



ADDITIONAL COUNCIL AGENDA

WEDNESDAY, September 10, 2014

6. DEPUTATIONS

- (g) Amendments to the Animal Care and Control By-law

Shane McNeil is speaking to the time restriction of penning a dog as proposed in the amendments to the Animal Care and Control By-law.

GC-0368-2014/September 3, 2014

B-30

8. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS

- R-5 A report dated August 18, 2014, from the Commissioner of Planning and Development re: **Appointment of the Zoning Administrator and Acting Zoning Administrator**

Recommendation

That a by-law be enacted to repeal By-law 0292-2009 and to appoint a Zoning Administrator for the Corporation of the City of Mississauga and to authorize the Zoning Administrator to appoint an Acting Administrator when the Zoning Administrator is absent or the office of the Zoning Administrator is vacant as outlined in the report from the Commissioner of Planning and Development, dated August 18, 2014.

Motion

9. PRESENTATION OF COMMITTEE REPORTS

- (a) Revised General Committee Report 11-2014 dated September 3, 2014.

Motion

- (c) Audit Committee Report 3-2014 dated September 8, 2014.

Motion

- (d) Planning and Development Committee Report 9-2014 dated September 8, 2014.

Motion

- (e) Heritage Advisory Committee Report 6-2014 dated September 9, 2014.

Motion

11. PETITIONS

- P-1 Petition received at the Office of the City Clerk on September 5, 2014 containing approximately 30 signatures concerning the dramatic change to the existing character of the neighbourhood and the significant impacts on the existing streetscape and environment of the neighbourhood.

Receive and refer to Planning and Building Department for a report

14. MOTIONS

- (a) To approve recommendations from the following Committee Reports:
- (i) Recommendations GC-0368-2014 to GC-0399-2014 inclusive contained in the Revised General Committee Report 11-2014 dated September 3, 2014.
 - (iii) Recommendations AC-0009-2014 to AC-0013-2014 inclusive contained in the Audit Committee Report 3-2014 dated September 8, 2014.
 - (iv) Recommendations PDC-0055-2014 to PDC-0072 inclusive contained in the Planning and Development Committee Report 9-2014 dated September 8, 2014.
 - (v) Recommendations HAC-0049-2014 to HAC-0059-2014 inclusive contained in the Heritage Advisory Committee Report 6-2014 dated September 9, 2014.
- (l) To enact a by-law to appoint a Zoning Administrator for the Corporation of the City of Mississauga and to authorize the Zoning Administrator to appoint an Acting Administrator when the Zoning Administrator is absent or the office of the Zoning Administrator is vacant and repeal By-law 0292-2009 .

Corporate Report R-5

- (m) To express sincere condolences to the family of Harold Shipp who passed away.

15. INTRODUCTION AND CONSIDERATION OF BY-LAWS

- B-32 A by-law to authorize the execution of a Limiting Distance Agreement between Centre City Capital Limited and The Corporation of the City of Mississauga, 31 Lakeshore Road (Ward 1).

SP 12/074 W1

- B-33 A by-law to authorize the execution of a Limiting Distance Agreement between Amacon Development (City Centre) Corp. and The Corporation of the City of Mississauga, 4010 to 4080 Parkside Village Drive (Ward 4).

SP 12/052 W4

- B-34 A by-law to remove lands located North of Queensway East, east side of Camilla Road from part-lot control, Owner: Christopher Vitali, Luan and Albana Zhaferri PLC 13-004 (Ward 6).

- B-35 A by-law to Adopt Mississauga Official Plan Amendment No. 27 (CD.02.MIS)

PDC-0048-2014/July 2, 2014

- B-36 A by-law to authorize the execution of a Licensing Agreement between the Corporation of the City of Mississauga and Bell Mobility Inc.

GC-0374-2014/September 3, 2014

- B-37 A by-law to appoint a Zoning Administrator for the administration of Mississauga Zoning By-law 0225-2007, as amended and repealing By-law 0292-2009.

Corporate Report R-5

- B-38 A by-law to Adopt Mississauga Official Plan Amendment No. 25 (CD.03.GAT).

PDC-0060-2014/September 8, 2014

- B-39 A by-law to Adopt Mississauga Official Plan Amendment No. 24 (CD.03.MIS).

PDC-0063-2014/September 8, 2014

- B-40 A by-law to Adopt Mississauga Official Plan Amendment No. 26 (CD.04.HUR) Hurontario Corridor.

PDC-0059-2014/September 8, 2014

- B-41 A by-law to authorize the execution of a Payment-In-Lieu of Off-Street Parking Agreement between Dr. Solon Guzman/2335790 Ontario Ltd. and the Corporation of the City of Mississauga (FA.31 14/003W4) Owner: Dr. Solon Guzman Applicant: Salmona Tregunno Inc. (Ward 4).

PDC-0056-2014/September 8, 2014

- B-42 A by-law to amend By-law Number 0225-2007, as amended being the Zoning By-law by adding Exception Table 8.2.2.28, Exception E1-28, Map#44E, adding Exception Table 8.2.3.126, Exception E2-126, Map#44E Owner: Smart Centres Applicant: Derry-Ten Limited (Ward 5).

PDC-0061-2014/September 8, 2014

- B-43 A by-law to amend By-law Number 0225-2007, as amended being the Zoning By-law by deleting Exception Table 4.15.6.42 and substituting Exception Table 4.15.6.42, Exception RA5-42, Map#37E Owner/Applicant: Pinnacle International (Ontario) Limited (Ward 5).

PDC-0062-2014/September 8, 2014

- B-44 A by-law to authorize the execution of a Development Agreement between Dr. Ratra Dentistry Professional Corporation and the Corporation of the City of Mississauga, southwest of Bristol Road West and Creditview Road (OZ 11/011 W6) Owner: Navin & Vandana Ratra, Applicant: Weston Consulting (Ward 6).

PDC-0072-2014/September 8, 2014

- B-45 A by-law to Adopt Mississauga Official Plan Amendment No. 28 (OZ 11/011) (Ward 6).

PDC-0072-2014/September 8, 2014

- B-46 A by-law to amend By-law Number 0225-2007, as amended being the Zoning By-law adding Exception Table 4.2.4.74, Exception R3-74, Map#38W Owner: Navin & Vandana Ratra Applicant: Weston Consulting (Ward 6).

PDC-0072-2014/September 8, 2014

- B-47 A by-law to amend By-law Number 0293-2006, as amended, being the Site Plan Control By-law (Ward 8).

PDC-0057-2014/September 8, 2014

- B-48 A by-law to authorize the execution of an Agreement of Purchase of Sale between Metrolinx as Purchaser and the Corporation of the City of Mississauga as Vendor (Ward 5).

GC-0383-2014/September 3, 2014

- B-49 A by-law to authorize the closure of a portion of Second Line West (Ward 11).

