer, Director of Legislative Services

**MUNICIPAL ELECTIONS 2014 – ESTABLISHMENT OF REDUCED VOTING HOURS FOR
RETIREMENT HOMES AND INSTITUTIONS SCHEDULE**

WARD	LOCATION	HOURS OF VOTING
Ward 1	Mississauga Long Term Care Facility – 26 Peter Street N	10:00am – 2:00pm
Ward 1	Chartwell Regency Retirement Residence – 29 Mississauga Road N	10:00am – 2:00pm
Ward 2	Wawel Villa – 880 Clarkson Road	10:00am – 2:00pm
Ward 2	Sheridan Villa – 2460 Truscott Drive	10:00am – 8:00pm
Ward 2	Chartwell Wenleigh Long Term Care Residence – 2065 Leanne Boulevard	4:00pm – 8:00pm
Ward 2	The Erinview – 2132 Dundas Street W	4:00pm – 8:00pm
Ward 3	Sunrise Senior Living of Mississauga – 1279 Burnhamthorpe Road E	10:00am – 2:00pm
Ward 3	Bough Beeches Place – 1130 Bough Beeches Boulevard	4:00pm – 8:00pm
Ward 3	Beechwood Place Retirement Residence – 1500 Rathburn Road E	10:00am – 8:00pm
Ward 3	Tyndall Nursing Home – 1060 Eglinton Avenue E	10:00am – 8:00pm
Ward 3	Constitution Place – 3051 Constitution Boulevard	10:00am – 2:00pm
Ward 4	Cawthra Gardens Long Term Care Residence – 590 Lolita Gardens	10:00am – 2:00pm
Ward 5	Villa Forum Long Term Care Facility – 175 Forum Drive	10:00am – 8:00pm
Ward 5	Malton Village – 7075 Rexwood Road	4:00pm – 8:00pm
Ward 6	Leisureworld Care Giving Centre Streetsville – 1742 Bristol Road	4:00pm – 8:00pm
Ward 6	Yee Hong Centre For Geriatric Care Mississauga – 5510 Mavis Road	10:00am – 8:00pm
Ward 7	King Garden Retirement Residence – 85 King Street E	10:00am – 8:00pm
Ward 7	Leisureworld Care Giving Centre Mississauga – 2250 Hurontario Street	10:00am – 2:00pm
Ward 7	Trillium Health Care Centre – 100 Queensway W	10:00am – 2:00pm
Ward 7	Heritage House – 73 King Street W	10:00am – 2:00pm
Ward 7	Mississauga Life Care Centre – 55 Queensway W	4:00pm – 8:00pm
Ward 8	Sunrise of Erin Mills – 4046 Erin Mills Parkway	10:00am – 2:00pm
Ward 8	Carmel Heights Senior Residence – 1720 Sherwood Forest Circle	4:00pm – 8:00pm
Ward 8	Ivan Franko Home – 3058 Winston Churchill Boulevard	10:00am – 2:00pm
Ward 8	Credit Valley Hospital Long Term Care Facility – 2200 Eglinton Avenue W	4:00pm – 8:00pm
Ward 8	Specialty Care Facility Mississauga Rd – 4350 Mississauga Road	4:00pm – 8:00pm
Ward 9	The Village of Erin Meadows – 2930 Erin Centre Boulevard	10:00am – 2:00pm
Ward 9	Edenwood Seniors Village Inc. – 3061 Battleford Road	10:00am – 2:00pm

R-5(c)

**MUNICIPAL ELECTIONS 2014 – ESTABLISHMENT OF REDUCED VOTING HOURS FOR
RETIREMENT HOMES AND INSTITUTIONS SCHEDULE**

Ward 10	Viva Mississauga – 5575 Bonnie Street	10:00am – 8:00pm
Ward 11	Extendicare Mississauga – 855 John Watt Boulevard	10:00am – 2:00pm



Corporate Report

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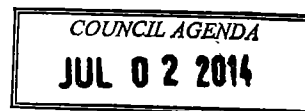
R-6

DATE: June 17, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014

FROM: Martin Powell, P. Eng.
Commissioner of Transportation and Works

SUBJECT: Regulation of Clotheslines



RECOMMENDATION: That a by-law be enacted to regulate clotheslines as outlined in the report from the Commissioner of Transportation and Works, dated June 17, 2014 and entitled "Regulation of Clotheslines".

**REPORT
HIGHLIGHTS:**

- At its meeting of March 5, 2014 Council received a letter from residents and directed staff to prepare a report on the regulation of clotheslines.
- The *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08* regulates the use of clotheslines in Ontario. A municipality can pass a by-law that addresses clotheslines as long as it does not restrict or prevent the use of clotheslines under the *Act* and *Regulations*.
- Since December 2009, or over approximately the last 4 ½ years, Enforcement has received 14 complaints related to clotheslines.
- In researching other Canadian municipalities, staff discovered that only Montreal regulates clotheslines by restricting them to rear yards.
- A new by-law is proposed to regulate the number, location and

height of clotheslines. In staff's opinion the regulations recommended for the City meet the intent of the *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08* and ensure that property standards are respected.

BACKGROUND:

At its meeting of March 5, 2014 Council received a letter from residents and directed staff to prepare a report, as noted below:

"I-5 A letter dated February 19, 2014, from Ward 2 residents Paul Del Grande and Steve DeVoe requesting for a by-law to be enacted to enforce the *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08*.

Councillor Mullin indicated that she met with staff and a report will be brought to a future General Committee meeting.

Received and referred to Transportation and Works Department Enforcement Division for a report."

A copy of the letter noted above is attached as Appendix 1.

This report is in response to the above-noted direction from Council.

PRESENT STATUS:

The *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08* regulates the use of clotheslines in Ontario. The *Act* and *Regulations* allow clotheslines to be hung as long as they are accessible. A municipality can pass a by-law that addresses clotheslines as long as it does not restrict or prevent the use of clotheslines under the *Act* and *Regulations*. A copy of the section of the *Act* and *Regulations* that relates to clotheslines is attached to this report as Appendix 2. At the present time, the City does not have any by-laws regulating the use of clotheslines.

COMMENTS:Complaint History:

Since December 2009, or over approximately the last 4 ½ years, Enforcement has received 14 complaints related to clotheslines. Since

no municipal by-laws are in place to regulate clotheslines, Enforcement has addressed only one of these complaints.

Municipal Scan:

Staff researched other Canadian municipalities to determine how they regulate clotheslines including: Ajax, Brampton, Burlington, Montreal, Hamilton, Oakville, Regional Municipality of Halifax and Toronto. None of the municipalities contacted had any form of regulations related to clotheslines, with the exception of Montreal. Montreal only allows clotheslines in rear yards.

Proposed Regulations:

To provide staff with the tools to more effectively address issues related to clotheslines should complaints be received about them, it is recommended that a by-law be enacted to regulate the number, location and height of clotheslines, as follows:

Number and Location:

One clothesline would be permitted per residential dwelling unit. If the property contains a licensed second unit, a second clothesline would be permitted. The clothesline regulation of one per residential dwelling unit is similar to other yard features such as accessory structures, gazebos, play structures and driveways, which are limited to one per property in the Zoning By-law 0225-2007, as amended.

The length of the clothesline would be at the discretion of the homeowner but must be contained entirely in the rear yard and confined to a straight line so as to prevent the ringing of the entire property with a single line with corner posts.

Height:

A height restriction would be included that would limit the height of a clothesline to those that are accessible:

- standing directly on the ground;
- standing on a deck or other fixed platform accessed directly from

the ground floor of the house or building, if the deck or fixed platform is no higher than the floor level of the ground floor;

- shall not include any pulley system or other mechanical apparatus that would permit the raising of the clothesline to a height higher than what is permitted in the previous two bullet points; and,
- shall in no circumstance exceed a height of three metres.

Time:

The issue of time is currently addressed through existing provisions of the Property Standards By-law 654-98, as amended, related to debris. Laundry left on a line for extended periods is considered debris under the by-law and subject to regulation.

Municipal Regulatory Authority:

In the opinion of staff from Enforcement and Legal Services the preceding regulations proposed for the City meet the intent of the *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08* and ensure that property standards are respected.

Enforcement Action Plan:

It is proposed that the by-law for the regulation of clotheslines be enforced on a reactive basis in response to complaints.

FINANCIAL IMPACT: Given the complaint history with clotheslines, staff do not anticipate that enforcing the regulations for clotheslines will require additional staff resources. As a result, no financial impact is anticipated.

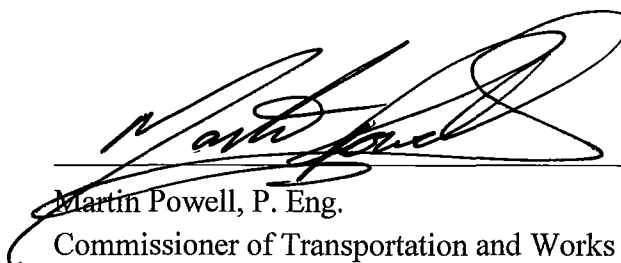
CONCLUSION: Staff receive complaints about clotheslines. The *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08* regulates the use of clotheslines in Ontario. The *Act* and *Regulation* are silent on enforcement. At the present time, the City does not have by-laws in place to regulate clotheslines. As a result, staff propose that a by-law be enacted for the regulation of clotheslines. In staff's opinion, the regulations recommended for the City in the new by-law meet the

intent of the *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08* and ensure that property standards are respected.

ATTACHMENTS:

Appendix 1: Letter from Mr. Paul Del Grande and Mr. Steve DeVoe dated February 19, 2014.

Appendix 2: Section of the *Ontario Green Energy Act, 2009 – Ontario Regulation 97/08* related to Clotheslines.

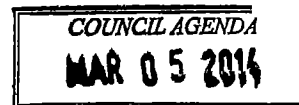


Martin Powell, P. Eng.

Commissioner of Transportation and Works

Prepared By: Michael Foley, Supervisor, Compliance and Licensing Enforcement

R-6(e)



Paul Del Grande
Indian Grove
Mississauga, ON

February 19, 2014

Steve DeVoe
Indian Grove
Mississauga, ON

Crystal Greer, City Clerk
City of Mississauga
300 City Centre Drive
Mississauga, ON
L5B 3C1

Subject: Request for Enacting a By-Law to enforce a section of The Ontario Green Energy Act, 2009 – Ontario Regulation 97/08

Dear Ms. Greer,

We ask that the Council of the City of Mississauga consider the enactment of a By-Law to enforce The Ontario Green Energy Act, 2009 – Ontario Regulation 97/08 with reference to Prescribed Circumstances Item #2. (See scanned copy of Ontario Regulation 97/08).

We are specifically referring to the blatant, disturbing conduct demonstrated by our neighbor located at 1339 Indian Grove, Mississauga. The residents at this address have demonstrated their lack of respect and common sense by not considering the right to visual, and quiet enjoyment of their neighbours.

The above-mentioned resident has installed several clotheslines exceeding 15 at last count, and at heights exceeding 20 ft in their backyard. (Pictures attached)

Please contact myself -

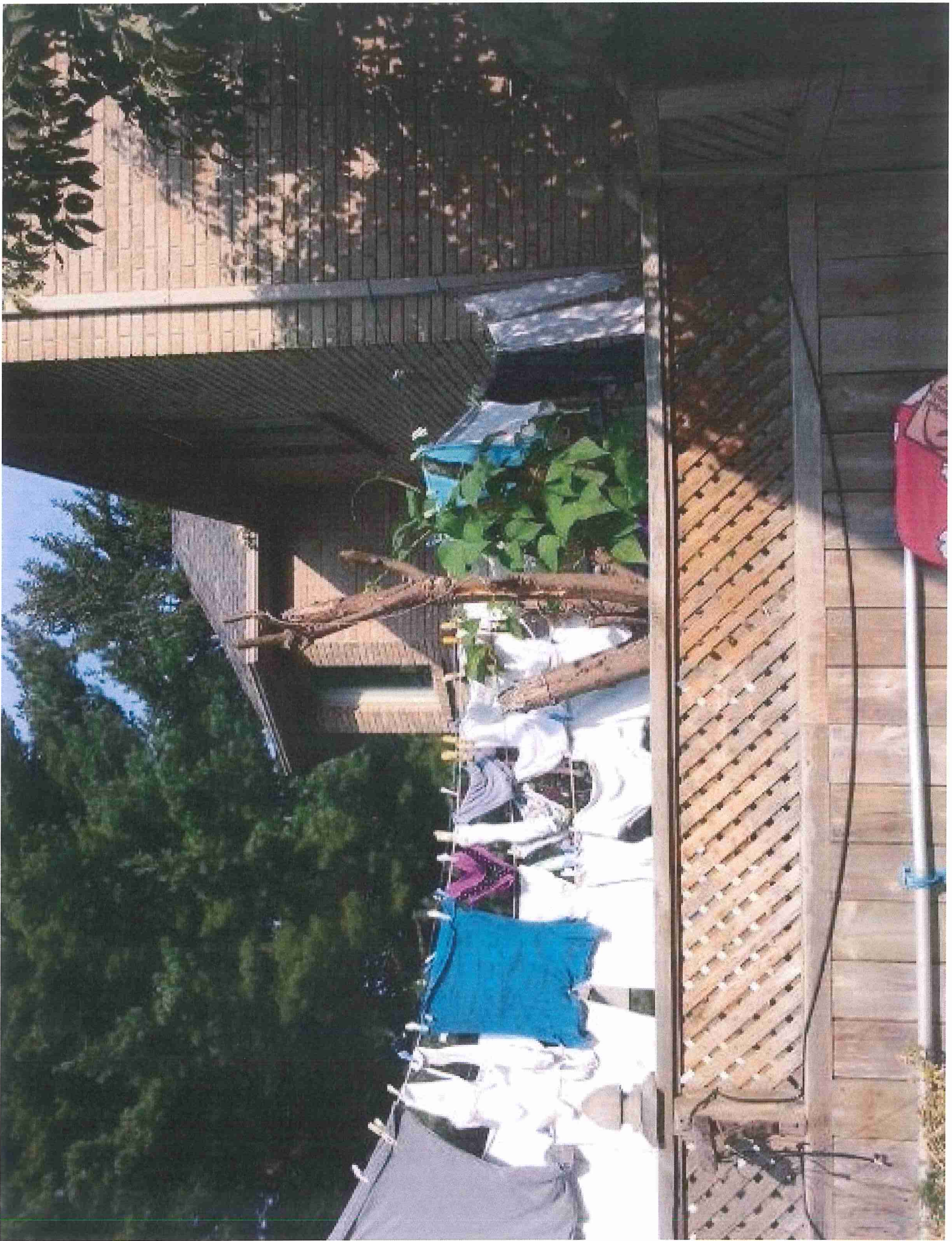
or Steve DeVoe --

Thank you for your support.

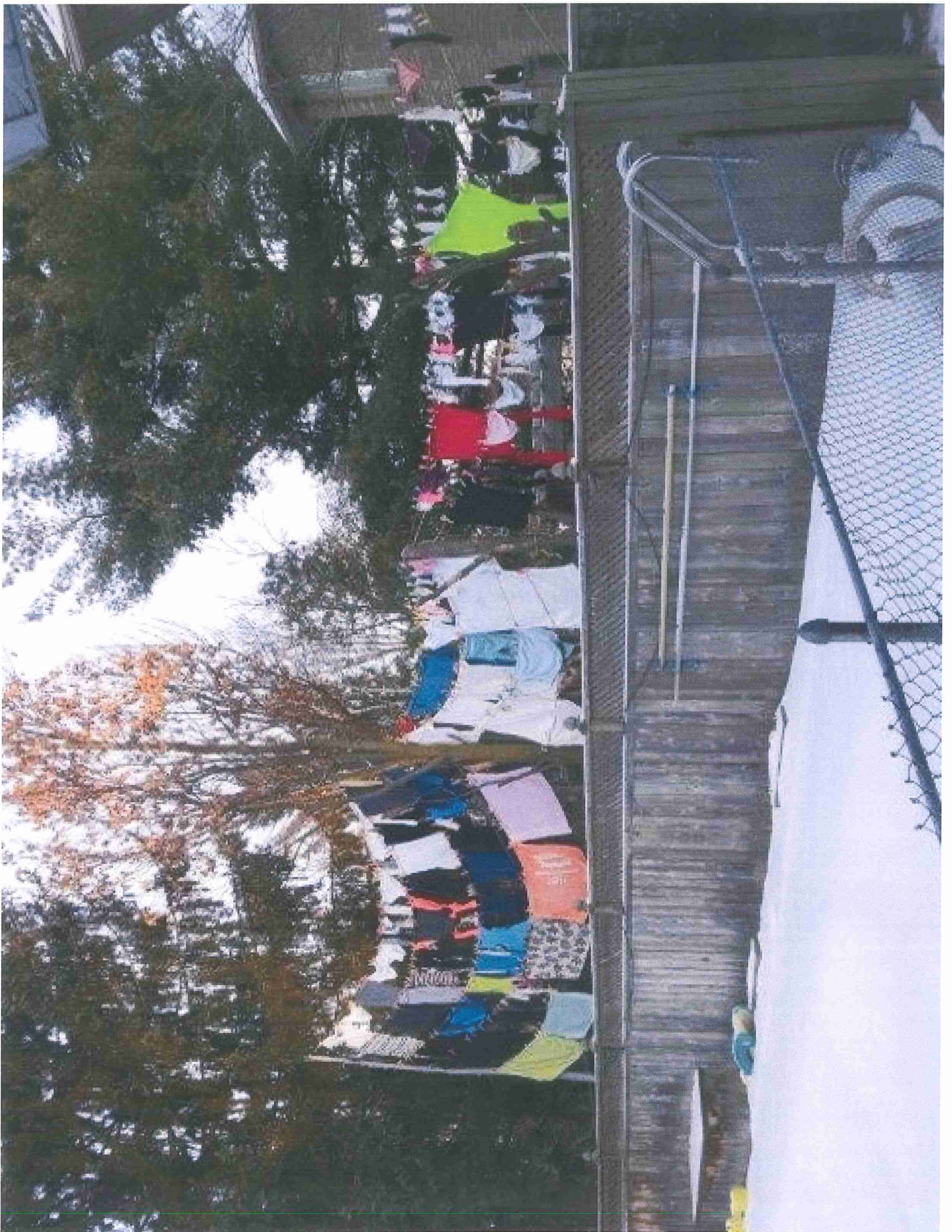
Sincerely,

Paul Del Grande, Steve DeVoe

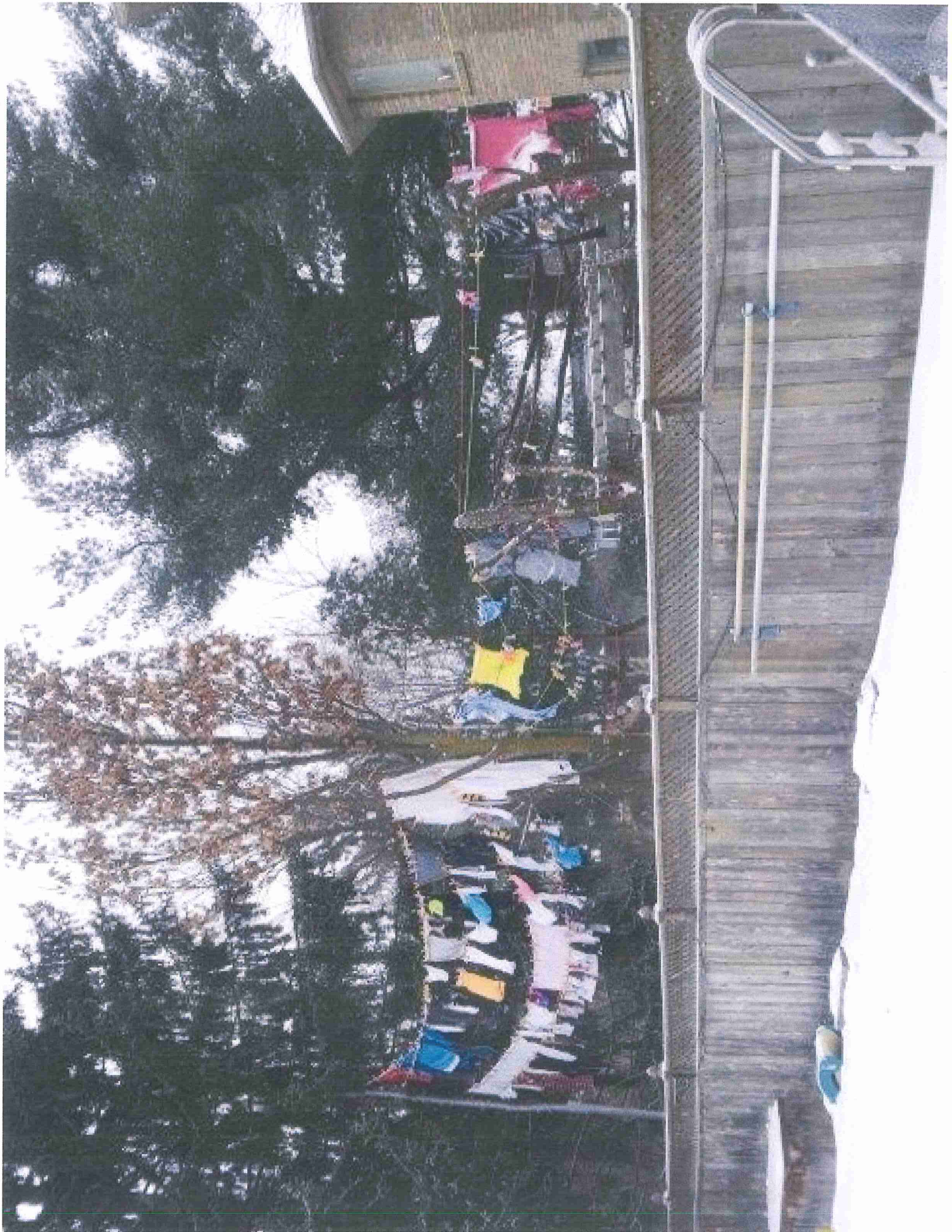
Copy to: Councillor Pat Mullin - Ward 2: pat.mullin@mississauga.ca
Mayor Hazel McCallion: mayor@mississauga.ca,
Legislative Coordinator: Carmela Radice: carmela.radice@mississauga.ca



