



AGENDA

SESSION 10

THE COUNCIL OF

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

WEDNESDAY, MAY 13, 2015 – 9:00 A.M.

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

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

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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) April 29, 2015

5. **PRESENTATIONS**

- (a) Vex Volunteer of the Year Award

Rick Hansen Robotics Team 1241/1285 will be presenting the Vex Volunteer of the Year Award to Councillor Starr.

6. **DEPUTATIONS**

- (a) Carassauga

Heather Grand, Vice Chair will present to Council this year's event.

- (b) Canadians For Clean Prosperity

Tom Chervinsky, Acting Executive Director of Canadians for Clean Prosperity is requesting the City of Mississauga call on the Ontario Government to introduce legislation to replace the *Waste Diversion Act* with a system based on Individual Producer Responsibility (IPR), ensuring that producers are responsible for 100% of the costs of designated wastes and have the flexibility to determine how IPR programs are established, designed and operated, subject to competition provisions, in order to ensure they meet strictly enforced targets and standards.

- (c) Samara Canada

Kendall Anderson, Samara Canada's Acting Co-director and Director of Communications will provide information on Samara Canada and will speak to the Everyday Political Citizen (EPCitizen) project and ask that the City of Mississauga to join the project.

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 Report dated April 20, 2015, from the Commissioner of Planning and Building re:
Applications to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site, 320 Derry Road West, South side of Derry Road West, east of McLaughlin Road, Owner: 320 Derry Road Developments Inc. (By Offer of Purchase and Sale).

Recommendation

That the Report dated April 20, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, south side of Derry Road West, east of McLaughlin Road, 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*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment – Special Site", "Residential Low Density II" and "Greenbelt", to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site, be approved.

-
3. That the application to change the Zoning from "D" (Development) and "G1" (Greenbelt – Natural Hazards) to "E2-Exception" (Employment), "R11" (Detached Dwellings – Garage Control Lots), "RM2-Exception" (Semi-Detached Dwellings), "G1" (Greenbelt – Natural Hazards) and "G2" (Greenbelt – Natural Features), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site, in accordance with the proposed zone standards described in Appendix R-8 of this report, be approved subject to the following conditions:
- (a) That the draft plan of subdivision be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel District School Board need not apply to the subject lands;
 - (d) That prior to the approval of the draft plan of subdivision, the applicant must enter into an Aircraft Noise Warning Agreement with the Greater Toronto Airport Authority and the City of Mississauga.
4. That the Plan of Subdivision under file T-M13007 W11, be recommended for approval subject to the conditions contained in Appendix R-9.
5. 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 36 months of the Council decision.

Motion

- R-2 Report dated May 1, 2015, from the Commissioner of Transportation and Works re: **Municipal Works Servicing Agreement between The Corporation of the City of Mississauga and Daniels HR Corporation and 6965083 Canada Inc., Pursuant to Site Plan SP-12/185 (Ward 8).**

Recommendation

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 The Corporation of the City of Mississauga, Daniels HR Corporation and 6965083 Canada Inc., to the satisfaction of the City Solicitor.

Motion

- R-3 A report dated May 4, 2015 from the Integrity Commissioner re: **Gift of Hockey Tickets to Councillor Pat Saito**

RECOMMENDATION

The Integrity Commissioner recommends, in accordance with Section 223.4(5) of the Municipal Act, that the sum of \$600 be suspended from the salary of Councillor Pat Saito at the next pay period following May 13, 2015 and that such sum be added to general funds.

Motion

9. PRESENTATION OF COMMITTEE REPORTS

- (a) Planning and Development Committee Report 6-2015 dated May 4, 2015.

Motion

- (b) General Committee Report 8-2015 dated May 6, 2015.

Motion

10. UNFINISHED BUSINESS - Nil

11. PETITIONS

- P-1 A petition was received with approximately 110 signatures requesting that the access to and from the land and pathway that will be part of and/or connected to the BRT station be completely closed to prevent access to or from Idlewilde Crescent Ward 8.

Receive and refer to Transportation and Works for a report

12. CORRESPONDENCE

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

13. NOTICE OF MOTION

- M-1 Councillor Ras requesting that Council adopt a moment of silence before Council meetings to allow individual Members of Council to use it for personal reflection about our decisions before us as municipal lawmakers.

Motion

14. MOTIONS

- (a) To approve recommendations from the following Committee Reports:
- (i) Recommendations PDC-0024-2015 to PDC-0026-2015 inclusive contained in the Planning and Development Committee Report 6-2015 dated May 4, 2015.
 - (ii) Recommendations GC-0270-2015 to GC-0307-2015 inclusive contained in the General Committee Report 8-2015 dated May 6, 2015.
- (b) To close to the public a portion of the Council meeting to be held on May 13, 2015, to deal with various matters. (See Item 18 Closed Session).
- (c) To approve the application to amend Mississauga Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment – Special Site", "Residential Low Density II" and "Greenbelt", to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site with conditions.