GC-0386-2014/September 3, 2014

- B-50 A by-law to authorize the execution of a Ground Lease Agreement the Corporation of the City of Mississauga as Landlord and 8159203 Canada Limited as Tenant (Ward 6).

GC-0389-2014/September 3, 2014

- B-51 A by-law to authorize the execution of a Final Settlement Agreement between the Corporation of the City of Mississauga and Simcoe Fox Developments Limited (Ward 7).

GC-0398-2014/September 3, 2014

18. CLOSED SESSION

- (iii) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Proposed Settlement of Ontario Municipal Board Appeal – Rezoning and Consent and Minor Variance Applications for 2167 Gordon Drive – Proposed Settlement with Raffi Konialian (Ward 7).**

- (a) Correspondence – A letter dated September 8, 2014, from Aird & Berlis regarding the **Proposed Settlement of Ontario Municipal Board Appeal – Rezoning and Consent and Minor Variance Applications for 2167 Gordon Drive – Proposed Settlement with Raffi Konialian (Ward 7).**

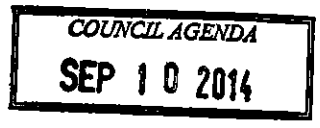


Corporate Report

Clerk's Files

Originator's Files

DATE: August 18, 2014



TO: Mayor and Members of Council
Meeting Date: September 10, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Appointment of the Zoning Administrator and Acting Zoning Administrator**

RECOMMENDATION: That a by-law be enacted to repeal By-law 0292-2009 and to appoint a Zoning Administrator for the Corporation of the City of Mississauga and to authorize the Zoning Administrator to appoint an Acting Administrator when the Zoning Administrator is absent or the office of the Zoning Administrator is vacant as outlined in the report from the Commissioner of Planning and Development, dated August 18, 2014.

BACKGROUND: By-law 0292-2009, as amended, appointed Barbara Leckey as the Zoning Administrator for The Corporation of the City of Mississauga in 2009. Upon the retirement of Ms. Leckey, a competition for the position of Zoning Administrator was conducted and the successful candidate is Timothy Gallagher.

COMMENTS:

It is a requirement under the *Municipal Act, 2001*; the *Planning Act*; and *Mississauga Zoning By-law 0225-2007* that the Council of a local municipality appoint a Zoning Administrator. The proposed by-law which is attached as Appendix 1, formally appoints Timothy Gallagher as the Zoning Administrator for The Corporation of the City of Mississauga. The same by-law repeals By-law 0292-2009, which appointed Barbara Leckey as the Zoning Administrator.

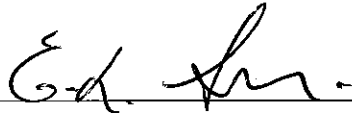
FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The attached draft By-law appoints Timothy Gallagher to the position of Zoning Administrator for The Corporation of the City of Mississauga.

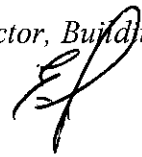
ATTACHMENTS:

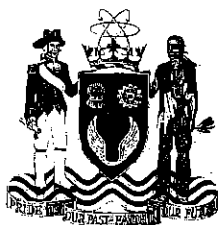
Appendix 1: Appointment of Zoning Administrator-Draft By-law Amendment.



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: *Ezio Savini, Director, Building Division and Chief Building Official*





THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER

A by-law to appoint a Zoning Administrator

for the administration of Mississauga Zoning By-law 0225-2007, as amended.

WHEREAS pursuant to section 23.3 (2) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, the council of a local municipality may delegate its administrative powers;

AND WHEREAS pursuant to section 66 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may delegate authority;

AND WHEREAS Subsection 1.1.12 of Mississauga Zoning By-law 0225-2007, as amended (the "Zoning By-law"), requires Council to designate a Zoning Administrator for the administration of the Zoning By-law, for The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. Timothy Gallagher is hereby appointed as Zoning Administrator for The Corporation of the City of Mississauga.
2. The Zoning Administrator may appoint an Acting Zoning Administrator to act from time to time in the place and stead of the Zoning Administrator when the Zoning Administrator is absent or refuses to act or the office of the Zoning Administrator is vacant.
3. By-law 0292-2009 shall be repealed.

ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

CLERK

REPORT 11 - 2014



TO: THE MAYOR & MEMBERS OF COUNCIL

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

GC-0368-2014

1. That a by-law be enacted to amend the Animal Care and Control By-law 0098-04, as amended, to provide for greater standards of care for animals and dogs as outlined in the report from the Commissioner of Transportation and Works, dated August 20, 2014 and entitled "Animal Standards of Care".
2. That the Animal Care and Control By-law 0098-04, as amended, be amended to provide Animal Services officers with the authorization to enter on lands, as provided for under the Municipal Act, to carry out an inspection to determine whether the by-law has been complied with including the provisions relating to standards of care.
3. That a by-law be enacted to amend the Fees and Charges Transportation and Works By-law 250-13, as amended, to incorporate an application fee to process exemptions to the pen and tethering time limitations as outlined in the report from the Commissioner of Transportation and Works, dated August 20, 2014 and entitled "Animal Standards of Care".
4. That information outreach, using existing communication channels, be updated to inform pet owners about responsible pet care related to tethering, pens and doghouses, animal standards of care, extreme weather, pets in vehicles and barking dogs; and, commence with a 2014 winter campaign, as well as a media release upon approval of the by-law changes by Council.
5. That staff report to General Committee in the fall of 2015 on the impact of the changes to the Animal Care and Control By-law 0098-04, as amended, for greater standards of care for animals and dogs, including a summary of the enforcement activity, identification of any issues and further amendments to the by-law, if required.

GC-0369-2014

That the following information items regarding animal standards of care be received for information:

- a) Letter dated August 29, 2014 from Roman Hapek, resident.
- b) Letter dated August 29, 2014 from Chris Johnson.
- c) Letter dated August 29, 2014 from Vanessa Lycos.
- d) Letter dated August 30, 2014 from Sonja Didyk.
- e) Letter dated August 30, 2014 from Sandhya Singh.
- f) Letter dated August 30, 2014 from Isabel Martins.

- g) Letter dated September 2, 2014 from Wanda.
- h) Letter dated September 2, 2014 from Ashley Rhodes, PETA.

GC-0370-2014

1. That the City undertake the necessary procedure to rename Dupont Meadow Place from its current name to Crossroads Place.
2. That the standard City of Mississauga public street name signs indicating the name of the street be erected at the appropriate locations by City forces.
3. That the street be double signed by the Transportation and Works Department, indicating the old and new names for a period of 12 months after renaming occurs.