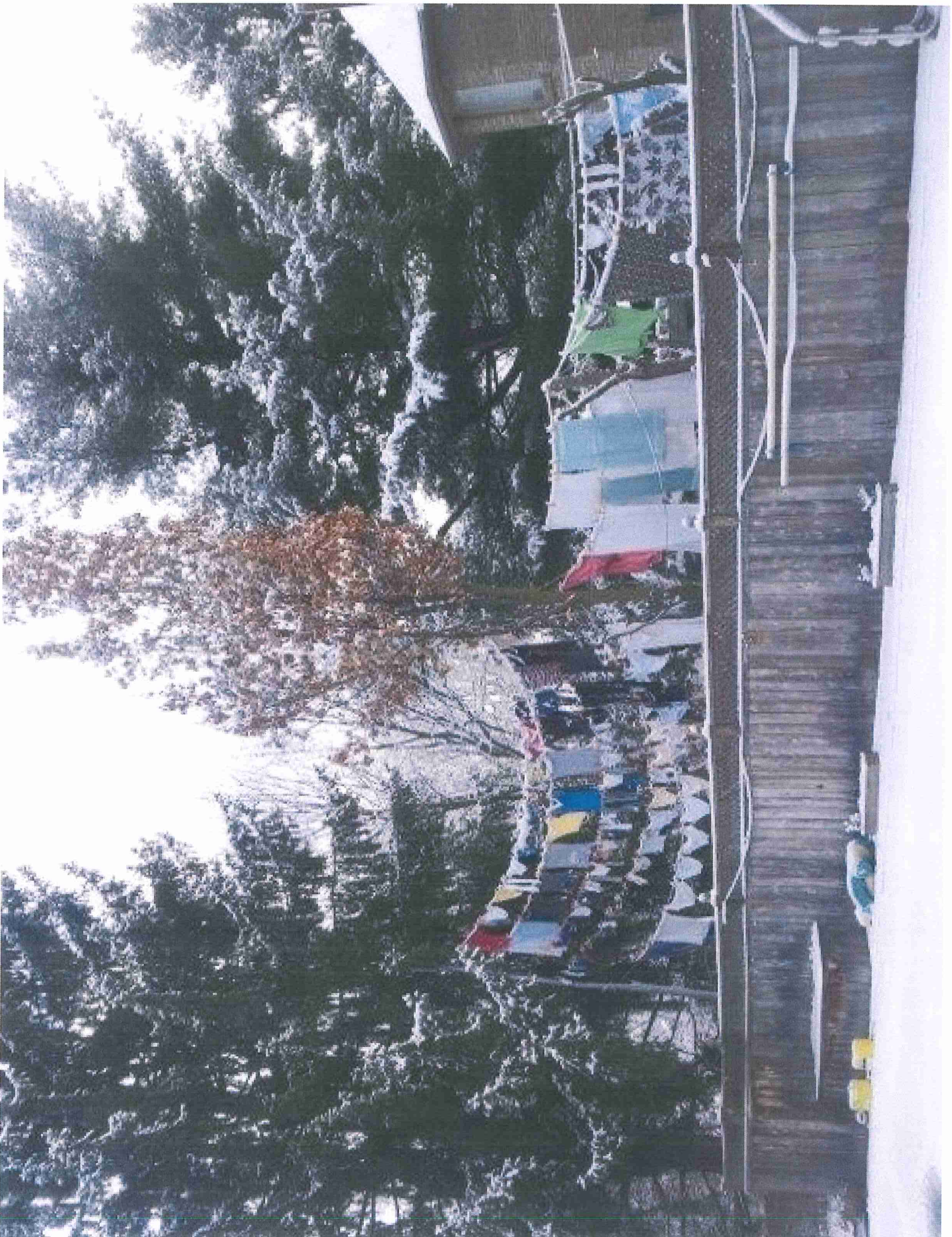


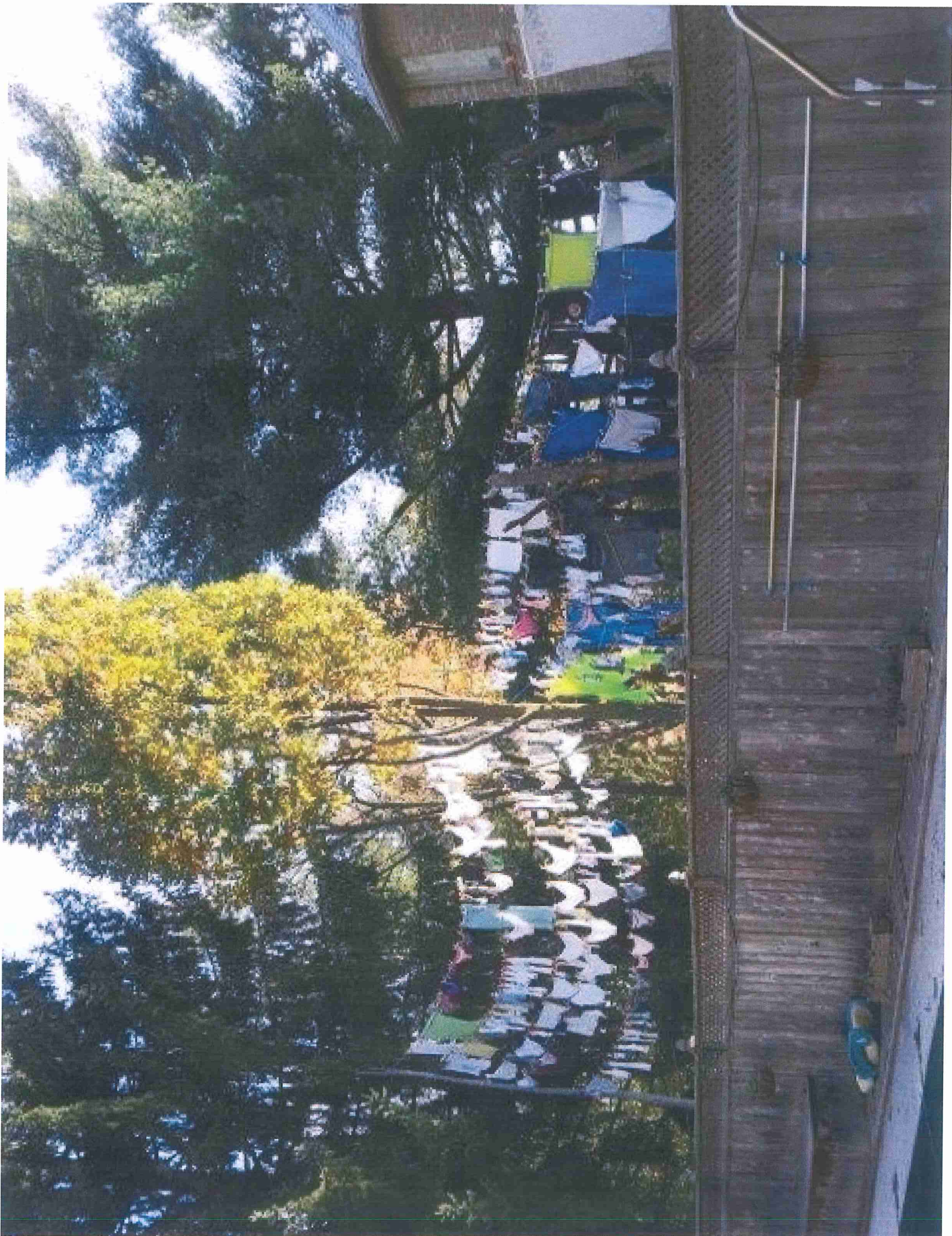


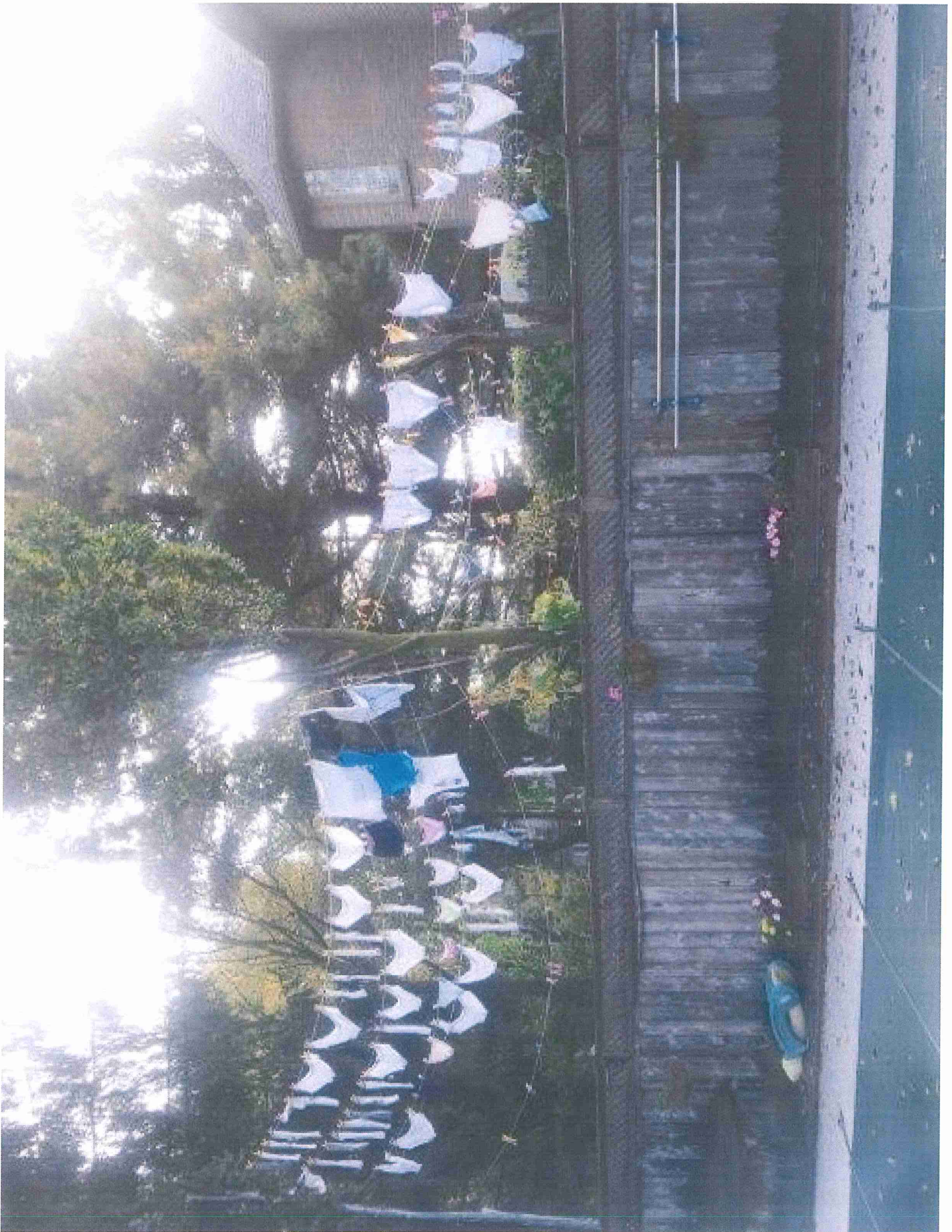














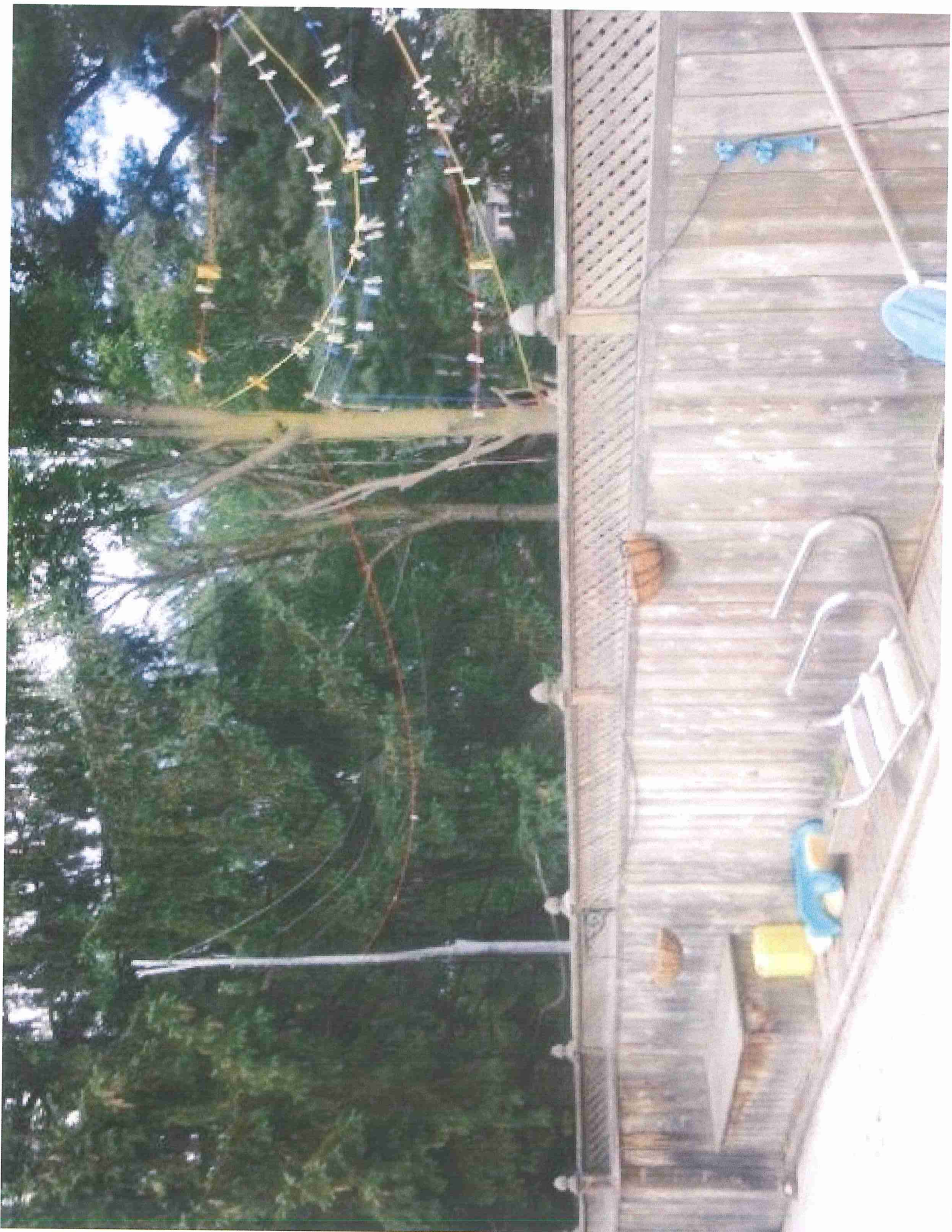


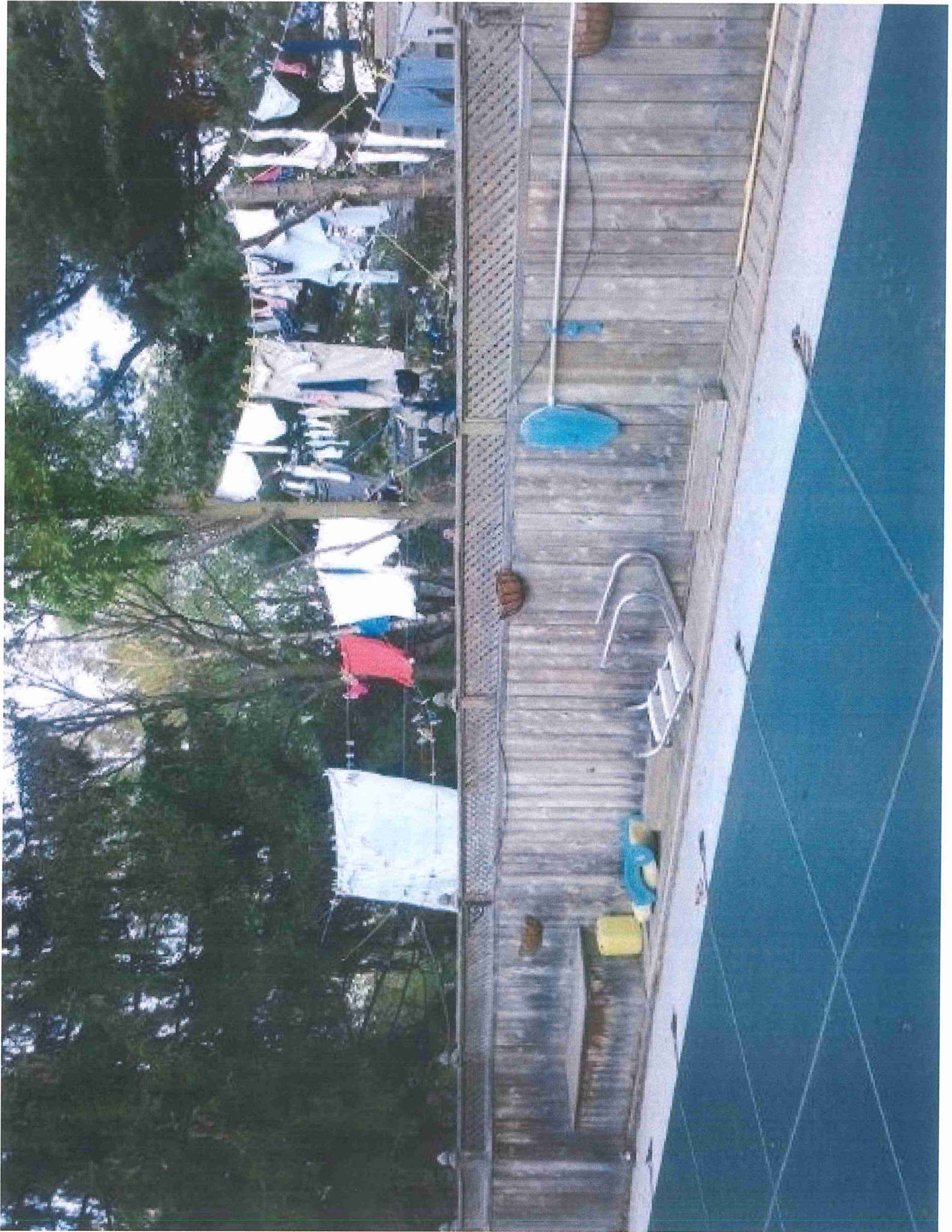


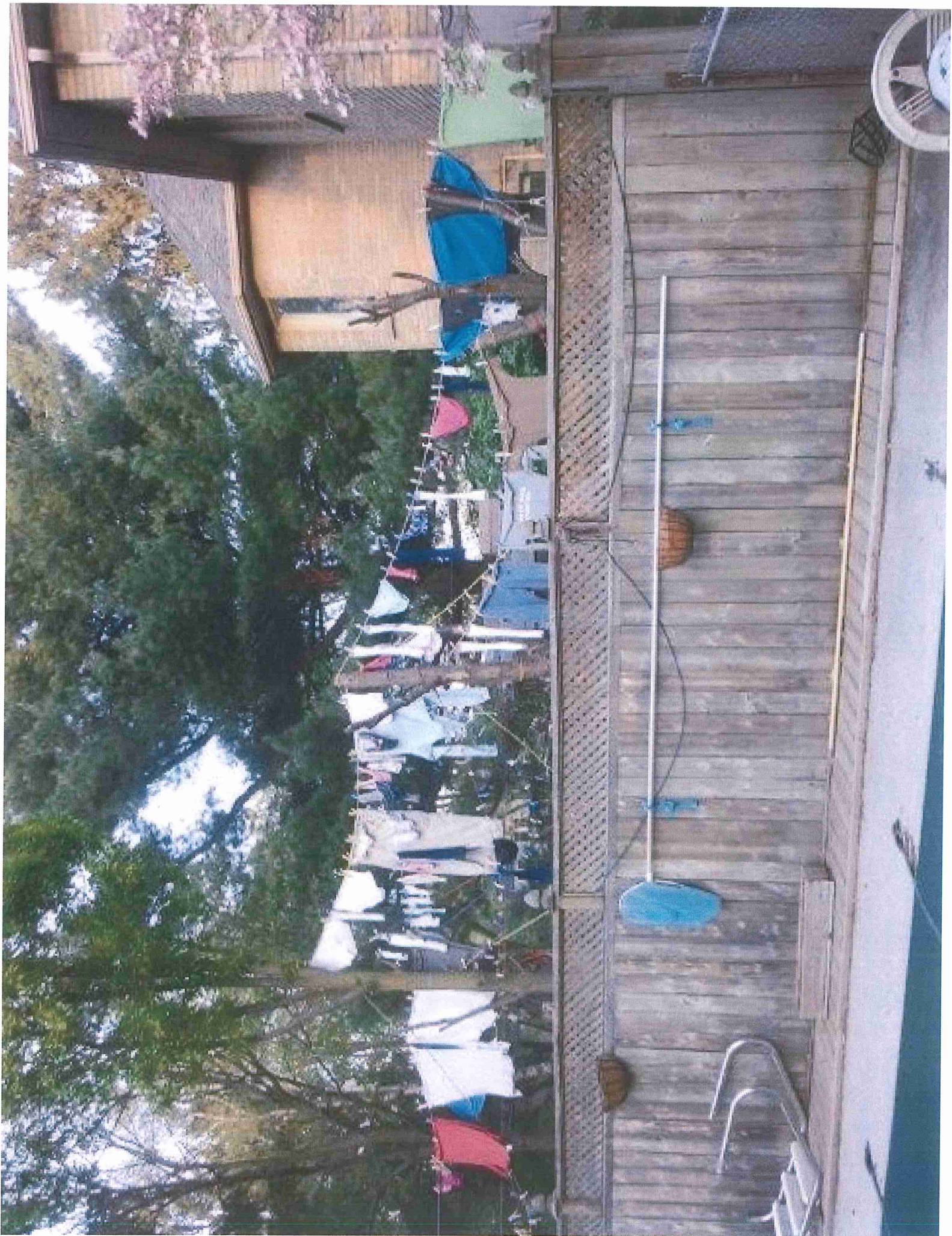


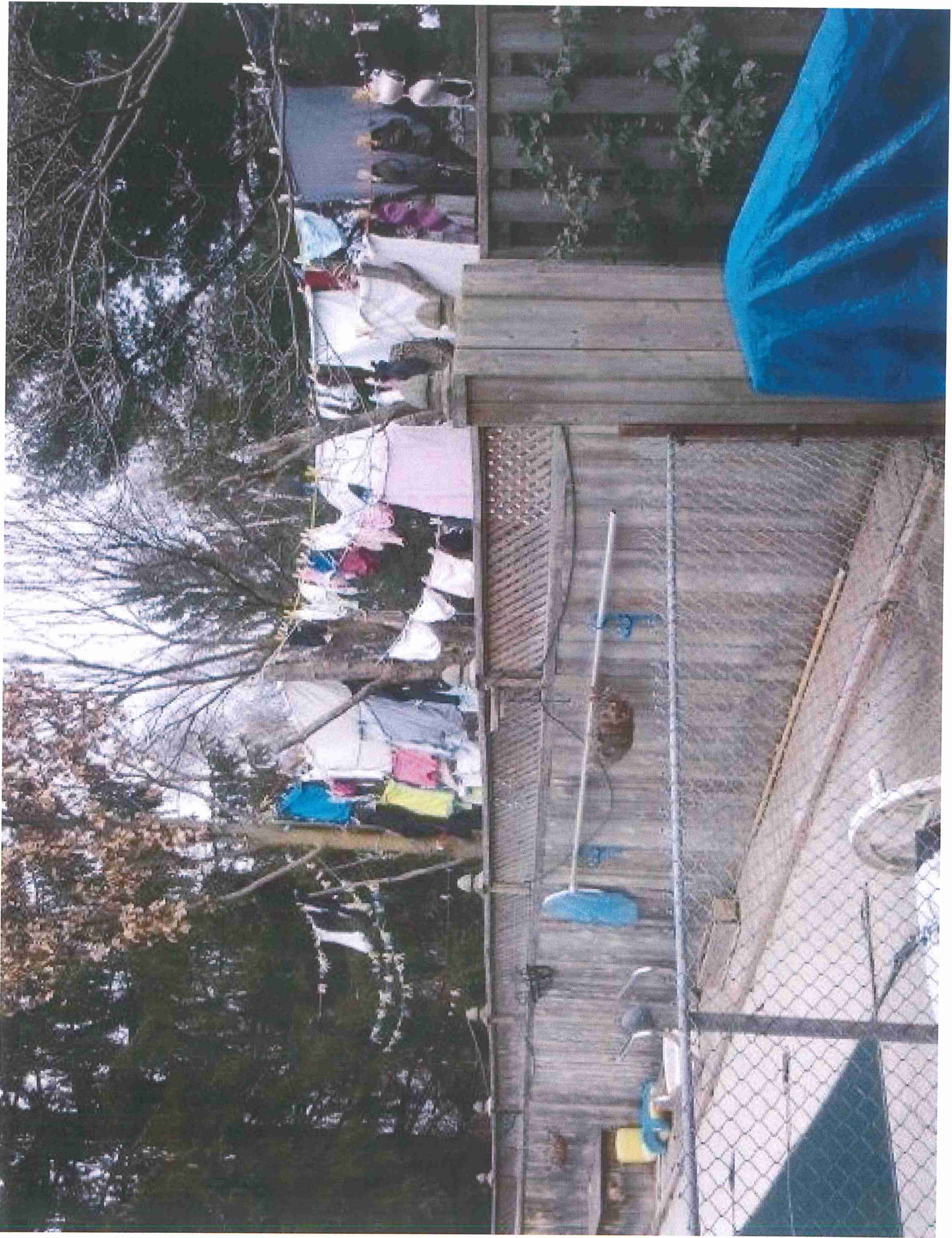


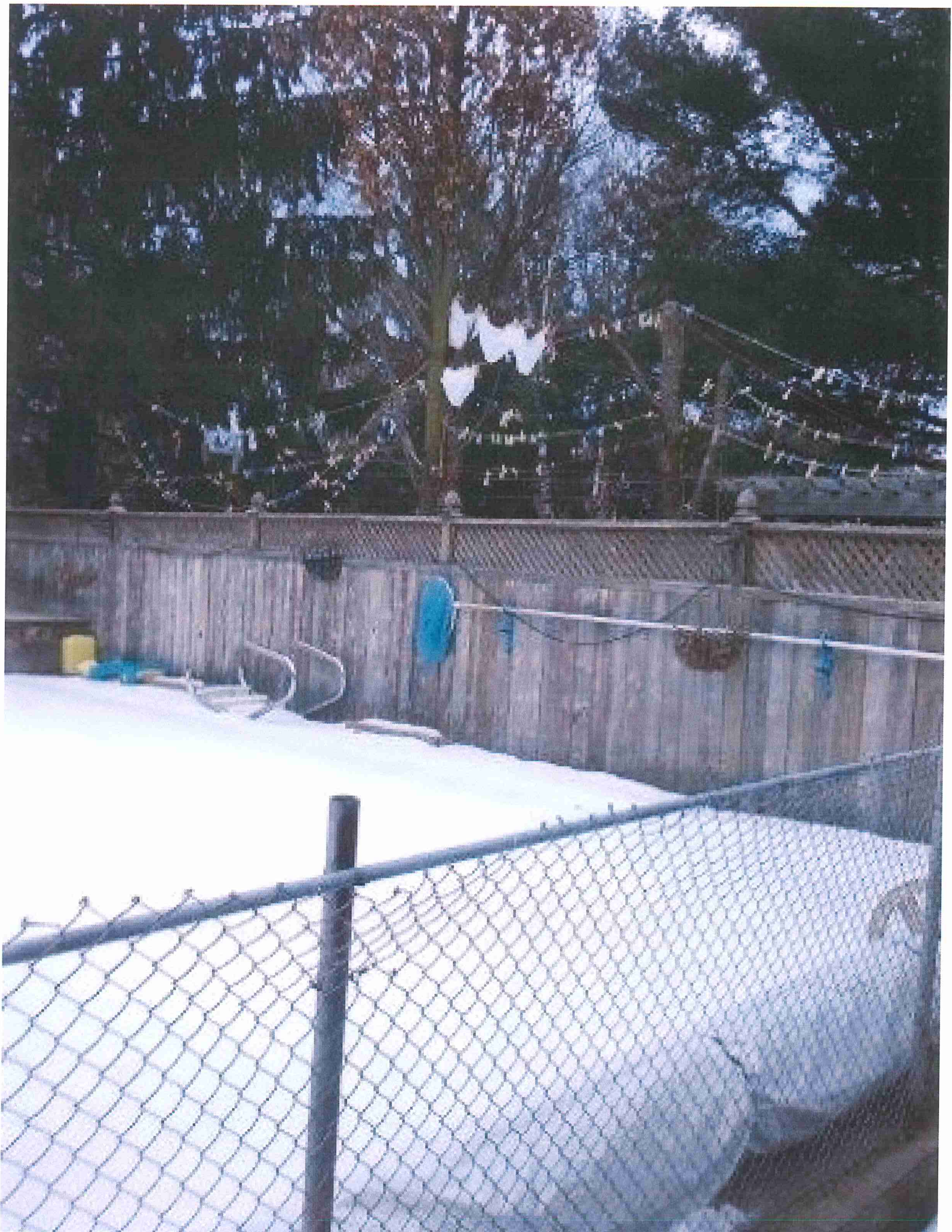








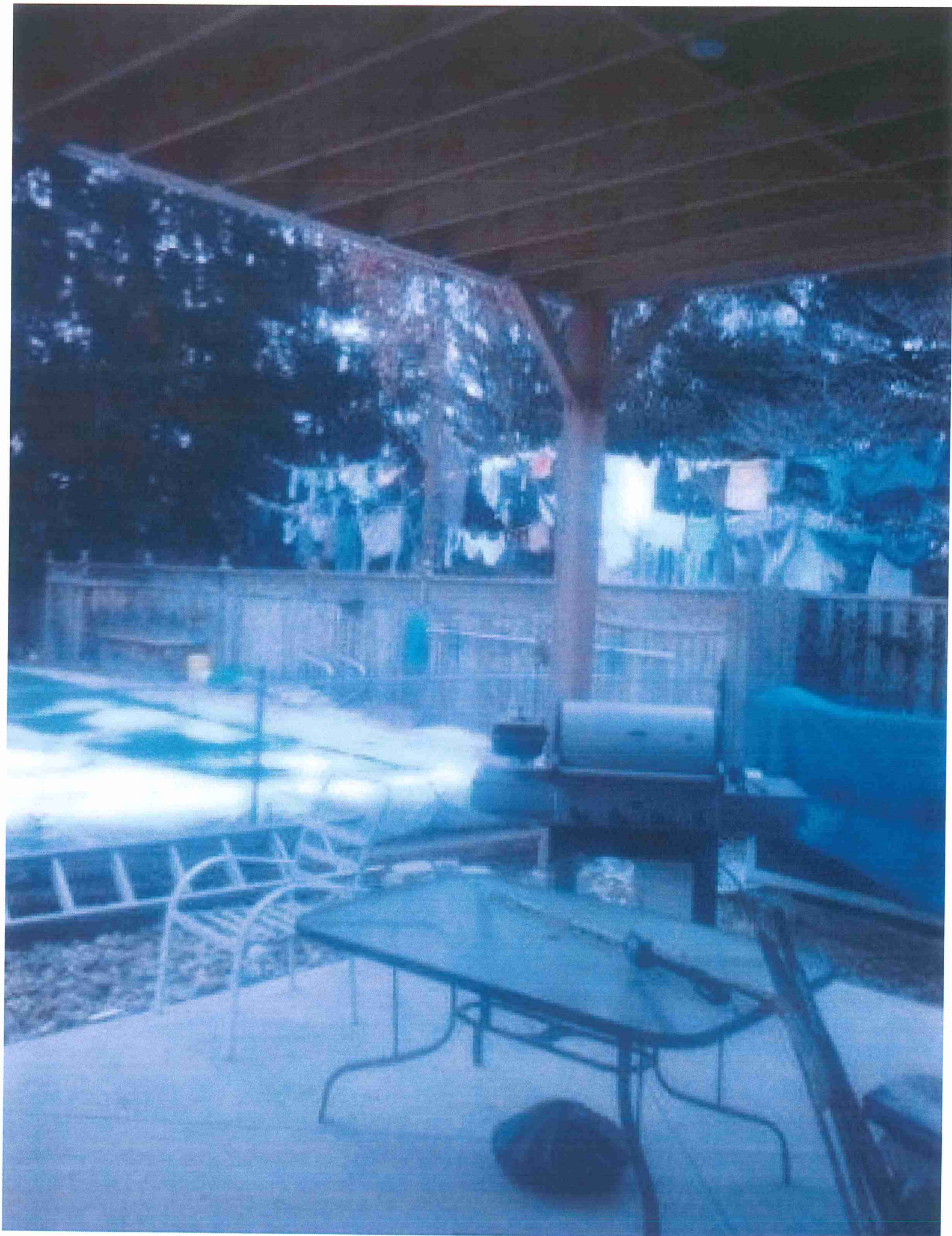


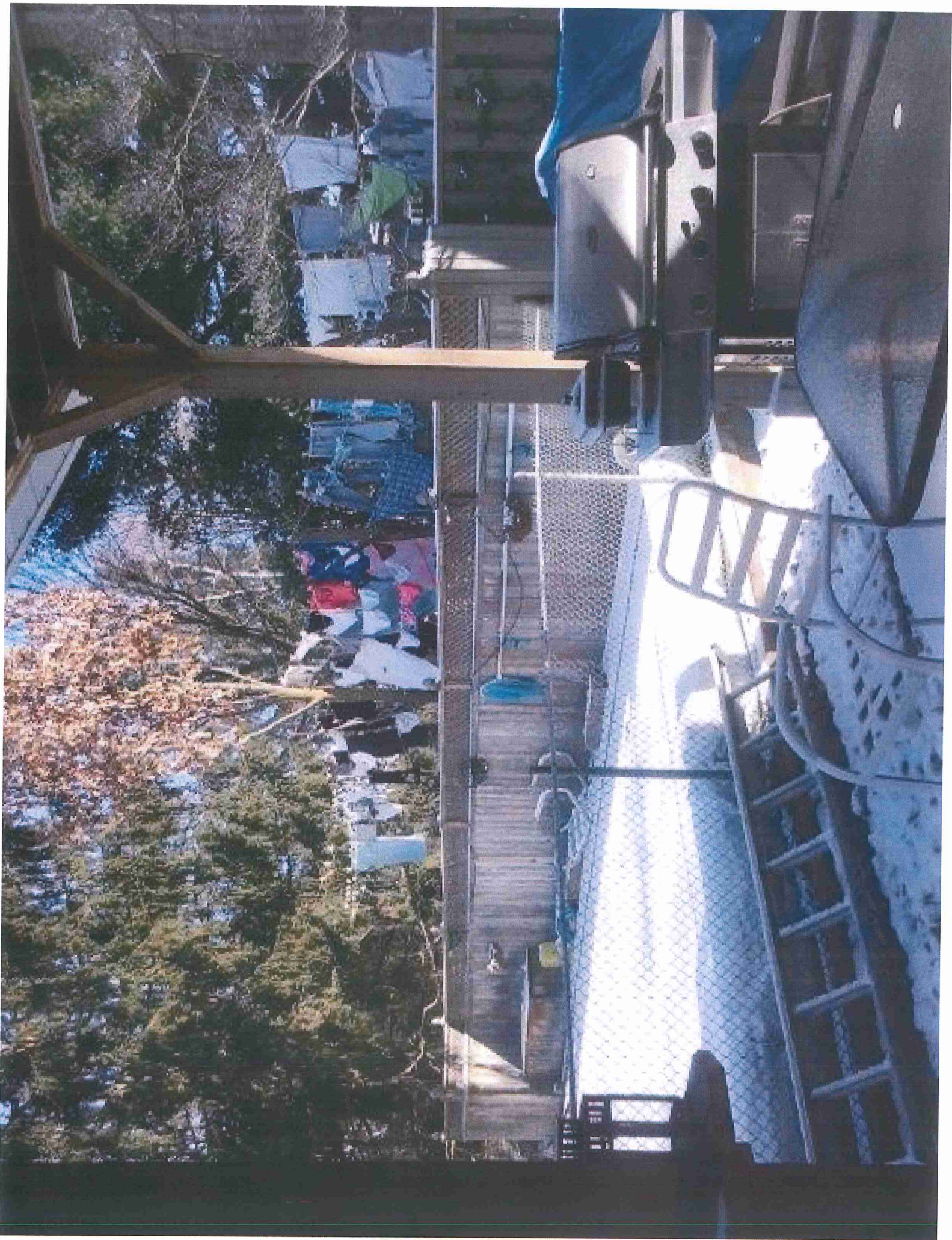








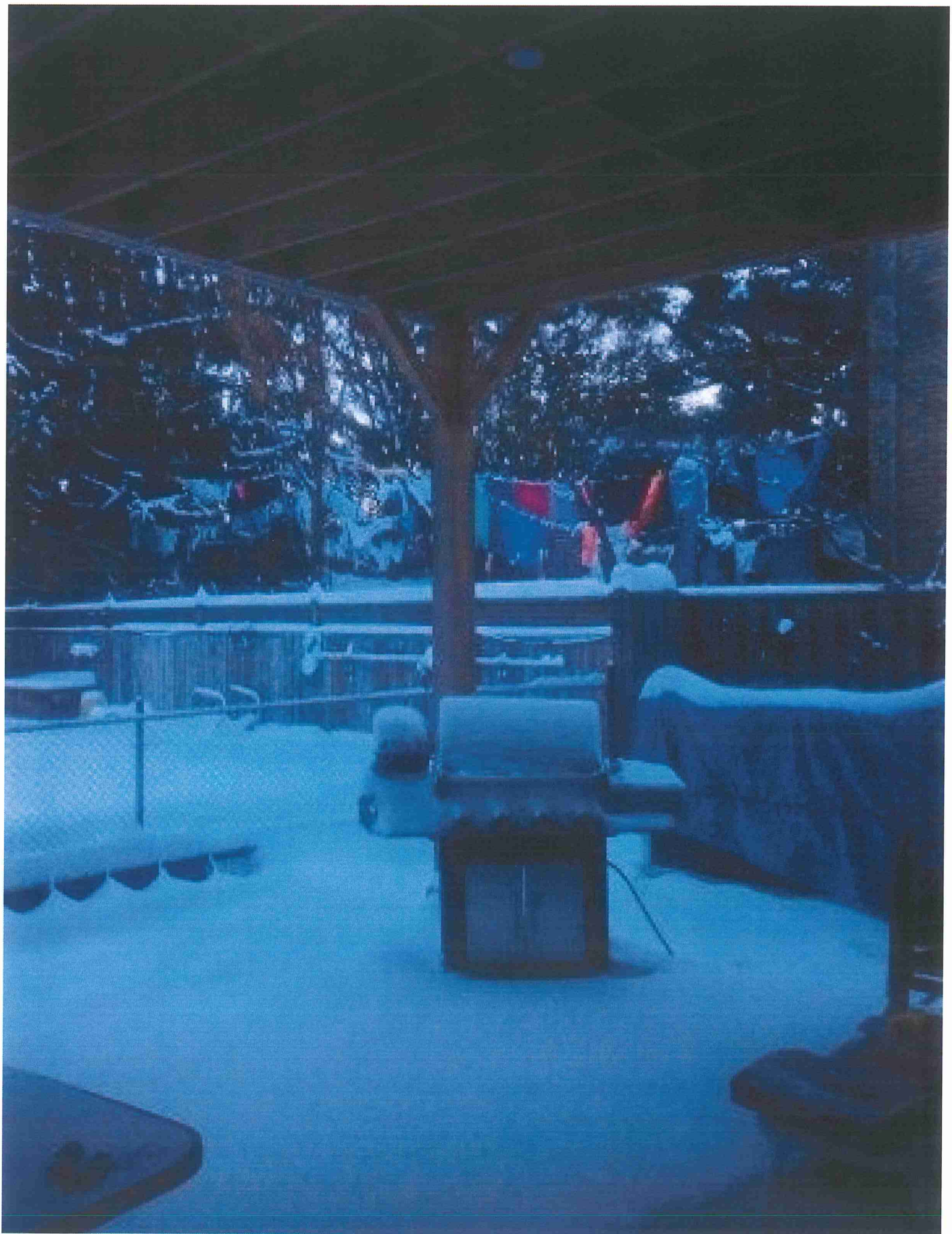


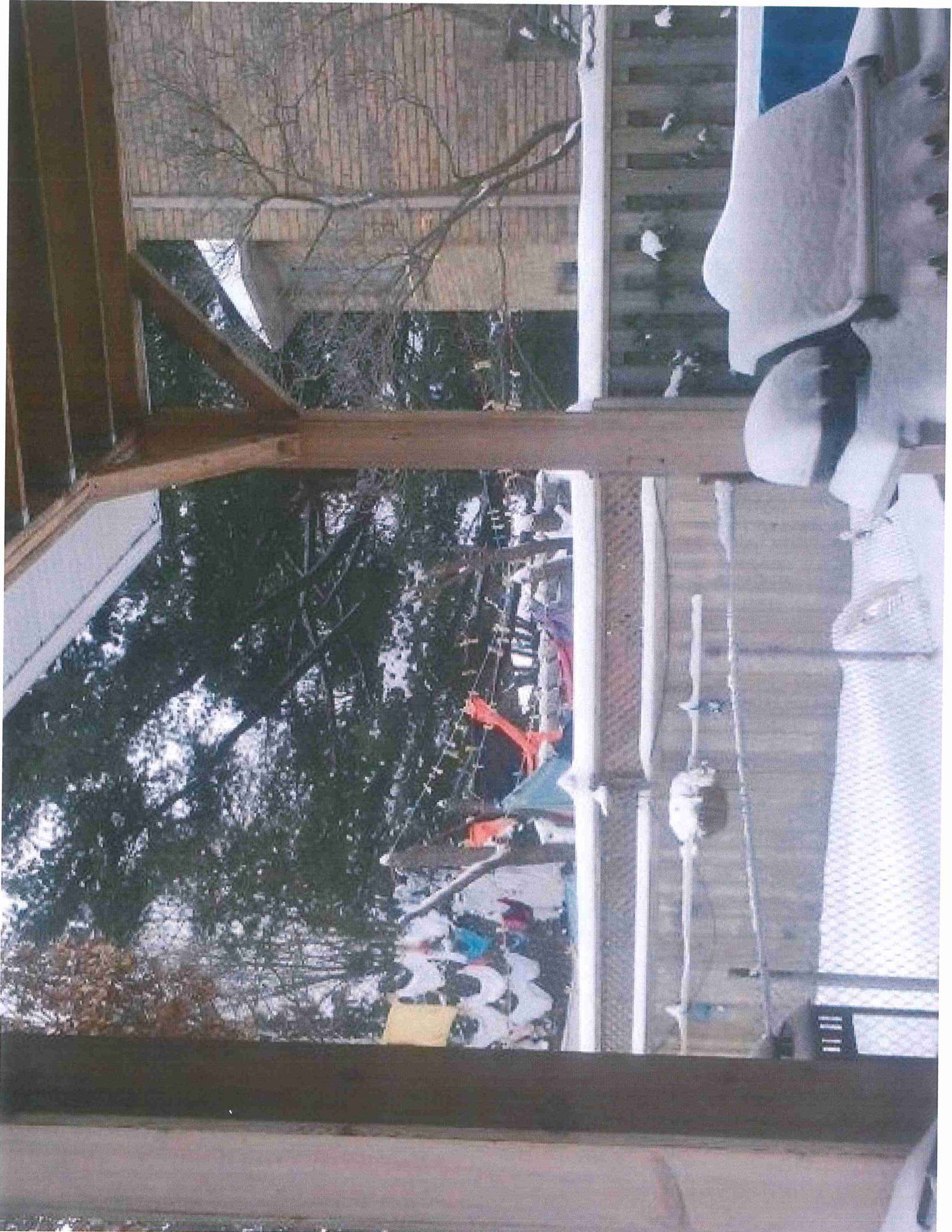






















Green Energy Act, 2009
Loi de 2009 sur l'énergie verte

ONTARIO REGULATION 97/08

formerly under Energy Conservation Leadership Act, 2006

DESIGNATION OF GOODS, SERVICES AND TECHNOLOGIES

Consolidation Period: From April 17, 2008 to the e-Laws currency date.

No amendments.

This Regulation is made in English only.

Designation of clotheslines etc.

1. The following are designated for the purposes of subsection 3 (1) of the Act:
 1. Clotheslines.
 2. Clothestrees.
 3. Any goods and technologies that have a purpose that is the same as a clothesline or clothestree, and no other purpose.
 4. Any equipment that is necessary for the proper installation and operation of anything that is designated under this section. O. Reg. 97/08, s. 1.

Prescribed circumstances

2. A person is permitted to install and use any goods or technologies designated in section 1, if the following circumstances apply:

1. The designated goods or technologies and any necessary equipment are installed on property upon which is situated a house or building that is used solely for residential occupancy and which is the person's place of residence.
2. The designated goods or technologies and any necessary equipment are installed in a manner so as to ensure that there are no impediments to safety, including, but not limited to, impediments to access to or egress from the house or building.
3. The designated goods or technologies and any necessary equipment are installed adjacent to the side or rear wall of the house or building so as to be useable by a person,
 - i. standing directly on the ground,

- ii. standing on a deck or other fixed platform accessed directly from the ground floor of the house or building, if the deck or fixed platform is no higher than the floor level of the ground floor, or
- iii. standing on a step-stool or similar device placed either directly on the ground or on a deck or other fixed platform accessed directly from the ground floor of the house or building, if the deck or fixed platform is no higher than the floor level of the ground floor.

4. The designated goods or technologies and any necessary equipment are installed in an area where the person has an exclusive right of use by virtue of their residency. O. Reg. 97/08, s. 2.

3. Omitted (provides for coming into force of provisions of this Regulation). O. Reg. 97/08, s. 3.

[Back to top](#)



ServiceOntario

e-Laws

**Green Energy Act, 2009
Loi de 2009 sur l'énergie verte**

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3. Omitted (provides for coming into force of provisions of this Regulation). O. Reg. 97/08, s. 3.

[Back to top](#)



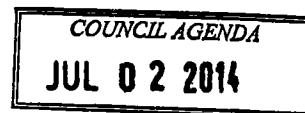
Corporate Report

Clerk's Files

Originator's
Files

R-7

DATE: June 18, 2014



TO: Mayor and Members of Council
Meeting Date: July 2, 2014

FROM: Mary Ellen Bench, BA, JD, CS
City Solicitor

SUBJECT: **Enersource Corporation – Unanimous Shareholder Resolution in lieu of an annual general meeting**

- RECOMMENDATION:**
1. That City Council authorize the Mayor and City Clerk to execute a resolution of the shareholders of Enersource Corporation ("Enersource") for the purpose of accepting Enersource's audited consolidated financial statements for the fiscal year ended December 31, 2013; confirming the election of the its directors; and appointing KPMG LLP as its auditor.
 2. That City Council authorize the Mayor and City Clerk to execute a direction to Enersource designating Councillor Mahoney and Councillor Saito as members of the Human Resources and Corporate Governance Committee and Councillor Starr as a member of the Nomination Committee each to hold such positions until the earlier of (i) each such person ceases to be a director of Enersource; (ii) each such person's successor is designated; and (iii) each such person ceases to be a City Councillor.

BACKGROUND: Enersource's Board has recommended that Enersource's shareholders ("Shareholders") execute a resolution to deal with the following matters in lieu of an annual general meeting:

1. Accept the audited consolidated financial statements of Enersource for the fiscal year ended December 31, 2013 (a copy of which is attached hereto as Appendix 3);
2. Confirm the election of the nominees of The Corporation of the City of Mississauga (the "City") and BPC Energy Corporation ("Borealis") as directors of Enersource; and
3. Appoint KPMG LLP as the auditors for Enersource until the close of the next annual meeting of Shareholders.

Section 2.20 of the Amended and Restated Shareholders' Agreement amongst the City, Borealis and Enersource dated June 1, 2012 (the "Shareholders' Agreement") requires the City to designate two (2) directors as members of the Human Resources and Corporate Governance Committee and one (1) director as a member of the Nominating Committee, each of whom may, but not need be, Independent as defined in the Shareholders' Agreement.

COMMENTS:

The Ontario *Business Corporations Act* authorizes shareholders of a corporation to pass a shareholders' resolution in lieu of holding an annual general meeting. The Board of Directors of Enersource is recommending that the City and Borealis exercise this option under the Shareholders' Agreement. As the only matters for consideration do not result in any change to current operations or to membership on the Board of Directors, it is appropriate for the Shareholders to deal with these matters by resolution in lieu of an annual general meeting. A copy of the proposed resolution is attached as Appendix 1.

The Shareholders' Agreement requires the City to designate directors as members of each of the Human Resources and Corporate Governance Committee and the Nominating Committee. The City designates need not be Independent. Currently, Councillor Mahoney and Councillor Saito are the City's designated members of the Human Resources and Corporate Governance Committee and Councillor Starr is the City's designated member of the Nominating Committee. If Council agrees to redesignate these individuals as members of these committees, they will hold such positions until the earlier of: (i) each such person ceases to be a director of Enersource, (ii) each such person's successor is designated; and (iii) each such person ceases to be a City Councillor. A copy of the proposed

direction is attached as Appendix 2.

FINANCIAL IMPACT: None.

CONCLUSION:

It is recommended that the City and Borealis pass a shareholders' resolution in lieu of holding an annual general meeting to accept the audited financial statements for the fiscal year ended December 31, 2013; to confirm the membership of the Board of Directors; and to appoint KPMG LLP as Enersource's auditors until the close of the next annual meeting of Shareholders. It is also recommended that Council designate two (2) directors as members of the Human Resources and Corporate Governance Committee and one (1) director as member of the Nominating Committee as required by Section 2.20 of the Shareholders' Agreement and authorize the execution of a direction addressed to Enersource reflecting same.

ATTACHMENTS:

- Appendix 1: Enersource proposed Shareholders' resolution in lieu of an annual general meeting
- Appendix 2: Enersource proposed City direction to Enersource re: Designating Directors to the Human Resources and Corporate Governance Committee and Nominating Committee
- Appendix 3: Audited Financial Statements for the year ended December 31, 2013.



Mary Ellen Bench, BA, JD, CS
City Solicitor

Prepared By: Margaret Beck, Legal Counsel

ENERSOURCE CORPORATION
(the "Corporation")
RESOLUTION OF THE SHAREHOLDERS

RESOLVED THAT:

1. The audited consolidated financial statements of the Corporation for the fiscal year ended December 31, 2013, all as submitted to the shareholders, are hereby accepted.
2. That each of the following named persons is hereby elected as a director of the Corporation to hold such office until the earlier of (i) the close of the next annual meeting of shareholders; and (ii) his/her successor is elected or appointed;
 - (a) as nominees of The Corporation of the City of Mississauga as Independent Directors
 1. Gerald Beasley
 2. Claudio D'Ambrosio
 3. Linda Kuga Pikulin
 4. Norman Loberg
 5. Robert MacCallum
 6. David Warner
 - (b) as nominee of BPC Energy Corporation
 1. Richard Byers
3. That each of the following named persons is hereby elected as a director of the Corporation to hold such office until the earliest of (i) the close of the next annual meeting of shareholders; (ii) his/her successor as director is elected or appointed and (iii) he/she ceases to be a Councillor for the City of Mississauga.
 - (a) as nominees of The Corporation of the City of Mississauga
 1. Katie Mahoney
 2. Mayor Hazel McCallion
 3. Pat Saito

4. Ron Starr

4. KPMG LLP is hereby appointed the auditor of the Corporation until the close of the next annual meeting of shareholders, at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

The foregoing resolutions are hereby passed as evidenced by the signatures of the shareholders of the Corporation entitled to vote pursuant to the provisions of the *Business Corporations Act* (Ontario).

DATED as of this day of , 2014.

BPC ENERGY CORPORATION

THE CORPORATION OF THE CITY OF
MISSISSAUGA

Per: Authorized Signing Officer
Name:
Title:

Per: Authorized Signing Officer
Name:
Title:

Per: Authorized Signing Officer
Name:
Title:

Per: Authorized Signing Officer
Name:
Title:

**enersource****DIRECTION**

TO: ENERSOURCE CORPORATION (the "Corporation")

FROM: THE CORPORATION OF THE CITY OF MISSISSAUGA (the "City")

1. In accordance with the provisions of Section 2.20(1) of the Corporation's Shareholders' Agreement, the undersigned hereby designates as its appointees to the Corporation's Human Resources and Corporate Governance Committee each of the following two directors of the Corporation: **Katie Mahoney** and **Pat Saito** to hold such position until the earlier of (i) each such person ceasing to be a director of the Corporation; (ii) each such person's successor having been duly designated by the undersigned; and (iii) each such person ceasing to be a City Councillor.
2. In accordance with the provisions of Section 2.20(2) of the Corporation's Shareholders' Agreement, the undersigned hereby designates as its appointee to the Corporation's Nominating Committee the following director of the Corporation: **Ron Starr** to hold such position until the earlier of (i) such person ceasing to be a director of the Corporation; (ii) such person's successor having been duly designated by the undersigned; and (iii) such person ceasing to be a City Councillor.

DATED this day of , 2014

**THE CORPORATION OF THE CITY OF
MISSISSAUGA**

by: _____

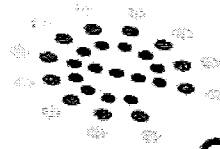
Name: Hazel McCallion

Title: Mayor

by: _____

Name: Crystal Greer

Title: City Clerk



enersource

Consolidated Financial Statements of

ENERSOURCE CORPORATION

Years ended December 31, 2013 and 2012



KPMG LLP
Chartered Accountants
Yonge Corporate Centre
4100 Yonge Street, Suite 200
Toronto ON M2P 2H3

Telephone (416) 228-7000
Fax (416) 224-4671
Internet www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To the Shareholder of Enersource Corporation

We have audited the accompanying consolidated financial statements of Enersource Corporation, which comprise the consolidated statement of financial position as at December 31, 2013, the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



KPMG LLP
Chartered Accountants
Yonge Corporate Centre
4100 Yonge Street, Suite 200
Toronto ON M2P 2H3

Telephone (416) 228-7000
Fax (416) 224-4671
Internet www.kpmg.ca

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Enersource Corporation as at December 31, 2013, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards.

KPMG LLP

KPMG LLP
Chartered Professional Accountants, Licensed Public Accountants

Toronto, Canada
February 28, 2014

R-701)

ENERSOURCE CORPORATIONConsolidated Statements of Financial Position
(In thousands of Canadian dollars)

	December 31, 2013	December 31, 2012
Assets		
Current assets:		
Cash and cash equivalents (Note 5)	\$ 58,800	\$ 72,724
Accounts receivable, net (Note 6, Note 20)	58,172	65,239
Unbilled revenue	70,049	59,363
Income taxes receivable	-	2,310
Inventory (Note 7)	8,483	8,474
Prepaid expenses	3,521	2,378
Deposits (Note 8)	21,920	19,732
Total current assets	220,945	230,220
Non-current assets:		
Property, plant and equipment (Note 9)	526,557	505,231
Intangible assets (Note 10)	17,330	18,653
Deferred tax assets (Note 12)	13,393	14,004
Total non-current assets	557,280	537,888
Total assets	\$ 778,225	\$ 768,108
Liabilities and Shareholders' Equity		
Current liabilities:		
Accounts payable and accrued liabilities (Note 13)	\$109,691	\$ 107,334
Income taxes payable	490	-
Advance payments	3,672	2,078
Deferred revenue	241	13,868
Deposits payable (Note 8)	21,920	19,732
Environmental provision (Note 21)	2,825	370
Total current liabilities	138,839	143,382
Non-current liabilities:		
Debentures payable (Note 14)	318,042	317,951
Deferred contributions (Note 15)	11,333	5,584
Employee post-employment benefits (Note 16)	5,986	6,777
Total non-current liabilities	335,361	330,312
Total liabilities	474,200	473,694
Shareholders' equity:		
Share capital (Note 18)	175,691	175,691
Accumulated other comprehensive income (Note 17)	916	(926)
Retained earnings	127,418	119,649
Total shareholders' equity	304,025	294,414
Total liabilities and shareholders' equity	\$ 778,225	\$ 768,108
Contingencies, commitments and guarantees (Note 21)		

See accompanying notes to the consolidated financial statements

On behalf of the Board of Directors:

_____ Director _____ Director

R-7(j)

ENERSOURCE CORPORATION

Consolidated Statements of Comprehensive Income
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

	December 31, 2013	December 31, 2012
Revenue:		
Energy sales	\$ 765,984	\$ 711,877
Distribution	124,010	91,894
Services	12,452	8,698
Other income (Note 24)	18,728	17,920
	921,174	830,389
Operating Expenses:		
Energy purchases (Note 13)	770,026	704,527
Employee salaries and benefits	36,085	36,496
Materials and transportation	6,206	5,711
Contract services	8,334	7,335
Other costs	13,408	11,324
Conservation and demand management (Note 24(a))	14,274	12,298
Depreciation of property, plant and equipment	25,608	25,117
Amortization of intangible assets	3,198	2,851
	877,139	805,659
Results from operating activities	44,035	24,730
Non-operating revenue (expense):		
Interest income	1,212	1,641
Interest expense	(16,047)	(15,778)
Interest expense on accrued post-employment benefits	(260)	(260)
	(15,095)	(14,397)
Profit before income tax expense	28,940	10,333
Income tax expense (recovery) (Note 11)	8,165	(632)
Profit for the year	20,775	10,965
Other comprehensive income (loss) net of income tax:		
Remeasurements of the post-employment net benefit liability (Note 17)	1,247	(423)
Income tax recovery (expense)	(331)	112
	916	(311)
Comprehensive income for the year	\$ 21,691	\$ 10,654

See accompanying notes to the consolidated financial statements

R-7(K)

ENERSOURCE CORPORATIONConsolidated Statements of Cash Flows
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

	December 31, 2013	December 31, 2012
Cash flows from operating activities:		
Operating Activities:		
Comprehensive income for the year	\$ 21,691	\$ 10,654
Adjustments for:		
Depreciation of property, plant and equipment	25,608	25,117
Amortization of intangible assets	3,198	2,851
Amortization of deferred contributions	(195)	(112)
Gain on disposal of property, plant and equipment	(183)	(196)
Employee post-employment benefits	(791)	993
Income tax expense	8,496	(744)
Interest income	(1,212)	(1,641)
Interest expense	16,047	15,778
Income tax paid	(5,085)	(2,607)
	67,574	50,093
Change in non-cash operating working capital (Note 19)	(10,106)	9,591
Net cash from operating activities	57,468	59,684
Cash flows from investing activities:		
Deposits	(2,188)	2,961
Interest received	1,290	1,606
Capitalized interest	379	683
Additions to property, plant and equipment	(48,477)	(64,979)
Additions to intangible assets	(2,301)	(2,970)
Additions to deferred contributions	5,944	1,248
Proceeds on disposal of property, plant and equipment	231	303
Net cash used in investing activities	(45,122)	(61,148)
Cash flows from financing activities:		
Deposits	2,188	(2,961)
Dividends paid (Note 18)	(12,080)	(13,648)
Interest paid	(16,378)	(16,330)
Net cash used in financing activities	(26,270)	(32,939)
Decrease in cash and cash equivalents	(13,924)	(34,403)
Cash and cash equivalents, beginning of year	72,724	107,127
Cash and cash equivalents, end of year	\$ 58,800	\$ 72,724

See accompanying notes to the consolidated financial statements

ENERSOURCE CORPORATION

Consolidated Statements of Changes in Equity
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

	Share Capital	Accumulated Other Comprehensive Income	Retained Earnings	Total Equity
Balance at January 1, 2013	\$ 175,691	\$ (926)	\$ 119,649	\$ 294,414
Profit for the year	-	-	20,775	20,775
Other comprehensive income	-	916	-	916
Accumulated other comprehensive income transferred to retained earnings (Note 17)		926	(926)	-
Dividends paid (Note 18)	-	-	(12,080)	(12,080)
Balance at December 31, 2013	\$ 175,691	\$ 916	\$ 127,418	\$ 304,025
Balance at January 1, 2012	\$ 175,691	\$ (615)	\$ 122,332	\$ 297,408
Profit for the year	-	-	10,965	10,965
Other comprehensive income	-	(311)	-	(311)
Dividends paid	-	-	(13,648)	(13,648)
Balance at December 31, 2012	\$ 175,691	\$ (926)	\$ 119,649	\$ 294,414

See accompanying notes to the consolidated financial statements

R-7cm)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

1. General Information

(a) Corporate Information:

Enersource Corporation (the "Corporation"), incorporated under the Ontario Business Corporations Act, was formed to conduct electricity distribution and non-regulated utility service ventures. The Corporation is owned 90% by the City of Mississauga (the "City") and 10% by BPC Energy Corporation ("Borealis"), a wholly owned subsidiary of the Ontario Municipal Employees Retirement System ("OMERS").