(Ward 9)

GC-0371-2014

That Southland Technicore Mole J. V. be granted an exemption from Noise Control By-law No. 360-79, as amended, to allow for extended tunnelling construction work of the Hanlan Feedermain in the southwest corner of Eastgate Parkway at Tomken Road, commencing at 7:00 p.m. on Wednesday, October 1, 2014 and ending at 7:00 a.m. on Friday, February 3, 2017.

(Ward 3)

GC-0372-2014

That the Corporate Report dated August 12, 2014 from the Commissioner of Community Services with respect to rooftop solar applications under the Provincial Small Feed-in Tariff (FIT) 4.0 Program, be received for information.

GC-0373-2014

That Corporate Report dated August 11, 2014 from the Commissioner of Community Services entitled Ticket Distribution Plan 2015 Pan Am Games be endorsed.

GC-0374-2014

1. That the Commissioner of Community Services and the City Clerk on behalf of the City of Mississauga be authorized to enter into a Licence Agreement with Bell Mobility Inc. (Bell) and a subsequent renewal thereof for the installation of signal enhancing equipment at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone, and the purchase of advertising, in a form satisfactory to the City Solicitor.
2. That all necessary by-laws be enacted.

GC-0375-2014

That a by-law be enacted to appoint Timothy Beckett as Fire Chief of the City of Mississauga Fire and Emergency Services, and that By-law 0127-2009, as amended, be repealed.

GC-0376-2014

That Council pass a resolution supporting the nomination of the Holcim Waterfront Estate to the Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation as outlined in this Corporate Report titled "Council Resolution in support of Holcim Waterfront Estate nomination to the Ontario Heritage Awards" dated August 21, 2014 from the Commissioner of Corporate Services and Chief Financial Officer.

GC-0377-2014

That the Corporate Report titled "Procurement of Electricity and Natural Gas 2013-2014" dated August 18, 2014 from the Commissioner, Corporate Services and Chief Financial Officer be received for information.

GC-0378-2014

1. That the City of Mississauga's 2013 Treasurer's Statement as required under the Development Charges Act, 1997, be received.
2. That the City of Mississauga's 2013 Treasurer's Statement be sent to the Ministry of Municipal Affairs and Housing within 60 days of Council receipt, as per the legislation.

GC-0379-2014

1. That the "Financial Report as at June 30, 2014" report dated August 14, 2014, from the Commissioner of Corporate Services and Chief Financial Officer, including appendices 1-1 to 3-1, be approved.
2. That the Treasurer be authorized to fund and close the capital projects as identified in this report.
3. That the necessary by-laws be enacted.

GC-0380-2014

That the report dated August 13, 2014 from the Commissioner of Corporate Services and Chief Financial Officer entitled Delegation of Authority – Acquisition, Disposal, Administration and Lease of Land and Property – January 1, 2014 to June 30, 2014 be received for information.

GC-0381-2014

1. That a portion of City owned property containing a site area of approximately 3 square metres (32.29 square feet), municipally known as 6375 Airport Road and legally described as Part 5 on Reference Plan 43R-35890, City of Mississauga, Regional Municipality of Peel, in Ward 5, be declared surplus to the City's requirements for the purpose of a proposed gratuitous dedication to the Regional Municipality of Peel (Peel Region) to establish a 0.3 metre reserve.
2. That the Commissioner of Community Services and the City Clerk be authorized to execute on behalf of the City, all closing documentation that may be required in connection with the transfer of a portion of City owned property at 6375 Airport Road, described as Part 5 on Reference Plan 43R-35890, to Peel Region.
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 to the public by posting a notice 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 prior to the transfer of the subject lands.
4. That following Council approval of the surplus declaration, easements be granted to protect the existing services and utilities within Part 5 on Reference Plan 43R-35890.
(Ward 5)

GC-0382-2014

1. That a portion of City owned lands containing an area of approximately 560 square metres (6,028 square feet), located on the north side of Beverley Street and municipally known as 29 Beverley Street, being Land Titles Act PIN 13273-0461LT and described as Parts 11, 12, 13 and 14 on Reference Plan 43R-32465, in the City of Mississauga, Regional Municipality of Peel, in Ward 5, be declared surplus to the City's requirements.
2. That following the subject lands being declared surplus the Realty Services Section of the Corporate Services Department be authorized to dispose of the subject lands at fair market value in accordance with Corporate Policy 05-04-01, Acquisition and Disposal of Real Property.
3. That following the subject lands being declared surplus, easements be granted to protect existing services and utilities within the subject lands prior to disposal.

4. That all steps necessary to comply with the requirements of Section 2. (1) of the 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 the subject lands.

(Ward 5)

GC-0383-2014

1. That the following City owned lands be declared surplus to the City's requirements for the purpose of transfer to Metrolinx, at market value:
 - i) Located on the north side of Eglinton Avenue West, between Commerce Boulevard and Renforth Drive, containing a site area of approximately 1,382 square metres (14,875.7 square feet) and legally described under the Land Titles Act as part of PIN 07424-0215 (LT) and designated as Parts 1 and 2 on the draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-3N), in the City of Toronto;
 - ii) Located at the southeast corner of Eglinton Avenue West and Renforth Drive, containing a site area of approximately 416 square metres (4,477.8 square feet) and legally described under the Land Titles Act as part of PIN 07441-0216 (LT) and designated as Parts 12, 13, 14, 19, 20, 21 and 32 on the draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-3N), in the City of Toronto;
 - iii) Located on the north side of Eglinton Avenue West, west of Renforth Drive, containing a site area of approximately 1,110 square metres (11,949.9 square feet) and legally described under the Land Titles Act as part of PIN 13297-0295 (LT) and designated as Part 13 on the draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-5H), in the City of Mississauga, Regional Municipality of Peel (Ward 5).
2. That all steps necessary to comply with the requirements of Section 2. (1) of the 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 the subject lands.
3. That following Council approval of the surplus declaration, easements be granted to protect any existing services and utilities within these properties.

4. That a by-law be enacted authorizing the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to an Agreement, in a form and content satisfactory to the City Solicitor, to authorize the transfer of land to Metrolinx, as may be required in connection with the eastern leg of the Mississauga Transitway.

(Ward 5)

GC-0384-2014

1. That a portion of City owned lands located on the south side of Burnhamthorpe Road West, municipally known as 134 Burnhamthorpe West, being part of Land Titles Act PIN 13144-0249 LT and described as Part 8 on the draft reference plan prepared by Young & Young surveying Inc. (Project 14-B6662-2, containing a site area of approximately 669.3 square metres (.165 acres), in the City of Mississauga, Regional Municipality of Peel, in Ward 7, be declared surplus to the City's requirements.
2. That, once the subject lands are declared surplus, the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations for a Land Exchange Agreement, at fair market value, between The Corporation of the City of Mississauga ("City") and Enersource Corporation ("Enersource"), including all documents ancillary thereto, and, any amending agreements as may be required to exchange title to their respective lands.
3. That all steps necessary to comply with the requirements of Section 2. (1) of the 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 the subject lands.

(Ward 7)

GC-0385-2014

1. That a portion of City owned lands located on the south side of Mill Street, forming part of Streetsville Memorial Park (P-114), municipally known as 41 Mill Street (Timothy Street House), containing an area of approximately 0.23 ha. (0.57 ac.) and legally described under the Land Titles Act as PIN number 13196-0632 (LT), City of Mississauga, Regional Municipality of Peel, in Ward 11, be declared surplus to the City's requirements.
2. That Realty Services staff be authorized to proceed to dispose of the subject lands at fair market value, on the open market, once they are declared surplus.

3. That all steps necessary to comply with the requirements of Section 2.(1) of the 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 the subject lands.

(Ward 11)

GC-0386-2014

1. That a by-law be enacted authorizing the closure of part of the road allowance on the east side of Second Line West comprised of 861.90 square metres (9,277.40 square feet) of land and legally described as Part of Lot 12, Concession 2 W.H.S., Geographic Township of Toronto, County of Peel, designated as public highway by The Corporation of the Town of Mississauga By-law 9995, registered as Instrument VS219870, designated as Parts 2, 4, 5, 7, 8, 10, 11, 13 and 14 on Plan 43R-35891, in the City of Mississauga, Regional Municipality of Peel, in Ward 11.
2. That Parts 2, 4, 5, 7, 8, 10, 11, 13 and 14 on Reference Plan 43R-35891 (the "Lands"), comprising a total area of 861.90 square metres (9,277.40 square feet) be declared surplus to the City's requirements for the purpose of transferring to the adjacent owner.
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 to the public by posting notice 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 the Lands.
4. That following Council approval of the road closure and prior to the sale of the Lands, easements be granted to protect existing services and utilities within the Lands.

(Ward 11)

GC-0387-2014

1. That the Commissioner of Community Services and the City Clerk be authorized to execute and affix the Corporate Seal to a Ground Lease Agreement and all documents ancillary thereto, including any future amending agreements as may be required, between The Corporation of the City of Mississauga ("City") as Landlord and 8159203 Canada Limited ("AM960") as Tenant, for a portion of 3280 Mavis Road, legally described as Part of Lot 21, Concession 1, NDS, Toronto Township, now in the City of Mississauga, Regional Municipality of Peel in Ward 6, for a twenty (20) year term for the purpose of building and operating a radio tower for CKNT AM960, at an annual rent of \$27,500.00 plus HST for the first 10 years, to be increased each year thereafter by the Consumer Price Index (CPI) for Toronto, all in form and content satisfactory to the City Solicitor.
2. That the Commissioner of Community Services and the City Clerk be authorized to execute and affix the Corporate Seal to any agreement, as deemed necessary by City Solicitor, to amend the Memorandum of Agreement, dated April 30, 2012, between The City and 2325224 Ontario Inc. to reflect the agreement of both parties to enter into a lease agreement to construct and operate a radio tower on a portion of the City lands located at 3280 Mavis Road.
3. That all necessary By-laws be enacted.
(Ward 6)

GC-0388-2014

1. That the report entitled, "Citizen Appointment Committee Review", dated August 22, 2014, from the Commissioner of Corporate Services and Chief Financial Officer, be received for information.
2. That the City Clerk be directed to implement the recommended approach to Citizen Appointment for the 2014-2018 term of Council and that Corporate Policy 02-01-01, Citizen Appointments to Committees, Boards and Authorities be revised accordingly.

GC-0389-2014

1. That a bylaw be enacted to declare the Living Arts Centre, located on 4141 Living Arts Drive in Mississauga, Ontario, as a "municipal capital facility", as such term is defined in the Municipal Act, 2001, S.O. 2001, c.25, as amended, and exempt it from taxation for municipal and school purposes until the expiry or earlier termination of the Master Relationship Agreement between The Corporation of the City of Mississauga and the Living Arts Centre in Mississauga.

2. That a resolution be passed as required by O. Reg. 603/06 declaring that the Living Arts Centre is for the purpose of the municipality and for public use.
3. That the City Clerk be directed to notify the Municipal Property Assessment Corporation, the Regional Municipality of Peel, the Minister of Education and the school boards of the contents of the bylaw and resolutions so enacted and passed by Council.

(Ward 4)

GC-0390-2014

- (a) That the Memorandum dated July 2, 2014 from Laura Waldie, Heritage Coordinator, entitled "Alterations to 271 Queen Street South", be received.
- (b) That Committee Members and Heritage Staff meet with Mr. Steve Hamelin, Steve Hamelin Architecture Design and Build, at 271 Queen Street South, to review the proposed alterations. (Ward 11)

(HAC-0042-2014)

GC-0391-2014

That the property owner's request to alter the property located at 1092 Old Derry Road (Ward 11), which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be recommended for approval, as described in the Corporate Report dated June 23, 2014, from the Commissioner of Community Services.

(HAC-0043-2014)

GC-0392-2014

That the property owner's request to alter the property located at 7015 Pond Street (Ward 11), which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be recommended for approval, as described in the Corporate Report dated June 23, 2014, from the Commissioner of Community Services.

(HAC-0044-2014)

GC-0393-2014

That the property at 75 Inglewood Drive (Ward 1), 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 June 25, 2014 from the Commissioner of Community Services.

(HAC-0045-2014)

GC-0394-2014

1. That the properties at 24, 26, 28 and 32 Dundas Street East (Ward 7), which are individually listed on the City's Heritage Register, are 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 June 26, 2014 from the Commissioner of Community Services;
2. That Heritage Staff be directed to convey the Committee's suggestions to the Owner with respect to the three (3) unit structure to consider treating the middle unit's façade differently or by incorporating landscaping or benches to animate the front streetscape.

(HAC-0046-2014)

GC-0395-2014

That the Memorandum dated July 2, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators, be received for information.

(HAC-0047-2014)

GC-0396-2014

That the letter dated June 27, 2014 from the Ontario Municipal Board (OMB) acknowledging receipt of a Notice of Appeal from Neil O'Conner, Owner of a Designated Part V Structure, Meadowvale Village Heritage Conservation District (Ward 11) located at 1050 Old Derry Road, be received for information.

(HAC-0048-2014)

GC-0397-2014

That Realty Services be authorized to enter into negotiations for the potential acquisition of the property located at 2278 Lakeshore Road West for park purposes.