The Corporation's equity is not traded in a public market. The Corporation's registered office is located at 2185 Derry Road West in Mississauga, Ontario, L5N 7A6.

The accompanying consolidated financial statements include the accounts of the Corporation's wholly owned subsidiaries: Enersource Hydro Mississauga Inc. ("Enersource Hydro"), Enersource Services Inc., Enersource Technologies Inc. ("Technologies") and Enersource Hydro Mississauga Services Inc. ("EHM Services"). The Company's consolidated financial statements are presented in thousands of Canadian dollars, which is the Corporation's functional currency.

(b) Nature of operations:

The Corporation provides electricity distribution services to businesses and residences in the City of Mississauga, Ontario through its subsidiary, Enersource Hydro.

EHM Services provides utility services, including electricity distribution infrastructure design, construction and operations and streetlight construction and maintenance services to customers in Ontario.

Enersource Services Inc. is the parent company of EHM Services, the Corporation's non-regulated businesses, which also owns 100% of Enersource Technologies.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

2. Basis of Preparation**(a) Statement of compliance:**

The accompanying annual consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB") and Interpretations of the IFRS Interpretations Committee ("IFRIC"). These consolidated financial statements have been approved by the Corporation's Board of Directors on February 28, 2014.

(b) Basis of measurement:

These consolidated financial statements have been prepared on the historical cost basis with the exception of certain financial instruments that are measured at fair value.

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period, as set out in note 4. Accounts receivable is reported based on amounts expected to be recovered less an appropriate allowance for unrecoverable amounts based on prior experience. Unbilled revenue is reported based on amounts expected to be recovered. Inventory is recorded net of a provision for obsolescence.

Amounts recorded for depreciation of property, plant and equipment and amortization of intangible assets are based on estimates of useful life.

Due to the inherent uncertainty involved in making such estimates, actual results could differ from estimates recorded in preparing these consolidated financial statements, including changes as a result of future decisions made by the Ontario Energy Board ("OEB") or the Ministry of Energy.

(c) Rate setting:

Enersource Hydro, as an electricity distributor, is both licensed and regulated by the OEB which has a legislative mandate to oversee various aspects of the electricity industry. The OEB exercises statutory authority through setting or approving all rates charged by Enersource Hydro and establishing standards of service for Enersource Hydro's customers.

Enersource Hydro is subject to a cost of service regulatory mechanism under which the OEB establishes the revenues required to (i) recover the forecast operating costs, including depreciation and amortization and income taxes, of providing the regulated service, and (ii) provide a fair and reasonable return on utility investment, or rate base. As actual operating conditions may vary from forecast, actual returns achieved can differ from approved returns.

R-7607

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

2. Basis of Preparation (continued)

The OEB has the power to establish electricity prices to be charged to low volume consumers and designated consumers who do not choose an electricity retailer. The OEB may adjust consumption thresholds and electricity commodity prices charged to these consumers every six months as required.

In November 2011, Enersource Hydro submitted a formula based rate application to the OEB to change distribution rates effective May 1, 2012. The application was approved by the OEB on April 19, 2012. Enersource Hydro implemented this distribution rate decision, effective May 1, 2012.

On April 27, 2012, Enersource Hydro submitted a cost of service rate application to the OEB to change distribution rates effective January 1, 2013. The application was approved by the OEB on December 19, 2012. Enersource Hydro implemented this distribution rate decision, effective February 1, 2013.

3. Significant Accounting Policies

(a) Cash and cash equivalents:

Cash and cash equivalents are comprised of cash and bank term deposits or equivalent financial instruments with maturities of 90 days or less from the date of purchase.

(b) Inventory:

Inventory consists primarily of parts and supplies acquired for internal construction, consumption or recoverable work. The Corporation accounts for major spare parts and standby equipment as property, plant and equipment.

Inventory costs are comprised of all costs of purchase, costs of conversion and other costs to bring the inventories to their present condition and location. The purchase price comprises of import duties, non-recoverable taxes, transportation, handling and other costs directly attributable to the acquisition of finished goods, materials or services.

Inventory is carried at the lower of cost and net realizable value, with cost determined on a weighted average cost basis net of a provision for obsolescence.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)**(c) Deposits:**

Customers may be required to post security to obtain electricity or other services, which are refundable on demand. Where the security posted is in the form of cash or cash equivalents, these amounts are recorded in the accounts as deposits, which are reported separately from the Corporation's own cash and cash equivalents. Interest rates paid on customer deposits are based on the Bank of Canada's prime business rate less 2.0%.

(d) Property, plant and equipment ("PP&E"):

The Corporation recognizes PP&E on the consolidated statement of financial position at cost less accumulated depreciation and impairment losses. Self-constructed asset costs are comprised of all directly attributable expenditures to bring the asset into operation including labour, employee benefits, materials and transportation costs, contracted services and capitalized borrowing costs (in accordance with IAS 23 Borrowing Costs), where applicable. Subsequent expenditures are included in an asset's carrying amount or recognized as a separate asset, where appropriate, only when it is probable that future economic benefits associated with the item will flow to the Corporation and the cost can be reliably measured. Under IFRS, an asset is derecognized at its carrying value when it is disposed of or when no future economic benefits are expected from its use. The gain or loss arising on the disposal or retirement of an item of PP&E is determined as the difference between the proceeds from sale and the carrying amount of the asset, and is recognized in the statement of comprehensive income.

The need to estimate the cost of decommissioning or asset retirement obligations ("ARO") at the end of the useful lives of certain assets is reviewed periodically. A provision is recorded, if required, for the estimated cost of the ARO. Currently, the Corporation does not have any ARO's since the decision and the actual removal or replacement of PP&E is usually completed within 12 months of the decision. The Corporation also does not have a legal obligation to remove PP&E and the constructive obligation has been determined to be immaterial.

Major spare parts such as spare transformers and other items kept as standby/back up equipment are accounted for as PP&E since they support the Corporation's distribution system reliability. All other subsequent expenditures, including the costs of day-to-day servicing, repairs and maintenance, are expensed as incurred.

Depreciation of PP&E is recorded in the statements of comprehensive income on a straight-line basis over the estimated useful life of the related asset. The estimated useful lives, residual values and depreciation methods are reviewed at the end of each annual reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

R-7(c9)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)

Estimated useful lives for the main categories of PP&E are shown in the table below:

Buildings and other fixtures	20 - 60 years
Distribution system and station equipment	15 - 40 years
Overhead and underground distribution system	15 - 55 years
Other PP&E	3 - 25 years

Assets under construction, which are not currently available for use, are not depreciated.

During the construction period of qualifying assets, borrowing costs have been capitalized as a component of cost of self-constructed assets. The capitalization rate is the Corporation's weighted average cost of borrowings.

(e) Intangible assets:

Intangible assets are assets that lack physical substance, other than financial assets. Intangible assets, which consist mainly of computer software and easements, are recorded at cost less accumulated amortization and impairment losses, where applicable, and include expenditures associated with the initial acquisition or development, which are directly attributable to the acquisition, production and preparation of the asset for its intended use. Software that is an integral part of the cost of PP&E has been included in PP&E.

Amortization of intangible assets with finite lives is recorded on a straight line basis over the estimated useful life of the related asset and recorded in the statement of comprehensive income. The estimated useful life and amortization method are reviewed at the end of each annual reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Software in development is not amortized.

Estimated useful lives for intangible assets are shown in the table below:

Computer software	2 - 10 years
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Indefinite life intangible assets, which consist of easements and other land rights, are held in perpetuity and are not amortized. The Corporation evaluates indefinite life intangible assets for impairment annually or whenever events or changes in circumstances indicate the carrying amount may not be recoverable. For purposes of such an evaluation, the fair value estimate is compared to the carrying amount of the asset to determine if a write-down is required. The impairment loss is measured as the amount by which the carrying amount of the asset exceeds its fair value.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)**(f) Impairment of PP&E and intangible assets:**

PP&E and intangible assets with finite lives are tested for recoverability whenever events or changes in circumstances indicate a possible impairment. Impairment is assessed and tested at the cash-generating unit ("CGU") level (or groups of CGUs), which is the smallest identifiable group of assets that generates independent cash inflows. An impairment of PP&E and intangible assets with finite lives is recognized in the statement of comprehensive income when the asset's carrying value exceeds its estimated recoverable amount. The recoverable amount is the higher of the asset's fair value less costs to sell and its value in use. Where fair value less costs to sell is not reliably available, value in use is used as the recoverable amount. Value in use is the present value of the future cash flows expected to be derived from an asset, CGU or group of CGUs.

An impairment charge may be reversed only if there is objective evidence that a change in the estimate used to determine the asset's recoverable amount since the last impairment was recognized is warranted. Where an impairment charge is subsequently reversed, the carrying amount of the asset (or CGU) is increased to the revised recoverable amount to the extent that it does not exceed the carrying amount that would have been determined had no impairment charge been recognized in previous periods. A reversal of an impairment charge is recognized immediately in the statement of comprehensive income. After such a reversal, the depreciation or amortization charge, where relevant, is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

(g) Regulatory accounting:

In the absence of a rate regulated standard under IFRS, Enersource Hydro does not recognize assets and liabilities arising from rate regulated activities. Instead, Enersource Hydro records revenues in accordance with its revenue recognition policy and expenses as operating costs when incurred. Regulatory balances that have an effect on comprehensive income under IFRS are disclosed in Note 23.

(h) Revenue recognition:

The Corporation is licensed by the OEB to distribute electricity. As a licensed distributor, the Corporation is responsible for billing customers for electricity generated by third parties and the related costs of providing electricity service, such as transmission services and other services provided by third parties. The Corporation is required, pursuant to regulation, to remit such amounts to these third parties, irrespective of whether the Corporation ultimately collects these amounts from customers. The Corporation has determined that it is acting as a principal for the electricity distribution and therefore has presented the energy sales on a gross basis.

R-7(5)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)

Distribution revenue attributable to the delivery of electricity is recognized based upon OEB-approved tariff of rates and charges and electricity consumed by customers since the date of each customer's last meter reading. Energy revenue is recognised based on OEB and IESO prevailing energy rates and electricity consumed by customers since the date of each customer's last meter reading. Revenue is recognized as electricity is delivered and consumed by customers, where actual electricity usage could differ from estimates.

Customer billings for debt retirement charges are recorded on a net basis as the Corporation is acting as an agent for this revenue stream. The Corporation files to recover uncollected debt retirement charges from the Ontario Electricity Financial Corporation ("OEFC") when accounts receivable are deemed uncollectible.

Services and other revenues are recognized as services are rendered or contract milestones are achieved. Amounts received in advance of these milestones are presented as deferred revenue.

(i) Deferred debt issue costs:

Deferred debt issue costs represent the cost of the issuance of the debentures. The Corporation's deferred debt issuance costs, net of accumulated amortization, are included in the carrying value of debentures payable. The debentures are accreted back to their face amount using the effective interest rate method over the remaining period to maturity.

(j) Employee post-employment benefits:

The Corporation's current pension plan is administered by OMERS and is a multi-employer public sector defined benefit pension plan funded by equal contributions from participating employers and employees as well as by investment earnings of the plan. Pension contributions received from all OMERS employers and members are combined and used jointly to purchase investments. Under OMERS' funding and investment structure, investment and actuarial evaluations are determined on a commingled basis across all employers and as a result, information for individual employers is unavailable.

As the Corporation does not have the information to account for its proportionate share of the defined benefit obligation and plan assets, the Corporation accounts for its participation in OMERS as a defined contribution plan, and all contributions to the plan are recognized as an expense.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)

The Corporation also provides post-employment life, health, and dental benefits to its employees. An actuary determines the cost of these benefits as well as measures the plan obligation. The actuary uses the projected unit credit method, prorated on service and based on management's best estimate and assumptions. Under this method, the projected post-employment benefit is deemed to be earned on a pro rata basis over the years of service in the attribution period, and ends at the earliest age the employee could retire and qualify for benefits.

The Corporation recognizes any remeasurements of the net defined benefit liability including actuarial gains and losses immediately in other comprehensive income. Current service costs are recognized in the statement of comprehensive income under employee salaries and benefits and net interest expense on accrued post-employment benefits are disclosed on the face of the statement of comprehensive income. The Corporation will accumulate remeasurements and transfer them to retained earnings after OEB rulings.

(k) Deferred contributions:

Certain assets may be acquired or constructed with financial assistance in the form of contributions from customers when the estimated revenue is less than the cost of providing service or where special equipment is needed to supply the customers' specific requirements.

Since the contributions will provide customers with ongoing access to the supply of electricity, these contributions are classified as deferred contributions and are amortized as revenue on a straight-line basis over the useful life of the constructed or contributed asset.

(l) Income taxes:

Under the Electricity Act, 1998, the Corporation is required to make payments in lieu of corporate income taxes ("PILs") to the OEFC. These payments are calculated in accordance with the rules for computing income and taxable capital and other relevant amounts contained in the Income Tax Act (Canada), the Taxation Act, 2007 (Ontario), as modified by the Electricity Act, 1998, and related regulations. References in these financial statements to income taxes are with respect to PILs.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)

The Corporation recognizes deferred tax using the balance sheet method. Under this method, deferred income taxes reflect the net tax effects of temporary differences between the tax basis of assets and liabilities and their carrying amounts for accounting purposes, as well as for tax losses available to be carried forward to future years that are probable. Deferred tax assets and liabilities are measured using enacted or substantively enacted tax rates, at the reporting date, expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the year that includes the date of enactment or substantive enactment. Deferred income tax assets and liabilities are offset since they relate to income taxes levied by the same taxation authority.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Current taxes are based on taxable profit or loss for the year, which differ from profit or loss as reported in the consolidated statement of comprehensive income because it excludes items that are taxable or deductible in other years and items that are neither taxable nor deductible. The Corporation's liability for current tax is calculated using tax rates that have been enacted or substantively enacted at the end of the reporting period.

Both current and deferred taxes are included as part of income tax expense on the statement of comprehensive income.

(m) Foreign currency translation:

The Corporation's financial statements are presented in Canadian dollars, the functional currency of the Corporation and the currency of the primary economic environment in which the Corporation operates. Transactions in foreign currencies are initially recorded in the functional currency at the prevailing rate at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are translated into Canadian dollars at the prevailing period-end rates. All differences are recorded in the statement of comprehensive income in the period in which they arise. Exchange gains or losses on financial assets at fair value through profit or loss is reported as part of other income in profit and loss. Realized and unrealized exchange gains and losses are included in income.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)**(n) Financial instruments:**

All financial assets of the Corporation are classified into one of the following categories: financial assets at fair value through profit or loss, available for sale financial assets, held-to-maturity, and loans and receivables. All financial liabilities are classified as either financial liabilities at fair value through profit or loss or financial liabilities at amortized cost.

The Corporation has classified its financial instruments as follows:

Cash and cash equivalents	Fair value through profit or loss
Accounts receivables	Loans and receivables at amortized cost
Unbilled revenues	Loans and receivables at amortized cost
Deposits	Loans and receivables at amortized cost
Accounts payable and accrued liabilities	Financial liabilities at amortized cost
Advance payments	Fair value through profit or loss
Debentures payable	Financial liabilities at amortized cost
Deposits payable	Financial liabilities at amortized cost

Cash equivalents include short-term investments that are readily convertible to cash without significant loss in value. These short term investments are comprised of bankers' acceptances and bankers' demand notes issued by Canadian banks.

Subsequent to initial recognition, all non-derivative financial instruments of the Corporation are carried on the statement of financial position at fair value, except for loans and receivables, held-to-maturity investments and financial liabilities at amortized cost, which are measured at amortized cost.

The Corporation does not enter into derivative instruments. Hedge accounting has not been used in the preparation of these financial statements.

IFRS 13 Fair Value Measurement was issued in May 2011. It defines fair value, sets out a framework for measuring fair value and requires disclosures about fair value measurement. It is effective for annual periods beginning on or after January 1, 2013. The prospective adoption of IFRS 13 did not have a material effect on the Corporation's financial statements or require a significant amount of additional disclosures.

When measuring fair value, an entity is required to maximize the use of relevant observable inputs and minimize the use of unobservable inputs. IFRS 13 includes a fair value hierarchy, which prioritizes the inputs in a fair value measurement as described below:

R-7(w)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)

Level 1 inputs – are quoted market prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2 inputs – are inputs other than quoted market prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs - are unobservable inputs for the asset or liability

The Corporation's financial assets and liabilities are considered recurring, and are carried at fair value using level 1 inputs. The valuation technique used is the market approach, whereby the value is determined based on prices and other relevant information generated by market transactions involving identical or similar assets/liabilities.

(o) Capital disclosures:

The Corporation's objectives with respect to its capital structure are to maintain effective access to capital on a long-term basis, at reasonable rates, and to deliver the appropriate financial returns to its shareholders.

Enersource Hydro was deemed by the OEB for rate setting purposes to have a capital structure that was funded by 56% long-term debt, 4% short-term debt and 40% equity. The OEB uses this deemed structure as a basis of how capital is funded for rate setting purposes only. The actual capital structure for Enersource Hydro may differ from the OEB's deemed structure.

(p) Provisions and contingencies:

The Corporation recognizes provisions when there is a present legal or constructive obligation as a result of a past event and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

The evaluation of the likelihood of the contingent events requires judgement by management as to the probability of exposure to potential loss. Actual results could differ from these estimates.

A contingent asset is not recognized in the consolidated financial statements. However, a contingent asset is disclosed where an inflow of economic benefits is probable.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

3. Significant Accounting Policies (continued)**(q) Short term employee benefits:**

The cost of short term employee benefits, which includes salaries, employment insurance, short term compensated absences, health and dental care, are recognized as an expense in employee salaries and benefits as employees render service. When the services are rendered in the construction or development of an asset and they meet the recognition criteria as part of the cost of an asset, the cost of the short term employee benefits is included as part of the related PP&E or intangible asset.

(r) Government grants:

The Corporation includes in profit or loss government grants received from the Ontario Power Authority ("OPA"). The funding received from the OPA is to reimburse costs incurred by the Corporation to deliver electricity conservation and demand management programs ("CDM").

(s) Consolidation:

The Corporation prepares consolidated financial statements. All intercompany balances and transactions are eliminated in preparing the consolidated financial statements.

(t) Future accounting changes:

IAS 32, Financial Instruments: Presentation was amended in December 2011 to clarify the guidance for offsetting financial assets and liabilities. The amendments state that an entity has a legally enforceable right to offset if that right, is not contingent on a future event and enforceable both in the normal course of business and in the event of default, insolvency or bankruptcy of the entity and all counterparties. It also clarifies when a settlement mechanism provides for net settlement or gross settlement that is equivalent to net settlement. It is effective for annual periods beginning on or after January 1, 2014. Earlier application is permitted. The Corporation is currently in the process of evaluating the potential impact on the consolidated financial statements.

R-747

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

4. Key Accounting Judgements, Estimates and Assumptions

The preparation of these consolidated financial statements involves management's judgment and the use of estimates and assumptions to be made in applying accounting policies that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities, at the date of the consolidated financial statements, and the reported revenue and expenses during the reporting period.

Judgment is commonly used in determining whether a balance or transaction should be recognized in the consolidated financial statements and estimates and assumptions are more commonly used in determining the measurement of recognized transactions and balances. However, judgment and estimates are often interrelated. As the basis for its judgments, management uses estimates and related assumptions which are based on previous experience and various commercial, economic and other factors that are considered reasonable under the circumstances. These estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised. Actual outcomes may differ from these estimates under different assumptions and conditions.

Key sources of estimation uncertainty and judgments, made by management in the application of IFRS that have a significant impact on the consolidated financial statements, relate to the following:

(a) Revenue recognition:

Measurement of usage not yet billed, which is included in revenues from the regulated distribution of electricity, is based on either the actual usage at the end of the period or an assessment of unbilled electricity distribution services supplied to customers between the date of the last meter reading and the period ending date. The Corporation applies judgement to the measurement of the estimated consumption and to the valuation of that consumption.

(b) Useful lives of depreciable assets:

The Corporation, in conjunction with four other utilities, engaged a third party to conduct an independent study of asset useful lives. The Corporation revised its componentization structure and revised the estimated useful lives of its distribution system assets and other assets as a result of that study. The useful life values from the study were completed from industrial statistics, research studies, reports and past utility experience. Actual lives of assets may vary from estimated useful lives.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

4. Key Accounting Judgements, Estimates and Assumptions (continued)**(c) Employee post-employment benefits other than pensions:**

The costs of post-employment benefits are determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, any expected rates of return on assets, future salary increases, mortality rates and future pension increases. Due to the long-term nature of these plans, such estimates are subject to significant uncertainty.

(d) Accounts receivable impairment:

In determining the allowance for doubtful accounts, the Corporation considers historical loss experience of account balances based on the aging and arrears status of accounts receivable balances.

5. Cash and Cash Equivalents

Cash and cash equivalents include cash at the bank, cash on hand and short term investments with a maturity of 90 days or less from the date of purchase.

	December 31, 2013	December 31, 2012
Cash	\$ 43,311	\$ 57,441
Short term investments	15,489	15,283
Total cash and cash equivalents	\$ 58,800	\$ 72,724

The carrying amounts disclosed above reasonably approximate fair value at the statement of financial position date. There are no restrictions, pledges or limitations to the use of the cash and cash equivalents, except for \$5,203 (2012 - \$5,203) posted as letters of credit.

R-7(caa)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

6. Accounts Receivable

The components of accounts receivable, net are as follows:

	December 31, 2013	December 31, 2012
Trade receivables	\$ 54,162	\$ 56,500
Less: allowance for doubtful accounts	(2,142)	(3,299)
Trade receivables, net	\$ 52,020	\$ 53,201
Receivables due from related parties (Note 20)	3,838	3,358
Other receivables	2,314	8,680
Total accounts receivable, net	\$ 58,172	\$ 65,239
Of which:		
Not yet due (less than 16 days)	37,076	52,946
Past due 1 day but not more than 14	13,779	6,227
Past due 15 days but not more than 44	5,168	4,797
Past due 45 days but not more than 74	1,988	1,385
Past due 75 days but not more than 104	765	732
Past due more than 104 days	1,538	2,451
Less: allowance for doubtful accounts	(2,142)	(3,299)
Total accounts receivable, net	\$ 58,172	\$ 65,239

The allowance for doubtful accounts as at December 31, 2013 was 3.6% (December 31, 2012 – 4.8%), of the total accounts receivable which includes accounts receivable, that are not yet due or past due, that the Corporation has deemed to be impaired.

7. Inventory

The amount of inventory consumed by the Corporation and recognized as an expense during 2013 was \$2,197 (2012 - \$1,849). The amount of inventory that was written down due to obsolescence in 2013 was \$127 (2012 - \$9).

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

B-7 (bb)

8. Deposits

The following outlines the deposits and letters of credit/guarantees of the Corporation posted as security. The amounts are comprised of cash and cash equivalents in the form of deposits and letters of credit/letters of guarantee, under which the Corporation is contingently liable.

	December 31, 2013		December 31, 2012	
	Cash and cash equivalents	Letters of credit/guarantees	Cash and cash equivalents	Letters of credit/guarantees
Customer deposits (a)	\$ 21,920	\$ -	\$ 19,732	\$ -
Security with the IESO (b)	-	11,450	-	11,450
Security with the City of Brampton (c)	-	4,853	-	4,853
Security with the City of Mississauga (d)	-	350	-	350
	\$ 21,920	\$ 16,653	\$ 19,732	\$ 16,653

(a) Customer Deposits:

The Corporation collects cash and cash equivalents as deposits from certain customers to reduce credit risk.

(b) Security with the Independent Electricity System Operator:

Entities that purchase electricity in Ontario through the Independent Electricity System Operator ("IESO") are required to post security to mitigate the risk of their default on their expected activity in the market. The IESO could draw on this security if the Corporation failed to make payment required by a default notice issued by the IESO. The Corporation has posted a letter of credit as security in the amount of \$11,450 as at December 31, 2013 (December 31, 2012 - \$11,450).

(c) Security with the City of Brampton:

The Corporation has posted letters of credit in the amount of \$4,853 as at December 31, 2013 (December 31, 2012 - \$4,853) relating to contracts with the City of Brampton to provide routine and emergency maintenance of street lighting and related services. The City of Brampton could draw on this security by issuing a certificate demonstrating that the Corporation has failed to fulfill its obligations related to these contracts.

(d) Security with the City of Mississauga:

The Corporation has posted a letter of credit in the amount of \$350 as at December 31, 2013 (December 31, 2012 - \$350) relating to a contract with the City of Mississauga for the installation of Light Emitting Diode ("LED") streetlight luminaires and monitoring system components. The City of Mississauga could draw on this security by issuing a certificate demonstrating that the Corporation has failed to fulfill its obligations related to this contract.

R-7(cc)

ENERSOURCE CORPORATIONNotes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

9. Property, Plant and Equipment ("PP&E")

PP&E consists of the following as at December 31, 2013

	December 31, 2012	Additions/ Depreciation	Disposals/ Retirements	December 31, 2013
Cost				
Distribution system	\$ 378,722	\$ 35,688	\$ (1,739)	\$ 412,671
Distribution station equipment	55,681	3,520	(231)	58,970
Other PP&E	65,389	6,511	(1,144)	70,756
Buildings and fixtures	32,378	1,663	-	34,041
Land	9,892	-	(13)	9,879
Construction in progress	5,459	(387)	-	5,072
Subtotal	\$ 547,521	\$ 46,995	\$ (3,127)	\$ 591,389
Accumulated depreciation				
Distribution system	\$ (25,615)	\$ (13,653)	\$ 270	\$ (38,998)
Distribution station equipment	(3,439)	(1,831)	32	(5,238)
Other PP&E	(11,852)	(6,944)	725	(18,071)
Buildings and fixtures	(1,384)	(1,141)	-	(2,525)
Land	-	-	-	-
Subtotal	\$ (42,290)	\$ (23,569)	\$ 1,027	\$ (64,832)
Carrying amount	\$ 505,231	\$ 23,426	\$ (2,100)	\$ 526,557

PP&E consists of the following as at December 31, 2012

	December 31, 2011	Additions/ Depreciation	Disposals/ Retirements	December 31, 2012
Cost				
Distribution system	\$ 352,141	\$ 28,395	\$ (1,814)	\$ 378,722
Distribution station equipment	54,071	1,775	(165)	55,681
Other PP&E	57,318	9,821	(1,750)	65,389
Buildings and fixtures	14,822	17,556	-	32,378
Land	4,069	5,823	-	9,892
Construction in progress	4,239	1,220	-	5,459
Subtotal	\$ 486,660	\$ 64,590	\$ (3,729)	\$ 547,521
Accumulated depreciation				
Distribution system	\$ (12,590)	\$ (13,127)	\$ 102	\$ (25,615)
Distribution station equipment	(1,684)	(1,762)	7	(3,439)
Other PP&E	(5,988)	(6,555)	691	(11,852)
Buildings and fixtures	(532)	(852)	-	(1,384)
Land	-	-	-	-
Subtotal	\$ (20,794)	\$ (22,296)	\$ 800	\$ (42,290)
Carrying amount	\$ 465,866	\$ 42,294	\$ (2,929)	\$ 505,231

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

9. Property, Plant and Equipment (continued)

The carrying amount of PP&E that have been derecognized before the end of their estimated useful lives, and have been recorded as depreciation expense on the statement of comprehensive income was \$1,671 in 2013 (2012 - \$1,869).

The carrying amount of old conventional meters that were derecognized before the end of their useful lives due to the smart metering deployment program was \$368 in 2013 (2012 - \$952). These costs have been recorded as depreciation expense on the statement of comprehensive income.

Included in the additions to PP&E was \$354 (2012 - \$650) representing the borrowing cost attributable to the assets during construction, and allocated to the qualifying asset at the weighted average cost of borrowings of 5.091% (2012 - 5.091%).

For the year ended December 31, 2013, accrued liabilities relating to PP&E in the amount of \$4,522 (December 31, 2012 - \$6,004) have been included in additions to PP&E.

PP&E and intangible asset purchase commitments outstanding as at December 31, 2013 was \$10,907 (December 31, 2012 - \$11,760).

10. Intangible Assets

Intangible assets consist of the following as at December 31, 2013:

	December 31, 2012	Additions/ Amortization	Disposals/ Retirements	December 31, 2013
Cost				
Computer software	\$ 22,089	\$ 1,652	\$ (24)	\$ 23,717
Easements	524	28	13	565
Software in development	1,004	182	-	1,186
Subtotal	\$ 23,617	\$ 1,862	\$ (11)	\$ 25,468
Accumulated amortization				
Computer software	\$ (4,964)	\$ (3,198)	\$ 24	\$ (8,138)
Easements	-	-	-	-
Subtotal	\$ (4,964)	\$ (3,198)	\$ 24	\$ (8,138)
Carrying amount	\$ 18,653	\$ (1,336)	\$ 13	\$ 17,330

R-7(ee)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

10. Intangible Assets (continued)

Intangible assets consist of the following as at December 31, 2012:

	December 31, 2011	Additions/ Amortization	Disposals/ Retirements	December 31, 2012
Cost				
Computer software	\$ 19,717	\$ 2,447	\$ (75)	\$ 22,089
Easements	333	191	-	524
Software in development	526	478	-	1,004
Subtotal	\$ 20,576	\$ 3,116	\$ (75)	\$ 23,617
Accumulated amortization				
Computer software	\$ (2,187)	\$ (2,852)	\$ 75	\$ (4,964)
Easements	-	-	-	-
Subtotal	\$ (2,187)	\$ (2,852)	\$ 75	\$ (4,964)
Carrying amount	\$ 18,389	\$ 264	\$ -	\$ 18,653

During 2013, \$25 (2012 - \$33) has been included in the additions to intangible assets, representing the borrowing costs attributable to the assets during the development phase and allocated to the qualifying asset at weighted average cost of borrowings of 5.091% (2012 - 5.091%).

For the period ended December 31, 2013, accrued liabilities relating to intangible assets in the amount of \$436 (December 31, 2012 - \$876) have been included in additions to intangible assets.

11. Income Taxes

The components of income tax expense for the years ended December 31, 2013 and 2012 were as follows:

	December 31, 2013	December 31, 2012
Current income tax expense:		
Expense for the year	\$ 7,831	\$ 3,527
Benefit arising from unrecognized tax loss	-	(98)
Utilization of future timing differences in the current period	54	(4,969)
Total current income tax expense (recovery)	7,885	(1,540)
Deferred income tax expense:		
Reversal of temporary differences	\$ (190)	\$ (712)
Increase in future tax rates on existing timing differences	-	(930)
Reduction of future timing differences	470	2,550
Total deferred income tax expense	\$ 280	\$ 908
Total income tax expense (recovery)	\$ 8,165	\$ (632)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

R-7(ff)

Years ended December 31, 2013 and 2012

11. Income Taxes (continued)

The provision for income taxes differs from the amount that would have been recorded using the combined federal and Ontario statutory income tax rate. Reconciliation between the statutory and effective tax rates is provided as follows:

	December 31, 2013	December 31, 2012
Federal and Ontario statutory income tax rate	26.50%	26.50%
Income before provision for income taxes	\$ 28,940	\$ 10,333
Provision for income taxes at statutory rate	7,669	2,738
Increase (decrease) resulting from:		
Tax effect of non-capital losses for which no benefit has been recorded	-	(98)
Increase in future tax rates on existing timing differences	-	(930)
Other timing differences between accounting net income and net income for tax purposes	496	(2,342)
Provision for income taxes	\$ 8,165	\$ (632)
Effective income tax rate	28.21%	(6.12%)

12. Deferred Tax Assets

Deferred income taxes reflect the net effects of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for income tax purposes. The net deferred tax asset consists of the following:

	December 31, 2013	December 31, 2012
Property, plant and equipment and intangible assets	\$ 14,640	\$ 17,806
Timing of refund of energy variances	(3,332)	(9,299)
Employee post-employment benefits other than pensions	1,587	1,796
Deferred revenue	-	3,619
Other temporary differences	498	82
Net deferred income tax assets	\$ 13,393	\$ 14,004

12-7 (99)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

13. Accounts Payable and Accrued Liabilities

Major components of accounts payable and accrued liabilities consist of the following:

	December 31, 2013	December 31, 2012
Amounts due to the IESO for energy purchases	\$ 70,245	\$ 59,157
Trade payables due to related parties (Note 20)	26	100
Other trade payables	5,179	8,720
Accrued expenses	23,992	28,525
Other non-trade payables	10,249	10,832
Total accounts payable and accrued liabilities	\$ 109,691	\$ 107,334

14. Debentures Payable

	December 31, 2013	December 31, 2012
4.52 % Series A Debentures due April 29, 2021	\$ 110,000	\$ 110,000
Deferred debt issue cost (net of accumulated amortization of \$178)(Dec. 31, 2012 - \$109)	(613)	(682)
5.30 % Series B Debentures due April 29, 2041	210,000	210,000
Deferred debt issue cost (net of accumulated amortization of \$56)(Dec. 31, 2012 - \$34)	(1,345)	(1,367)
Net debentures payable	\$ 318,042	\$ 317,951

The Corporation has a private placement debt of \$320,000 comprised of \$110,000 of Series A, 10-year debenture with fixed coupon rate of 4.52%, and \$210,000 of Series B 30-year debentures with fixed coupon rate of 5.30%.

Interest expense for the year ended December 31, 2013 included \$16,053 (December 31, 2012 - \$16,141) in respect of interest on the debt. The amortization of the debt issue cost for the year ended December 31, 2013 was \$91 (December 31, 2012 - \$87).

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

14. Debentures Payable (continued)

The Corporation has the following material covenants associated with its long-term debt:

- (a) The Corporation will duly and punctually pay or cause to be paid payments of principal and interest to each holder of the debentures.
- (b) The Corporation will, and will cause each designated subsidiary to maintain its corporate existence (unless all of its assets are or have been conveyed to the Corporation or another designated subsidiary), and will carry on and conduct its business in a proper and efficient manner.
- (c) The Corporation will provide to the Trustee copies of (i) within 120 days of each fiscal year end of the Corporation, annual audited consolidated financial statements of the Corporation together with a report of the Corporation's auditors thereon; (ii) within 60 days of the end of the first, second and third quarters of the Corporation's fiscal year, interim consolidated financial statements. The corporation's first interim consolidated financial report prepared in accordance with IFRS for the first quarter in which such report is required to be prepared, which may be provided within 90 days of the end of such quarter.
- (d) The Corporation will, and will cause each Designated Subsidiary to, from time to time pay or cause to be paid all taxes (including transfer taxes), rates, levies, payments in lieu of taxes, assessments (ordinary or extraordinary), government fees or dues lawfully levied, assessed or imposed upon or in respect of its respective property or any part thereof or upon its income and profits as and when the same become due and payable and to withhold and remit any amounts required to be withheld by it from payments due to others and remit the same to any government or agency thereof.
- (e) The Corporation will not, and will not permit any Designated Subsidiary to, create, assume or suffer to exist any Security Interest, other than permitted encumbrances, on any of its assets to secure any obligation, unless at the same time it secures equally and rateably therewith all the debentures issued pursuant to the Trust Indenture then outstanding.
- (f) The Corporation shall not issue, incur or become liable for obligations that exceed 75% of the total consolidated capitalization.
- (g) The Corporation may not amalgamate or consolidate with or merge into any other Person, or permit any other Person to amalgamate or consolidate with or merge into with the Corporation, or directly or indirectly transfer, sell, lease or otherwise dispose of all or substantially all of its property or assets. Notwithstanding the foregoing, a Designated Subsidiary shall be permitted to merge with another entity provided that, after giving effect to such merger, it continues to be a Designated Subsidiary
- (h) No default or event of default shall have occurred and be continuing, or shall occur.

The Corporation is in compliance with all credit agreement covenants and limitations associated with its debt.

R-7(ii)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

15. Deferred Contributions

The continuity of deferred customer contributions in aid of construction ("CIAC") of PP&E is as follows:

	December 31, 2013	December 31, 2012
Deferred contributions, net, beginning of year	\$ 5,584	\$ 4,448
CIAC received	5,944	1,248
CIAC recognized as distribution revenue	(195)	(112)
Deferred contributions, net, ending of year	\$ 11,333	\$ 5,584

16. Employee Post-Employment Benefits

The Corporation's retirement plan is comprised of a defined contribution plan.

In addition, the Corporation provides other employee post-employment benefits, primarily life, health and dental coverage, on a shared basis.

(a) OMERS pension plan:

The defined contribution plan is mandatory for all full-time employees of the Corporation from day one of employment. Under the terms of the defined contribution plan, employees contribute a percentage of eligible employee earnings per year. The Corporation makes contributions for each contributing employee in amounts equal to the employee contribution. The defined contribution plan is fully vested from the first day of employment.

The most recently available OMERS annual report is for the year ended December 31, 2012, which reported that the plan was 86% funded, with an unfunded liability of \$9,924,000. This unfunded liability is likely to result in future payments by participating employers and members. The Corporation's contributions could be increased if other entities withdraw from the plan.

The Corporation expensed contributions to OMERS of \$3,968 (December 31, 2012 – \$3,564) for the year ended December 31, 2013. These amounts are included under operating expenses on the statement of comprehensive income.

The Corporation expects \$4,112 in contributions to be paid to its defined contribution plan in 2014.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

R-7(jj)

Years ended December 31, 2013 and 2012

16. Employee Post-Employment Benefits (continued)

(b) Employee post-employment benefits other than pensions:

Employee post-employment benefits other than pensions are subject to annual actuarial valuations. The Corporation has a December 31 measurement date. A valuation of the employee post-employment benefits was performed as of December 31, 2013. The next valuation of the employee post-employment benefits will be performed as at December 31, 2014.

	December 31, 2013	December 31, 2012
Accrued benefit obligation, beginning of year	\$ 6,777	\$ 5,784
Current service costs	376	479
Interest on accrued employee post-employment benefits	260	260
Benefits paid	(180)	(169)
Re-measurements recognized in other comprehensive income	(1,247)	423
Accrued benefit obligation, end of year	\$ 5,986	\$ 6,777

	December 31, 2013	December 31, 2012
Total expense recognized in profit or loss		
Current service costs	\$ 376	\$ 479
Interest on obligation	260	260
Total Expense	\$ 636	\$ 739

	December 31, 2013	December 31, 2012
Actuarial assumptions		
Discount rate (beginning of year)	3.75%	4.25%
Discount rate (end of year)	4.75%	3.75%
Health care cost increases	9.00%	8.50%
Dental cost increases	4.00%	4.00%
Rate of compensation increase	3.00%	3.00%

A 1% increase in the assumed discount rate would result in the defined benefit obligation decreasing to \$5,117. A 1% decrease in the assumed discount rate would result in the defined benefit obligation increasing to \$6,706.

17. Other Comprehensive Income

The Corporation recognizes any re-measurements of the net defined liability including actuarial gains and losses immediately in other comprehensive income. The Corporation reclassifies accumulated re-measurements as retained earnings after OEB rulings. On January 1, 2013, the Corporation reclassified \$926 from accumulated other comprehensive income to retained earnings.

R-7(kk)

ENERSOURCE CORPORATIONNotes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

18. Share Capital

	December 31, 2013	December 31, 2012
Authorized:		
Unlimited, Class A shares, voting		
1,000 Class B shares, non-voting		
100 Class C shares, voting		
Issued:		
180,555,562 Class A shares	\$ 155,628	\$ 155,628
1,000 Class B shares	1	1
100 Class C shares	20,062	20,062
	\$ 175,691	\$ 175,691

The holders of Class A shares and Class C shares are entitled to receive notice of, to attend, and to vote at all general and special meetings of the Corporation's shareholders. The holders of Class B shares are not entitled to vote at any meeting of the Corporation's shareholders (except as required by law) and are only entitled to receive notice of special meetings called to consider certain fundamental changes. Holders of Class A shares are entitled to one vote per share. Holders of Class C shares are entitled to such number of votes in respect of each Class C share as will entitle the holders of the Class C shares, as a class, to the proportion of the total number of votes of all shareholders entitled to vote at any such meeting that the Class C total base equity is of the aggregate regulated rate base equity of the Corporation's and its subsidiaries.

The holders of the Class A shares and holders of the Class C shares, in priority to the holders of the Class B shares, are entitled to receive, if, as and when declared by the Corporation's Board of Directors, concurrent cumulative preferential dividends at a rate per annum equal to the regulated rate of return on the rate base equity represented by each such class of shares. Once these preferential dividend entitlements have been satisfied, holders of each class of shares are entitled to receive, on a concurrent basis with each other class of shares, additional dividends if, as and when declared by the Corporation's Board of Directors and in such amounts and payable in such manner as may be determined from time to time by the Corporation's Board of Directors. Holders of the Class A shares and the Class C shares are together entitled to 60% of any such additional dividends, which are to be allocated between the holders of each such class of shares in proportion to the rate base equity represented by each such class. Holders of the Class B shares are entitled to 40% of any such additional dividends. Class A, B and C shares have no par value.

Dividends may be declared by the Board of Directors through a resolution. In 2013, a dividend of \$12,080 (2012 - \$13,648) was declared and paid to the Shareholders of the Corporation.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

19. Change in Non-cash Working Capital

	December 31, 2013	December 31, 2012
Accounts receivable	\$ 6,989	\$ (5,025)
Unbilled revenue	(10,686)	376
Inventory	(9)	(947)
Prepaid and deposits	(1,143)	(111)
Accounts payable	2,399	7,821
Environmental provision	2,455	210
Advance payments	1,594	8
Deferred revenue	(13,627)	7,015
Accrued PP&E and intangible assets	1,922	244
(Decrease) / Increase in non-cash operating working capital	\$ (10,106)	\$ 9,591

20. Related Party Transactions

The Corporation's operations include the provision of electricity and services to its principal shareholder, the City. Electricity is billed to the City at the prices and terms as any other Enersource Hydro customer not with an electricity retailer. Street lighting maintenance and construction services are provided at an exchange amount, being that amount agreed to by the parties. A summary of amounts charged by the Corporation to the City is as follows:

	December 31, 2013	December 31, 2012
Electrical energy	\$ 10,586	\$ 10,031
Street lighting maintenance and construction	8,011	5,726
Street lighting energy	6,716	6,242

At December 31, 2013, accounts payable and accrued liabilities include \$26 (December 31, 2012 - \$100,) due to the City. Accounts receivable include \$3,838 (December 31, 2012 - \$3,358) due from the City.

At December 31, 2013, the Corporation incurred property taxes which are paid to the City in the amount of \$944 (December 31, 2012 - \$948).

The Corporation charged Borealis \$9 for the period ended December 31, 2013 (December 31, 2012 - \$9) for an access agreement. These transactions were recorded at the exchange amount being the amount agreed to by the parties.

In 2013, a dividend of \$10,872 (2012 - \$12,283) was declared and paid to the City

In 2013, a dividend of \$1,208 (2012 - \$1,365) was declared and paid to Borealis.

R-7(mm)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

20. Related Party Transactions (continued)

No Director had, during or at the end of the period, any material interest in any contract of significance in relation to the Corporation's business.

The following compensation has been provided to the key management personnel of the Corporation and members of the Board of Directors (Directors Honorarium), who have the authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly.

	December 31, 2013	December 31, 2012
Salaries and short term employee benefits	\$ 1,985	\$ 2,142
Retirement contributions	212	204
Other compensation	37	48
Directors Honorarium	227	179
	<u>\$ 2,461</u>	<u>\$ 2,573</u>

21. Contingencies, Commitments and Guarantees

The Corporation is party to a number of disputes and lawsuits in the normal course of business. The Corporation believes that the ultimate liability arising from these matters will have no material impact on the consolidated financial statements. Accordingly, no provision for any liability has been made in these financial statements.

In the normal course of operations, the Corporation executes agreements that provide for indemnification to third parties in transactions such as service agreements, leases and purchases of goods. Under these agreements, the Corporation agrees to indemnify the counterparty against loss or liability arising from the acts or omissions of the Corporation in relation to the agreement.

(a) Insurance Claims:

The Corporation is a member of the Municipal Electric Association Reciprocal Insurance Exchange ("MEARIE"). A reciprocal insurance exchange may be defined as a group of persons formed for the purpose of exchanging reciprocal contracts of indemnity or inter-insurance with each other. MEARIE is licensed to provide general liability insurance to its members.

Insurance premiums charged to each member consist of a levy per thousand dollars of service revenue subject to a credit or surcharge based on each member's claims experience. Current liability coverage is provided to a level of \$24,000 per occurrence. The Corporation has also obtained additional general liability insurance of \$10,000 per occurrence through Alternative Risk Services.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

R-7(nh)

21. Contingencies, Commitments and Guarantees (continued)

Enersource Hydro has been jointly named as a defendant in several actions. No provision has been made for these potential liabilities as Enersource Hydro expects that these claims are adequately covered by its insurance.

(b) Environmental:

The Corporation is subject to Canadian federal, provincial and municipal environmental regulations. As part of the Corporation's risk mitigation strategy, environmental assessments and environmental remediation are underway at various sites. The Corporation records a liability for the estimated future expenditures associated with testing and remediation of contaminated lands at various municipal substations and neighbouring properties.

Actual future environmental expenditures may vary from these estimates. As at December 31, 2013, the Corporation provided \$2,825 (December 31, 2012- \$370) for testing and future site remediation.

	December 31, 2013	December 31, 2012
Environmental provision, beginning of the year	\$ 370	\$ 160
Addition	2,731	260
Utilized in the year	(276)	(50)
Environmental provision, ending of the year	\$ 2,825	\$ 370

(c) Operating Lease Commitments:

The Corporation has entered into a commercial lease arrangement on a premise which is recognized and reported as part of other costs in the statement of comprehensive income.

For the year ended December 31, 2013, the Corporation recognized minimum lease payments of \$145 (December 31, 2012 - \$139) in the statement of comprehensive income. The lease has a life of one year with yearly renewal options. There are no restrictions placed upon the Corporation by entering into this lease. As at December 31, 2013, the Corporation's committed future minimum annual lease payments under operating leases were \$138 for 2014. The future minimum lease commitments would change depending on the decision to renew the agreement. The Corporation has numerous cancellable operating leases which are predominantly in the form of encroachment permits required to place distribution infrastructure assets on a rights-of-way or private property. The lease terms are between one and twenty years, and the amounts of these leases are immaterial and have been included in other costs in the statement of comprehensive income.

R-7(00)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

22. Risk Management and Financial Instruments

The private placement debt, having a principal amount of \$320,000 as at December 31, 2013 (December 31, 2011 - \$320,000), has a fair value of \$350,758 (December 31, 2012 - \$384,986) calculated using level 3 inputs. The valuation techniques used took into consideration accrued interest, Government of Canada benchmark yields and statistical data.

Exposure to market risk, credit risk, and liquidity risk arises in the normal course of the Corporation's business.

(a) Market Risk:

Market risk refers primarily to risk of loss that results from changes in commodity prices, foreign exchange rates and interest rates. The Corporation does not have commodity risk due to the flow through nature of energy purchases and costs and its foreign exchange risk is not considered material since the Corporation's exposure is limited to U.S. dollar cash and cash equivalents holdings of \$99 as at December 31, 2013 (December 31, 2012 - \$96).

Distribution rates and charges are currently based on a revenue requirement less other income, which includes interest income. The difference between actual interest income earned by the Corporation and the interest revenue reduction approved by the OEB may have a negative impact on the results of operations.

The Corporation minimizes interest rate risk by issuing long-term fixed rate debt.

(b) Credit Risk:

Financial assets create credit risk that counterparties will fail to discharge an obligation, causing a financial loss.

The Corporation manages counterparties credit risk through various techniques including, limiting total exposure levels with individual counterparties consistent with the Corporation's policies, and monitoring the financial condition of counterparties. Short-term investments held as at December 31, 2013, met the credit exposure limits specified under the Corporation's Investment Policy.

The Corporation's distribution revenue is earned on a broad base of customers principally located in Mississauga. As a result, the Corporation did not earn a significant amount of revenue from any individual customer. As at December 31, 2013, there were no significant balances of accounts receivable due from any single customer.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

22. Risk Management and Financial Instruments (continued)

Management believes that the credit risk of accounts receivable is not significant due to the following reasons:

- i. There is a broad base of customers with no single customer that accounts for revenue or an accounts receivable balance in excess of 10% of the respective balance in either year.
- ii. Enersource Hydro, as permitted by the OEB's Retail Settlement and Distribution System Code, may obtain a security deposit or letter of credit from customers to mitigate risk of payment default.
- iii. The percentage of accounts receivable that is past due for more than 75 days is approximately 3.8% (2012 – 4.6%) of the total gross accounts receivable. (See note 6)
- iv. Enersource Hydro included an amount for accounts receivable write-offs within operating expense for rate setting purposes.

(c) Liquidity Risk:

Liquidity risk is the risk that the Corporation will not be able to meet its financial obligations as they come due. Short-term liquidity is provided through cash and cash equivalents on hand, funds from operations, as well as an established \$50,000 banking line of credit, if required. Short-term liquidity is expected to be sufficient to fund normal operating requirements.

The Corporation's private placement debt matures in 2021 and 2041 and is expected to be refinanced at that time.

The Corporation has contractual obligations in the normal course of business; future minimum undiscounted contractual maturities are as follows:

Financial Liabilities	Due within 1 year	Due between 1 and 5 years	Due past 5 years
Accounts payable and accrued liabilities	\$ 112,516	\$ -	\$ -
Debentures payable (interest and principal)	16,097	80,484	574,668
Total	\$ 128,613	\$ 80,484	\$ 574,668

23. Divisional information

The Corporation consists primarily of two operating divisions, regulated operations and non-regulated operations. Non-regulated operations are primarily comprised of engineering design, construction and maintenance services for utilities and developers and street lighting design

R-7 (99)

ENERSOURCE CORPORATIONNotes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

23. Divisional information (continued)

and maintenance services. The regulated operation provides electricity distribution services to businesses and residences in the City of Mississauga.

The designation of activities to the two operating divisions is based on a combination of regulatory status and the nature of the products and services provided. The accounting policies followed by the divisions are the same as those described in the summary of significant accounting policies.

Financial information that adjusts IFRS results to show the effect of rate regulation is used by the Corporation's Board of Directors, as well as members of key Management having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly. This group is determined to be the Chief Operating Decision Maker ("CODM") and it assesses operating performance principally on the basis of earnings adjusted for regulatory items as shown in the divisional information disclosed below.

If regulatory accounting was permitted under IFRS, the Corporation's regulatory assets would represent certain amounts receivable from customers in the future for costs that have been deferred for accounting purposes as it is probable that they will be recovered in future rates. If regulatory accounting was permitted under IFRS, the Corporation's regulatory liabilities would represent certain amounts payable to customers that are expected to be refunded through future distribution rates.

Year ended December 31, 2013

2013	Enersource Hydro Regulated	Adjustment regulatory activities	Non- regulated	Eliminations	Total
Energy revenues	\$ 765,984	\$ -	\$ -	\$ -	\$ 765,984
Distribution revenue	121,726	2,284	-	-	124,010
Other revenues	19,031	-	12,831	(682)	31,180
	906,741	2,284	12,831	(682)	921,174
Energy purchases	(765,984)	(4,042)	-	-	(770,026)
Operating expenses	(68,590)	(170)	(10,218)	671	(78,307)
Depreciation and amortization	(28,299)	(354)	(161)	8	(28,806)
Interest income	1,111	(224)	325	-	1,212
Interest expense	(17,130)	905	(82)	-	(16,307)
Profit (loss) before income tax expense	27,849	(1,601)	2,695	(3)	28,940
Income tax expense	5,609	1,853	703	-	8,165
Other comprehensive income	-	860	56	-	916
Comprehensive income (loss) at December 31, 2013	\$ 22,240	\$ (2,594)	\$ 2,048	\$ (3)	\$ 21,691

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

23. Divisional information (continued)

Year ended December 31, 2012

2012	Enersource Hydro Regulated	Adjustment regulatory activities	Non- regulated	Eliminations	Total
Energy revenues	\$ 711,877	\$ -	\$ -	\$ -	\$ 711,877
Distribution revenue	112,555	(20,661)	-	-	91,894
Other revenues	17,948	-	9,129	(459)	26,618
	842,380	(20,661)	9,129	(459)	830,389
Energy purchases	(711,877)	7,350	-	-	(704,527)
Operating expenses	(65,219)	(335)	(8,069)	459	(73,164)
Depreciation and amortization	(27,894)	75	(149)	-	(27,968)
Interest income	1,493	(183)	331	-	1,641
Interest expense	(16,733)	771	(76)	-	(16,038)
Profit (loss) before income tax expense	22,150	(12,983)	1,166	-	10,333
Income tax (recovery) expense	2,668	(3,503)	203	-	(632)
Other comprehensive loss	(292)		(19)		(311)
Comprehensive income (loss) at December 31, 2012	\$ 19,190	\$ (9,480)	\$ 944	\$ -	\$ 10,654

Total assets for the Corporation's two operating divisions are as follows:

	December 31, 2013	December 31, 2012
Enersource Hydro regulated	\$ 746,245	\$ 737,286
Non-regulated	31,980	30,822
	\$ 778,225	\$ 768,108

Total liabilities for the Corporation's two operating divisions are as follows:

	December 31, 2013	December 31, 2012
Enersource Hydro regulated	\$ 469,373	\$ 468,547
Non-regulated	4,827	5,147
	\$ 474,200	\$ 473,694

R-7(ss)

ENERSOURCE CORPORATIONNotes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

23. Divisional information (continued)

Total regulatory balances that have been derecognized under IFRS that will be recovered or refunded through future distribution rates are as follows:

	December 31, 2012	2013 activity	December 31, 2013
Regulatory assets (ii)-(ix)	\$ 9,967	\$ (13,344)	\$ (3,377)
Regulatory liabilities (i)	(33,954)	13,775	(20,179)
Net regulatory liabilities*	\$ (23,987)	\$ 431	\$ (23,556)

* Income tax expenses on other comprehensive income of \$310 have been excluded from net regulatory liability as at December 31, 2013.

In a rate regulated environment, there is normally a requirement from the regulator to the utility to either reduce or increase rates in a future period. Under regulatory accounting, utilities account for the impact of rate regulation through the recognition of regulatory assets and liabilities, which is the deferral of costs (revenues) to a future period to match with the higher (lower) rates recovered in that period, usually as a result of a decision approved by the regulator.

In the absence of a rate regulated standard under IFRS, the Corporation does not recognize assets and liabilities arising from rate regulated activities. Since the economics of rate regulation have not changed from the adoption of IFRS, the CODM will continue to assess operating performance principally on the basis of earnings adjusted for the following significant regulatory activities:

- (i) Retail settlement variances are caused by the difference between the actual price of the electricity commodity throughput and the prices set by the OEB. Specifically, these amounts include variances between the amounts charged by Hydro One and the IESO for the operation of the electricity markets and grid, as well as various wholesale market settlement charges and transmission charges as compared to the amount billed to consumers based on the OEB-approved rates. Under regulatory accounting, the Corporation would have adjusted energy purchases for these variances. Under IFRS, the Corporation recognizes these differences in future periods as an increase or decrease to distribution revenue.
- (ii) The OEB approved deferral accounts to record transitional differences associated with the implementation of IFRS, any incremental costs needed to comply with Environment Canada's new regulations associated with Polychlorinated biphenyls ("PCBs"), costs relating to stranded conventional meters, and unearned revenue and costs associated with Enersource Hydro's smart meter program. On December 19, 2012 the OEB approved the recovery of these deferral accounts and the Corporation has recognized the related revenue.

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

23. Divisional information (continued)

- (iii) The OEB approved a variance account to record lost revenues associated with the delivery of CDM programs between 2011 and 2014. The variance account tracks the difference between the results of actual, verified impacts of CDM activities and the level of CDM program activities included in the distributor's load forecast. The Corporation may recover or refund this revenue through future distribution rates.
- (iv) The OEB requires Enersource Hydro to track the difference between revenue and costs associated with providing retailers with customer settlement services as retail cost variance account deferrals. Under IFRS, the Corporation recognizes these differences as an increase or decrease to distribution revenue.
- (v) The difference in income taxes or PILs resulting from legislative or regulatory changes to tax rates or rules as compared to rate-setting is recorded in an OEB approved variance account in regulatory accounting. Under IFRS, the Corporation recognizes these differences as an increase or decrease to distribution revenue.
- (vi) The OEB requires the Corporation to accrue interest on regulatory assets and liabilities balances. Under IFRS, the Corporation recognizes the net interest on these balances in future periods as an increase or decrease to distribution revenue once approved for recovery or refund by the OEB.
- (vii) The OEB approved four deferral accounts to record qualifying incremental capital investments, OM&A expenses and funding adders approved by the OEB related to the connection of renewable generation or the development of smart grid. Under IFRS, the Corporation capitalizes or expenses these items as incurred and recognizes revenue in accordance with the Corporation's revenue recognition policy.
- (viii) The OEB approved a deferral account to record any re-measurements of the post-employment net defined liability including actuarial gains or losses. Under IFRS, the Corporation recognizes any re-measurements of the post-employment net defined liability in other comprehensive income.

To the extent that the OEB's future actions are different from the Corporation's expectations, the timing and amount of recovery or settlement of amounts included in the adjustment for regulatory activities could be significantly different from the amounts that are eventually recovered or settled through distribution rates in the future.

R-7(uu)

ENERSOURCE CORPORATION

Notes to Consolidated Financial Statements
(In thousands of Canadian dollars)

Years ended December 31, 2013 and 2012

24. Other Revenue

(a) Government grants:

The Corporation recognized \$14,278 (\$13,703 – 2012) of OPA funding in other revenue for the year ended December 31, 2013. The Corporation recognized \$14,274 (\$12,298 – 2012) of OPA costs under operating expenses for the year ended December 31, 2013. The Corporation currently has no unfilled obligations relating to the government grants received by the OPA.

(b) Compensation from third parties for items of PP&E:

The Corporation recognized \$578 (\$290 – 2012) for damage claims received from third parties relating to emergency replacement of distribution equipment.



Corporate Report

Clerk's Files

Originator's
Files

R-8

DATE: June 18, 2014

TO: Council
Meeting Date: July 2, 2014

FROM: Martin Powell, P. Eng.
Commissioner of Transportation and Works

SUBJECT: **Mandate and Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals**



RECOMMENDATION: That the mandate and terms of reference outlined in the report from the Commissioner of Transportation and Works, dated June 18, 2014 and entitled "Mandate and Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals" be approved.

BACKGROUND: At its meeting of June 18, 2014 General Committee deferred consideration of a report from the Commissioner of Transportation and Works, dated June 4, 2014 and entitled "Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals". In addition, on June 18, 2014 General Committee approved a motion to form an ad hoc committee to address issues regarding the standards of care for the keeping and housing of dogs and animals.

The purpose of this report is to bring forward, for approval, the mandate and terms of reference for the ad hoc committee formed to review the Animal Care and Control By-law 0098-04, as amended, regarding the standards of care for the keeping and housing of dogs and animals.

COMMENTS:

Standards of care and the humane treatment of animals are important to Council and the residents of Mississauga. Any changes to the Animal Care and Control By-law 0098-04, as amended, to address animal standards of care need to be well thought out; informed and based on a factual understanding of animal welfare; and, meet the best interests of the community and the animals.

With that in mind, attached to this report as Appendix 1 is a draft mandate and terms of reference for the ad hoc committee. The draft mandate and terms of reference outlines the mandate, composition, operations and term of office for the ad hoc committee.

It is recommended that the draft terms of reference for the ad hoc committee be approved.

FINANCIAL IMPACT:

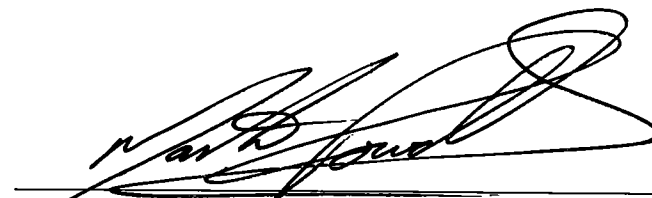
Any costs associated with the ad hoc committee, and its related work, are anticipated to be minimal and can be absorbed within the existing operating budgets for Regulatory Services and Legislative Services.

CONCLUSION:

General Committee approved the formation of an ad hoc committee to review the Animal Care and Control By-law 0098-04, as amended, regarding the standards of care for the keeping and housing of dogs and animals. The mandate and terms of reference for the ad hoc committee are attached as Appendix 1. It is recommended that the mandate and terms of reference be approved.

ATTACHMENTS:

Appendix 1: Draft Mandate and Terms of Reference – Animal Standards of Care Ad Hoc committee



Martin Powell, P. Eng.
Commissioner of Transportation and Works

Prepared By: Mickey Frost, Director of Enforcement

R-8(b)

Animal Standards of Care Ad Hoc Committee
Mandate and Terms of Reference

Mandate:

1. That the Animal Standards of Care ad hoc committee review the following issues related to the care and control of animals, including dogs:
 - leaving animals outside 24/7 and during extreme weather;
 - tethering dogs;
 - pet housing size and build qualities for animals left outside;
 - enclosure/pen size;
 - transporting animals in motor vehicles;
 - leaving animals in parked or unattended motor vehicles; and,
 - setbacks for animal enclosures.
2. That the Animal Standards of Care ad hoc committee consult with, and consider the input of, animal owners.
3. That the Animal Standards of Care ad hoc committee report to Council with recommendations regarding the standards of care for the keeping and housing of animals and dogs.

Composition:

The Animal Standards of Care ad hoc committee will be chaired by Councillor Pat Saito and its membership shall comprise up to two additional Councillors; two residents of Mississauga having an interest in animal standards of care issues; one representative from the Mississauga Humane Society; representatives from Animal Services and Enforcement; and, representatives from the veterinary and animal welfare communities, as required.

Operations:

A quorum of the Animal Standards of Care ad hoc committee will result from the presence of a majority of the appointed members, at a time no later than 30 minutes past the time for which the meeting was scheduled and noted on the agenda or notice of the meeting.

The Animal Standards of Care ad hoc committee shall operate its business meetings according to the Procedure By-law regulating the operation of the meetings of Council and its Committees.

R-8(cc)

Legislative Services staff from the Office of the City Clerk will attend all meetings of the Animal Standards of Care ad hoc committee to record and report its recommendations to Council, and to provide administrative support with the proceedings.

Term of Office:

The term of office of the Animal Standards of Care ad hoc committee shall terminate at the conclusion of the submission of the report regarding changes to the Animal Care and Control By-law 0098-04, as amended, to address standards of care for the keeping and housing of dogs and animals.

2-9

ROBERT J. SWAYZE

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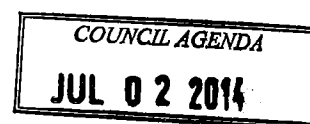
Integrity Commissioner's Report

DATE: June 19, 2014

TO: The Mayor and Council
Meeting Date: July 2, 2014

FROM: Robert J. Swayze
Integrity Commissioner

SUBJECT: **Inquiry of Councillor Bonnie Crombie requested by Mr. Mark Cashin and a second complaint from a resident of Mississauga**



RECOMMENDATION: That Council receive the report of the Integrity Commissioner dated June 19, 2014

BACKGROUND: I received a complaint dated April 11, 2014 from Mr. Mark Cashin, a businessman in the City, concerning the activities of Councillor Bonnie Crombie in her campaign for Mayor of the City in that she violated many of the provisions of the *Council Code of Conduct* (the "Code") and other legislation. I received a second complaint dated April 23, 2014 from a complainant who requested that I not reveal the complainant's identity in this report. I will refer to this complainant who is a resident of the City, as "Complainant No. 2". The two complaints overlap in several aspects and I have decided to consider them together.

I have complied with the *Complaint Protocol* by serving both of the complaints on Councillor Crombie and receiving her response which,

in turn, was served on the Complainants. For the purpose of this report, I personally interviewed both complainants, Councillor Crombie and her Executive Assistant. I was also assisted by several City staff members with background information and by the City Solicitor on her legal opinion relating to ownership of information collected by a ward councillor, while in office. My interview of the complainants was held in a board room with an active internet connection supplied by the IT Department. I also benefitted from the research I carried out in the preparation of my last report to the Governance Committee on the impact of social media on municipal elections and making recommendations for changes to the Code in order to include appropriate provisions in that regard.

PRESENT STATUS:

Rule 6 of the Code, which relates to elections, was amended by Council on June 11, 2014 mostly as recommended in my report to Governance Committee dated May 7, 2014. Attached to this report as Appendix 1 is Rule 6, as amended by Council. The fundamental principle which the Code attempts to implement, is that public funds should not be spent on campaigning for election by any incumbent councillor. All candidates in a municipal election should run against each other on a “level playing field”.

Councillor Crombie’s City paid staff maintain a website using the address www.ward5mississauga.ca which supports communication to constituents of ward information. It is contrary to the Code to include in that website any reference to campaigning by the Councillor during a municipal election year.

COMMENTS:

Both complainants have added several supplementary submissions to their complaint, which collectively number in excess of 40 pages each and include numerous allegations of instances where the Code was violated. I will attempt in this report to deal with them all, some in more detail than others:

Links to the Campaign for Mayor Site

Mr. Cashin has pointed out three violations of the Code which are

valid. Complainant No. 2 has reiterated two of them. When I first viewed the Ward 5 website in response to the complaints, the following links were included:

1. A Facebook link directly to the Bonnie Crombie for Mayor website,
2. Past Ward 5 newsletters were included in the site which had links to the campaign site, and
3. An advertisement for a free tax clinic conducted by the Councillor as a public service included a similar link but when I viewed it, the link did not function but the address was clearly in view.

I find in this respect, that the website violated the requirement in the Code that public funds not be spent on campaigning. However, it is important to note that when I served the Councillor with the complaints, the links, the newsletters and the advertisement were removed from the website the next day or shortly thereafter.

Contravention of the *Municipal Elections Act*

Councillor Crombie ran in the last federal election in 2011 and used her bonniecrombie.ca website in that election, then adapted it for her by-election campaign in Ward 5 also in 2011 and now has adapted it again for her mayoral campaign. Mr. Cashin complained to the *Election Campaign Finances Committee* that using the website and re-using her federal signs was a violation of the *Municipal Elections Act* and has included a similar complaint in his submission to me. That committee found otherwise and I am not prepared to rehear his application which is beyond my jurisdiction.

Breach of Privacy Rules

Both Complainants assert that they and many others, signed up for Ward 5 information giving their E-mail address for that purpose only. They object to receiving campaign fund raising E-mails from the Councillor despite being easily able to unsubscribe. They both argue that privacy rules have been violated.

I agree with the legal advice provided to the City by the City Solicitor

which confirms that information collected by a member of Council while in office, about their constituents including mailing lists, E-mail lists and followers on social media sites, is the property of the Councillor. In addition, Records Management Policy No. 03-02-09 adopted by Council in 2008, differentiates between “official civic records” and “constituency records”, the latter of which is deemed not to be within the City’s custody or control “and may be dealt with by each elected official as he or she chooses.”

I also considered privacy legislation which exempts campaign fund raising by a candidate for election. I suggest that this exemption is an acknowledgement by the legislature that such activity is part of the democratic process and any communication in that respect should be tolerated by voters.

Branding with Public Funds

When I originally read Mr. Cashin’s submissions and those from Complainant No. 2, about “branding” of the Councillor with public funds, I rejected it on the general basis that all serving councillors are branding themselves with the quality of their work in the ward. They use public funds and employ staff to assist them in that public service. Their reputation which emerges at election time is their brand and they are rewarded or suffer from it.

However, Mr. Cashin explained to me in our interview that, in addition to her name, he was referring to the branding of www.bonniecrombie.ca. In 2011 it was a federal election campaign site and then changed into a municipal by-election campaign web site. At some point in 2013 the address was made to link to the publicly maintained www.ward5mississauga.ca. He provided to me a chronologically ordered series of photographs of 18 advertisements produced by the Ward 5 staff beginning in 2012 when the web address used was ward5mississauga.ca. These included posters, banners, and invitations to events, among other forms of communication, to constituents in Ward 5, all paid for by the City. The use of the Ward 5 URL was changed on the advertisements from and after March 21, 2013 to bonniecrombie.ca. At that time, clicking on bonniecrombie.ca linked the user to the ward 5 web site.

His contention is that on or before that date, the Councillor formed the intention to run for Mayor and with professional advice from her staff, developed a strategy to use public funds to brand the bonniecrombie.ca website address, with a plan to change the link from the address to her election for mayor site when she registered to run for Mayor. Any constituents who saved the bonniecrombie.ca address as a favorite in their web browser, expecting to receive Ward 5 information, would now be directed to her election site. Her past newsletters which were included on the Ward 5 website and contained the address, would also now link to her election site.

When faced with Mr. Cashin's accusation, the Councillor denied that she contemplated running for mayor as early as 2013. She admitted to me that her motivation to make the change was to give more exposure to her name as other members of Council had practiced in their advertisements.

I believe Councillor Crombie that she did not intentionally set out to circumvent the Code and use her staff and publicly funded office to brand her campaign web site. The continuous use of bonniecrombie.ca for different purposes is explained by the fact that it is her name without qualifiers and she is legally entitled to use it as long as it is not linked from her Ward 5 website when used for campaign purposes.

Other Complaints

Mr. Cashin included several complaints relating to Councillor Crombie and concerning one of her staff based mostly on rumour without any credible evidence. I will not publicize these allegations in this report.

CONCLUSION:

I am not prepared to recommend sanctions against Councillor Crombie for including in the Ward 5 web site a number of links to her campaign site which I find to have been included through inadvertence. They have all been removed and she assures me that more vigilance will be practiced by her and by her staff. Another factor I considered is that the increasing impact of social media on elections is only recently being understood and the final form of Rule

6 was only approved by Council this month. Also, the new anti-spam legislation will only come into force on July 1, 2014. With all of these dynamics in a state of flux, Councillor Crombie and her staff are entitled to the benefit of the doubt. I am recommending that this report be received by Council.

ATTACHMENTS:

Appendix 1: Rule 6, *Council Code of Conduct* – June 11, 2014



Robert J. Swayze
Integrity Commissioner

Prepared By: Robert J. Swayze

APPENDIX 1

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.

R-9(cg)

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.

Commentary

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.

ROBERT J. SWAYZE

BARRISTER & SOLICITOR

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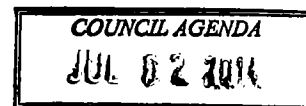
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Integrity Commissioner's Report



DATE: June 25, 2014

TO: The Mayor and Council
Meeting Date: July 2, 2014

FROM: Robert J. Swayze
Integrity Commissioner

SUBJECT: **Annual Report of the Integrity Commissioner**

RECOMMENDATION: That Council receive the annual report of the Integrity Commissioner dated June 25, 2014

REPORT: I was appointed Integrity Commissioner by agreement commencing on July 1, 2012 for a term of 5 years. This report covers the period from July 1, 2013 to June 30, 2014.

The duties assigned to me by the agreement are as follows:

1. Advise confidentially members of Council or Council as a whole on their ethical obligations and responsibilities under the *Council Code of Conduct and Complaint Protocol*. ("Code")
2. Upon receipt of a complaint, to determine whether the allegations made would, if substantiated, constitute a breach of the Code and if so to carry out an investigation.
3. Upon the request of Council, to provide educational sessions regarding the role of the Integrity Commissioner and the

ethical obligations of Council.

4. To report directly to Council on all of my activities.

It has been a distinct pleasure serving as Integrity Commissioner for past two years. During my tenure, the members of Mississauga Council stand out among most of the other municipalities in Ontario served by an Integrity Commissioner, including many of my other clients, as having the most cooperative and harmonious relationship with each other and with staff. I have never received a formal complaint in Mississauga from any member of Council or staff. I have dealt with most members of Council during the year and all have promptly responded to my requests for information and acted expeditiously on my recommendations.

This being an election year, the Code requires me to stay, until after the inaugural meeting of the new Council, complaints which request an investigation and are received by me from and after August 1. However, during the balance of the year leading up to the election, I will continue to oversee the enforcement of the Code and provide advice to members of Council and staff.

Accomplishments during the Year

The past year has been very active in recommending changes to the Code arising out of both instructions from Council and reacting to conclusions drawn from carrying out investigations. I continuously promote the Code as a living document which must stay current. The following is a brief summary of reports which resulted in changes to the Code made by Council:

- The Code was expanded to include all members of local boards of the City. Two different codes applying to adjudicative and non-adjudicative boards were approved by Council after extensive consultation with board members. These codes will become effective in 2015 and I am instructed to carry out educational sessions on the codes with board members, this year and next.
- Progress has been made in making amendments to Rule 6 of the Code relating to elections, to clarify what constitutes use of public funds in an election campaign. The use of social media

in a campaign has been debated by Council and is now clarified in the Code. Advice from the City Clerk to Councillor's staff has been given to define their role as city staff reporting to a member of Council, which becomes complicated in an election year. Several changes to the Code in this regard have been recommended by me and accepted by Council.

- The requirement to appoint an independent investigator under the Respectful Workplace Policy for complaints against members of Council has been changed to give jurisdiction to the Integrity Commissioner.
- The Code has been changed to continue to prohibit newsletters but permit letters and E-mails to be sent by Councillors to their constituents after June 30th in an election year, if they convey important ward information.
- The Code has been changed to clarify how Councillors can promote businesses in their ward.
- The rules for a Councillor advocating before an adjudicative tribunal appointed by Council, such as the Committee of Adjustment have been settled.

Magder v. Ford

Much attention has been focused on the Accountability and Transparency regime in Ontario by the application to unseat the Toronto Mayor. It was alleged that the Mayor had a pecuniary conflict of interest in taking part in Council deliberations over ordering him to pay back donations from lobbyists to a football team. The application Judge ordered him unseated but that decision was overturned on appeal by the Divisional Court. This case points up the inadequacy of the current conflict legislation as confirmed by Cunningham J. in the Mississauga Inquiry. One finding of that court is of interest to all members of Council. It found as a matter of procedural fairness, that unless the Integrity Commissioner recommends that Council impose a financial sanction, or there is some "real likelihood" that such a penalty is contemplated, a member may speak to a report on his or her conduct. The Court commented, "There is no reason to preclude a member from speaking to a report recommending a reprimand or requesting an apology."

Councillor Gift Information Statements

During the year, all members of Council are required by the Code to file with me quarterly Gift Information Statements which identify any gifts received which are valued at more than \$500. I received Declarations for each quarter from all members of Council that no such gifts were received during the year except three gifts of more than \$500 which I examined and found not to create a conflict between a private interest and the public duty of the Councillor. Once all such reports are filed each quarter, I send them to the Clerk who makes them part of the public record.

Requests for advice from Members of Council

I received 22 requests for advice from members of Council. Several of them were concerning their support of charitable organizations and my interpretation of Rule 2, which encourages Councillors to support community groups. My overriding concern in this area is where community fund raising is done with lobbyists of the City who might expect favours in return. Many requests related to the election and requested me to distinguish between what activities of a ward office might be regarded as ward business and not campaigning. Many other subjects were covered including concerns about participating in various activities that may amount to a conflict under the *Municipal Conflict of Interest Act*.

Public Contact

I receive E-mails and telephone calls from members of the public, several each week, which I respond to by providing information on the Code and answer other questions about ethics in municipalities. I try to be helpful and have found the majority of these contacts to be polite and respectful of the process. I do not assist them with filing complaints but will send them a copy of the Code which contains a complaint form.

Complaints Requesting an Investigation

During the year under review, I have received 18 complaints requesting an investigation and summarily dismissed 11 of them.

Some of them were unintelligible. Some were complaints against members of City staff. One was an attempt to collect a debt from a Councillor. Some were obvious attempts to embarrass the Councillor without any cogent evidence. Two were complaints about arguments between a member of Council and a citizen. Many were politically motivated and without merit. In the past several months, I have worked closely with the City Clerk on complaints related to the *Municipal Elections Act* and we have referred some of them back and forth to each other to be dealt with.

Of the seven remaining, I conducted 3 full investigations and reported to Council on them. I investigated the other 4 partially and on the information collected, decided to dismiss them without a report.

**PROFESSIONAL
DEVELOPMENT:**

Integrity Commissioners of Ontario

As a founding member of the Integrity Commissioners Association, I continue to participate in meetings where we identify and discuss broad issues within our mandate. The Association meets twice a year and the City Manager has kindly permitted me to host one of these meetings in Mississauga in September of this year. I also delivered a paper to the International Municipal Lawyers Association at its annual conference held in San Francisco last year, on the subject of Accountability and Transparency in Canada.

CONCLUSION:

This report outlines the activities of the Integrity Commissioner for the past year and concludes all recommendations for this term of Council. For the future, it is hoped that several education sessions can be held for members of Council and Local Boards. I am also discussing with staff a stronger presence for the Integrity Commissioner on the City Website.



Robert J. Swayze
Integrity Commissioner

Prepared By: Robert J. Swayze



Corporate Report

Clerk's Files

R-11

Originator's
Files BL.09-COM

DATE: June 24, 2014

TO: Mayor and Members of Council
Meeting Date: July 2, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Housekeeping Amendments -
Mississauga Zoning By-law 0225-2007
City of Mississauga
Bill 51**



Supplementary Report

Wards 1-11

RECOMMENDATION: That the Report dated June 24, 2014, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Mississauga Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That the proposed housekeeping amendments to Zoning By-law 0225-2007 as detailed in Appendix S-1 be approved.

BACKGROUND: A public meeting was held by the Planning and Development Committee on June 23, 2014, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0045-2014 which is attached as Appendix S-2.