(Ward 2)

GC-0398-2014

That a by-law be enacted authorizing the Commissioner of Transportation and Works and the City Clerk to execute a Final Settlement Agreement, and all documents ancillary thereto, between Simcoe Fox Developments Limited ("Simcoe Fox") and The Corporation of the City of Mississauga ("City"), in the total amount of \$40,275.00, representing full and final payment by the City of all compensation payable under the Expropriations Act, R.S.O. 1990, Chapter E.26 to Simcoe Fox for the 1998 expropriation of part of the property at 2579 Hurontario Street, being Part 1 on Expropriation Plan D46, which lands were required for the widening of Hurontario Street.

(Ward 7)

GC-0399-2014

1. That the names Mercer Street and The Exchange be approved and assigned to the downtown within the Main Street District forming part of the City's downtown.
2. That City of Mississauga public street name signs indicating the name of the street be erected at the appropriate locations.

REPORT 3 – 2014



TO: MAYOR AND MEMBERS OF COUNCIL

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

AC-0009-2014

That the Corporate Report dated August 1, 2014 from the Commissioner of Community Services entitled "2014 Mid-Year Financial Report of Community Services Facilities " be received for information.

AC-0010-2014

1. That the report dated August 1, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to the 2014 Audit Planning Report, be received for information.
2. That the Audit Committee approves the Audit Planning Report (Appendix 1) for the City's 2014 statutory audit.

AC-0011-2014

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

1. Community Services Department, Culture Division – Museums Audit,
2. Transportation & Works Department, Transit Division – Mississauga Transit Union Payroll Audit and,
3. Transportation & Works Department, Enforcement Division, Compliance, Licensing and Charity Gaming Section – Notices of Contravention Process Audit be received for information.

AC-0012-2014

That the report dated August 28, 2014 from the Director, Internal Audit, with respect to the status of the 2014 Internal Audit Work Plan be received for information.

AC-0013-2014

That Audit Committee Members support the cancellation of the November 17, 2014 Audit Committee notwithstanding By-law 0321-2010 which stipulates that the Audit Committee shall meet at least four time per year.

REPORT 9 – 2014



TO: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its ninth report of 2014 from its meeting held on September 8, 2014, and recommends:

PDC-0055-2014

That the Report dated August 19, 2014 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eleven (11) Sign Variance Applications described in Appendices 1 to 11, be adopted in accordance with the following;

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 14-01583, Ward 2
Walden Circle Retirement Community, 1907 Lakeshore Rd. W.

To permit the following:
 - (i) One (1) ground sign advertising a retirement community.
 - (b) Sign Variance Application 13-06915, Ward 3
Applewood Heights Gospel Hall, 4030 Tomken Rd.

To permit the following:
 - (i) One (1) fascia sign with a changing copy message.
 - (c) Sign Variance Application 14-01716, Ward 4
Square One Shopping Centre, 100 City Centre Dr.

To permit the following:
 - (i) One (1) roof sign above the north entrance to the building.
 - (d) Sign Variance Application 14-00697, Ward 5
International Centre, 6900 Airport Rd.

To permit the following:
 - (i) One (1) fascia sign with a changing copy message.
 - (ii) One (1) fascia sign which projects 1.60m (5'-3") from the exterior wall.
 - (e) Sign Variance Application 14-01853, Ward 5
Purolator, 5995 Avebury Rd.

To permit the following:
 - (i) A third (3rd) fascia sign located between the limits of the top floor and the parapet of an office building.

- (f) Sign Variance Application 14-01500, Ward 5
LifeLabs, 60 Courtneypark Dr. W.

To permit the following:

- (i) One (1) sign projecting above the roof of the building.

- (g) Sign Variance Application 09-05683, Ward 5
Onkar Travel Services Ltd., 2960 Drew Rd.

To permit the following:

- (i) One (1) fascia sign erected on the second storey of the building.

- (h) Sign Variance Application 14-01228, Ward 5
Starbucks Coffee, 5029 Hurontario St.

To permit the following:

- (i) Two (2) fascia signs on the south elevation that does not face a parking lot or a driveway located on the property.

- (i) Sign Variance Application 14-01642, Ward 5
Bond, 6900 Maritz Dr.

To permit the following:

- (i) One (1) roof sign erected above the canopy on the east elevation.
(ii) One (1) fascia sign on the second story of the north elevation.
(iii) One (1) fascia sign on the second story of the south elevation.

- (j) Sign Variance Application 13-07200, Ward 9
Samsung, 2050 Derry Rd. W.

To permit the following:

- (i) Three (3) fascia signs located between the limits of the top floor and parapet, each with an area not exceeding 2.14% of the building faces on which they are installed.

- (k) Sign Variance Application 14-01046, Ward 9
Paramount Fine Foods, 2635 Eglinton Ave. W.

To permit the following:

- (i) One (1) fascia sign on the south elevation in addition to other existing fascia signs, with a combined total sign area equal to 29.21% of the building facade.
(ii) Two (2) fascia signs on the west elevation in addition to other existing fascia signs, with a combined total sign area equal to 27.83% of the building wall.

The granted variances are subject to compliance with other provisions of the Sign By-law.

File: BL.03-SIG (2014)

PDC-0056-2014

That the Report dated August 19, 2014 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA.31 14/003 W4, Dr. Solon Guzman, 4033 Hurontario Street, Unit 5, east side of Hurontario Street, south of Absolute Avenue, be adopted in accordance with the following for "Installment Payment" agreements:

1. That the sum of \$33,500.00 plus interest, be approved as the amount for the payment-in-lieu of two (2) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the amount owing in installment payments.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Dr. Solon Guzman for a dental office with a gross floor area of 203.68 m² (2,192.4 sq. ft.).
3. That the execution of the PIL agreement and payment be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

File: FA.31 14/003 W4

PDC-0057-2014

That Site Plan Control By-law 0293-2006, as amended, be further amended in accordance with the draft By-law attached as Appendix 1 to the report dated August 19, 2014, from the Commissioner of Planning and Building.

File: CD.21.SIT (W8)

PDC-0058-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the application to convert a portion of Westwood Mall into a commercial condominium containing 264 units, under File CDM-M14003 W5, Westwood Mall Holdings Limited, 7215 Goreway Drive, be adopted in accordance with the following:

1. That the Draft Plan of Condominium under File CDM M14003 W5, Westwood Mall Holdings Limited, 7215 Goreway Drive, east side of Goreway Drive, north of Derry Road East, be approved by the Commissioner of Planning and Building in accordance with the conditions of draft plan approval requested by commenting departments and agencies to the satisfaction of the Planning and Building Department and the Legal Services Division;

2. That the Planning and Building Department monitor the success of the Westwood Mall and report back to Planning and Development Committee whether or not the policies and regulations need to be updated to address retail condominium conversions.

File: CDM-M14003 W5

PDC-0059-2014

That a public meeting be held to consider proposed official plan amendments as recommended in the report titled "Huronario Street Corridor Light Rail Transit Station Locations – Proposed Official Plan Amendments" dated March 25, 2014 from the Commissioner of Planning and Building.

File: CD.04.HUR

PDC-0060-2014

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 – Supplementary Report on Comments", dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

File: CD.03.GAT

PDC-0061-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the application under File OZ 13/002 W5, Derry-Ten Limited, 6730 Hurontario Street, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 change the Zoning from "D" (Development) to "H-E1-Exception" (Employment in Nodes with a Holding Provision) and "H-E2-Exception" (Employment with a Holding Provision) to permit certain employment uses and design standards in accordance with the revised zoning regulations described in Appendix S-3 of this report, be approved subject to the following condition:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
3. 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.

File: OZ 13/002 W5

PDC-0062-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the application under File OZ 13/020 W5, Pinnacle International (Ontario) Limited, 5025 and 5033 Four Springs Avenue, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, minor changes to the requested zone amendments 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 the "RA5-42" (Apartment Dwellings-Exception) zone provisions to permit two apartment buildings with heights of 23 and 26 storeys in accordance with the proposed zoning standards described in Appendix S-3, 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.
 - (b) In accordance with Council Resolution 152-98:

Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
3. 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.

File: OZ 13/020 W5

PDC-0063-2014

That the amendments to Mississauga Official Plan proposed in the report titled "Mississauga Official Plan Conformity Amendment to the Region of Peel Official Plan – Report on Comments" dated August 19, 2014, from the Commissioner of Planning and Building, be approved.

File: CD.03.MIS

PDC-0064-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building and the accompanying document *Urban Design Terms of Reference, Standards for Shadow Studies, June 2014* attached as Appendix 1, be approved and used in the review of all development applications for which shadow studies are required.

File: CD.21.SHA

PDC-0065-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building and accompanying document *Urban Design Terms of Reference, Pedestrian Wind Comfort and Safety Studies, June 2014*, attached as Appendix 1, be approved and used in the review of all development applications for which a wind study is required.

File: CD.21.MIC

PDC-0066-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the proposed City-initiated amendments under File CD.21.LAK, Roland Smitas, Sylvia Smitas and Simone Bradley, 990-994 Lakeshore Road West, be adopted, as amended, in accordance with the following:

1. That the City-initiated amendment to Mississauga Official Plan from "Private Open Space" and "Greenbelt" to "Residential Low Density 1" and "Greenbelt" to permit detached dwellings on the westerly portion of the lands not constrained by hazard lands associated with Moore Creek, be approved.
2. That the City-initiated amendment to change the Zoning from "OS1-2" (Open Space) to "R2-5" (Detached Dwellings – Typical Lots) and "G1" (Greenbelt) to permit detached dwellings with a minimum lot frontage of 30 m (98.4 ft.) outside of the identified hazard lands, be approved in accordance with the proposed zoning standards described in the Information Report, subject to the following condition:
 - (a) That the owner agree to gratuitously dedicate the agreed upon hazard lands.
3. That the Transportation and Works Department be directed to initiate a project to identify the preferred solution to rehabilitate the stream bank erosion issues along Moore Creek within the Greenbelt lands and the surrounding impacted lands as appropriate to protect property and infrastructure;
4. That staff be requested to bring forward the Moore Creek erosion rehabilitation project as part of the 2015 Capital Budget.

File: CD.21.LAK

PDC-0067-2014

That the submissions made at the public meeting to consider 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, be received.

File: BL.09.MED

PDC-0068-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R1" (Residential – Detached Dwellings – Typical Lots) and "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "R7 – Exception" (Residential – Detached Dwellings – Shallow Lots) and "B" (Buffer) under File OZ 13/015 W10 and a Draft Plan of Subdivision to permit seven (7) detached dwellings and a buffer block under File T-M13005 W10, Centreville Homes (Ninth Line) Inc., 6155 Ninth Line, be received for information.

File: OZ 13/015 W10 & T-M13005 W10

PDC-0069-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Convenience Commercial" and "Residential Low Density I" to "Convenience Commercial" and to change the Zoning from "C1-7" (Convenience Commercial – Exception) and "R3" (Detached Dwellings – Typical Lots) to "C1-7" (Convenience Commercial – Exception) as amended, to permit the existing uses including: a supermarket, garden centre, warehouse and second storey apartments to remain, and to apply one consistent official plan designation and zoning category for the property under File OZ 13/023 W7, Tiveron Farms Limited, 2265, 2277 and 2281 Camilla Road, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.

File: OZ 13/023 W7

PDC-0070-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 30 semi-detached dwellings and 1 detached dwelling on a common element condominium private road under files OZ 13/010 W1 & T-M13002 W1, Dunsire (Haig) Inc., 1173, 1177, 1183 Haig Boulevard, be received for information.

File: OZ 13/010 & T-M13002 W1

PDC-0071-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building regarding the applications to change the zoning from "R3" (Detached-Dwellings – Typical Lots) to "RM3 – Exception" (Semi-Detached Dwellings on a CEC – Private Road), to permit 16 semi-detached dwellings on a common element condominium private road under files OZ 13/011 W1 & T - M13003 W1, Dunsire (Haig) Inc., 1209 Haig Boulevard, be received for information.

File: OZ 13/011 W1 & T-M13003 W1

PDC-0072-2014

That the Report dated August 19, 2014, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, west side of Creditview Road, south of Carolyn Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan Policies for the East Credit Neighbourhood Character Area from "Residential Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site" and "Greenbelt" as amended, to permit a dental office in a residential dwelling with one resident dentist, one non-resident dentist, a maximum of three employees, and greenbelt preservation be approved.
2. That the application to change the zoning from "R3" (Detached Dwelling – Typical Lot) to "R3-Exception" (Detached Dwelling - Exception) and "G1" (Greenbelt) to permit a dental office in a residential dwelling and greenbelt lands in accordance with the proposed revised zoning standards described in Appendix S-4 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.
3. 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.

File: OZ 11/011 W6

REPORT 6-2014



TO: MAYOR AND MEMBERS OF COUNCIL

The Heritage Advisory Committee presents its sixth report for 2014 and recommends:

HAC-0049-2014

That the Presentation by Alison Strickland, Partner, Strickland Mateljan Design Associates Ltd., with respect to the proposed new dwelling at 1066 Old Derry Road, which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be received for information.