COMMENTS: See Appendix S-1 - Information Report prepared by the Planning and Building Department. Since the preparation of this Report,

one change is proposed to Item #23 to allow pervious stable surface driveways in all low density residential zones, but without conditions as contemplated in Appendix I-1 to that Report. The implementing Zoning By-law has been prepared to reflect this simplification of the regulations.

COMMUNITY ISSUES

No community meetings were held, and no one attended the Planning and Development Committee meeting with respect to this item. No written comments were received by the Planning and Building Department.

PLANNING COMMENTS

The proposed amendments to the Zoning By-law are of a housekeeping nature and are necessary to ensure that the Zoning By-law remains up-to-date. The amendments are in conformity with the policies of Mississauga Official Plan.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The proposed housekeeping amendments to Zoning By-law 0225-2007 are acceptable from a planning standpoint and should be approved as they clarify definitions and regulations in certain sections of the By-law and ensure that conformity with Mississauga Official Plan is maintained.

ATTACHMENTS: Appendix S-1: Information Report
Appendix S-2: Recommendation PDC-0045-2014



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Planning Services Centre Planner



Corporate Report

PDC

JUN 23 2014

Appendix S-1 R-11(b)

Clerk's Files

Originator's
Files BL.09-COM

DATE: June 3, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Information Report
Proposed Housekeeping Amendments –
Mississauga Zoning By-law 0225-2007
City of Mississauga
Bill 51

Public Meeting Wards 1 - 11

RECOMMENDATION: That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

BACKGROUND: Mississauga Zoning By-law 0225-2007 was passed by Council on June 20, 2007. Since the intent of the Comprehensive Zoning By-law review was to ensure the Zoning By-law remains up-to-date and in conformity with Mississauga Official Plan, regular Housekeeping Amendments and reports are prepared to deal with City-initiated amendments to the Zoning By-law. The most recent amendment was passed by City Council on March 5, 2014.

COMMENTS:

Since the approval of the previous general Housekeeping Amendments, clarifications of wording in various sections of the Zoning By-law have been identified that require amendments to the By-law. Amendments are proposed to modify the Definitions, General Provisions, Parking and Loading, Residential, Commercial, Employment and Greenbelt Zone sections of the By-law. The details of these amendments are outlined in Appendix I-1 to this report and are considered to be housekeeping changes. Of note are items outlined below, which are cross-referenced with Appendix I-1 in parenthesis:

Pervious Stable Surface Driveways (Items 1 & 23)

The Living Green Pillar in the City's Strategic Plan states that the City should lead and encourage environmentally responsible approaches. To meet this strategic goal, a new definition and regulations for pervious stable surface driveways is being added to the Zoning By-law, allowing residents in low density residential zones to consider alternate, permeable driveway surfaces to assist in the management of stormwater runoff.

Landscaped Soft Area (Item 3) and Driveway Widths (Item 26)

In some instances, the City has had difficulty controlling the width of driveways. In response to applications for widened driveways at the Committee of Adjustment, and mixed results of recent Committee decisions, a new definition for "Landscaped Soft Area" for a front yard is added to the By-law and the driveway regulations in Section 4.2.1 have been amended. Together, the amendments will ensure that the front yard of a dwelling unit remains partially unpaved for both stormwater management and aesthetic reasons. The Illustrations in Section 1.3 have been amended accordingly, however they are not part of the Zoning By-law, and are for reference purposes only.

Designated Road Right-of-Way Widths (Item 7)

Schedules 2.1.14(1) and 2.1.14(2) were not consistent with corresponding Schedule 8 in Mississauga Official Plan, and are being replaced to ensure conformity between the two documents.

Accessible Parking Standards (Items 12 & 15)

The City's Zoning By-law must be consistent with Provincial legislation and regulations. To conform with the *Accessibility for Ontarians with Disabilities Act*, 2006, Ontario Regulation 413/12, the standards for accessible parking are being replaced in the By-law. Illustrations, though not part of the By-law, are also being updated or added to clearly demonstrate the design requirements.

Guest Units in Residential Apartment Dwellings (Item 24)

A trend in high density residential development is to allocate space for temporary overnight accommodation for guests of owners and tenants. A new Article 4.1.15.5 is added to the By-law to recognize and regulate these units as an accessory use to an apartment dwelling.

Map 09 - Queen Street West and Chateau Court (Item 44)

Some properties in the vicinity of this intersection are zoned "R5-7" (Residential - Typical Lots - Exception) and "G2(4)-11" (Greenbelt - Natural Features - Exception). The Greenbelt Zone was for a natural protection area at the rear of the subject properties. During construction of the subdivision, grading changes resulted in tree loss and negated the intent of the Greenbelt Zone. Property owners have submitted applications and received permission from the Committee of Adjustment to use the "G2(4)-11" lands for uses accessory to residential dwellings. It is proposed that the Greenbelt Zone be deleted from the properties and be replaced with the "R5" and "R5-7" zones.

Map 57 - Ethan Drive and Oscar Peterson Boulevard (Item 45)

The plan of subdivision approved under file T-M13006 W10, did not include a separate zone for the City-owned hydro transformer at the southeast corner of the site. The appropriate zone for a transformer is "U" (Utility), therefore the parcel should be rezoned from "H-R7-24" to recognize the existing land use.


FINANCIAL IMPACT: Not applicable.

CONCLUSION:

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments. Given the nature of the proposed City-initiated amendments to the Zoning By-law, it is recommended that notwithstanding planning protocol, the Supplementary Report be brought directly to a future Council meeting.

ATTACHMENTS:

Appendix I-1: Proposed Housekeeping Amendments (#8) to
Zoning By-law 0225-2007



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lisa Christie, Zoning By-law Review Planner

Proposed Housekeeping Amendments (#8) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation, Enforcement and Definitions			
1.	Section 1.2 - Definitions	Driveway <u>"Pervious Stable Surface Driveway" means a driveway that is designed to be structurally stable while allowing rainwater infiltration and may include pervious pavers, paving or interlock, but shall not include landscaping elements such as gravel, dirt or limestone screening.</u>	Add definition for "Pervious Stable Surface Driveway" to support the Living Green strategic pillar in the City's Strategic Plan.
2.	Section 1.2 - Definitions	"Landscaped Area" means any outdoor area on a lot, located at grade, including the landscaped buffer area , that is suitable for the growth and maintenance of grass, flowers, shrubs, trees <u>and other vegetation, as well as</u> and other landscape features, and may include walkways, berms, retaining walls and outdoor amenity areas , but shall not include, driveways, aisles, ramps or internal roads, parking areas whether surfaced or not, curbs, any open space beneath or within any building, structure or part thereof, or any exterior garbage storage or handling area.	Add words "and other vegetation" for consistency with the new definition for "Landscaped Soft Area". Delete the word "area" from "landscaped buffer area" as by definition a buffer is an area of land.
3.	Section 1.2 - Definitions	<u>"Landscaped Soft Area" means any outdoor area on a lot, located at grade, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, and including landscaping materials such as rocks and edging materials, but shall not include hard surfaced areas, such as driveways, pervious stable surface driveways, aisles, parking areas, interlocking stone, and walkways.</u>	Add definition for "Landscaped Soft Area" to clarify the intent that a front yard is to have both landscaping and a driveway.

R-11(cg)

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
4.	Section 1.2 - Definitions	"Parking Space For Persons With Disabilities" means an unobstructed rectangular area exclusive of any aisle or driveway for the temporary parking of a motor vehicle, for persons with disabilities. See Illustration No. 8 - Section 1.3 - Illustrations			Delete reference to Illustration No. 8; a new Illustration is being added and referenced in a more appropriate Section in the By-law. Note: the term "Parking Space for Persons with Disabilities" will be replaced by "Accessible Parking Space" as it appears throughout Zoning By-law 0225-2007, as amended, following approval of this Housekeeping By-law.
5.	Section 1.3 - Illustrations	Replace Illustration Nos. 8, 11, 12 and 14, and add <u>Illustration No.15 - ACCESSIBLE PARKING SPACE</u>			Illustrations replaced and added to reflect revised driveway provisions.
Part 2: General Provisions					
6.	Article 2.1.9.4 Table 2.1.9.4	Table 2.1.9.4 - Day Care			Add a requirement for a landscaped buffer, consistent with requirements for landscaped buffers in Commercial Zones, to ensure that the front yard is not paved for parking and that the residential character of a neighbourhood is maintained.
		Line 3.5	<u>Minimum depth of landscaped buffer measured from a lot line that is a street line</u>	<u>4.5 m</u>	
7.	Schedules 2.1.14(1) and 2.1.14(2)	<u>DESIGNATED RIGHT-OF-WAY WIDTHS</u> (see attached Schedules)			Update road right-of-way widths in accordance with Mississauga Official Plan Schedule 8 - Designated Right-of-Way Widths.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
8.	Subsection 2.1.18	<p>Greenbelt Overlay</p> <p>The greenbelt overlay shall apply to lands that are designated Greenbelt in Mississauga <u>Official</u> Plan but are not zoned G1 or G2. The greenbelt overlay also applies to lands within the Regulatory Floodplain, Special Policy Areas and the Lake Ontario Waterfront as identified in Mississauga <u>Official</u> Plan.</p>	Correct the name of Mississauga Official Plan.
9.	Subsection 2.1.28	<p>Outdoor Clothing Drop Boxes <u>and Vending Machines</u></p> <p>Outdoor clothing drop boxes <u>and vending machines</u> shall be permitted in Commercial and Employment Zones in compliance with the following: (0379-2009)</p> <p>2.1.28.1 Only outdoor clothing drop boxes for registered charities shall be permitted;</p> <p>2.1.28.2 Minimum setback of an outdoor clothing drop box <u>and/or a vending machine</u> from a Residential Zone shall be 6.0 m;</p> <p>2.1.28.3 An outdoor clothing drop box <u>and/or a vending machine</u> shall be located outside of any required landscaped area;</p> <p>2.1.28.4 An outdoor clothing drop box <u>and/or a vending machine</u> shall not be located on any required parking area or obstruct any required parking space.</p>	Add vending machines to the regulations for outdoor clothing drop boxes as they are not currently regulated and both uses have similar locational characteristics.
10.	Sentence 3.1.1.1.4	Where the number of non-residential parking spaces and/or loading spaces is calculated on the basis of a rate or ratio and results in a numeric fraction, fractions of less than 0.5 shall be rounded down to the nearest whole number and fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number. <u>For accessible parking spaces, all numeric fractions shall be rounded up to the nearest whole number.</u>	Add a regulation consistent with Provincial legislation that fractions are to be rounded up when determining the number of accessible parking spaces.

R-11(c)

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 3: Parking, Loading and Stacking Lane Regulations			
11.	Sentence 3.1.1.4.5	Parking spaces designated for persons with disabilities shall have an unobstructed rectangular area with a minimum width of 4.6 m and a minimum length of 5.2 m, exclusive of any aisle or driveway, designated in accordance with The Corporation of the City of Mississauga's Disabled Persons Parking By-law No. 134-83, as amended. See Subsection 3.1.3 of this By-law (See Illustration No. 3, Section 1.3 Illustrations)	Delete Sentence and replace with regulations that are consistent with Provincial legislation.
12.	Sentence 3.1.1.4.5	<p><u>Accessible parking spaces are to be provided in two sizes and maintain a 1.5 m wide access aisle abutting the entire length of each parking space:</u></p> <p>(1) <u>Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m.</u></p> <p>(2) <u>Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m.</u></p> <p>(3) <u>An access aisle is required to abut each accessible parking space. Where two or more accessible parking spaces are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the access aisle may be shared between the accessible parking spaces.</u></p> <p><u>(See Illustration No. 15, Section 1.3 Illustrations).</u></p>	Add new Sentence consistent with Provincial legislation.

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
13.	Article 3.1.2.2 Table 3.1.2.2	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses			Add parking standards for these uses, as the default standard of 5.4 spaces per 100 m ² GFA non-residential is not appropriate.
		Line			
		<u>10A.0</u>	<u>Contractor Service Shop</u>	<u>1.1 spaces per 100 m² GFA - non-residential</u>	
		<u>10B.0</u>	<u>Contractor's Yard</u>	<u>0.6 spaces per 100 m² GFA - non-residential</u>	
14.	Article 3.1.2.2 Table 3.1.2.2	NOTES: (4) Manufacturing Facility (Multiple-Occupancy Mixed Use Building) a building(s) occupied by more than one (1) occupant located on one (1) lot, primarily used for manufacturing, warehouse/distribution and/or wholesaling facilities , but may contain other non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities. <u>Where the non-manufacturing, non-warehouse/distribution and/or non-wholesaling facilities exceed 50% of the total gross floor area - non-residential of the site, separate parking will be required for all uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.</u> (0325-2008), (0379-2009)			Add a sentence to Note (4) to clarify that individual parking rates apply in mixed use buildings if the non-industrial uses exceed 50% of the GFA.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION		
15.	Article 3.1.3.1 Table 3.1.3.1	Table 3.1.3.1 - Parking Regulations for Persons with Disabilities	Replace Table with new parking standards to be consistent with Provincial legislation.		
		Line			
		2.0		<u>1-12</u>	<u>1.0 space ⁽¹⁾</u>
		3.0		<u>13-100</u>	<u>4% of the total ⁽¹⁾⁽²⁾</u>
		4.0		<u>101-200</u>	<u>1.0 space plus 3% of the total ⁽²⁾</u>
		5.0		<u>201-1 000</u>	<u>2.0 spaces plus 2% of the total ⁽²⁾</u>
		6.0		<u>1 001 and greater</u>	<u>11.0 spaces plus 1% of the total ⁽²⁾</u>
		<u>NOTES:</u> <u>(1) Where only 1 accessible parking space is required, a Type A accessible parking space shall be provided.</u> <u>(2) Where more than 1 accessible parking space is required:</u> <u>(1) if an even number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided</u> <u>(2) if an odd number of accessible parking spaces are required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type B accessible parking space.</u>			
Part 4: Residential					
16.	Article 4.1.5.7	Notwithstanding the provisions of Article 4.1.5.2, any portion of a porch or deck that is located in a rear yard , does not exceed 0.3 m in height above grade at any point and is uncovered, is permitted an unlimited encroachment into the required rear yard , <u>provided that the minimum setback to any lot line shall be 0.61 m;</u> (0297-2013)	Indicate a minimum setback to permit features such as air conditioning units, walkways and proper drainage.		
17.	Sentence 4.1.9.1.2	A maximum of one (1) driveway shall be permitted per lot dwelling unit in R1 to R16, RM1 to RM3 and RM6 zones; (0297-2013)	Consistent with Second Unit provisions.		
18.	Article 4.1.9.2	Any hard surface area abutting a driveway , within 0.2 m of a driveway or used or accessible for the purpose of parking a motor vehicle shall be included in the driveway width calculation; (0325-2008), (0308-2011)	Clarify what is included in the overall driveway width calculation.		

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
19.	Sentence <u>4.1.9.2.2</u>	<u>Parking of motor vehicles shall not be permitted on a landscaped soft area;</u>	Clarifies where motor vehicles may be parked on a property.
20.	Article 4.1.9.10	The area of A circular driveway <u>shall only be</u> located in one yard shall not cover more than 50% of the yard in which it is located;	Clarifies and updates the regulations for circular driveways.
21.	Article 4.1.9.11	The area of A circular driveway located in more than one yard shall not cover more than 50% of each <u>the yard</u> in which it is located;	
22.	Article 4.1.9.12	The combined width of the two points of access of a circular driveway shall not exceed a maximum width of 8.5 m <u>the maximum driveway width permitted in each zone and both points of access shall be permitted in the same yard;</u>	
23.	<u>Article 4.1.9.14</u> <u>4.1.9.14.1</u> <u>4.1.9.14.2</u>	<u>Notwithstanding Sentence 3.1.1.7.1, in R1 to R16 and RM1 to RM3 zones, a pervious stable surface driveway shall be permitted, subject to the following:</u> <u>A pervious stable surface driveway shall not be included in the calculation of landscaped soft area;</u> <u>An encroachment agreement is required where a pervious stable surface driveway is located on municipal property.</u>	Add a new Article to regulate the use of the pervious stable surface driveways.
24.	Article 4.1.15.5 <u>4.1.15.5.1</u> <u>4.1.15.5.2</u> <u>4.1.15.5.3</u> <u>4.1.15.5.4</u> <u>4.1.15.5.5</u>	<u>Guest Units</u> <u>Guest units are permitted within RA1 to RA5 zones, subject to the following:</u> <u>Guest units shall only be permitted in an apartment dwelling having 75 or more dwelling units, or in a long-term care dwelling having 75 or more beds, or in a retirement dwelling having 75 or more retirement dwelling units;</u> <u>A maximum of 5 guest units are permitted;</u> <u>The maximum size of a guest unit shall not exceed 30 m²;</u> <u>A kitchen is not permitted within a guest unit;</u> <u>Additional on-site parking is not required for a guest unit permitted in Article 4.1.15.5.</u>	Add a new Article to permit and regulate guest units in an apartment dwelling. Visitor parking spaces provided for the building will be used for the guests in the units.

2-11(3)

#	SECTION NUMBER	PROPOSED REVISION						COMMENT/EXPLANATION	
25.	Article 4.1.20.6	A second unit shall not occupy more than 50% of the gross floor area—residential of the dwelling within which it is located;						Delete " - residential" to allow gross floor area calculations to include the basement.	
26.	Subsection 4.2.1 Table 4.2.1	Table 4.2.1 - R1 to R5 Permitted Uses and Zone Regulations						Clarify the intent to have a landscaped area in a front yard that is not a paved area.	
		Line	ZONES	R1	R2	R3	R4		R5
		12.0	ATTACHED GARAGE, PARKING, DRIVEWAY, AND <u>LANDSCAPED SOFT AREA</u>						
		12.3	Maximum driveway width	<u>Width of garage door opening(s) plus 2.0 m up to a maximum of 8.5 m; if no garage door then maximum width of 6.0 m</u> Lesser of 8.5 m or 50% of lot frontage ⁽⁴⁾	<u>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m</u> Lesser of 8.5 m or 50% of lot frontage ⁽⁴⁾	<u>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m</u> Lesser of 8.5 m or 50% of lot frontage ⁽⁴⁾	<u>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m</u> Lesser of 8.5 m or 50% of lot frontage ⁽⁴⁾		<u>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door then maximum width of 6.0 m</u> ⁽⁴⁾
		12.4	<u>Minimum landscaped soft area in the yard containing the driveway</u>	<u>40% of the front yard and/or exterior side yard</u>	<u>40% of the front yard and/or exterior side yard</u>	<u>40% of the front yard and/or exterior side yard</u>	<u>40% of the front yard and/or exterior side yard</u>		<u>30% of the front yard and/or exterior side yard</u>

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
27.	Subsection 4.2.2	Table 4.2.2 - R1 Infill Exception Regulations			Delete Line 10.0 from Subsections 4.2.2 and 4.2.3 as they are redundant because of the new regulations for pervious stable surface driveways.
		Line 10.0	Driveways may be constructed of a permeable type of material	✓	
28.	Subsection 4.2.3	Table 4.2.3 - R2 Infill Exception Regulations			
		Line 10.0	Driveways may be constructed of a permeable type of material	✓	
29.	4.6.2.8	Exception: R15-8			Correct wording in Exception R15-8.
	Sentence 4.6.2.8.4	Garage projection: maximum projection of a garage beyond the front wall 0.0 m or exterior side wall of the first <i>second</i> storey			
30.	4.6.2.9	Exception: R15-9			Correct wording in Exception R15-9.
	Sentence 4.6.2.9.7	Garage projection: maximum projection of a garage beyond the front wall 0.0 m or exterior side wall of the first <i>second</i> storey			
31.	Subsection 4.7.1 Table 4.7.1	Table 4.7.1 - R16 Permitted Uses and Zone Regulations			Add requirement for a minimum 2.0 m sidewalk to accommodate driveway grades while maintaining a level area that can accommodate a wheelchair, stroller, etc.
		Line	ZONE	R16	
		13.0	CEC - PRIVATE ROAD, AND AISLES <i>AND SIDEWALKS</i>		
		<i>13.4</i>	<i>Minimum width of a sidewalk</i>	<i>2.0 m</i>	

R-11(c)

#	SECTION NUMBER	PROPOSED REVISION				COMMENT/EXPLANATION
32.	Subsection 4.8.1 Table 4.8.1	Table 4.8.1 - RM1 and RM2 Permitted Uses and Zone Regulations				Increase required side yard to allow features such as air conditioning units, walkways and proper drainage.
		Line	ZONES	RM1	RM2	
		8.0	MINIMUM INTERIOR SIDE YARD			Allow a rear yard to be 0.0 m if the frontage is deemed to be on the side of the dwelling in a corner lot situation. Furthermore, allow encroachments into what would then become an interior side yard.
		8.1	Attached side	0.0 m	0.0 m	
		8.2	Unattached side	1.8 m ⁽²⁾	0.9 m 1.2 m ⁽²⁾	
		8.3	Attached garage - unattached side	1.2 m ⁽²⁾	0.9 m 1.2 m ⁽²⁾	
		9.1	<u>Rear yard on attached side</u>	<u>0.0 m ⁽¹⁰⁾</u>	<u>0.0 m ⁽¹⁰⁾</u>	
		NOTES <u>(10) Where the rear yard is the attached side of a semi-detached dwelling, the interior side yard shall permit encroachments and projections, accessory structures and swimming pools in accordance with rear yard regulations.</u>				
33.	Subsection 4.9.1 Table 4.9.1	Table 4.9.1 - RM3 Permitted Uses and Zone Regulations				Add requirement for a minimum 2.0 m sidewalk to accommodate driveway grades while maintaining a level area that can accommodate a wheelchair, stroller, etc.
		Line	ZONE	RM3		
		13.0	CEC - PRIVATE ROAD, AND AISLES <u>AND SIDEWALKS</u>			
		<u>13.4</u>	<u>Minimum width of a sidewalk</u>	<u>2.0 m</u>		
34.	Subsection 4.10.1 Table 4.10.1	Table 4.10.1 - RM4 Permitted Uses and Zone Regulations				Add requirement for a minimum 2.0 m sidewalk to accommodate driveway grades while maintaining a level area that can accommodate a wheelchair, stroller, etc.
		Line	ZONE	RM4		
		13.0	INTERNAL ROADS, AND AISLES <u>AND SIDEWALKS</u>			
		<u>13.4</u>	<u>Minimum width of a sidewalk</u>	<u>2.0 m</u>		

#	SECTION NUMBER	PROPOSED REVISION					COMMENT/EXPLANATION
35.	Subsection 4.12.1 Table 4.12.1	Table 4.12.1 - RM6 Permitted Uses and Zone Regulations					Add requirement for a minimum 2.0 m sidewalk to accommodate driveway grades while maintaining a level area that can accommodate a wheelchair, stroller, etc.
		Line	ZONE	RM6			
		14.0	CEC - PRIVATE ROAD, AND AISLES <u>AND SIDEWALKS</u>				
		14.4	<u>Minimum width of a sidewalk</u>	2.0 m			
36.	Subsection 4.14.1 Table 4.14.1	Table 4.14.1 - RM9 Permitted Uses and Zone Regulations					Add requirement for a minimum 2.0 m sidewalk to accommodate driveway grades while maintaining a level area that can accommodate a wheelchair, stroller, etc.
		Line	ZONE	RM9			
		13.0	INTERNAL ROADS, AND AISLES <u>AND SIDEWALKS</u>				
		13.4	<u>Minimum width of a sidewalk</u>	2.0 m			
Part 6: Commercial							
37.	6.2.3.6	Exception: C2-6					Recognize existing building size.
	Sentence 6.2.3.6.1	Maximum gross floor area - non-residential		12 600 m ² 13 550 m ²			
Part 8: Employment							
38.	Subsection 8.2.1 Table 8.2.1	Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations					A transportation facility is technically outdoor storage so should only be permitted in E3 zone.
		Line	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial	
		2.2	BUSINESS ACTIVITIES				
		2.2.4	Transportation Facility		✓	✓	
39.	8.2.3.82	Exception: E2-82					Clarify uses permitted at the International Centre.
	Clause 8.2.3.82.1(3)	(3) <u>Exhibition Hall</u>					
40.	<u>Sentence 8.2.3.82.5</u>	<u>"Exhibition Hall" means a building, structure, or part thereof, used for the temporary exhibition and sale of goods or services</u>					Clarify uses permitted at the International Centre.

R-11(cq)

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 10: Greenbelt Zones			
41.	10.2.3.4	Exception: G2-4 In a G2-4(1), G2-4(2), G2-4(3), G2-4(4), G2-4(5), G2-4(6), G2-4(7), G2-4(8), G2-4(9), G2-4(10), G2-4(11) , G2-4(12), G2-4(13), G2-4(14), G2-4(15), G2-4(16) and G2-4(17) zone the permitted uses and applicable regulations shall be as specified for a G2 zone except that the following uses /regulations shall apply:	Delete reference to "G2-4(11)" zone and corresponding Schedule G2(4)-11, as it is no longer required due to Committee of Adjustment decisions.
	Sentence 10.2.3.4.1	Natural protection area shall be located on lands zoned <u>G2-4(1) to G2-4(10) and G2-4(12) to G2-4(17), identified on Schedules G2-4(1) to G2-4(10) and G2-4(12) to G2-4(17)</u>	
42.	Schedule G2(4)-11	Delete schedule G2(4)-11	
43.	Format for Housekeeping By-law	The greyed out text, identified in Items 1 to 42 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.	Clarifies the format used to identify the amendments in the Housekeeping By-law.
Part 13: Zoning Maps			
44.	Map 09	Delete "G2(4)-11" zone category and replace it with "R5" and "R5-7" zone categories.	Change map to reflect recent Committee of Adjustment decisions for a portion of these properties.
45.	Map 57	Change "H-R7-24" to "U" to reflect hydro transformer.	Change schedule to reflect actual land use.

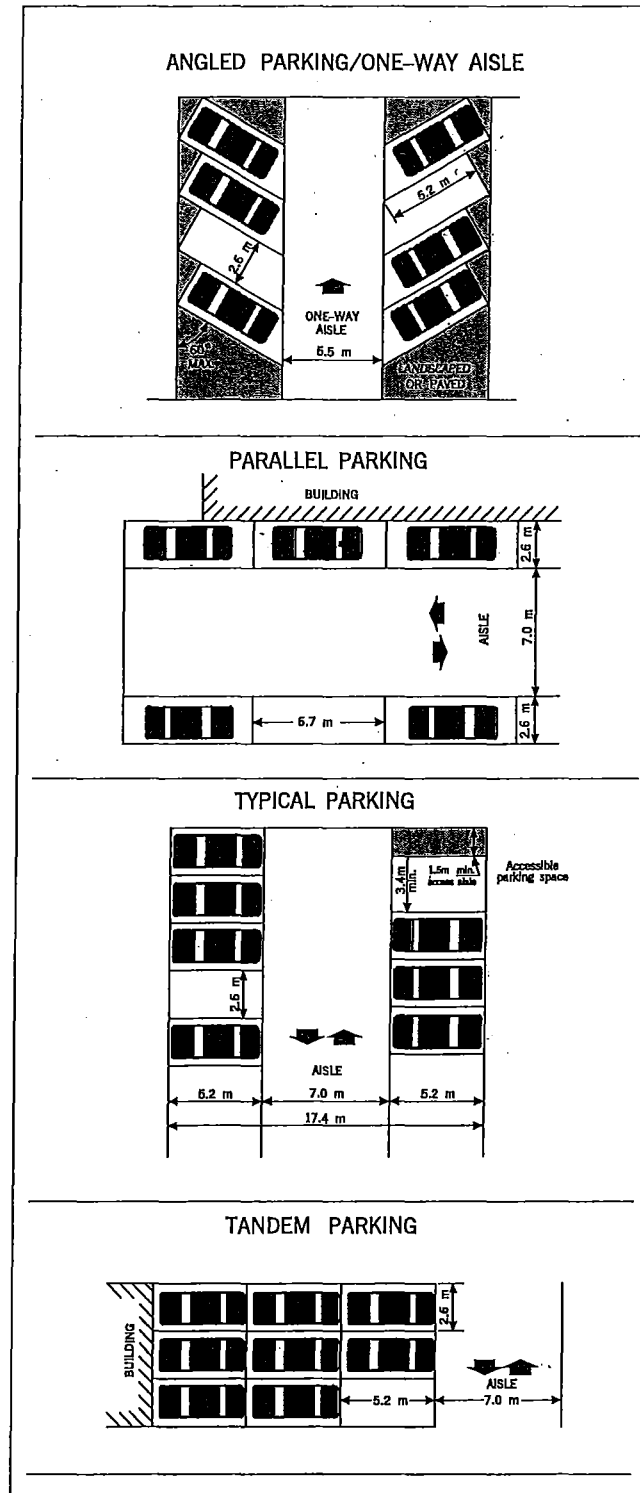


Illustration No. 8

PARKING

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

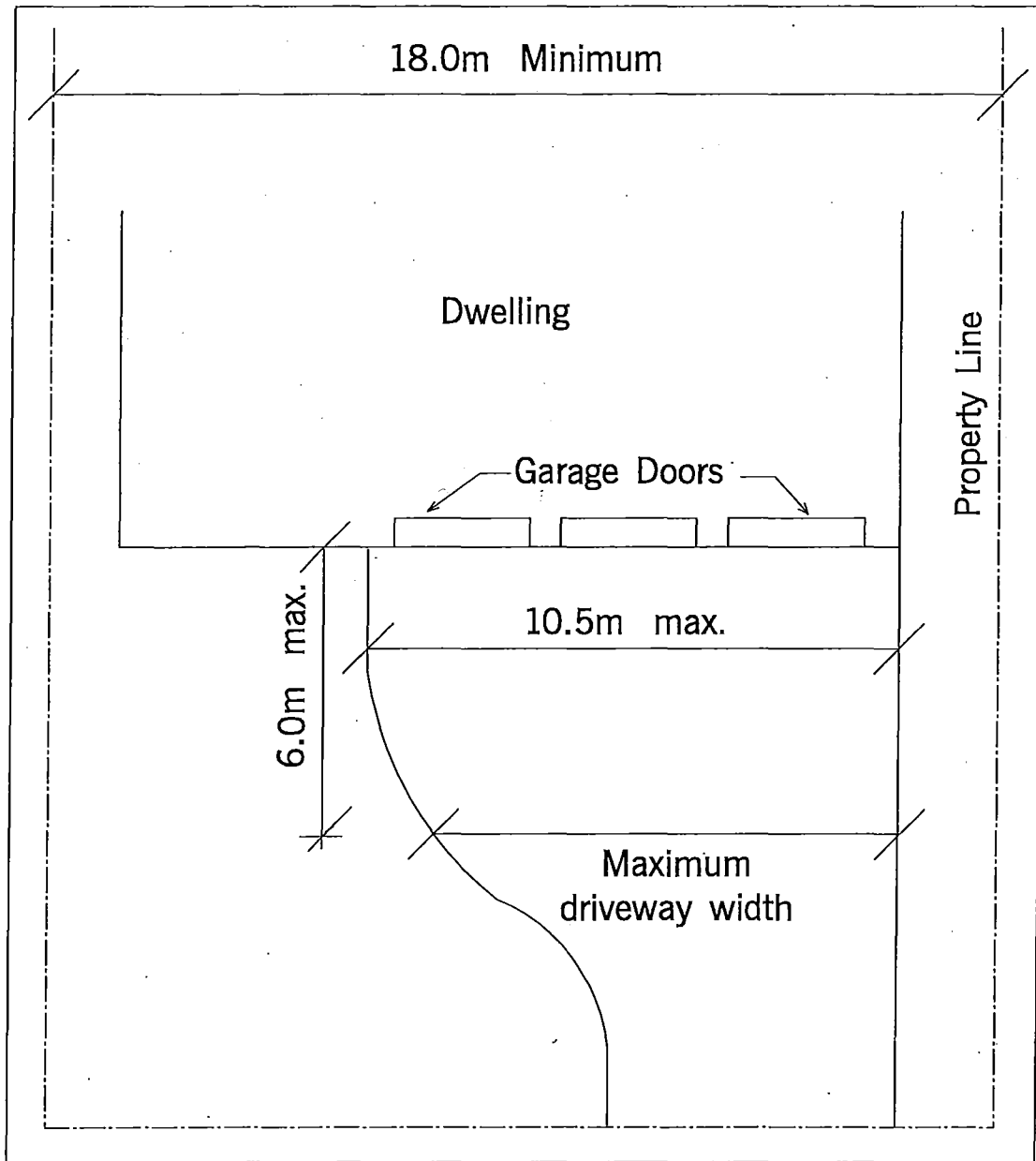


Illustration No. 11

**INCREASED DRIVEWAY WIDTH
FOR WIDE GARAGES**

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

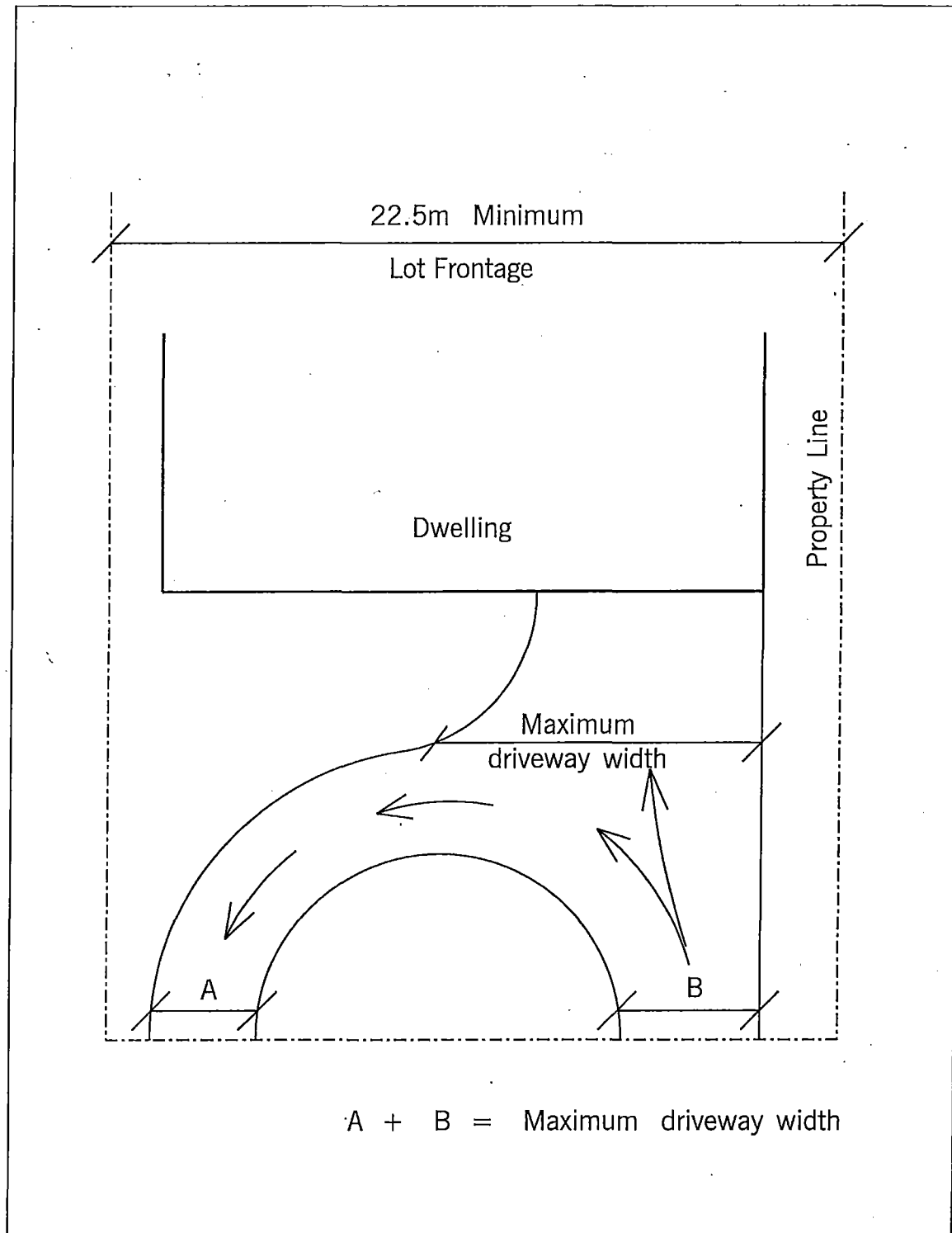


Illustration No. 12

CIRCULAR DRIVEWAYS

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

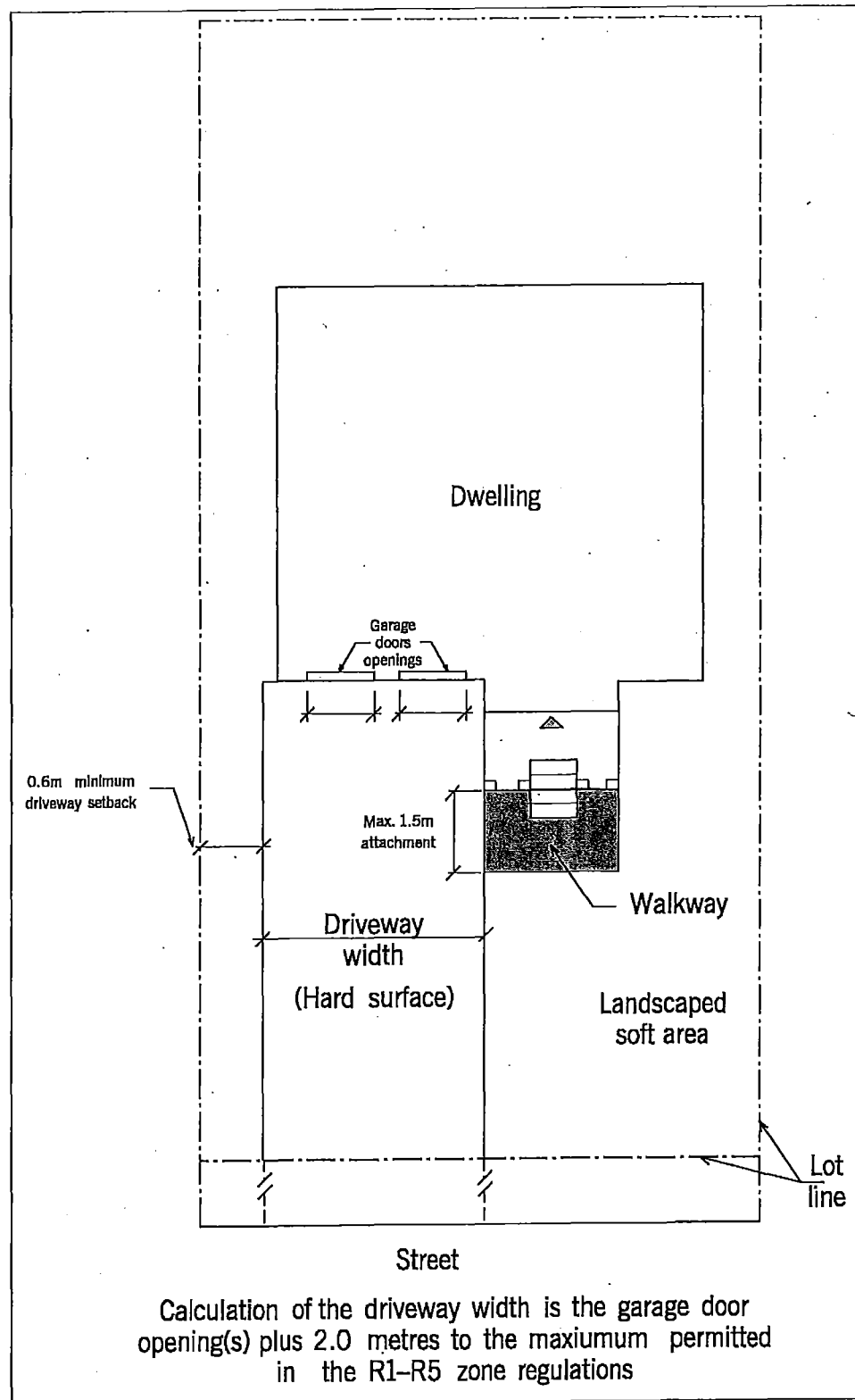


Illustration No. 14

DRIVEWAY WIDTH CALCULATION

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

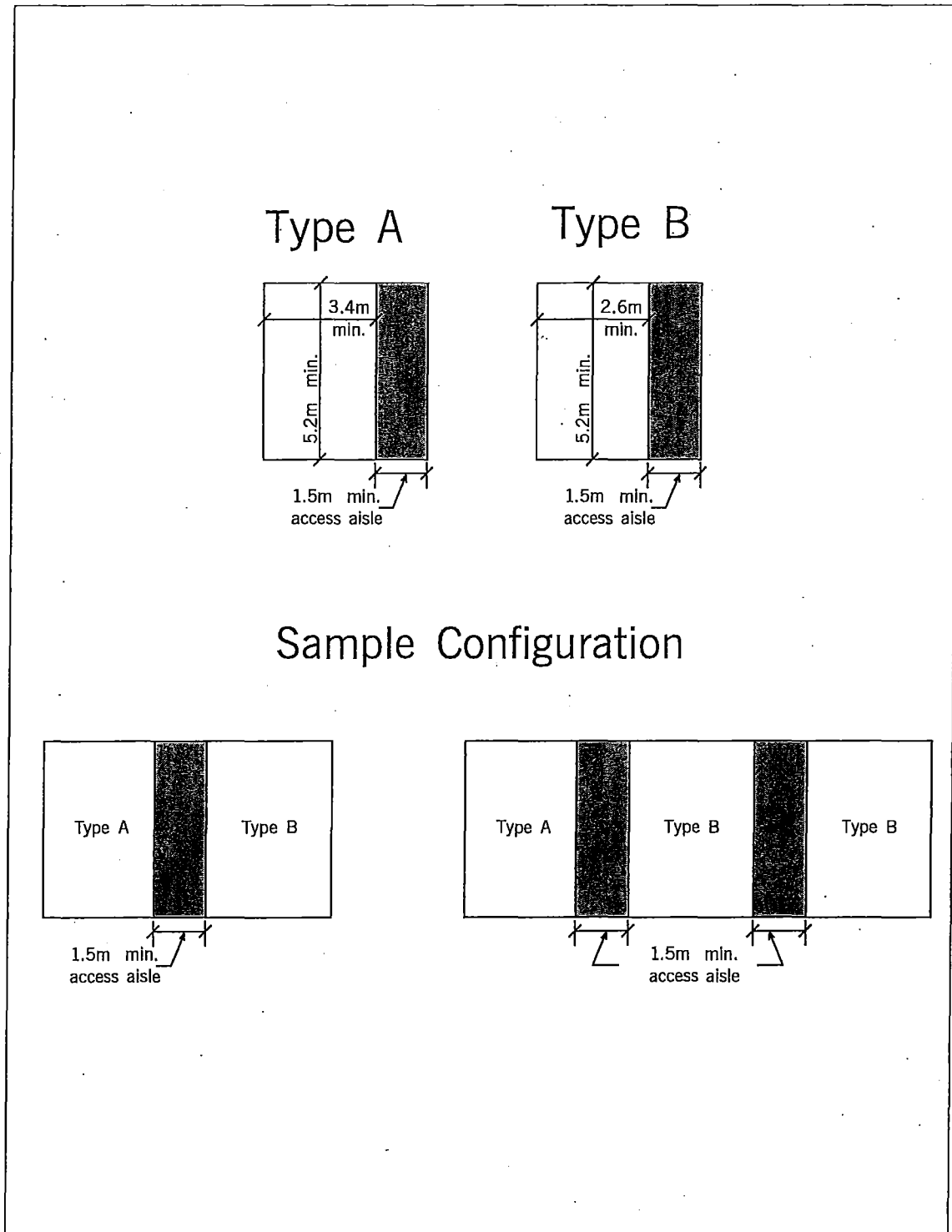
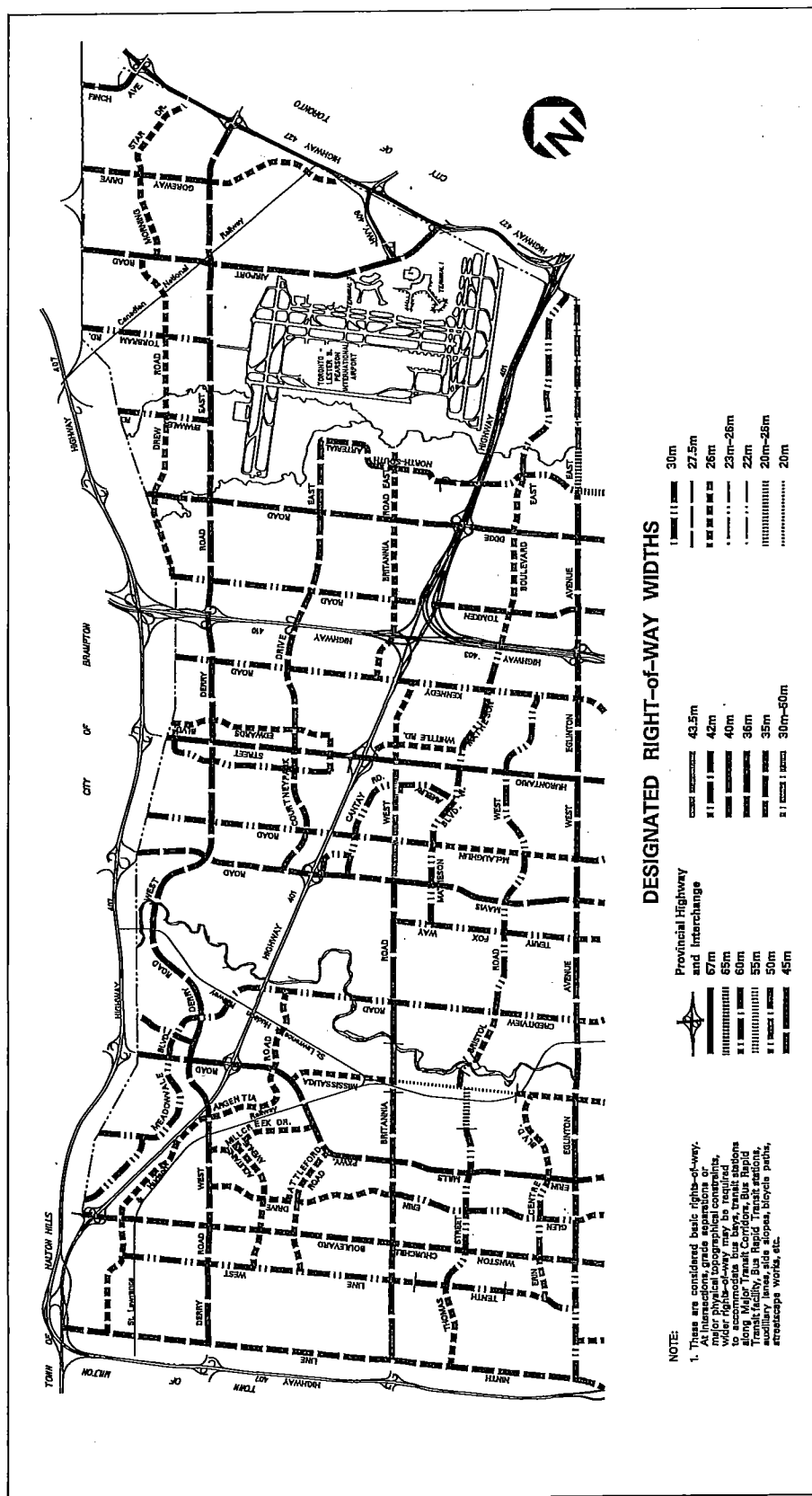


Illustration No. 15

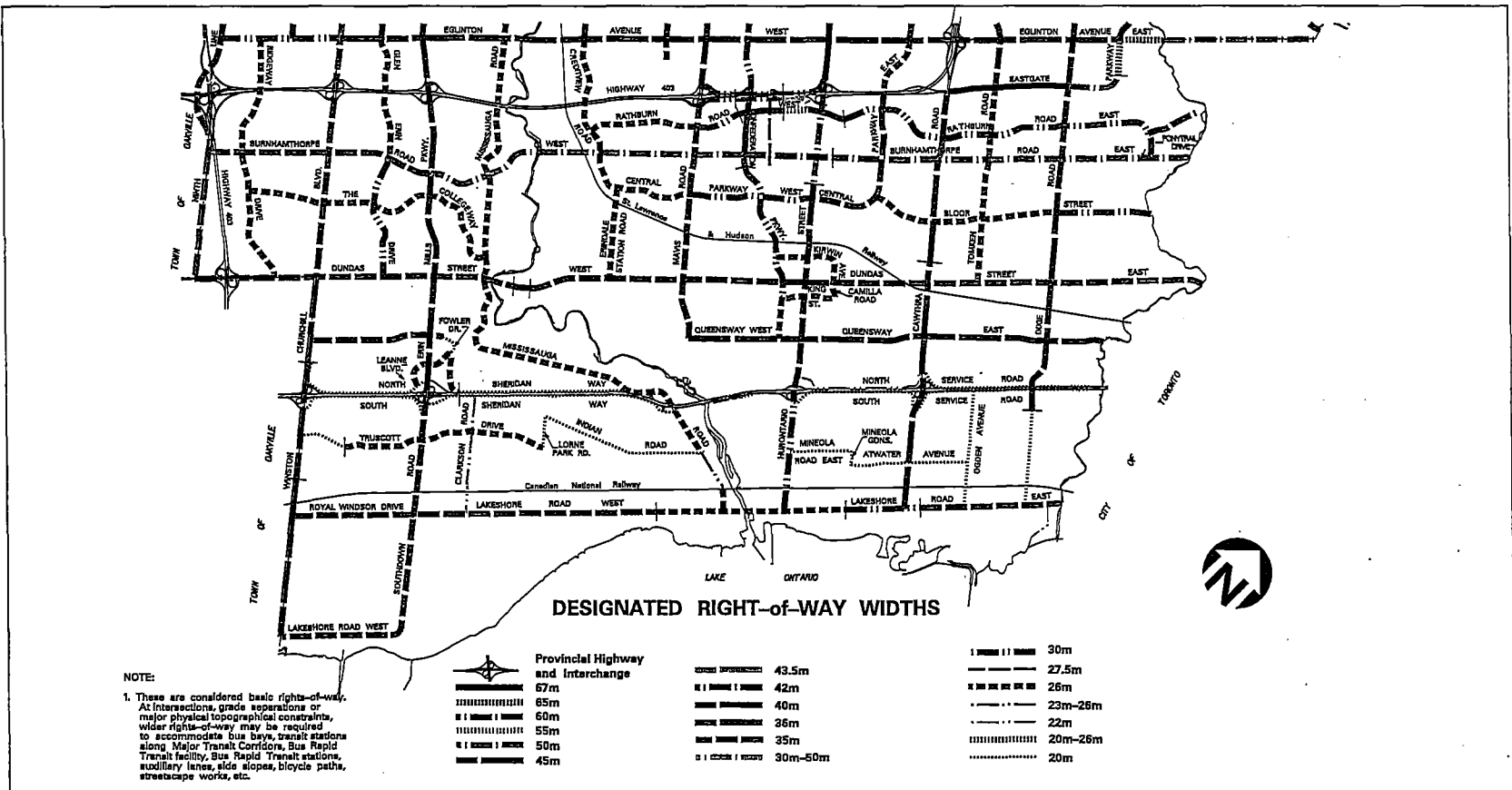
ACCESSIBLE PARKING SPACE

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.



Schedule 2.1.14(1) - Designated Right-of-Way Widths

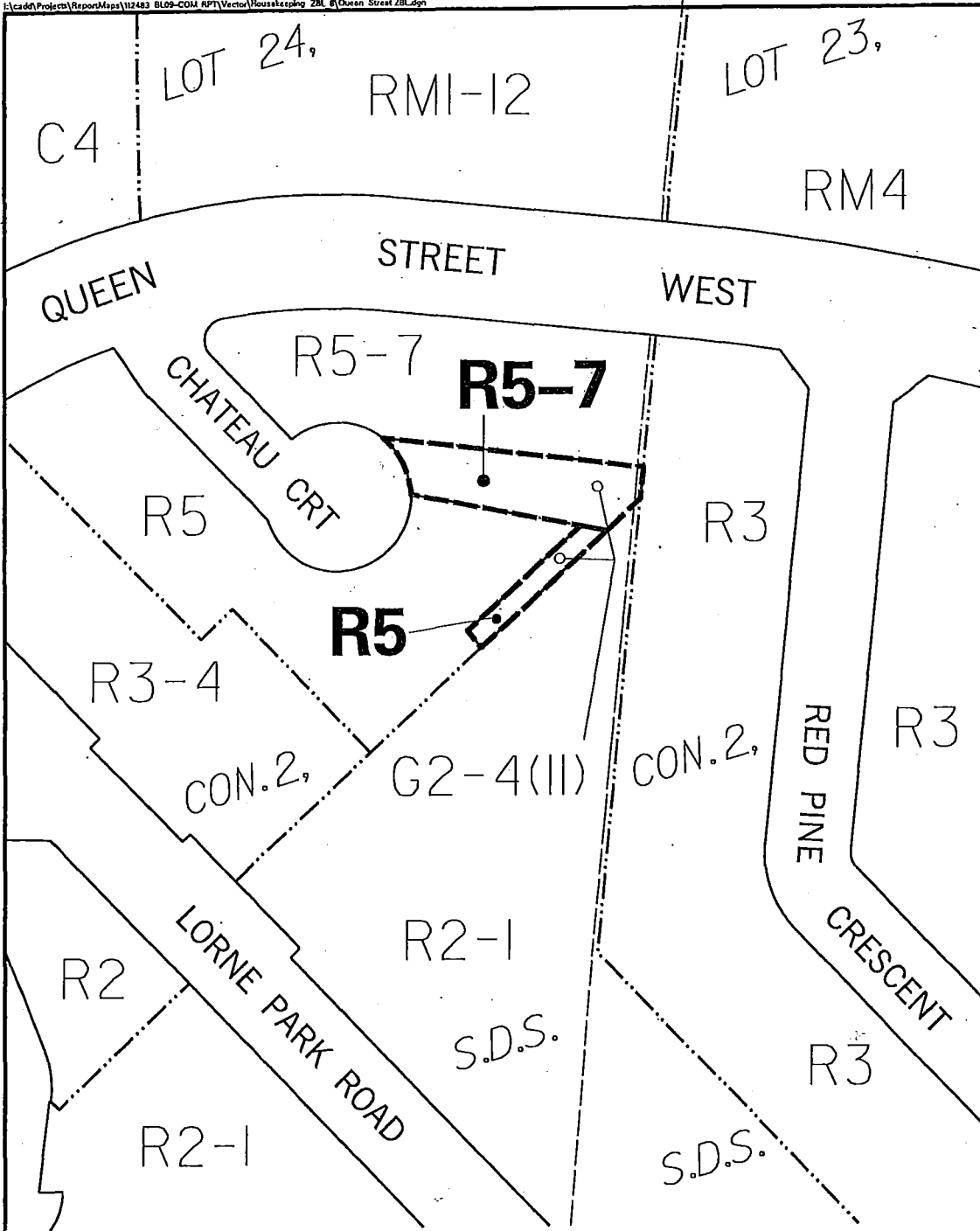
R-11(x)



Schedule 2.1.14(2) - Designated Right-of-Way Widths

R-11cy)

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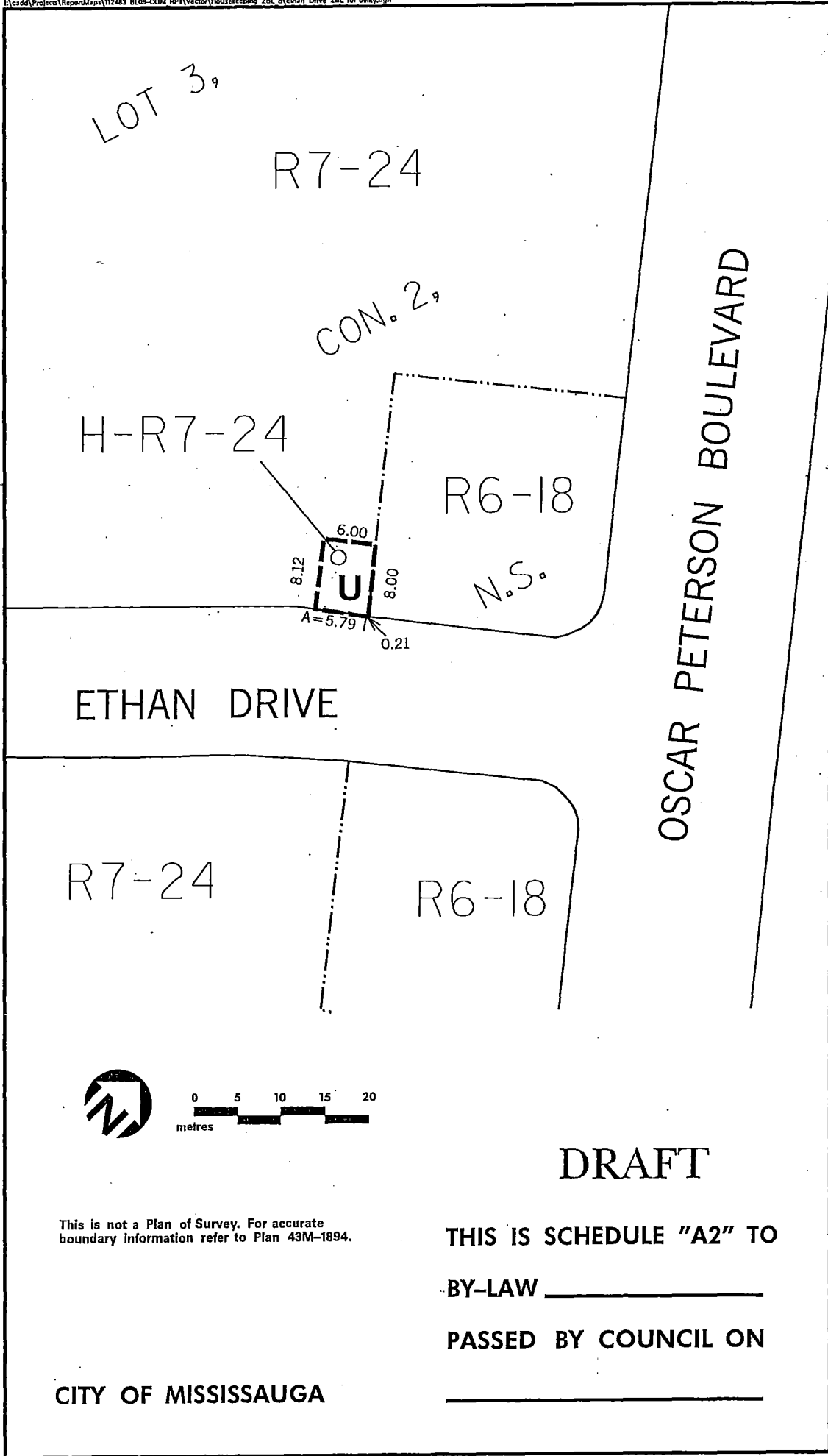
BY-LAW _____

PASSED BY COUNCIL ON

This is not a Plan of Survey. Dimensions are derived from available office records.

CITY OF MISSISSAUGA

R-11(z)



R-11(caa)

Appendix S-2

**Proposed Housekeeping Amendments -
Zoning By-law 0225-2007
Wards 1-11**

File: BL.09-COM

Recommendation PDC-0045-2014

- PDC-0045-2014 1. "That the Report dated June 3, 2014 from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting."

REPORT 5-2014



TO: MAYOR AND MEMBERS OF COUNCIL

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

GOV-0018-2014

That the report entitled "Elected Officials' Records", dated June 4, 2014, from the Commissioner of Corporate Services and Chief Financial Officer, be received for information.

GOV-0019-2014

That the email dated June 16, 2014 from Dorothy Tomiuk, MIRANET with respect to the Corporate Report entitled "Elected Officials' Records" be received for information.

REPORT 9 - 2014

COUNCIL AGENDA

JUL 02 2014

TO: THE MAYOR & MEMBERS OF COUNCIL

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

GC-0314-2014

1. That the matter with respect to proposed amendments to the Animal Care and Control By-law 0098-04, as amended regarding the standards of care for the keeping and housing of dogs and animals be deferred and that a committee be established to discuss this matter; and
2. That Councillor Saito be appointed as Chair for the committee regarding the standards of care for the keeping and housing of dogs and animals for a term ending on November 30, 2014, or until a successor is appointed.

GC-0315-2014

That Millgrove Park located at 6181 Edenwood Drive be renamed to Charles "Bud" Brennan Memorial Park.
(Ward 9)

GC-0316-2014

That staff report back on the criteria for the committee regarding the standards of care for the keeping and housing of dogs and animals at the July 2, 2014 Council.

GC-0317-2014

That the email dated June 16, 2014 from Shane McNeil, resident with respect to the welfare of outdoor dogs being kept in locked cages be received for information.

GC-0318-2014

That a By-law be enacted to license and regulate methadone clinics and methadone pharmacies as outlined in the report from the City Solicitor, dated June 3, 2014 and entitled "Methadone Licensing By-law".

GC-0319-2014

1. That a by-law be enacted to amend the Tow Truck Licensing By-law 521-04, as amended, to include increased set fines as approved by the Ministry of the Attorney General as outlined in the report from the Commissioner of Transportation and Works, dated June 4, 2014 and entitled "Proposal to Increase the Set Fines Related to the Towing Industry".

2. That Legal Services be authorized to make an application to the Ministry of the Attorney General for set fines under Part 1 of the Provincial Offences Act for the Tow Truck Licensing By-law 521-04, as amended, as outlined in the report from the Commissioner of Transportation and Works, dated June 4, 2014 and entitled "Proposal to Increase the Set Fines Related to the Towing Industry".

GC-0320-2014

That the Planning and Building Department be directed to commence the process for a City initiated Official Plan Amendment and Rezoning for 2385 Loreland Avenue for the purposes of developing a new Works and Parks operations yard including the outdoor storage of equipment and materials.

GC-0321-2014

1. That the Purchasing Agent be authorized to execute the necessary agreements with Infor Public Sector, Inc. for the supply of software maintenance and support with associated consulting services and application licenses to support the City's EnRoute Fire Computer Aided Dispatch (CAD) at a cost of \$1,408,340 exclusive of taxes, based on a five year plus two year optional 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 licenses with maintenance and support where funding is approved in the budget planning process.
3. That Infor Public Sector, Inc. continues to be designated a "City Standard" until further performance review and evaluation has been completed with the current system by Mississauga Fire and Emergency Services (MFES) and partner agencies at which point the city will either decide to continue with the current vendor or to acquire a new system.

GC-0322-2014

1. That the Purchasing Agent be authorized to execute the necessary agreements for the period of April 1, 2015 to March 31, 2019 with CCG Systems, Inc. for the supply of Faster software maintenance and support at an estimated cost of \$236,335 US exclusive of taxes, based on a four year contract term.
2. That the Purchasing Agent be authorized to execute the necessary agreements for the period of November 1, 2014 to October 31, 2019 with HLP, Inc. for the supply of Chameleon software maintenance and support at an estimated cost of \$120,000 exclusive of taxes, based on a five year contract term.

3. That the Purchasing Agent be authorized to execute the necessary agreements for the period of August 1, 2014 to July 31, 2019 with Enghouse Transportation for the supply of Busline IVR software maintenance and support at an estimated cost of \$116,330 exclusive of taxes, based on a five year contract term.
4. That the Purchasing Agent be authorized to issue contract amendments to increase the value of the contracts where necessary to accommodate growth by adding license with maintenance and support where funding is approved in the Budget.
5. That CCG Systems, Inc. (Faster Fleet Management), HLP, Inc. (Chameleon, Animal Licenses) and Enghouse Transportation (IVR to Hastus) continue to be designated a "City Standard" until replacement system has been acquired and implemented.

GC-0323-2014

That the draft Corporate policy outlined in the report from the City Manager and Chief Administrative Officer, dated June 5, 2014 and entitled "Staff Procedure for Handling Frivolous and Vexatious Complaints" be approved.

GC-0324-2014

That the PowerPoint Presentation entitled Partners for Climate Protection Award by Julius Lindsay, Community Energy Specialist, Environment Division, and Rajan Balchandani, Manager, Energy Management, Facilities and Property Management to the Environmental Advisory Committee on June 10, 2014, be received for information.

(EAC-0019-2014)

GC-0325-2014

1. That the PowerPoint Presentation entitled 5 Year Energy Management Plan (2014-2019) by Rajan Balchandani, Manager, Energy Management, Facilities and Property Management, and Daryl Martin, Energy Management Co-ordinator, Facilities and Property Management, on June 10, 2014, be received; and
2. That the Corporate Report titled 5 Year Energy Management Plan (2014-2019) from the Commissioner of Corporate Services dated June 2, 2014, be received.

(EAC-0020-2014)

GC-0326-2014

That the Memorandum dated May 28, 2014 entitled Enbridge Line 9B Reversal and Capacity Expansion Pipeline Project (the "Project") from Annie Thuan, Legal Counsel, Environmental Law, Legal Services Division, be received for information.

(EAC-0021-2014)

GC-0327-2014

That the Pending and Upcoming Agenda Items Chart from Brenda Osborne, Director, Environment Division dated June 10, 2014, be received.

(EAC-0022-2014)

GC-0328-2014

That the Letter dated May 30, 2014 to Mayor and Council from The Clean Air Partnership thanking and recognizing the City of Mississauga for its 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, be received for information.

(EAC-0023-2014)

GC-0329-2014

That the matter of a by-law to prohibit solicitation at an accident scene for all non-tow truck related persons be deferred to a future Towing Industry Advisory Committee meeting.

(TIAC-0011-2014)

GC-0330-2014

That the matter of a by-law to amend the Tow Truck Licensing By-law 521-04, as amended, effective January 1, 2015, to include a two tier tow truck licensing system, more specifically "General Towing for Hire" and "Contract Towing Not for Hire" be deferred to a future Towing Industry Advisory Committee meeting.

(TIAC-0012-2014)

GC-0331-2014

That the action list of the Towing Industry Advisory Committee meeting held on June 10, 2014 provided to the Committee to update on the status of initiatives raised at prior meetings be received.

(TIAC-0013-2014)

GC-0332-2014

That the report regarding the amended and restated development agreement between the City and OMERS Realty Management Corporation and 156 Square One Limited be deferred for a meeting with the Ward Councillor and staff regarding this matter.

(Ward 4)

GC-0333-2014

That the education session regarding widened driveways be received for information.

REPORT 6 - 2014

COUNCIL AGENDA
JUL 02 2014

TO: THE MAYOR & MEMBERS OF COUNCIL

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

TC-0106-2014

That the report dated June 4, 2014 from the Transportation and Works Department entitled "Cycling Plan 2013 Progress Report" be received for information.

TC-0107-2014

That the report entitled "Mississauga Transitway Commissioning Overview" dated May 29, 2014 from the Commissioner of Transportation and Works be received for information.

TC-0108-2014

1. That the Commissioner, Transportation and Works and the City Clerk be authorized to execute and affix the Corporate Seal on behalf of The Corporation of the City of Mississauga to the Maintenance and Operations Agreement with GO Transit (a Division of Metrolinx) and any ancillary documents, for the maintenance and operation of the Mississauga Transitway, all in a form satisfactory to the City Solicitor;
2. That the Traffic By-law, 555-00, as amended, be amended;
3. That the Transit By-law, 425-03, as amended, be amended;
4. That the Fire Route By-law, 1036-81, as amended, be amended;
5. That the Noise Control By-law, 360-79, as amended, be amended;
6. That the Public Nuisance By-law, as amended, be amended;
7. That the Sign By-law, 0054-02, as amended, be amended;
8. That the Special Events Temporary Road Closure By-law, 51-06, as amended, be amended; and
9. That the Highway Obstruction By-law 357-10, as amended, be amended.

TC-0109-2014

1. That a by-law be enacted under the Authority of Section 31(2) of the Municipal Act, 2001, as amended, to establish City-owned lands as public highway within Phase One of the Mississauga Transitway described as the east-west Bus Rapid Transit corridor located in the City of Mississauga between the City Centre Bus Terminal and Dixie Road.
2. That a by-law be enacted under the Authority of Section 35 of the Municipal Act, 2001, as amended, to restrict passage of City-owned lands within Phase One of the Mississauga Transitway described as the east-west Bus Rapid Transit corridor located in the City of Mississauga between the City Centre Bus Terminal and Dixie Road.

TC-0110-2014

1. That a by-law be enacted to amend By-law 555-2000, as amended to remove the Sheridan Fee structure from "Schedule 6A- Paid Off-Street Parking Lots" and "Schedule 8A – Off-Street Permit Parking", as outlined in the report dated June 3, 2014 from the Commissioner of Transportation and Works.
2. That a by-law be enacted to amend By-law 555-2000, as amended to add monthly daytime paid parking at current Downtown public rate of \$65.00 in the Sheridan surface parking lots as outlined in Appendix 1 in the report dated June 3, 2014 from the Commissioner of Transportation and Works.

TC-0111-2014

1. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the corporate seal on behalf of the The Corporation of the City of Mississauga to the Traffic Signal Service Delivery Agreement, and any ancillary document or future amendments, with the Regional Municipality of Peel in a form satisfactory to the City Solicitor.
2. That the Purchasing Agent be authorized to issue contract amendments to increase the value of existing traffic signal contracts that Mississauga outsources, where necessary, in order to fulfill the obligations associated with the Traffic Signal Service Delivery Agreement.
3. That a copy of the subject report be forwarded to the Region of Peel for their information.

TC-0112-2014

That the report entitled "Pilot Program – Discounted Transit Fare for Low Income Riders" dated May 30, 2014 from the Commissioner of Transportation and Works be approved and that authority to transfer the required funds to the Region of Peel be granted.

TC-0113-2014

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to implement a 40 km/h when flashing speed zone on Bristol Road East between a point 65 metres (213 feet) east of Wildwood Trail and a point 45 metres (148 feet) east of Anthony Avenue, from 7:45 a.m. – 5:00 p.m., Monday to Friday, September 1 to June 30.

TC-0114-2014

That a by-law be enacted to amend The Traffic By-law 555-00, as amended, to implement a 40km/h when flashing speed zone on Mississauga Road between a point 80 metres (262 feet) east of Doulton Drive and a point 47 metres (154 feet) west of Saxony Court from 7:45 a.m. – 5:00 p.m., Monday to Friday, September 1 to June 30.

TC-0115-2014

That a by-law be enacted to implement a temporary closure of the intersection of Huntington Ridge Drive at Heatherside Drive from 7:00 a.m., Monday, July 7, 2014 to 12:00 p.m., Wednesday, July 9, 2014 and the intersection of Huntington Ridge Drive at Harrowsmith Drive from 12:00 p.m., Wednesday, July 9, 2014 to 7:00 p.m., Friday, July 11, 2014.

TC-0116-2014

That a by-law be enacted to amend The Traffic By-Law 555-00, as amended, to implement a parking prohibition anytime on both sides of Shawson Drive from Westport Crescent (north intersection) to Meyerside Drive.

TC-0117-2014

That a by-law be enacted to amend The Traffic By-law 555-00, as amended, to implement a parking prohibition on the south side of Meadowvale Boulevard from a point 60 metres (197 feet) west of Syntex Drive to a point 155 metres (508 feet) east of Rapistan Court from 7:00 a.m. to 6:00 p.m., Monday to Friday.

TC-0118-2014

That a by-law be enacted to amend The Traffic By-law 555-00, as amended, to implement a stopping prohibition between 7:00 a.m. - 9:00 a.m. and 3:00 p.m. - 5:00 p.m., Monday - Friday on the north side of Escada Drive between Freshwater Drive and the west entrance to St. Bernard of Clairvaux Catholic Elementary School, and a stopping prohibition between 8:00 a.m. - 4:00 p.m., September 1- June 30, Monday - Friday on the south side of Escada Drive between Hideaway Place and Eaglesview Drive.

TC-0119-2014

That a by-law be enacted to amend By-law 555-2000, as amended to implement 30-minute parking anytime on the west side of Confederation Parkway from a point 25 metres (82 feet) south of Arbutus Way to a point 10 metres (32 feet) southerly thereof.

TC-0120-2014

That a by-law be enacted to amend By-law 555-2000, as amended to implement paid parking anytime on the east side of Brickstone Mews between Curran Place and Arbutus Way.

TC-0121-2014

1. That the request for a crossing guard at the intersection of Havenwood Drive and Williamsport Crescent for students attending Brian W. Fleming Public School and St. Alfred Catholic School be denied as the warrants have not been met.
2. That the Transportation and Works Department be requested to review signage on Williamsport Drive.

(TSC-0099-2014)

TC-0122-2014

That Parking Enforcement be requested to enforce parking prohibitions on Plum Tree Crescent between 8:50 a.m. to 9:14 a.m. and 3:30 p.m. to 3:50 p.m.

(TSC-0100-2014)

TC-0123-2014

1. That two crossing guards be implemented at the intersection of Glen Erin Drive and Thomas Street commencing September 2014 for the students attending Castlebridge Public School as the warrants have been met.
2. That the Principal at Castlebridge Public School be requested to advise the parents and students that the crossing guard at Glen Erin Drive and Thomas Street will be reviewed in September and October 2014 to determine if there are sufficient students crossing at that intersection to retain the crossing guards.
3. That the Traffic Safety Council be requested to conduct a minimum of two site inspections at the intersection of Glen Erin Drive and Thomas Street in

September or mid October 2014 to determine if the warrants continue to be met for the retention of the crossing guards. If warrants are not met, the removal of the crossing guards will take effect at the Christmas 2014 break.

(TSC-0101-2014)

TC-0124-2014

1. That Transportation and Works be requested to consider the following at St. Bernard of Clairvaux Catholic School:
 - a. Remove signage on the south side of Escada Drive opposite St. Bernard of Clairvaux and replace it with "No Stopping" Mon-Fri 8:00 a.m. to 4:00 p.m. signage from September to June as per the blanket by-law for schools in Mississauga.
 - b. Review the bylaw in place for signage west of St. Bernard of Clairvaux's exit driveway, north side to Freshwater, and change the by-law signage to "No Stopping" Mon-Fri, September to June 8:00 a.m. to 4:00 p.m.
2. That Parking Enforcement be requested to enforce "No Stopping" in the school zone from 8:30 a.m. to 8:50 a.m. and 3:05 p.m. to 3:25 p.m.

(TSC-0102-2014)

TC-0125-2014

1. That the request for the placing of crossing guards at the intersection of The Collegeway and Loyalist Drive in September 2014 when Ashgrove Public School closes and students move to Garthwood Public School, be denied as the warrants have not been met.
2. That the Traffic Safety Council be requested to do a site inspection at the intersection of The Collegeway and Loyalist Drive in September 2014 as a result of students from Ashgrove Public School being re-located to Garthwood Park Public School due to Ashgrove Public School closing.

(TSC-0103-2014)

TC-0126-2014

That the request for a crossing guard at the intersection of Artesian Drive and Derrydown Drive for the students attending Artesian Drive Public School be denied as the warrants have not been met.

(TSC-0104-2014)

TC-0127-2014

1. That Transportation and Works be requested to review signage in the school zone area and remove school bus loading zone signage in front of Homelands Senior Public School as the school buses load and unload students on school property.

2. That Parking Enforcement be requested to enforce parking prohibitions in the school zone area from 8:00 a.m. to 8:20 a.m., once signage is in place.
3. That the Traffic Safety Council be requested to conduct a site inspection in the fall once signage has been updated as the additional grade 6 students are attending Homelands Senior Public School.

(TSC-0105-2014)

TC-0128-2014

That the request for a crossing guard at the intersections of Edenrose Street, Weeping Willow Drive and Beauty Bush Court for the students attending Edenrose Public School be denied as the warrants have not been met.

(TSC-0106-2014)

TC-0129-2014

That the request for a crossing guard at the intersection of Lisgar Drive and Beacham Street for students attending Lisgar Middle School be denied as the warrants have not been met.

1. That the Peel Regional Police be requested to enforce U Turn violations between 8:00 a.m. and 8:25 a.m. on Lisgar Drive near Lisgar Middle School.
2. That Parking Enforcement be requested to enforce parking prohibitions from 2:14 p.m. to 2:45 pm. In front of Lisgar Middle School.
3. That the Dismissal Subcommittee of Traffic Safety Council be requested to conduct an inspection at dismissal time for students attending Lisgar Middle School
4. That the Traffic Safety Council be requested to conduct a site inspection at the intersection of Lisgar Drive and Beacham Street in the fall 2014.

(TSC-0107-2014)

TC-0130-2014

1. That the request for a crossing guard at the intersection of Alexandra Avenue and Fourth Street for students attending Queen of Heaven Catholic School be denied as the warrants have not been met.
2. That Transportation and Works be requested to review signage in front of Queen of Heaven Catholic School.

(TSC-0108-2014)

TC-0131-2014

1. That two crossing guards be implemented at the intersection of Glen Erin Drive and the Collegeway commencing September 2014 for the students attending Brookmeade Public School as the warrants have been met.
2. That the Principal at Brookmeade Public School be requested to advise the parents and students that the crossing guard at Glen Erin Drive and The

Collegeway will be reviewed in September 2014 and October 2014 to determine if there are sufficient students crossing at that intersection to retain the crossing guards.

3. That the Traffic Safety Council be requested to conduct a minimum of two site inspections at the intersection of Glen Erin Drive and The Collegeway in September or mid October 2014 to determine if the warrants continue to be met for the retention of the crossing guards. If warrants are not met, the removal of the crossing guards will take effect at the Christmas 2014 break.

(TSC-0109-2014)

TC-0132-2014

1. That Transportation and Works be requested to review the signage on Trelawny Circle, in front of Trelawny Public School.
2. That Peel Regional Police be requested to enforce U Turn violations between 8:20 a.m. to 8:45 a.m. and from 3:00 p.m. to 3:30 p.m. on Trelawny Circle, in front of Trelawny Public School.
3. That Parking Enforcement be requested to enforce parking prohibitions between 3:00 p.m. and 3:30 p.m. on Trelawny Circle, in front of Trelawny Public School, once signage is in place.

(TSC-0110-2014)

TC-0133-2014

That the Dismissal Report for the months of April and May 2014 be received.

(TSC-0111-2014)

TC-0134-2014

1. That Parking Enforcement be requested to enforce the posted signs on Speakman Drive in front of Olive Grove School during dismissal from 3:20 p.m. to 3:45 p.m.
2. That Transportation and Works be requested to review all signage on Speakman Drive in front of Olive Grove School and that the No Parking signs be replaced with No Stopping signs.
3. That the Principal of Olive Grove School be requested to consider seeking the assistance of the Traffic Safety Council to implement a proper Kiss & Ride Program which includes painting lane designations on asphalt, one way directional arrows, and through lanes.
4. That the Principal of Olive Grove School be requested to arrange proper signage for the two Accessible parking spaces, and that curb cuts meet the requirements as set out in the City of Mississauga's Accessible Parking By-laws.

(TSC-0112-2014)

TC-0135-2014

That Parking Enforcement be requested to attend St. Bernard of Catholic School during dismissal from 3:00 p.m. to 3:25 p.m. to enforce existing parking prohibitions in the school zone.

(TSC-0113-2014)

TC-0136-2014

That Parking Enforcement be requested to attend Lisgar Middle School during dismissal from 2:15 p.m. to 2:35 p.m. to enforce existing parking prohibitions on Lisgar Drive near Lisgar Middle School.

(TSC-0114-2014)

TC-0137-2014

That Parking Enforcement be requested to attend Whitehorn Public School during dismissal from 3:05 p.m. to 3:30 p.m. to enforce existing parking prohibitions in the school zone.

(TSC-0115-2014)

TC-0138-2014

1. That Parking Enforcement be requested to attend Lancaster Public School between 3:04 p.m. and 3:25 p.m. to enforce existing posted prohibitions on Netherwood Road.
2. That the Peel District School Board's Maintenance Manager be requested to consider Lancaster Public School as a candidate for remarking in their 2014 painting contract.