HAC-0050-2014

That a by-law be enacted to designate the property located at 2625 Hammond Road, in its entirety under Section 29 (1) of the *Ontario Heritage Act* for its historical/associative, physical/design and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

HAC-0051-2014

That the Corporate Report dated August 27, 2014, from the Commissioner of Community Services regarding the owner's request to alter the property located at 7005 Pond Street, which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be adopted in accordance with the following:

1. That the demolition of the existing detached garage and construction of a new garage be approved;
2. That the addition of a second chimney and cooking fire be approved;
3. That the relocation of a secondary door from the south front façade to the west side of the new addition be approved;
4. That the change in slope to the primary structure's roof be approved;
5. That the construction of an arcade roof joining the end of the dwelling to the end of the garage be denied;
6. That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

HAC-0052-2014

That the property at 1411 Glenwood Drive (Ward 1), 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 thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

HAC-0053-2014

That the property at 26 Cotton Drive (Ward 1), 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 thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

HAC-0054-2014

That the property at 1470 Mississauga Road (Ward 2), which is listed on the City's Heritage Register as part of the Mississauga Road Scenic Route, 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 thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

HAC-0055-2014

That the property at 2098 Mississauga Road (Ward 8), which is listed on the City's Heritage Register as part of the Mississauga Road Scenic Route, 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 thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

HAC-0056-2014

That the property at 1617 Blythe Road (Ward 8), which is listed on the City's Heritage Register as part of the Credit River Corridor 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 thereto, as described in the Corporate Report dated August 14, 2014 from the Commissioner of Community Services.

HAC-0057-2014

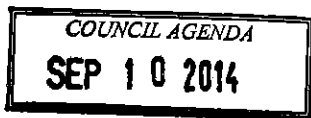
That the Memorandum dated August 26, 2014, from Elaine Eigl, Heritage Coordinator, with respect to the 2014 Designated Heritage Property Grant Program Payment Revision Notification for 7067 Pond Street, be received for information, and that Recommendation HAC-0026-2014, dated May 20, 2014, be amended accordingly.

HAC-0058-2014

That the Memorandum dated August 25, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators, be received for information.

HAC-0059-2014

That the Memorandum dated August 29, 2014 from Mumtaz Alikhan, Legislative Coordinator, with respect to new procedures for accessing Heritage Impact Assessments (HIAs) for Heritage Advisory Committee Members and the public, be received, and that staff be directed to seek alternatives to provide ease of access to HIAs for Committee Members.



An Open Letter Concerning Proposed Redevelopment from Five Existing Detached Dwellings to 48 New Semi-Detached Dwellings on the East Side of Haig Boulevard

File Name: OZ 13/011 W1 & T-M 13003 W1 (North) and OZ 13/010 W1 and T-M 13002 W1 (South)

As the residents living along Haig Boulevard, we have serious concerns about the proposed rezoning development from five existing detached dwellings to 48 new semi-detached dwellings on the east side of Haig Boulevard, including Phase One (South Land) – to redevelop 1173, 1177 and 1183 Haig Boulevard to 30 small semi-detached dwellings, and Phase Two (North Land) – to redevelop 1209 and 1213 Haig Boulevard to 18 small semi-detached dwellings. We strongly against the foregoing proposed development based on the following concerns:

Concern No. 1 – It will dramatically change the existing character of our Neighbourhoods

The proposed development will dramatically change the character of the existing stable residential Neighbourhoods, and therefore contravenes Section 5.1.7 and Section 5.3.5 of Mississauga Official Plan. The proposed development is a very significant intensification in our Neighbourhoods and will damage the existing character of our Neighbourhoods. It is because the following reasons:

- 1.1 Semi-detached dwelling is not the prevailing building style in our community and most communities along Haig Boulevard, and against the existing zoning by-law.
- 1.2 The house density in our community will be dramatically increased (200% to 300%), if the five lots can be severed into 48 small size semi-detached dwellings, as shown on the attachment.
- 1.3 Averagely, our existing detached houses have at least two indoor parking spaces. But the new semi-detach houses have just one indoor parking space, which does not comply with the average vehicle occupancy rate of household in our communities. Someone may argue that the second space can be provided on the new driveway, but driveway is functionally designed for the access purpose, not for parking purpose and is inconvenient for parking since it blocks the access to the indoor parking. Therefore, more and more vehicles will be parked on the streets in the future.
- 1.4 If this development can be approved, it will be an **undesirable precedent** to dramatically change the house styles, house densities, on-site and on-street parking and demographic in the communities along Haig. The nice, quiet and large-size residential lots along Haig will disappear and our properties will be devalued.

Concern No. 2 – It has significant impacts on the existing streetscape and

Environment of our Neighbourhoods

The proposed development will dramatically change the existing streetscape, and therefore contravenes Section 5.3.5.5 of Mississauga Official Plan.

The developer proposes to demolish two existing houses on the east side of Haig Boulevard and construct two new roads to intersect with Haig Boulevard (a collector road), with 7-10 visitor parking stalls at the

P-1(a)

new intersections. As a result, the existing streetscape on the two lots will be demolished. Some beautiful sod, trees and front yard gardens will be replaced by the black and plain asphalt surface of new roads/intersections and parking stalls. Therefore, some existing properties (e.g., 1212 Haig, xxx Haig) will face or flank the new roads, new intersections and/or new visitor parking stalls. As a result, those properties will lose the vision to view streetscape, lose privacy, reduce living conditions and life quality, and devalue their properties.

Concern No. 3 – The proposed private road with two accesses is not a property design

The existing road networks serving the communities along Haig Boulevard maintain a good road classification hierarchy, from collector roads to local roads. Haig Boulevard, as a collector road higher than local roads, should be accessed by either public roads or driveways, and should not be directly accessed by a private road from a large-scale development land, with the redundant accesses. For the access control purpose, the proposed private road with two redundant accesses to Haig Boulevard is not a good design. Any residential development other than single family dwelling should be designed to access a local road and let the local road link with collector road (Haig Boulevard). If this way is unpractical, the development should be designed to provide **just one access** (the south access) to Haig Boulevard. The submitted traffic study indicates that the proposed north road access will only accommodate 10 outbound trips and 7 inbound trips per hour, which means the north access is almost useless.

Furthermore, the proposed north road access has only a 40m - 50m distance to the existing four-way stop control intersection of Haig Boulevard and Atwater Avenue, which is too close to the existing stop-control intersection and will disturb the vehicle operations along this segment of Haig Boulevard and at both the existing and proposed intersections. From traffic operation and access control perspectives, the north proposed road access should be removed. If this (north) access is just for 'a connectivity and cohesion purpose' (as the traffic study indicated), can each of our single family dwellings provide driveway circulation with two accesses to Haig Boulevard, for a connectivity and cohesion purpose? Why not?

In addition, the proposed private road with redundant public accesses has significant impacts on the neighbours, including:

- 3.1 Some properties facing (e.g., 1212 Haig) or abutting the new road and new intersection will have higher vehicle safety risk, as more traffic conflict points will occur at the new intersection.
- 3.2 Some properties facing (e.g., 1212 Haig) or abutting the new road and new intersections will have more inconveniences, since their vehicles entering and exiting the site will be disturbed by the new vehicles turning or stopping at the new intersection.
- 3.3 A new road extending straightly down to a house property (e.g., 1212 Haig) will highly devalue this property based on somebody's culture based on their urban planning and design concept.
- 3.4 Pedestrians and kids will have more safety risks to cross the new road and intersection.

For the comparison purpose, the existing community along **Woodhill Crescent** should be a good reference for the developer to improve their design; i.e., all single detached houses are accessed along

one minor local road, which provides only one access to a major local road, and then connect with Haig Boulevard.

Concern No. 4 – It will have a significant impact on the existing natural systems

The proposed development will have a significant impact on the existing natural systems, including grass lands, trees, flooding areas, storm water infiltration areas, etc., therefore it contravenes Section 5.2 of Mississauga Official Plan and related Ontario Planning Policies. In the south development part, three existing lots/houses will be replaced by 30 building units; and, in the north development part, two existing lots/houses will be replaced by 18 building units. As a result, a large area of green lands will be occupied by high-density semi-detached houses, driveways, roads/lanes, intersections and parking stalls. The existing natural systems in this area will be highly reduced.

Last but not least

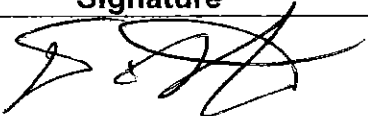
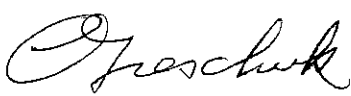
The subject site along Haig Boulevard is not a good place to develop so many semi-detached houses, based on the existing house types, densities, environments and conditions. In addition, Haig Boulevard has no existing public transits to serve the local communities; all residents must rely on the vehicle mode. Introducing more and more small-size semi-detached or townhouse developments will more and more impact on the vehicle operation on Haig Boulevard and will gradually block this important 'throat' area that connects the vehicle traffic between Lake Shore Boulevard and Highway Q.E.W.

We will welcome any new developments under the existing zoning by-law, but against this type of developments to break/amend the existing zoning by-law and official plan to develop so many semi-detached dwellings. If the City encourages developers to amend by-law and official plan to develop a large number of new houses/buildings, to accommodate new residents and immigrants, please focus on the areas along Lake Shore Boulevard, Dixie Road, Dundas Street, The Queensway and other streets well-served by the public transits, but not on Haig Boulevard.

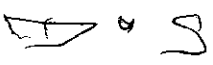

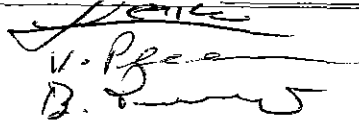

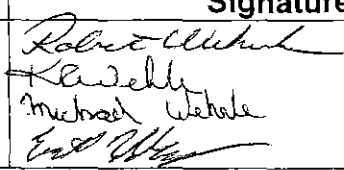
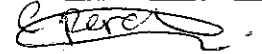


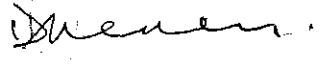
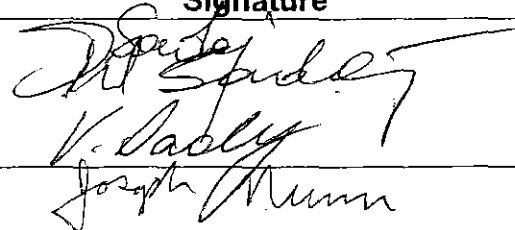
Residents living along Haig Boulevard

July 2014

Our signatures

Your Name	Address	Signature
D. SANTAGUIDA	1150 HAIG BLVD	
APNE GRESCHUK	1186 ATWATER AVE	

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Name	Address	Signature
	1094 Haig Blvd	
7020 PERISA Vlaska Perisa 73020-PERISA	1547 HAIG BLVD 1307 HAIG BLVD 1309-HAIG-Blvd Email JPERISA@ME.COM	
Your Name	Address	Signature
MIKE KVASNI	1212 ATWATER AVE 1208 ATWATER AVE 1211 ATWATER AVE	
Your Name	Address	Signature
RIPERT WEHRLE Kerstin Wehrle Michael Wehrle Erik Wehrle	1208 HAIG BLVD " " "	
Christina Perch	1208 Haig Blvd.	
Your Name	Address	Signature
DOREEN STEVENSON	1189 ATWATER AVE MISSISSAUGA L5E1N2	
Your Name	Address	Signature
Jose Pessoa	1080 HAIG BLVD	
Your Name	Address	Signature
Dave Neale	1168 Haig BLVD.	
Your Name	Address	Signature
Damida Sadej Waldemar Sadej Victoria Sadej Joseph Nunn	1164 Haig Blvd " " 1160 Haig Blvd.	

Your Name	Address	Signature
Ken ABBOTT	1174 HAIG BLVD	Ken ABBOTT

Your Name	Address	Signature
Dawn Gnidec ALLAN GNIDEC	1172 Haig Blvd	Dawn Gnidec

Your Name	Address	Signature
JOHN SARINO MARGARET SARINO	1248 HAIG BLVD	John Sarino MA Sarino

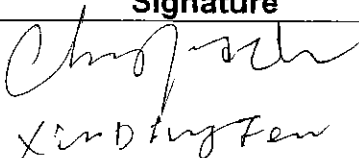


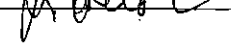
Your Name	Address	Signature
LEN KWINT JEAN KWINT	1141 HAIG BLVD " " "	Len Kwint Jean Kwint


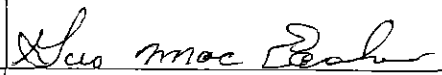
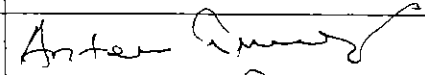
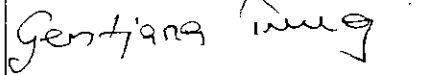
Your Name	Address	Signature
JOHN CLAIR	1197 ATWATER	John Clair

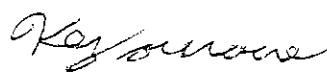
Your Name	Address	Signature
PAT MACKENZIE	1154 HAIG BLVD	P. MacKenzie

Your Name	Address	Signature
Kevin Wood	1130 Haig Blvd	Kevin Wood

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Name	Address	Signature
CHANG JING, ZHU XIU DING FEN	142 Haig Blvd	
Your Name	Address	Signature
JOHN FONSECA Luisa Soares Raven Fraser	1180 HAIG BLVD. 1180 Haig Blvd. 1180 Haig Blvd.	  

Your Name	Address	Signature
Caroline MacEachern Lus mac Eachern	1190 Haig Blvd	 
ANTON TINAJ. GENTJANA TINAJ.	1216 Haig BLVD.	 

Your Name	Address	Signature
KEN FOURACRE	1255 HAIG BLVD	

P-1(f)

Attachment – Density Comparison