(TSC-0116-2014)

TC-0139-2014

1. That Parking Enforcement be requested to conduct random visits during dismissal between 3:10 p.m. to 3:35 p.m. to enforce existing parking prohibitions on Edenrose Street near Edenrose Public School.
2. That Peel Regional Police be requested to conduct random visits during dismissal between 3:10 p.m. to 3:35 p.m. to enforce illegal U Turns.
3. That Angie Melo, Legislative Coordinator be requested to arrange a meeting between the District School Board staff and Principal of Edenrose Public School with appropriate staff from the City of Mississauga and Traffic Safety Council representatives, to resolve a serious concern regarding access to the school driveway being closed during dismissal period.

(TSC-0117-2014)

TC-0140-2014

That Parking Enforcement be requested to attend at Meadowvale Secondary School during dismissal from 2:35 p.m. to 3:00 p.m. to enforce existing parking prohibitions on Edenwood Drive and on Battleford Road, adjacent to Meadowvale Secondary School.
(TSC-0118-2014)

TC-0141-2014

That Parking Enforcement be requested to attend at Trelawny Public School during dismissal from 3:00 p.m. to 3:25 p.m. for a minimum of a three consecutive days to enforce parking prohibitions in front of Trelawny Public School.
(TSC-0119-2014)

TC-0142-2014

That the School Zone Safety (Kiss & Ride) Report dated May 22, 2014 be received.
(TSC-0120-2014)

TC-0143-2014

That the Dufferin-Peel Catholic District School Board be requested to consider the following at St. Hilary Catholic School:

- a. Install No Stopping signs on the north side of the school driveway.
- b. Repaint driveway markings to define two lanes from entrance to allow school buses easy passage.

(TSC-0121-2014)

TC-0144-2014

1. That Dufferin-Peel Catholic District School Board be requested to consider blocking off the teacher parking lot at Mary Fix Catholic School prior to the beginning of Kiss & Ride so that parents cannot use this area as a drop-off zone and that teachers be encouraged to arrive prior to this time.
2. That the Principal of Mary Fix Catholic School be requested to consider the following:
 - a. Utilizing more than one staff person at the drop off zone of the Kiss & Ride to ensure that there is always someone monitoring the Kiss & Ride area.
 - b. Ensure that the staff who monitor the Kiss & Ride area are using the proper vests so they are readily identifiable to students and parents.
 - c. Ensuring that the cones and stop sign provided by the Traffic Safety Council are used in the Kiss & Ride area at all times.
 - d. Re-educating staff and parents on how the Kiss & Ride program works so that it operates safely.

(TSC-0122-2014)

TC-0145-2014

That the Principal of Olive Grove School be requested to consider the following at Olive Grove School:

- a. Advise parents to have children's belongings with them when exiting vehicle so that they are not going into the back seat or truck to retrieve items.
- b. Paint lane markings for a Kiss & Ride operation.
- c. Paint stop bar at the end of the Kiss & Ride area to define where vehicles are to stop.
- d. Have two staff members at the Kiss & Ride area to motion vehicles along the Kiss & Ride area.
- e. The feasibility of increasing the number of students to be bused to school to relieve congestion in the Kiss & Ride area, as the Kiss & Ride area is operating over capacity.
- f. The feasibility of utilizing the assistance of grades seven and eight students to assist with escorting children from their vehicles at the Kiss & Ride area.
- g. The feasibility of expanding parking lot and Kiss & Ride areas to create more parking spaces in parking lot and move more vehicles through the Kiss & Ride area.

(TSC-0123-2014)

TC-0146-2014

That the report from the Manager of Parking Enforcement with respect to parking enforcement in school zones for the month of April 2014 be received for information.

(TSC-0124-2014)

TC-0147-2014

That the email dated May 22, 2014 from Judy Richards, Principal at Oscar Peterson Public School with respect to an incident in the Kiss & Ride area at Oscar Peterson Public School be received for information.

(TSC-0125-2014)

TC-0148-2014

That the deputation by Rabia Khedr, Resident with respect to accessible cycling be received and referred to the Communications and Promotions Subcommittee.

(MCAC-0025-2014)

TC-0149-2014

That the 2014 Mississauga Cycling Advisory Committee Calendar of Events be received as amended.

(MCAC-0026-2014)

TC-0150-2014

That the Mississauga Cycling Advisory Committee action list be received as amended.
(MCAC-0027-2014)

**MISSISSAUGA CELEBRATION SQUARE
EVENTS COMMITTEE**

June 23, 2014

REPORT 3-2014



TO: MAYOR & MEMBERS OF COUNCIL

The Mississauga Celebration Square Events Committee presents its third report for 2014 and recommends:

MCSEC-0010-2014

That the Corporate Report dated April 17, 2014 from the Commissioner of Community Services entitled, "Mississauga Celebration Square 2014 Spring/Summer Calendar" be received for information.

MCSEC-0011-2014

That Elena Price, Rafay Agha, Ron Duquette and Frank Giannone be appointed to represent the Mississauga Celebration Square Events Committee to review the 2015 Mississauga Celebration Square Events applications, notwithstanding the Outside Events in the Civic District Policy states that three members of the Committee are to be appointed to the Applications Approvals Group.

MCSEC-0012-2014

1. That the PowerPoint Presentation by John Ariyo, Supervisor, Research & Projects to provide an update on the Mississauga Celebration Square Strategic Plan, be received.
2. That the Mississauga Celebration Square Events Committee supports the Mississauga Celebration Square Strategic Plan moving forward and that food and beverage have a separate bullet point under the "Summary of Emerging Themes" section in the Strategic Plan.

MCSEC-0013-2014

That the email dated May 12, 2014 from Mario Carbone advising of his resignation from the Mississauga Celebration Square Events Committee be received.

REPORT 8 – 2014



TO: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its eighth report of 2014 from its meeting held on June 23, 2014, and recommends:

PDC-0044-2014

That the report dated June 3, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, to permit the requested three (3) Sign Variance Applications described in Appendices 1 to 3, be adopted in accordance with the following:

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

- (a) Sign Variance Application 12-00327 (Ward 4)
4310 Sherwoodtowne Blvd.
583167 Ontario Inc.

To permit the following:

- (i) One (1) ground sign, for a commercial undertaking, with a maximum height of 8.2m (27.0 ft.).

- (b) Sign Variance Application 14-00737 (Ward 5)
Starbucks Coffee, 5019 Spectrum Way

To permit the following:

- (i) One (1) sign projecting above the canopy located at the entrance to the unit.
- (ii) One (1) fascia sign on the rear elevation of the building which does not contain an entrance for the public, face a parking lot or driveway.

- (c) Sign Variance Application 14-00709 (Ward 8)
Daniels Corporation
4600 Kimbermount Ave.

To permit the following:

- (i) One (1) additional ground sign with a sign area of 8.92 sq. m. (96 sq. ft.) and a height of 4.9m (16.0 ft.).
- (iii) Ten (10) signs, similar to new home development signs, advertising the sale of units in a townhouse complex that was constructed in the early 2000s.

The granted variances are subject to compliance with other provisions of the Sign By-law.

PDC-0045-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

File: BL.09-COM (Wards 1 – 11)

PDC-0046-2014

That the report titled "2014 Annual and Special Reports – 2011 Census Results: Ward Profiles; 2011 Census Results: National Household Survey; 2014 Vacant Lands; 2014 Existing Land Use; and City of Mississauga Age Structure Forecast 2011 - 2041" dated June 3, 2014 from the Commissioner of Planning and Building, be received for information.

File: CD.15.MIS

PDC-0047-2014

1. That Section 10 Conclusions and Recommendations and Figure 14: Action Plan from the "Mississauga Parking Strategy – Phase II: Port Credit and Lakeview – Final Report", prepared by BA Consulting Group, dated June 2014, be endorsed as a guideline for managing and expanding municipal parking resources in Port Credit and Lakeview and future amendments to the Zoning By-law.
2. That the required amendments to the Fees and Charges By-law and the Corporate Policy and Procedure regarding the establishment of a Lakeview category related to the Payment-in-lieu of Off-Street Parking be undertaken.

File: CD.07.MIS (Phase II)

PDC-0048-2014

That the proposed amendments to Mississauga Official Plan contained in the report titled "Natural Heritage and Urban Forest Strategy – Proposed Mississauga Official Plan Amendments – Report on Comments" dated June 3, 2014, from the Commissioner of Planning and Building, be approved.

File: CD-02.MIS

PDC-0049-2014

That a public meeting be held to consider proposed amendments to the zoning and licensing by-laws as recommended in the report titled "Proposed Mississauga Zoning By-law Amendments and Licensing Respecting Medical Marihuana Production" dated June 3, 2014, from the Commissioner of Planning and Building.

File: BL.09.MED

PDC-0050-2014

That the amendments to Mississauga Official Plan proposed in the report titled "Proposed Amendments to Mississauga Official Plan for the Gateway Corporate Centre Character Area – Report on Comments", dated June 3, 2014, from the Commissioner of Planning and Building, be approved; with the deferral of Destination at Mississauga Inc., Derry Ten Ltd., and Highland Farms pending further discussion with staff.

File: CD.03.GAT

PDC-0051-2014

1. That the report dated June 2, 2014 from the Commissioner of Planning and Building, titled "Inspiration Lakeview Master Plan", and the accompanying Inspiration Lakeview Master Plan document, prepared by Urban Strategies Inc., and provided under separate cover, be received.
2. That the Inspiration Lakeview Master Plan be circulated to stakeholders, agencies, authorities, and City departments for review and comment.

File: CD.21.OPG.26.5A

PDC-0052-2014

That the submissions made at the public meeting to consider the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan" dated June 3, 2014, from the Commissioner of Planning and Building, be received.

File: CD.03.MIS

PDC-0053-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Uptown Major Node Character Area from "Residential High Density" to "Residential High Density – Special Site" and to change the Zoning from "RA5-23" (Apartment Dwellings - Exception) to "H-RA5-Exception" (Apartment Dwellings – Exception with a Holding Provision) and "B" (Buffer) to permit a 33 storey apartment building which may include ground floor retail commercial uses, under File OZ 13/018 W5, Alfonso Gallucci General Construction Limited, southeast corner of Nahani Way and Hurontario Street, be received for information.

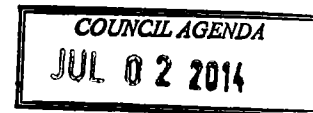
File: OZ 13/018 W5

PDC-0054-2014

That the Report dated June 3, 2014, from the Commissioner of Planning and Building regarding the application to amend the Mississauga Official Plan policies for the Downtown Cooksville Character Area from "Residential High Density – Special Site 3" to "Residential High Density – Special Site" and to change the Zoning from "RA4-27" (Apartment Dwellings) to "RA4-Exception" (Apartment Dwellings-Exception) to permit a 28 storey, 260 unit apartment building under File OZ 13/017 W7, Eminence Living Inc., 45 Agnes Street, be received for information.

File: OZ 13/017 W7

REPORT 1-2014



TO: MAYOR AND MEMBERS OF COUNCIL

The Road Safety Mississauga Advisory Committee presents its first report for 2014 from its meeting on June 24, 2014:

RSM-0001-2014

1. That the memorandum dated March 20, 2014 from Angie Melo, Legislative Coordinator with respect to Recommendation RSM-0019-2013 be received.
2. That Road Safety Mississauga Advisory Committee Members prepare their list of recommendations to be sent to the Minister of Transportation and the Minister of Health regarding concerns with highway driving, driver retesting and continuing driver education, and that Committee Members submit their list to Angie Melo, Legislative Coordinator for approval at a future Road Safety Mississauga Advisory Committee meeting.

RSM-0002-2014

1. That the cost for the purchase of up to 2,000 polar ice scrapers and up to 2,000 microfibre clothes for promotional purposes be allocated from the Road Safety Mississauga 2014 operating budget.
2. That up to \$4,000.00 from the Road Safety Mississauga 2014 operating budget be allocated for the cost associated with updating and reprinting of the Road Watch Brochure.
3. That up to \$20,000.00 from the Road Safety Mississauga 2014 operating budget be allocated for the purchase of speed awareness units.

RSM-0003-2014

That the letter dated March 2, 2014 and Pedestrian and Bicycle Safety Proposal dated May 20, 2014 from Craig Trenholm with respect to a proposal to improve the safety of pedestrian and cyclists in an urban environment be received.

RSM-0004-2014

That the Toronto Star Article dated March 18, 2014, entitled "6 things to know about new distracted driving rules" be received.

RSM-0005-2014

That the email dated May 30, 2014 from Manjeet Singh with respect to pedestrian Crossing Signals be received and referred to the Region of Peel, Traffic Operations.

RSM-0006-2014

That the Mississauga Road Watch program statistics for the months of October 2013, November 2013, December 2013 and January 2014 be received.

RSM-0007-2014

That the Report from the Pedestrian Road Safety meeting on April 8, 2014 be received.

RSM-0008-2014

1. That Transportation and Works staff be directed to prepare a report to the Transportation Committee regarding appropriate measures to improve pedestrian safety around railways.
2. That Transportation and Works staff be directed to review the feasibility of installing signage on cul-de-sacs/courts and that if warranted, that staff design appropriate signage.

REPORT 10 - 2014



TO: THE MAYOR & MEMBERS OF COUNCIL

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

GC-0334-2014

1. That the request from Mr. John Cassan on behalf of the Mississauga Real Estate Board for a Mayor's Debate to take place in the Great Hall or Council Chamber on September 23, 2014, be approved; and
2. That the room rental fees associated with the Mayor's Debate be waived; and
3. That up to two (2) committee rooms for overflow purposes be made available for September 23, 2014 if required.

GC-0335-2014

That the report dated June 6, 2014 from the Commissioner of Community Services entitled "Asian Long-horned Beetle update" be received for information.

GC-0336-2014

That the Corporate Report dated June 5, 2014 entitled "Emergency Response to Floods" be received for information.

GC-0337-2014

That Council approve the following recommendations that emanated from the Public Vehicle Advisory Committee reports originally scheduled on the May 13 and June 9, 2014 Public Vehicle Advisory Committee meetings:

1. That the report from the Commissioner of Transportation and Works, dated May 2, 2014 entitled "Project Plan – Taxi Plate Issuance Model Review" be received and that the Proposed Project Timeline appendix be adjusted as outlined in the report from the Commissioner of Transportation and Works, dated June 9, 2014 and entitled, "Public Vehicle Advisory Committee meetings of May 13 and June 9, 2014".
2. That the requirement to maintain the existing tint-free provisions in the Public Vehicle Licensing By-law 420-04, as amended, as outlined in the report from the Commissioner of Transportation and Works, dated May 2, 2014 and entitled "Review of the Tint-free Requirements in the Public Vehicle Licensing By-law 420-04, as amended" be approved.

GC-0338-2014

That staff schedule appropriate consultation in lieu of a public meeting to discuss the issuance of licensing of the following services: medical transfer, shuttle, parcel delivery and designated driver industries as outlined in the report from the Commissioner of Transportation and Works, dated June 9, 2014 and entitled "Consultation with Medical Transfer, Shuttle, Parcel Delivery and Designated Driver Industries".

GC-0339-2014

That the report dated June 6, 2014, from the Commissioner of Community Services titled "Work Plan Outline for Expansion of the Provincial Greenbelt Plan Area into Mississauga " be received for information.

GC-0340-2014

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 Municipal Works Servicing Agreement between Metrolinx, The Corporation of the City of Mississauga and the Regional Municipality of Peel to the satisfaction of the City Solicitor as outlined in the Corporate Report dated June 5, 2014 from the Commissioner of Transportation and Works.

(Ward 4)

GC-0341-2014

That the City of Mississauga assume the municipal works as constructed by the developer under the terms of the Servicing Agreement for 43M-1844, Paradise Homes Cobblestone Inc. (lands located north of Cardington Street, south of Bristol Road West, east of Terry Fox Way and west of Heatherleigh Avenue, in Z-37, known as Cobblestone South, T-86095) and that the Letter of Credit in the amount of \$617,600.07 be returned to the developer and that a by-law be enacted to establish the road allowances within the Registered Plan as public highway and part of the municipal system of the City of Mississauga.

43M-1844 (Ward 6)

GC-0342-2014

That the City of Mississauga assume the municipal works as constructed by the developer under the terms of the Municipal Works Agreement for CD.09.BAI, BAIF Developments Limited (lands located north of Eglinton Avenue East, south of Matheson Boulevard East, west of Renforth Drive and east of Commerce Boulevard, in Z-34E, known as Citation Place) and that the Letter of Credit in the amount of \$214,416.93 be returned to the developer.

CD.09.BAI (Ward 5)

GC-0343-2014

That the City of Mississauga assume the municipal works as constructed by the developer under the terms of the Servicing Agreement for CD.09.HWY, The Erin Mills Development Corporation (lands located north and south of Highway 403 and east and west of Ridgeway Drive, in Z-58, known as municipal works within an easement) and that the Letter of Credit in the amount of \$226,434.56 be returned to the developer.

CD.09.HWY (Ward 8)

GC-0344-2014

1. That the Purchasing Agent be authorized to enter into the Vendor of Record Province of Ontario Agreement available to the Broader Public Sector through the Ministry of Government Services and to execute the necessary contracts and agreements with Rogers Communications Partner, Telus Communications Inc., and Bell Mobility Inc. for the period of six (6) years with additional two (2) two year extension options, as outlined in the Ontario Master Agreement VOR OSS-00415819 – “Paging, Mobile Devices and Services” covering City side requirements for all Cellular Voice and Data Services including GPS, Radio, Tablet, Wireless and any other Mobile Devices, in the estimated amount of \$6,700,000, exclusive of taxes, based on current accounts for a ten (10) year contract term;
2. That the Purchasing Agent be authorized to negotiate other wireless cellular services and incorporate them in the Buyer Master Agreement (non-Ontario Agreements) as addendums to the Ontario Master Agreement VOR OSS-00415819;
3. That the Purchasing Agent be authorized to increase the value of the contract where necessary to accommodate growth and where amount is approved in the budget;
4. That the Purchasing Agent be authorized to negotiate and issue contract amendments to add any future Cellular Services including GPS, Radio, Tablet, Wireless and any other fixed or Mobile Devices, and incorporate them in the Buyer Master Agreement (non-Ontario Agreements) where necessary, to accommodate the City’s new growth requirements and where amounts are approved in the budget;
5. That Rogers Communications Partner, Telus Communications Inc., and Bell Mobility Inc. continue to be designated a “City Standard” for a ten (10) year period.

GC-0345-2014

1. That the Purchasing Agent be authorized to execute the necessary contract amendments to Cisco Systems Canada Co. to extend the term through 2023 for supply of hardware, maintenance and support services, associated consulting services and application licenses to support the City’s Technology Upgrades and expansion to existing Network Infrastructure as outlined in this report of Commissioner of Corporate Services and Chief Financial Officer dated June 10, 2014.

2. That the Purchasing Agent be authorized to issue contract amendments to increase the value of the contract where necessary to accommodate growth and where funding is approved in the budget planning process.
3. That Cisco Systems Canada Co. (Cisco Systems) continues to be designated a “City Standard” for the term ending in 2023.

GC-0346-2014

1. That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute and affix the Corporate Seal to an Agreement of Purchase and Sale (the “Agreement”) and all documents related thereto, between 675553 Ontario Ltd. (“Conservatory Group”), as Purchaser, and The Corporation of the City of Mississauga, as Vendor, for the purchase of 0.316 ha (0.78 ac.) of vacant land municipally known as 110 Dundas Street West and legally described as PCL 16-1 Sec 43-Tor Twp-1 (SDS) Pt. Lt. 11 and 12 Pl Tor 12 SDS Pt. Lt. 16 Con 1 SDS Pt. of Lane Pl Tor-12, Closed by By-law B1768, being Part 3 on Reference Plan 43R-35481, City of Mississauga, Regional Municipality of Peel, in Ward 7, at a purchase price of Nine Hundred and Thirty-Eight Thousand Six Hundred and Twenty Dollars (\$938,620.00).
2. That a by-law be enacted to repeal By-law Number 0168-2013 enacted by Council on July 3, 2013.

(Ward 7)

GC-0347-2014

1. That a City owned 33 foot wide strip of land located on the south side of Eglinton Avenue, east of 1120 Eglinton Avenue East, containing an area of approximately 2,108 square metres (0.52 acres) and legally described as PT LT 7 CON 2 NDS Toronto PTS 2 & 3, R0968028; in the City of Mississauga, Regional Municipality of Peel, in Ward 3, be declared surplus to the City’s requirements.
2. That Realty Services staff be authorized to proceed to dispose of the subject property to the adjacent landowners, once it has been declared surplus.
3. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga’s website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of subject lands.

(Ward 3)

GC-0348-2014

1. That City owned lands, being a former Fire Station (FS106) located at 3450 Dixie Road, containing an area of approximately 1,989 square metres (0.49 acres) and legally described as Part of Block H, Plan 726, Former Township of Toronto, designated as Parts 1–5 on Plan 43R-5732, in the City of Mississauga, Regional Municipality of Peel, in Ward 3, be declared surplus to the City's requirements.
2. That Realty Services staff be authorized to approach the Peel District School Board (PDSB), the adjacent landowner, to determine its interest in purchasing the subject lands at fair market value or, alternatively, enter into a joint partnership to assemble the subject lands with a portion of PDSB property, with the intent of disposing the combined properties on the open market at fair market value.
3. That, in the event that the Peel District School Board does not wish to acquire the subject lands, Realty Services staff be authorized to proceed and dispose of the lands to be declared surplus at fair market value by way of sale on the open market, pursuant to the Acquisition and Disposal of Real Property Corporate Policy 05-04-01.
4. That, in the event the subject property does not sell on the open market as a result of its limited independent development potential, Realty Services staff be authorized to work with Planning and Building staff to explore appropriate interim use of the property, until such time as the property can be assembled with adjacent properties and developed.
5. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of subject lands.

(Ward 3)

GC-0349-2014

1. That City owned lands, being a former Fire Station (FS105) located at 3136 Victory Crescent, be declared surplus to the City's requirements. The subject lands contain an area of approximately 1,114.2 square metres (0.28 acres) and are legally described as Part of Lot 11, Concession 7, EHS, in the City of Mississauga, Regional Municipality of Peel, in Ward 5.
2. That Facilities and Property Management be authorized to undertake the demolition of the existing 2,400 square foot, two storey former fire station building located on the site.

3. That Realty Services staff be authorized to proceed to dispose of the lands to be declared surplus at fair market value by way of sale on the open market, pursuant to the Acquisition and Disposal of Real Property Corporate Policy 05-04-01.
4. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of subject lands.

(Ward 5)

GC-0350-2014

1. That By-law 0434-2004, as amended, being a By-law to provide for Municipal Capital Facilities, be amended to:
 - (a) ratify the lease agreements pertaining to each of 1255 Derry Road West (Meadowvale Conservation Area), 335 Church Street (Vic Johnston Community Centre) and 850 Enola Avenue (Adamson Estate) (each a "Property" and together, the "Properties"), as described in the report from the Commissioner of Corporate Services and Chief Financial Officer dated June 17, 2014, as agreements made pursuant to Section 110 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended (the "Municipal Act");

add each of 1255 Derry Road West and 850 Enola Avenue for the purposes of declaring them to be Municipal Capital Facilities as defined by the Municipal Act;
and
 - (b) exempt each of the Properties from taxation for municipal and school purposes effective the date of the execution of By-law 0434-2004 so amended.
2. That the City Clerk be directed to notify the Minister of Education, Municipal Property Assessment Corporation, the Regional Municipality of Peel and the School Boards of the enactment of the amended By-law 0434-2004.
3. That Council for The Corporation of the City of Mississauga declare by resolution that the Municipal Capital Facilities located on each of the Properties are for the purposes of the municipality and for public use.

(Wards 1 & 11)

GC-0351-2014

That the Expansion of Presumptive Cancers under the Workplace Safety and Insurance Amendment Act for Firefighters (Presumptions for Firefighters), 2014 report dated June 16, 2014, from the Commissioner of Corporate Services and Chief Financial Officer, be received for information.

GC-0352-2014

1. That the Employee Recruitment Policy and Procedure attached as Appendix 1 to the report dated June 10, 2014, from the Commissioner of Corporate Services and Chief Financial Officer, be approved.
2. That the Corporate Policy and Procedure "01-01-01 Position Authorization" be rescinded as relevant details from the policy are included in the Employee Recruitment policy and/or in the Recruitment Guidelines.
3. That the Corporate Policy and Procedure "01-01-03 Temporary Transfers" be rescinded as relevant details from the policy are included in the Employee Recruitment policy and/or in the Recruitment Guidelines.
4. That the Corporate Policy and Procedure "01-01-04 Job Postings and Advertisements" be rescinded as relevant details from the policy are included in the Employee Recruitment policy and/or in the Recruitment Guidelines.
5. That the Corporate Policy and Procedure "01-01-05 Candidate Selection Process" be rescinded as relevant details from the policy are included in the Employee Recruitment policy and/or in the Recruitment Guidelines.
6. That the Corporate Policy and Procedure "01-01-06 Conducting Reference Checks" be rescinded as relevant details from the policy are included in the Employee Recruitment policy and/or in the Recruitment Guidelines.
7. That the Corporate Policy and Procedure "01-01-07 Handling Applications" be rescinded as relevant details from the policy are included in the Employee Recruitment policy and/or in the Recruitment Guidelines.

GC-0353-2014

That Council approve the proposed Corporate Policy and Procedure – Whistleblower Program attached as Appendix 1 to the report dated May 23, 2014 from the City Manager and Chief Administrative Officer, with implementation in the fall of 2014.

GC-0354-2014

That the Update with respect to the Museums of Mississauga Advisory Committee (MOMAC) 2014 Priorities and Work Plan dated June 16, 2014, from J. Harvey, MOMAC Chair, be received.

(MOMAC-0005-2014)

GC-0355-2014

That the Museums of Mississauga Report dated June 6, 2014 from Annemarie Hagan, Manager, Museums & Traditions, highlighting Collections and Exhibits activities, Museums Events, Grants received, an update on Capital Projects, and Visitor Evaluations for the period March 16, 2013 to May 31, 2014, be received.

(MOMAC-0006-2014)

GC-0356-2014

That the following Items for Information be received:

- (a) That the Corporate Report dated June 2, 2014 from the Commissioner of Community Services titled "*Update on the Benares Funds – Fiscal Year 2013 – Benares Historic House, 1503 Clarkson Road North, Mississauga (Ward 2)*", be received for information;
- (b) City News Article with respect to Museums Spring Exhibitions and Programs dated May 5, 2014;
- (c) Mississauga News Article on the Art Gallery of Mississauga entitled "*Gallery just too small, AGM officials say*", dated June 5, 2014.

(MOMAC-0007-2014)

GC-0357-2014

That the property located at 49 Queen Street South, which is listed on the City's Heritage Register as part of the Streetsville Core Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structures be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated May 20, 2014, from the Commissioner of Community Services.

(Ward 11)

(HAC-0034-2014)

GC-0358-2014

That the request to alter the property at 41 Bay Street, as described in the Corporate Report dated May 21, 2014 from the Commissioner of Corporate Services, be approved. (Ward 1)

(HAC-0035-2014)

GC-0359-2014

That the property at 3031 Churchill Avenue, which is listed on the City's Heritage Register as part of the War Time Housing Cultural Landscape in Malton, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated May 21, 2014 from the Commissioner of Community Services. (Ward 5)
(HAC-0036-2014)

GC-0360-2014

That the property at 3032 Churchill Avenue, which is listed on the City's Heritage Register as part of the War Time Housing Cultural Landscape in Malton, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated May 12, 2014 from the Commissioner of Community Services. (Ward 5)
(HAC-0037-2014)

GC-0361-2014

That the property at 1407 Stavebank Road, which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated May 12, 2014 from the Commissioner of Community Services. (Ward 1)
(HAC-0038-2014)

GC-0362-2014

That the property at 52 Inglewood Drive, which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated May 12, 2014 from the Commissioner of Community Services. (Ward 1)
(HAC-0039-2014)

GC-0363-2014

That the chart prepared by Mumtaz Alikhan, Legislative Coordinator, with respect to the Heritage Advisory Committee's status of outstanding issues as at June 17, 2014, be received for information.
(HAC-0040-2014)

GC-0364-2014

That the Letter dated May 16, 2014 from AECOM entitled Municipal Class Environmental Assessment Study for Second Line West Pedestrian/Cyclist Crossing of Highway 401 advising that the Second Line West vehicular crossing of Highway 401 is being removed to accommodate the widening of Highway 401, be received for information.

(HAC-0041-2014)

GC-0365-2014

1. That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute and affix the Corporate Seal to an Agreement of Purchase and Sale, including all documents ancillary thereto and, any amending agreements as may be required, between The Corporation of the City of Mississauga ("City") as Vendor and the Peel District School Board ("PDSB") as Purchaser, for the sale of a portion of City owned property, known as Hillside Park, located at 1311 Kelly Road, at a purchase price of \$4,080,000.00, plus applicable taxes. The subject property comprises an area of approximately 1.38 ha. (3.4 acres) and is legally described as Part of Blocks D and E, Plan 587, designated as Parts 3, 4, 5, 6, 7, 8, 9 and 10 on Reference Plan 43R-35478, in the City of Mississauga, Regional Municipality of Peel, in Ward 2.
2. That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute and affix the Corporate Seal to a Purchase Agreement, including all documents ancillary thereto and, any amending agreements as may be required, between The Corporation of the City of Mississauga ("City") as Purchaser and the Peel District School Board ("PDSB") as Vendor, for the purchase of the existing Willow Glen Public School site located at 1301 Epton Crescent, at a purchase price of \$6,913,500.00, plus applicable taxes. The subject property comprises an area of approximately 2.35 ha. (5.8 acres) and is legally described as Block G, Plan 587, Block E, Plan 655, in the City of Mississauga, Regional Municipality of Peel, in Ward 2.
3. That a by-law be enacted to authorizing the Commissioner of Community Services and the City Clerk to enter into an agreement to allow the assignment of the Demolition Contract of Willow Glen Public School, including all documents ancillary thereto and, any amending agreements as may be required, from the Peel District School Board ("PDSB") to The Corporation of the City of Mississauga ("City").

4. That staff develop and proceed with the necessary plans and approvals for approximately 10 residential lots on the Willow Glen Public School property along the existing road frontages, in character with the existing community and keeping the majority of the lands for parks purpose in order to make up the approximately \$3,500,000 difference between the sale of a portion of Hillside Park and the acquisition costs of the Willow Glen Public School Property.

(Ward 2)

GC-0366-2014

1. That the City Manager and Chief Administrative Officer and the City Clerk be authorized, on behalf of The Corporation of the City of Mississauga (the "City"), to enter into a Master Relationship Agreement, together with all ancillary agreements, including a Lease, an Operating Loan Agreement, and a General Security Agreement, with the Living Arts Centre in Mississauga ("LAC Corporation") for the management and operations of the Living Arts Centre ("Centre"), in a form satisfactory to Legal Services.
2. That the appropriate staff as provided for in the Master Relationship Agreement and the Lease be authorized to enter into amending agreements on behalf of the City, to amend the specific services provided by either the City or the LAC Corporation, as is necessary to reflect the ongoing operational needs of the Centre and the requirements of the City, and which amendments shall be in a form satisfactory to Legal Services.
3. That the City Manager and Chief Administrative Officer and the City Clerk be authorized to enter into a Relationship Agreement, on behalf of the City, with the LAC Corporation and the Living Arts Centre Foundation ("Foundation"), in a form satisfactory to Legal Services.
4. That the Relationship Agreement between the City, the LAC Corporation and the Foundation, and the Lease Agreement between the City and the LAC Corporation, both of which are dated January 20, 1997, be terminated effective as of the effective date of the Master Relationship Agreement between the City and the LAC Corporation.
5. That the Operating Loan Agreement dated September 30, 1997 and the General Security Agreement dated January 20, 1997, between the City and the LAC Corporation be terminated as of the effective date of a replacement Operating Loan Agreement and General Security Agreement between the parties.
6. That Legal Services be authorized to prepare and register any instruments as may be required to give effect to the new Master Relationship Agreement and any of its ancillary agreement and documents, and the termination of any of the existing agreements, between the City and the LAC Corporation.

7. That the Director of Culture be appointed as the City's staff appointee to the LAC Corporation's Board of Directors.
8. That the comfort letter issued by the City in 1998 to the Canadian Imperial Bank of Commerce, in accordance with GC recommendation 0093-98, to support the LAC Corporation's \$500,000 line of credit facility be revoked.
9. That all necessary bylaw(s) be enacted.

GC-0367-2014

1. That the confidential report from the City Solicitor dated June 5, 2014 titled "Amended and Restated Development Agreement between the City and OMERS Realty Management Corporation and 156 Square One Limited" be received for information;
2. That the Commissioner of Planning and Building and the City Clerk be authorized to execute an Amended and Restated Development Agreement and such further agreements required in order to implement the terms and conditions contained in the Amended and Restated Development Agreement, with OMERS Realty Management Corporation and 156 Square One Limited, for the purpose of amending the existing development agreement between the parties to reflect certain minor modifications to that development agreement required to facilitate the development of the south west portion of the Square One Mall lands in accordance with Council's approval, and that staff be authorized to introduce any necessary by-laws in this respect.

(Ward 4)

REPORT 1-2014

COUNCIL AGENDA
JUL 02 2014

TO: MAYOR AND MEMBERS OF COUNCIL

The Budget Committee presents its first report for 2014 and recommends:

BC-0001-2014

That the PowerPoint presentation dated June 25, 2014, by Gary Kent, Commissioner of Corporate Services and Chief Financial Officer and Craig Millar, Acting Director, Finance, entitled "2015-2018 Budget Outlook" and presented to the Budget Committee at its meeting on June 25, 2014, be received.

BC-0002-2014

1. That the Purchasing Agent be authorized to award a seven-year contract for the 2014/2015, 2015/2016, 2016/2017, 2017/2018, 2018/2019, 2019/2020 and 2020/2021 winter seasons to the vendors as outlined in Appendix 2 of the Corporate Report dated June 6, 2014 from the Commissioner of Transportation and Works Department for the provision of winter maintenance services.
2. That the Purchasing Agent be authorized to renew the existing contract as a single source for a period of seven years to Webtech Wireless Inc. in the estimated amount of \$2.1 million for the provision of GPS/AVL and Software as a Service for the Fleet Management System.
3. That a new project for the (PN14192) West Credit Snow Storage site be established with a gross budget of \$480,000, recovery of \$24,000 and net budget of \$456,000.
4. That the West Credit Temporary Snow Storage Site project be funded from the Capital Reserve Fund (Account #33121) for \$456,000.

REPORT 6 – 2014

TO: MAYOR AND MEMBERS OF COUNCIL

The Traffic Safety Council presents its sixth report for 2014 and recommends:

TSC-0126-2014

That the request for the placing of crossing guards at the intersection of Hillcrest Avenue and Confederation Parkway for students attending Father Daniel Zanon Catholic School be denied as the warrants have not been met.

(TSC-0126-2014)

TSC-0127-2014

That the request for the placing of crossing guards at the intersection Glen Erin Drive and Middlebury Drive for the students attending Middlebury Public School and Divine Mercy Catholic School be denied as the warrants have not been met.

(TSC-0127-2014)

TSC-0128-2014

That Transportation and Works be requested to provide winter maintenance to the following paths for students attending St. Julia Catholic School and Meadowvale Village Public School:

- a. Path from Johnson Wagon Crescent to the playground at David Leeder Middle School.
- b. Path from Second Line West just south of Old Derry Road to Meadowvale Village Public School.

(TSC-0128-2014)

TSC-0129-2014

That the Site Inspection Subcommittee conduct a further site inspection at Lamplight Way and Second Line for students attending St. Julia Catholic School in September 2014.

(TSC-0129-2014)

TSC-0130-2014

That the request for a crossing guard at the intersection of Novo Star Drive and Dolly Bird Lane for students attending St. Veronica Catholic School be denied as the warrants have not been met.

(TSC-0130-2014)

TSC-0131-2014

That the email dated June 18, 2014 from Heather McGuire, Assistant Crossing Guard Supervisor, advising that the Principal of Brandon Gate Public School has requested that a site inspection of the Kiss & Ride area be received and referred to the Kiss & Ride Subcommittee of Traffic Safety Council for a report back to Traffic Safety Council. (TSC-0131-2014)

TSC-0132-2014

That the email dated June 18, 2014 from Councillor Chris Fonseca, on behalf of a resident requesting a site inspection of the Kiss & Ride area at John Cabot Secondary School be received and referred to the Kiss & Ride Subcommittee of Traffic Safety Council for a report back to Traffic Safety Council. (TSC-0132-2014)

TSC-0133-2014

That the email dated June 4, 2014 from Kevin Walsh with respect to a request for Traffic Safety Council to determine if the warrants are met for the implementation of a school crossing guard for the students of Lorne Park Public School at the intersection of Lorne Park Road and Indian Road be received and referred to the Site Inspection Subcommittee of Traffic Safety Council for a report back to Traffic Safety Council. (TSC-0133-2014)

TSC-0134-2014

That the Dismissal Report for the months of May and June 2014 be received. (TSC-0134-2014)

TSC-0135-2014

That Parking Enforcement be requested to attend St. Sebastian Catholic Elementary School during dismissal from 3:15 p.m. to 3:40 p.m. to enforce existing parking prohibitions in the school zone. (TSC-0135-2014)

TSC-0136-2014

That the minutes from the June 11, 2014 Public Information Subcommittee meeting be received. (TSC-0136-2014)

TSC-0137-2014

1. That the Legislative Coordinator be directed to check with appropriate City of Mississauga staff and obtain confirmation whether the Wilde Wood School Zone Safety Award could be awarded for any other programs other than the for the Kiss & Ride Program.

2. That the Public Information Subcommittee be directed, upon confirmation from the Legislative Coordinator with respect to changes, if any, to the recognition of the Program for the Wilde Wood School Zone Safety Award review the criteria for the Wilde Wood School Zone Safety Award.
3. That the Public Information Subcommittee create a poster for the launch of the Wilde Wood School Zone Safety Award Program for September 2014.
(TSC-0137-2014)

TSC-0138-2014

That Peter Westbrook, Traffic Safety Council Chair, be nominated for the 2014 Dr. Arthur Wood Safety Award.
(TSC-0138-2014)

TSC-0139-2014

That Angie Melo, Legislative Coordinator be directed to schedule a meeting with the Public Information Subcommittee Members in July 2014 to review the Traffic Safety TIMES documents.
(TSC-0139-2014)

TSC-0140-2014

That the report from the Manager of Parking Enforcement with respect to parking enforcement in school zones for the month of May 2014 be received for information.
(TSC-0140-2014)

TSC-0141-2014

That the update provided by Dan Suess, Citizen Member, with respect to the working group's review of the crossing guard criteria and guidelines in middle school areas, in conjunction with primary schools be received.
(TSC-0141-2014)

TSC-0142-2014

1. That the request for a crossing guard at the intersection of Indian Road and Lorne Park Road for students attending Lorne Park Public School be denied as the warrants have not been met.
2. That Transportation and Works be requested to consider placing a stop sign on the south west corner of Indian Road and Lorne Park Road for students attending Lorne Park Public School.
3. That Transportation and Works consider that the stop sign being requested at the intersection of Indian Road and Lorne Park Road for the students attending Lorne Park Public School, be oversized.
4. That the Principal of Lorne Park Public School be requested to remind parents and students to cross with the crossing guard in front of the school.
(TSC-0142-2014)

Office of the
Prime Minister

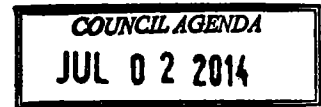


Cabinet du
Premier ministre

Ottawa, Canada K1A 0A2

I-1

May 30, 2014



Mr. Jim Tovey
Acting Mayor
The Corporation of the City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Dear Mr. Tovey:

I would like to acknowledge receipt of your correspondence addressed to the Prime Minister, with which you enclosed a resolution adopted by the City of Mississauga regarding the Building Canada Fund.

You may be assured that the views expressed in the resolution have been carefully considered. As copies of your letter and resolution have already been sent to the Honourable Joe Oliver, Minister of Finance, and the Honourable Denis Lebel, Minister of Infrastructure and Communities, I am certain that the Ministers will also have appreciated receiving this information.

Thank you for taking the time to write.

Yours sincerely,

B. Funes
Executive Correspondence Officer

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services	For <input type="checkbox"/> Appropriate Action <input checked="" type="checkbox"/> Information
<input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply <input type="checkbox"/> Report

I-1(a)



April 4, 2014

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

Dear Mr. Prime Minister:

Re: Building Canada Fund (Local Transportation Municipal Projects)

The Council of the Corporation of the City of Mississauga at its meeting on April 2, 2014, adopted the enclosed Resolution 0054-2014 with respect to the Building Canada Fund.

On behalf of the members of Council, I urge you to direct a majority of the Building Canada Fund to local transportation municipal projects.

Sincerely,

A handwritten signature in black ink that reads "Jim Tovey".

Jim Tovey
ACTING MAYOR

cc: The Honourable Joe Oliver, Minister of Finance
The Honourable Denis Lebel, Minister of Infrastructure and Communities and Intergovernmental Affairs
The Honourable Jason Kenney, Minister of Employment and Social Development
The Honourable Kathleen Wynne, Premier of Ontario
The Honourable Charles Sousa, Minister of Finance
The Honourable Bill Mauro, Minister of Municipal Affairs and Housing
The Honourable Glen Murray, Minister of Transportation
Mississauga MPs
Federation of Canadian Municipalities
Mississauga MPPs
✓ Members of Council
Association of Municipalities of Ontario
Enc.

The Corporation of the City of Mississauga
300 City Centre Drive, Mississauga, On L5B 3C1



RESOLUTION 0054-2014
adopted by the Council of
The Corporation of the City of Mississauga
at its meeting on April 2, 2014

0054-2014 Moved by: Chris Fonseca

Seconded by: Pat Mullin

WHEREAS, Canadian municipalities are taking action to attract investment, talent and jobs to protect and improve the quality of life of Canadians;

AND WHEREAS, two key impediments to maintaining a good quality of life are the shortage of affordable housing and aging transportation systems;

AND WHEREAS, the Federation of Canadian Municipalities' (FCM) Big City Mayors Caucus issued a call to provincial, territorial and federal governments on February 26, 2014 to take decisive active to build strong municipalities by partnering with cities to fix the affordable housing shortage and improve aging transportation systems;

AND WHEREAS, the high cost of housing is an urgent financial issue with mortgage debt in Canada over \$1.1 trillion, forcing Canadians deeper in debt and pushing the most vulnerable onto the street;

AND WHEREAS, unlike other provinces and territories Ontario's municipalities have been downloaded the responsibility for affordable housing which is not sustainable on the property tax base;

AND WHEREAS, existing federal social housing investments worth \$1.7 billion annually are being withdrawn and will expire;

AND WHEREAS, our community has housing needs that can only be met through long-term planning and investment made possible by strong government leadership of all orders of government;

AND WHEREAS, the transportation infrastructure deficit in Canada continues to grow and there is a severe lack of sustainable, predictable funding to build transportation infrastructure and maintain it in good repair;

AND WHEREAS, the City of Mississauga does not support the use of property tax and transit fares as revenue sources for the investment strategy proposed by Metrolinx;

I-1 (c)

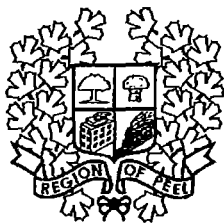
AND WHEREAS, across Canada traffic congestion costs the economy \$10 billion in lost productivity each year;

NOW THEREFORE BE IT RESOLVED that Council endorses the Federation of Canadian Municipalities call for the federal and provincial governments to guarantee a majority of the Building Canada Fund be directed to local transportation municipal projects;

AND FURTHER THAT the Government of Canada develop a long-term housing plan for the 2015 federal budget;

AND FURTHER THAT a copy of this resolution be forwarded to the Prime Minister, federal Minister of Finance, Minister of Infrastructure, Communities and Intergovernmental Affairs, Minister of Employment and Social Development (responsible for CMHC), Premier of Ontario, provincial Minister of Finance, Minister of Municipal Affairs and Housing, Minister of Transportation, local MPs and MPPs, Federation of Canadian Municipalities and the Association of Municipalities of Ontario.

Carried



Office of the Chair

TOUCHING LIVES
FOR 40 YEARS

June 2, 2014

Mayor Hazel McCallion
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
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<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	For <input type="checkbox"/> Appropriate Action <input checked="" type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report

Resolution No. 2014-486

COUNCIL AGENDA

JUL 02 2014

Dear Madam Mayor:

Subject: Ice Storm Funding

I am writing to advise that Peel Regional Council approved the following resolution at its meeting held on May 22, 2014:

That the current commitment of \$190,000,000 for ice storm relief be maintained by this and the next Provincial Government;

And further, that the deadline for eligible expenses incurred by municipalities be extended to December 31, 2014;

And further, that the deadline for municipalities to submit expense claims be extended to March 31, 2015;

And further, that the Provincial Government make payment of funds for relief from the Ice Storm within 6 months of receipt of expense claims;

And further, that the Provincial Government continue to upload the full municipal contribution for the Ontario Works benefit and court security costs;

And further, that this resolution be presented by Mayor McCallion at the next meeting of the Large Urban Mayors and Chairs of Ontario (LUMCO) for endorsement and presentation to the provincial party leaders.

Yours truly,

Emil Kolb
Regional Chair

EK:ls

RECEIVED

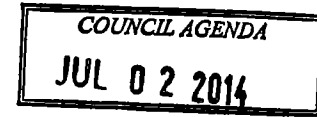
REGISTRY No. 2015

DATE JUN 10 2014

FILE No.

MAYORS OFFICE

The Regional Municipality of Peel



June 11, 2014


VIA COURIER

TO: *ALL Clerks of Municipalities*

Union Gas filed an application with the Ontario Energy Board ("the Board") on May 16, 2014 seeking approval of rates for a new interruptible natural gas liquefaction service. As proposed, the service will be provided at Union's Liquefied Natural Gas ("LNG") facility at Hagar, Ontario.

Enclosed is a copy of the application, as well as a copy of the Notice of Application in English and in French issued by the Board on June 6, 2014 under Docket No. EB-2014-0012.

Yours truly,


Karen Hockin
Manager, Regulatory Initiatives

Encl.

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	For <input type="checkbox"/> Appropriate Action <input checked="" type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report

I-3(a)

ONTARIO ENERGY BOARD NOTICE TO CUSTOMERS OF UNION GAS LIMITED

Union Gas Limited has applied for a new rate to provide interruptible natural gas liquefaction service for heavy duty vehicles

Learn more. Have your say.

Union Gas Limited has applied to the Ontario Energy Board for approval of a new rate for an interruptible natural gas liquefaction service. This service will be provided at Union's Liquefied Natural Gas facility at Hagar, Ontario using liquefaction capacity that is surplus to Union's current requirements. The Hagar facility is located near Sudbury and serves as a natural gas storage facility for Union Gas' northern and eastern operations area. This application will not impact Union Gas' distribution rates within the incentive ratemaking term that ends in December 2018.

THE ONTARIO ENERGY BOARD WILL HOLD A PUBLIC HEARING

The Ontario Energy Board (OEB) will hold a public hearing to consider Union Gas' request. We will question the company on its case for a new rate. We will also hear arguments from individuals and from groups that represent Union Gas customers. At the end of this hearing, the OEB will decide whether to accept or reject Union Gas' request for a new rate.

The OEB is an independent and impartial public agency. We make decisions that serve the public interest. Our goal is to promote a financially viable and efficient energy sector that provides you with reliable energy services at a reasonable cost.

BE INFORMED AND HAVE YOUR SAY

You have the right to information regarding this application and to be involved in the process. You can:

- review Union Gas Limited's application on the OEB's website now.
- file a letter with your comments, which will be considered during the hearing.
- become an active participant (called an intervenor). Apply by **June 27, 2014** or the hearing will go ahead without you and you will not receive any further notice of the proceeding.
- at the end of the process, review the OEB's decision and its reasons on our website.

LEARN MORE

Our file number for this case is EB-2014-0012. To learn more about this hearing, find instructions on how to file letters or become an intervenor, or to access any document related to this case please go to the OEB website at: www.ontarioenergyboard.ca/notice and select this case (Union Gas Limited EB-2014-0012) from the list. You can also phone our Consumer Relations Centre at 1-877-632-2727 with any questions.

ORAL VS. WRITTEN HEARINGS

There are two types of OEB hearings – oral and written. Union Gas has requested a written hearing. The OEB is considering this request. If you think an oral hearing is needed, you can write to the OEB to explain why.

PRIVACY

If you write a letter of comment, your name and the content of your letter will be put on the public record and the OEB website. However, your personal telephone number, home address and email address will be removed. If you are a business, all your information will remain public. If you apply to become an intervenor, all information will be public.

This rate hearing will be held under section 36 of the Ontario Energy Board Act, S.O. 1998 c.15 (Schedule B).



Ontario

Ontario Energy Board Commission de l'énergie
de l'Ontario

AVIS DE LA COMMISSION DE L'ÉNERGIE DE L'ONTARIO AUX CLIENTS DE UNION GAS LIMITED

Union Gas Limited a déposé une requête en vue d'obtenir un nouveau tarif pour le service interruptible de liquéfaction du gaz naturel offert aux véhicules utilitaires lourds.

Apprenez-en plus. Donnez votre avis.

Union Gas Limited a déposé une requête auprès de la Commission de l'énergie de l'Ontario en vue d'obtenir l'approbation du nouveau tarif pour le service interruptible de liquéfaction du gaz naturel. Union Gas offrira ce service dans son installation de gaz naturel liquéfié situé à Hagar (Ontario), en exploitant la capacité de liquéfaction qui dépasse ses besoins actuels. L'installation de Hagar est située près de Sudbury et sert de centre de stockage de gaz naturel pour les zones d'opérations nord et est de Union Gas. Cette demande n'aura pas de répercussions sur les tarifs de distribution de Union Gas au cours de la période régie par le mécanisme incitatif de régulation qui se termine en décembre 2018.

LA COMMISSION DE L'ÉNERGIE DE L'ONTARIO VA TENIR UNE AUDIENCE PUBLIQUE

La Commission de l'énergie de l'Ontario (CEO) tiendra une audience publique afin d'étudier la demande de Union Gas. Nous demanderons à la société de justifier la nécessité de la mise en place d'un nouveau tarif. Nous écouterons également les arguments des individus et des groupes représentant la clientèle de Union Gas. À l'issue de cette audience, il appartiendra à la CEO d'accepter ou non la demande de mise en place d'un nouveau tarif présentée par Union Gas.

La Commission de l'énergie de l'Ontario est une agence publique indépendante et impartiale. Les décisions que nous prenons visent à servir au mieux l'intérêt public. Notre objectif est d'encourager le développement d'un secteur de l'énergie efficace et financièrement viable afin d'offrir des services énergétiques fiables à un prix raisonnable.

INFORMEZ-VOUS ET DONNEZ VOTRE AVIS

Vous avez le droit d'être informé au sujet de cette demande et de participer au processus. Vous pouvez :

- examiner la demande de Union Gas Limited sur le site Web de la CEO dès maintenant;
- déposer une lettre de commentaires qui sera prise en compte au cours de l'audience;
- participer activement au processus (à titre d'intervenant). Inscrivez-vous avant le **27 juin, 2014** faute de quoi l'audience aura lieu sans votre participation et vous ne recevrez plus d'avis dans le cadre de la présente affaire;
- examiner la décision rendue par la CEO à l'issue de la procédure, ainsi que ses justifications, sur notre site Web.

APPRENEZ-EN PLUS

Notre numéro de dossier pour cette affaire est EB-2014-0012. Pour obtenir de plus amples renseignements sur cette audience, sur les démarches à suivre pour déposer une lettre ou participer en tant qu'intervenant, ou pour consulter les documents relatifs à cette affaire, veuillez consulter le site Web de la CEO à l'adresse : www.ontarioenergyboard.ca/notice et sélectionner cette affaire (Union Gas Limited EB-2014-0012) dans la liste. Pour toute question, vous pouvez également communiquer avec notre centre des relations avec les consommateurs au 1-877-632-2727.

AUDIENCES ORALES ET AUDIENCES ÉCRITES

Il existe deux types d'audiences à la CEO : les audiences écrites et les audiences orales. Union Gas a demandé une audience écrite. La CEO examine cette demande à l'heure actuelle. Si vous estimez qu'avoir recours à une audience orale serait préférable, vous pouvez écrire à la CEO pour lui présenter vos arguments.

PROTECTION DES RENSEIGNEMENTS PERSONNELS

Si vous écrivez une lettre de commentaires, votre nom et le contenu de cette lettre apparaîtront dans le dossier public et sur le site Web de la CEO. Toutefois, votre numéro de téléphone, votre adresse et votre adresse électronique ne seront pas rendus publics. Si vous représentez une entreprise, tous les renseignements de l'entreprise demeureront accessibles au public. Si vous participez à titre d'intervenant, tous vos renseignements personnels seront rendus publics.

Cette audience sur les tarifs sera tenue en vertu de l'article 36 de la Loi de 1998 sur la Commission de l'énergie de l'Ontario, L.O 1998, chap. 15 (annexe B).



Ontario

Ontario Energy Board Commission de l'énergie de l'Ontario

I-3(c)

EB-2014-0012

ONTARIO ENERGY BOARD

IN THE MATTER OF the *Ontario Energy Board Act, 1998*, S.O. 1998, c.15 (Schedule B);

AND IN THE MATTER OF an Application by Union Gas Limited, pursuant to section 36(1) of the *Ontario Energy Board Act, 1998*, for an order or orders necessary to accommodate a new interruptible natural gas liquefaction service at its Hagar Liquefied Natural Gas facility.

APPLICATION

1. Union Gas Limited ("Union") is a business corporation, incorporated under the laws of Ontario, with its head office in the Municipality of Chatham-Kent.
2. Union conducts an integrated natural gas utility business that combines the operations of selling, distributing, transmitting and storing gas within the meaning of the *Ontario Energy Board Act, 1998* (the "Act").
3. Union hereby applies to the Ontario Energy Board ("Board"), pursuant to section 36(1) of the *Ontario Energy Board Act, 1998* (the "Act") for an order or orders approving a new interruptible natural gas liquefaction service. The service will be provided at Union's Liquefied Natural Gas ("LNG") facility Hagar, Ontario using liquefaction capacity that is excess to utility requirements.
4. This service is in direct response to an increased interest in the use of natural gas, and LNG particularly, as an economical and environmentally preferable fuel for heavy duty vehicles.

5. The service will allow Union, with the new facilities that it will construct adjacent to Hagar, to dispense LNG to LNG wholesalers or customers primarily for vehicle transportation fuel. Union plans to offer this service beginning September 1, 2015.
6. The service will result in better utilization of Hagar. This better utilization will benefit Union's ratepayers over the Incentive Regulation Mechanism ("IRM") term (2014-2018) by contributing to regulated earnings subject to sharing. On rebasing, the revenue from these services will form part of regulated revenue for ratemaking.
7. Specifically, Union applies to the Board for:
 - (i) an order approving the proposed cost allocation methodology used to allocate 2013 Board-approved costs between liquefaction, storage and vapourization functions performed at Hagar;
 - (ii) an order approving the proposed cost allocation methodology that allocates 2013 Board-approved Union North distribution costs to the Rate L1 service;
 - (iii) an order approving a new Rate L1 rate schedule and a cost-based rate to accommodate an interruptible liquefaction service at Hagar;
 - (iv) an order approving a maximum interruptible liquefaction rate on short-term (i.e. one year or less) liquefaction service equal to approximately three times the cost-based interruptible liquefaction rate;
 - (v) an order approving modifications to the Union North Schedule "A" to accommodate Rate L1 gas supply charges expressed in dollars per gigajoules (\$/GJ);
 - (vi) for such interim order or orders approving interim rates or other charges and accounting orders as may from time to time appear appropriate or necessary; and
 - (vii) all necessary orders and directions concerning pre-hearing and hearing procedures for the determination of this application.
8. This application will be supported by written evidence. This evidence will be pre-filed and will be amended from time to time as required by the Board, or as circumstances may require.

I-3(e)

- Page 3 -

9. The persons affected by this application are the customers resident or located in the Municipalities, Police Villages and First Nations served by Union, together with those to whom Union sells gas, or on whose behalf Union distributes, transmits or stores gas. It is impractical to set out in this application the names and addresses of such persons because they are too numerous.

10. The address of service for Union is:

Union Gas Limited
P.O. Box 2001
50 Keil Drive North
Chatham, ON N7M 5M1

Attention: Karen Hockin
Manager, Regulatory Initiatives

Telephone: (519) 436-5473
Fax: (519) 436-4641

- and -

Torys LLP
Suite 3000, TD South Tower
P.O. Box 270
Toronto-Dominion Centre
Toronto, ON M5K 1N2

Attention: Charles Keizer

Telephone: (416) 865-7512
Fax: (416) 865-7380
email: ckeizer@torys.com

I-3(f)

- Page 4 -

DATED: May 16, 2014

UNION GAS LIMITED

[Original signed by]

Karen Hockin
Manager, Regulatory Initiatives

I-4

Ministry of the Environment
Environmental Innovations Branch
40 St. Clair Avenue West
14th Floor
Toronto ON M4V 1P5
Tel: (416) 325-8068
Fax: (416) 314-7919

Ministère de l'Environnement
Direction de l'innovation environnementale
40, avenue St. Clair ouest
14^{ème} étage
Toronto ON M4V 1P5
Tel: (416) 325-8068
Fax: (416) 314-7919



ENV1283MC-2014-1259

June 12, 2014

Jim Tovey
Councillor, Ward 1
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1



Dear Councillor Tovey:

Thank you for your letter of May 30, 2014 to Minister Bradley regarding the regulatory proposal 'Reducing coal in energy-intensive industries', posted on the Environmental Registry on April 17, 2014 for public review and comment (registry number 012-1559). I have been asked to reply to you on behalf of the Ministry of the Environment (MOE).

The MOE appreciates the City of Mississauga's consideration for the regulatory proposal, and its interest in further detail and consultation.

The MOE has received the City's preliminary submission to the Environmental Registry on May 30, 2014. We also understand that you will be submitting a subsequent, more detailed response in the near future.

I would like to thank you for bringing the City of Mississauga's comments and questions about the proposed regulation to the attention of the MOE.

Sincerely,

Tom Kaszas, P.Eng.
Director
Environmental Innovations Branch

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services	For
<input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Appropriate Action <input checked="" type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report

I-4(a)



May 30, 2014

The Honourable James J. Bradley
Minister of Environment
11th Floor, Ferguson Block
77 Wellesley Street West
Toronto, Ontario
M7A 2T5

Dear Mr. Minister:

Re: Regulatory Proposal Notice: Reducing Coal Use in Energy-Intensive Industries

The General Committee of the Corporation of the City of Mississauga at its meeting on May 28, 2014, approved the enclosed recommendation and memorandum from staff regarding proposed regulatory changes that would allow Ontario's energy-intensive and trade-exposed manufacturing industries to switch to alternative fuels such as biomass and non-recyclable residual waste that would otherwise be disposed of as waste in a landfill.

Given the Regulatory Proposal Notice, EBR Posting Registry Number 012-1559 on this matter only came to our attention on May 26, 2014 and the deadline to submit comments is June 1, 2014, General Committee directed staff to write to you expressing our concerns about the lack of details provided on the proposed changes and the lack of any public consultation outside of the EBR posting.

Mississauga staff has been directed to submit comments on EBR Posting Registry Number 012-1559 prior to the June 1, 2014 deadline expressing our concerns and requesting the Ministry of the Environment:

1. Extend the comment submission deadline by a minimum of 30 days; and
2. Delay any decision until more detail is provided on the on the proposed regulatory changes outlined in EBR Posting Registry Number 012-1559, and consultation beyond an EBR notice occurs.

A resolution on this matter will also be considered by Mississauga Council at the June 11, 2014 Council meeting. A copy of the ratified resolution will be forwarded to MOE staff and yourself on behalf of the City of Mississauga.

The Corporation of the City of Mississauga
300 City Centre Drive, Mississauga, ON L5B 3C1

I-4(b)

-2-

Given the long history the City of Mississauga and the MOE has had working together to address air quality concerns in the Clarkson Airshed, and the Ministry's recognition of existing air shed problems in Southwest Greater Toronto Area, I urge you to consider our requests and provide a detailed response as soon as possible.

I look forward to receiving your favourable reply.

Sincerely,

Jim Tovey
ACTING MAYOR

cc: Members of Council
Paul Mitcham, Commissioner, Community Services
Brenda Osborne, Director, Environment

Enc.

I-4(c)



RECOMMENDATION GC-0255-2014
approved by the General Committee of
The Corporation of the City of Mississauga
at its meeting on May 28, 2014

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.



April 5, 2014

To: Mississauga City Council
City of Mississauga
300 City Centre Drive,
Mississauga, ON

Re: Letter of approval for a SOP (Special Occasion Permit)

The management of **Toronto African Film & Music Festival and Kinron Associates Event Services Management** would like to request the permission of the Mississauga City Council to go ahead with our festival plans for an African Culture festival.

In this festival we have both local, national and international artists from Film, Music, Fashion, and Food artists to showcase the Pan-African life style.

The Festival will be for 3 days from **August 29 until August 31, 2014** we will have approx. 100,000 people. We will have Marketplace with a variety of foods and goods from the Pan-African community, showcasing African films, Fashion designs from as far away as South Africa, and Musical artists from local and international ports of call. We will be doing the African Ball, which is a sit down dinner and awards show for about 250-500 people.

For the SOP, which is to be used for the African Ball is to bring in a selection of African wine as part of the sit down dinner during the African Ball as we might have beer tent during the festival

The liquor Licence belongs to the International Center, but we were told we needed permission to have the African Wine, which is sold under the LCBO, to be part of the dinner.

KINRON ASSOCIATES EVENT SERVICES MANAGEMENT

85 Chestermere Blvd., Toronto, ON M1J 2Y2
Tel: 416.431.0880 • Fax: 416.431.6134
E-Mail: info@kinronassociates.com • Web: www.kinronassociates.ca

494 Mortimer Avenue, Suite 102, Toronto, ON M4J 2G7
<http://www.torontoafricanfilmmusicfest.com>

I-5(a)



This dinner is a big part of the celebration of the Pan-African Culture, as every detail in the African Ball has been designed to be fully experienced by those who come out.

Several of our guests include the Governor General of Canada, the South African High Commissioner, the High Commissioner of Nigeria, and of Ghana, and many more.

Thanks for your consideration.

Yours truly,



Steven McKinnon

CEO

Kinron Associates Event Services Management

Paris Rogers

Executive Director

Toronto African Film & Music Festival

KINRON ASSOCIATES EVENT SERVICES MANAGEMENT

85 Chestermere Blvd., Toronto, ON M1J 2Y2

Tel: 416.431.0880 • Fax: 416.431.6134

E-Mail: info@kinronassociates.com • Web: www.kinronassociates.ca

494 Mortimer Avenue, Suite 102, Toronto, ON M4J 2G7

<http://www.torontoafricanfilmmusicfest.com>

AIRD & BERLIS LLP

Barristers and Solicitors

Leo F. Longo
Direct: 416.865.7778
E-mail: llongo@airdberlis.com

I-6
COUNCIL AGENDA
JUL 02 2014

June 24, 2014

Our File No. 105621

VIA EMAIL: crystal.greer@mississauga.ca

Mayor and Council Members
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Attn: City Clerk

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services	For <input checked="" type="checkbox"/> Appropriate Action <input type="checkbox"/> Information
<input checked="" type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply <input type="checkbox"/> Report

Dear Madam Mayor and Council Members:

Re: July 2, 2014 Council Meeting

Relates to PDC-0050-2014/Jun 23, 2014

Re: Proposed OPA for Gateway Corporate Centre Character Area
June 23, 2014 PDC Meeting, Agenda Item No. 6

Re: Orlando Corporation

We act on behalf of Orlando Corporation in the above-captioned matter.

On June 19, 2014, we corresponded with the Planning and Development Committee and requested that the Committee not endorse the staff recommendations respecting the above-captioned matter. Further, we requested that the City enter into discussions with our client and consulting team to address our client's concerns regarding certain OPA policies.

We understand that the Committee resolved to grant OPA deferrals to two specific properties owned by others.

The Committee appears not to have given any consideration to our request or provided any reason for not treating Orlando's properties equally by deferring those as well.

We reiterate our request that Council not endorse the staff report's recommendations and that the City enter into discussions with our client respecting this matter.

We look forward to your advice in that regard.

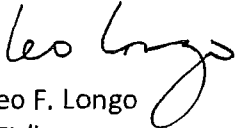
I-6(a)

June 24, 2014

Page 2

Yours truly,

AIRD & BERLIS LLP



Leo F. Longo

LFL/ly

- c. Phil King and Gary Kramer, Orlando Corporation
Karen Crouse, City Planning
Phil Stewart
Michael Goldberg
Robert Glover

18525557.2

Please be informed of a proposed development
in your neighbourhood



I-7

This is to inform you that the landowner at 2466 and 2476 Sharon Crescent, south of Dundas Street West, west of Glengarry Road has applied to the City to permit four (4) detached dwellings on lots having a minimum frontage (width) of 15 m (49 ft.). Below is a short description of the applications. The City will be processing the applications as required by the Provincial *Planning Act* and we would welcome any comments you may have.

Proposal:

- The applicant is requesting an amendment to the Mississauga Official Plan policies for the Erindale Neighbourhood Character Area from "Residential Low Density I" to "Residential Low Density I - Special Site";
- In addition, a change in zoning is being requested for the subject lands from "R1-9" (Detached Dwellings - Typical Lots - Exception) to "R3-Exception" (Detached Dwellings - Typical Lots - Exception).

File:

OZ 14/003 W7

Applicant:

Peter Chee of Mi-Ko Urban Consulting Inc.

Owner:

Paulo & Susan Seguro

Planning Information:

Aiden Stanley, Planner,
Planning & Building
Department at 905-615-3200
ext. 3897 or by email at
aiden.stanley@mississauga.ca

Notice Date:

June 11, 2014

COUNCIL AGENDA

JUL 02 2014

To Be Received

The following studies/information were submitted in support of the applications:

- Survey
- Concept Plan
- Tree Inventory Plan
- Planning Justification Report
- Functional Grading and Servicing Report
- Draft Official Plan Amendment
- Draft Zoning By-law

Planning Act Requirements:

The *Planning Act* requires that all complete applications be processed.

The above-noted applications are now being circulated to City Departments and Agencies for technical review.

Once this has been completed, a report summarizing the development and the comments received will be prepared by Planning staff and presented at a Public Meeting.

Notice of the Public Meeting will be given in accordance with the *Planning Act* requirements.

A recommendation on the applications will not be presented until after the Public Meeting and all technical comments have been received.

Please contact the Planning and Building Department in writing by mail at 300 City Centre Drive, Mississauga ON L5B 3C1 or by fax at 905-896-5553 or by email at application.info@mississauga.ca if:

- You would like to forward your views on the proposed development. Written submissions will become part of the public record; or
- You wish to be notified of any upcoming meetings.

More Information:

Contact the Planner responsible for the file (noted above) for further details on the actual proposal.

Planning documents and background material are available for inspection at the Planning and Building Department, Planning Services Centre, 3rd floor, Mississauga Civic Centre, between 8:30 a.m. and 4:30 p.m., Monday through Friday. Please contact the Planner noted above prior to your visit.

For residential applications, information regarding education and school accommodation is available from the Peel District School Board at 905-890-1099 or the Dufferin-Peel Catholic District School Board at 905-890-1221.

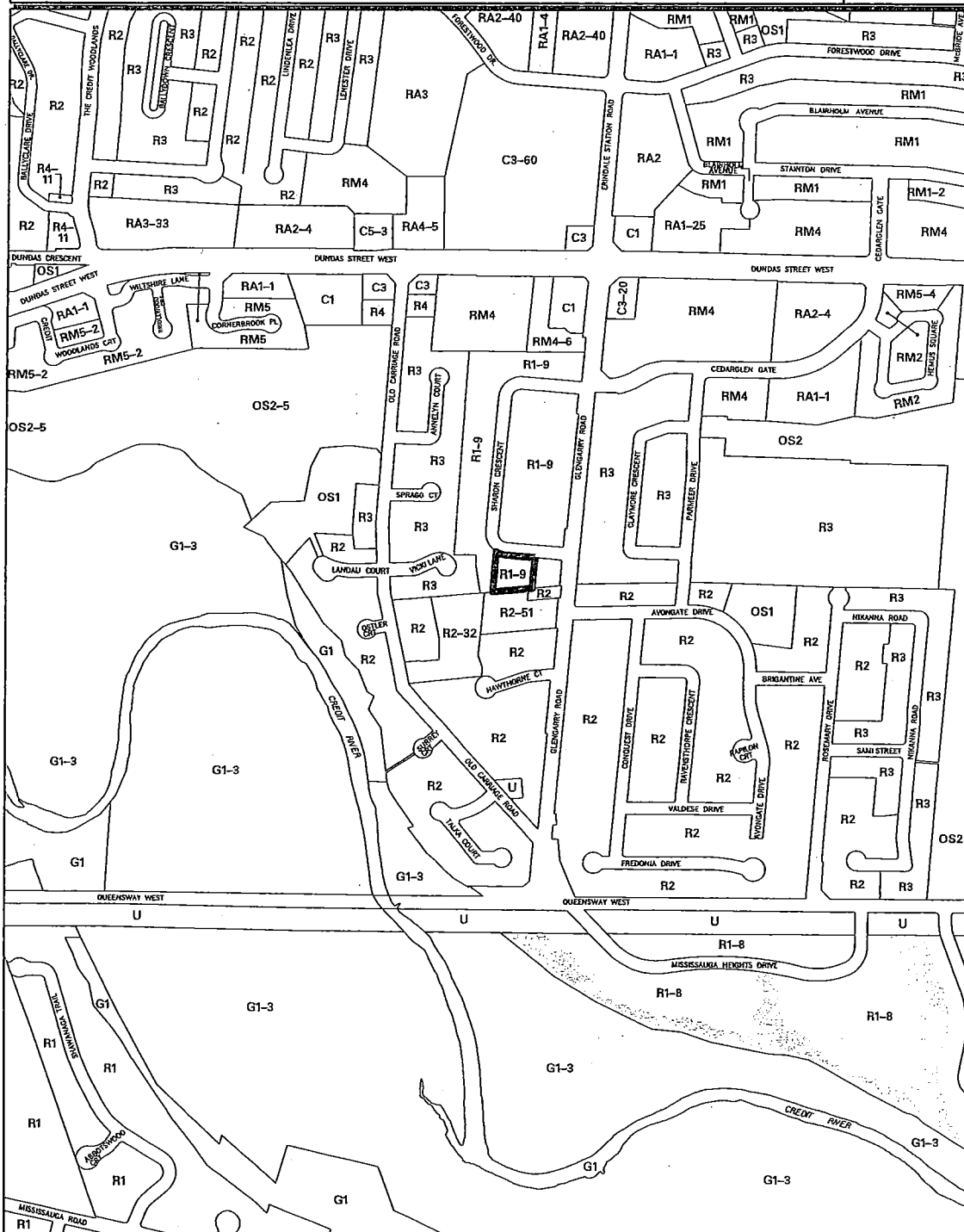
Lesley Pavan, Director
Development and Design Division
Planning and Building Department

J-7(a)

I:\cadd\projects\Report\aps144076 OZ 14_003 W7_RPT\Vector114003C.dgn

GENERAL CONTEXT MAP

OZ 14/003 W7



2014/03/27

apeshe

Please be informed of a proposed development
in your neighbourhood



I-8

This is to inform you that the landowner at 6719 Glen Erin Drive, northeast corner of Glen Erin Drive and Aquitaine Avenue has applied to the City to permit 93 (three and four-storey) townhouse units and retain the existing 13-storey apartment building and two-level parking structure. Below is a short description of the applications. The City will be processing the applications as required by the Provincial *Planning Act* and we would welcome any comments you may have.

Proposal:

- The applicant is requesting an amendment to the Mississauga Official Plan policies for the Meadowvale Neighbourhood Character Area from "Residential High Density" to "Residential High Density - Special Site";
- In addition, a change in zoning is being requested for the subject lands from "RA4-1" (Apartment Dwellings - Exception) to "RA4 - Exception" (Apartment Dwellings - Exception).

File: OZ 14/002 W9

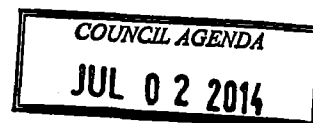
Applicant: Dentons Canada LLP

Owner: Blackrock Aquitaine Limited

Planning

Information: Michael Hynes, Planner,
Planning & Building
Department at 905-615-3200
ext. 5525 or by email at
michael.hynes@mississauga.ca

Notice Date: June 20, 2014



The following studies/information were submitted in support of the applications:

- Survey
- Context Plan and Site Plan
- Floor Plans
- Building Elevations
- Landscape Plan
- Grading and Servicing Plans
- Construction Management Plan
- Planning Rationale Report
- Arborist Report
- Acoustics and Vibration Study
- Shadow Study
- Traffic Impact Study
- Functional Servicing and Stormwater Management Implementation Report
- Green Development Standards
- Easement Documents
- Draft Official Plan Amendment and Zoning By-law

Planning Act Requirements:

The *Planning Act* requires that all complete applications be processed.

The above-noted applications are now being circulated to City Departments and Agencies for technical review.

Once this has been completed, a report summarizing the development and the comments received will be prepared by Planning staff and presented at a Public Meeting.

Notice of the Public Meeting will be given in accordance with the *Planning Act* requirements.

A recommendation on the applications will not be presented until after the Public Meeting and all technical comments have been received.

Please contact the Planning and Building Department in writing by mail at 300 City Centre Drive, Mississauga, ON L5B 3C1 or by fax at 905-896-5553 or by email at application.info@mississauga.ca if:


- You would like to forward your views on the proposed development. Written submissions will become part of the public record; or
- You wish to be notified of any upcoming meetings.

More Information:

Contact the Planner responsible for the file (noted above) for further details on the actual proposal.

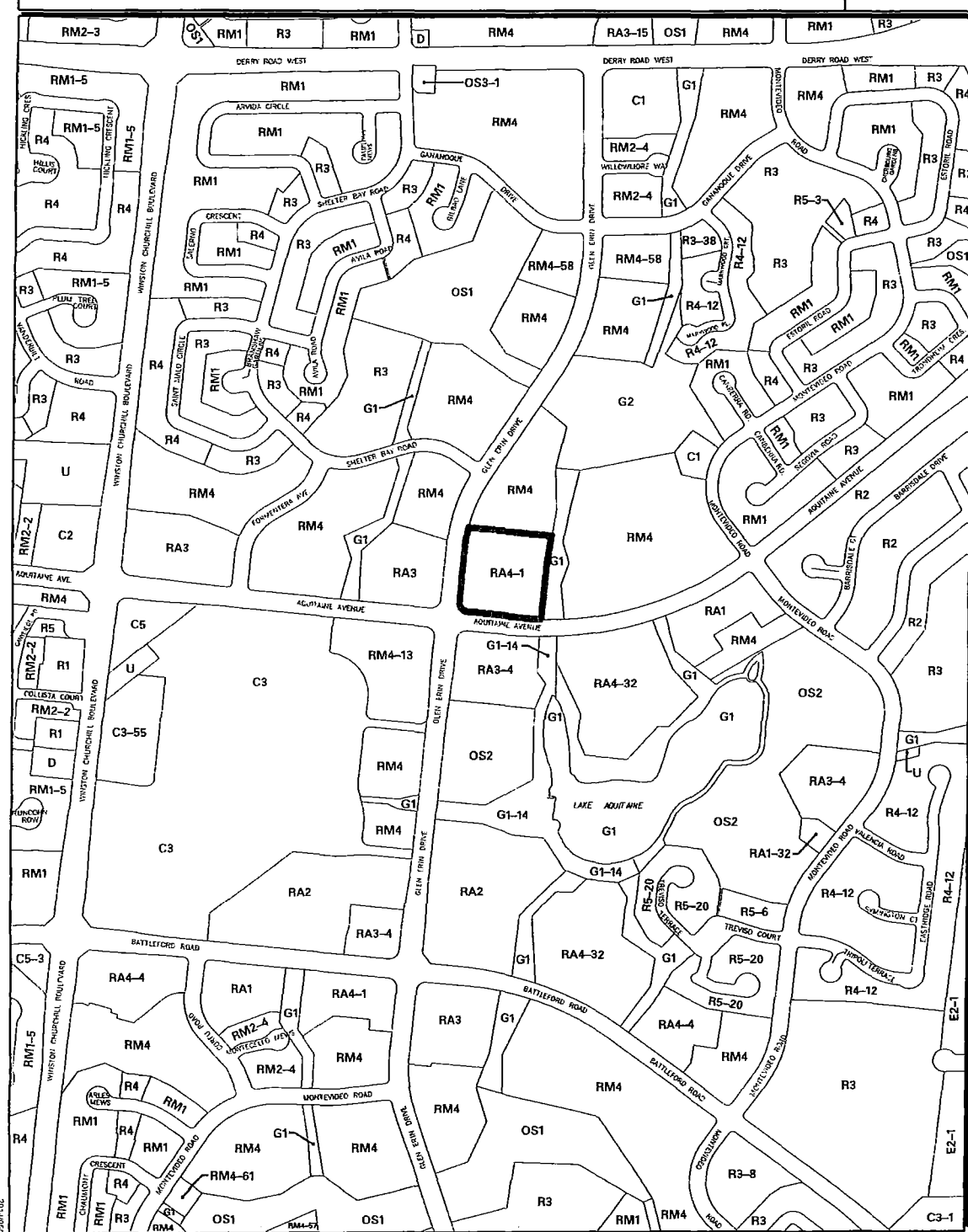
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For residential applications, information regarding education and school accommodation is available from the Peel District School Board at 905-890-1099 or the Dufferin-Peel Catholic District School Board at 905-890-1221.


Lesley Pavan, Director
Development and Design Division
Planning and Building Department

GENERAL CONTEXT MAP

OZ 14/002 W9





M-1

Whereas the Legislative Assembly passed the Militia act in 1793 beginning the heritage of men and women volunteers defending our homeland, and

Whereas members of the York Brigade Militia served with distinction during the war of 1812 under the command of Toronto Township resident Col. William Thompson, and

Whereas on September 14th. 1866 the Peel Battalion of Infantry was formed with volunteers from what would become the City of Mississauga, and

Whereas, during WWI, in 1915 and 1916 over a thousand volunteers and thirty two officers from Toronto Township were recruited by Lieutenant Colonel FJ Hamilton of Port Credit, and

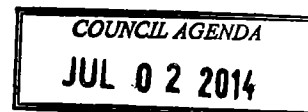
Whereas, on December 15th. 1936 the Peel and Dufferin Battalions along with the Lorne Rifles were re designated as the Lorne Scots, and

Whereas, Mississauga volunteers in the Lorne Scott's have demonstrated courage in WWII, Korea, the Golan Heights, Afghanistan, and all other conflicts facing Canada since 1866, insuring freedoms we all share today

Therefore be it resolved that the City of Mississauga pay tribute to the contributions of those who served, and those who did not come home, by granting the Lorne Scots the high honour, Freedom of the City.

And be it further resolved that City Staff assist in coordinating with the Lorne Scots a Ceremonial Freedom of the City march to commemorate the sacrifices and accomplishments of our brave volunteers.

A handwritten signature in cursive script, reading "Jim Torrey".



Whereas the applicant, Gemini Urban Design (Cliff) Corp., has applied to remove the "H" from lands described as Part of Lot 13, Registered Plan B-27, Whereas the applicant, Gemini Urban Design (Cliff) Corp., has applied to remove the "H" from lands described as Part of Lot 13, Registered Plan B-27 designated as Parts 3, 4, and 5 on Plan 43R-35145 (the "Lands");

And whereas the conditions for removing the "H" have not been completely fulfilled however the applicant wishes to proceed with pre-servicing of the site over the summer months;

And whereas the pre-servicing cannot proceed until the "H" is removed from the Lands;

And whereas the outstanding conditions can be fulfilled prior to or as part of the conditions of Site Plan Approval and a Site Plan Agreement for the Lands under section 41 of the Planning Act;

Now therefore be it resolved that it is appropriate in this case only, to remove the "H" for the subject property.

A handwritten signature in cursive script, appearing to read "Nando Iannicca".

Councillor Nando Iannicca
June 26, 2014