Corporate Report R-1

- (d) To enact a by-law 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 The Corporation of the City of Mississauga, Daniels HR Corporation and 6965083 Canada Inc., to the satisfaction of the City Solicitor.

Corporate Report R-2

- (e) To suspend the sum of \$600 suspended from the salary of Councillor Pat Saito at the next pay period following May 13, 2015 and that such sum be added to general funds.

Corporate Report R-3

- (f) To deem the Prime League event "DZIDZIO" on July 3, 2015 as one of municipal significance for the purpose of a Special Occasion Permit (SOP).

Information Item I-1

15. INTRODUCTION AND CONSIDERATION OF BY-LAWS

- B-1 A by-law to amend By-law 186-05, being the Parks By-law by amending various sections.

GC-0088-2015/February 25, 2015

- B-2 A by-law to amend By-law 0291-2014, being the fees and charges by-law for Parks, Marinas, Forestry, Cemeteries and Sports Fields.

GC-0088-2015/February 25, 2015

- B-3 A by-law to authorize the execution of a Servicing Agreement for Municipal Works Only and other related documents between Daniels HR Corporation, 6965083 Canada Inc. and the Corporation of the City of Mississauga (southwest corner of Erin Mills Parkway & Eglinton Avenue West (SP 12/185 W8) Owner/Applicant: Daniels HR Corporation 6965083 Canada Inc. (Ward 8).

Corporate Report R-2

- B-4 A by-law to authorize the execution of a Servicing Agreement, a Development Agreement and other related documents between Summit Eglinton Inc. and the Corporation of the City of Mississauga (east side Hurontario Street, north of Eglinton Avenue East)(T-M09004 W5) Owner: Summit Eglinton Inc. Applicant: Lethbridge & Lawson Inc. (Ward 5).

PDC-0024-2010/June 9, 2010

- B-5 A by-law to amend By-law 0225-2007, as amended lifting of the H (southwest corner of Thomas Street and Tenth Line West) CD 21-THO (Ward 10).

PDC-0024-2015/May 4, 2015

- B-6 A by-law to amend By-law Number 0225-2007, as amended with various amendments (southeast corner of Ninth Line and Osprey Boulevard) OZ 13/15 T-M13005 Owner: Centreville Homes (Ninth Line) Inc. Applicant: Glenn Schnarr & Associates Inc. (Ward 10).

PDC-0025-2015/May 4, 2015

- B-7 A by-law to amend By-law 98-04, being the Animal Care and Control By-law by amending various sections.

GC-0271-2015/May 6, 2015

- B-8 A by-law to authorize the execution of the extension to the funding Agreement under the Canada Strategic Infrastructure Fund Act for the Mississauga Bus Rapid Transit project (Wards 3&4).

GC-0272-2015/May 6, 2015

- B-9 A by-law to temporarily restrict passage along a portion of Orbitor Drive. (Ward 5).

GC-0273-2015/May 6, 2015

- B-10 A by-law to authorize the execution of a Notice Agreement between Kevin Edward Sowa and the Corporation of the City of Mississauga (SP14/157) (Ward 2).

GC-274-2015/May 6, 2015

- B-11 A by-law to authorize the execution of agreements to facilitate the 2015 Pan Am/Parapan Am Games as hosted by the Corporation of the City of Mississauga.

GC-0275-2015/May 6, 2015

- B-12 A by-law to authorize the execution of Management and Operations Agreements with Mississauga based and Ontario Soccer Association sanctioned soccer clubs for the operation of youth and adult indoor soccer leagues located at the Hershey SportsZone (Ward 5).

GC-0276-2015/May 6, 2015

- B-13 A by-law to establish the Tax Ratios and to Levy the Residential, Commercial, Industrial, Multi-Residential, Pipeline, Farmland and Managed Forest Taxes and to levy an amount upon Public Hospitals, Universities and Colleges for the Year 2015.

GC-0277-2015/May 6, 2015

- B-14 A by-law to provide for the Collection of the Final Tax Levies for the Year 2015.

GC-0277-2015/May 6, 2015

- B-15 A by-law to levy business improvement area charges pursuant to Section 208 of the Municipal Act, 2001, S.O. 2001, c.25 as amended for the 2015 taxation year.

GC-0277-2015/May 6, 2015

16. INQUIRIES

17. OTHER BUSINESS AND ANNOUNCEMENTS

18. CLOSED SESSION

- (a) Pursuant to the *Municipal Act*, Section 239 (2)
 - (i) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: **Committee of Adjustment Appeal of "A" 149/15 – John Bradley 2076 Almira Court – Ward 8.**

19. EDUCATION SESSION

Education session regarding the City's Continuous Improvement Initiatives during open session in the Council Chamber.

20. CONFIRMATORY BILL

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on May 13, 2015.

21. ADJOURNMENT



Corporate Report

Clerk's Files

Originator's

Files OZ 13/021 W11
T-M13007 W11

R-1

COUNCIL AGENDA

MAY 13 2015

DATE: April 20, 2015

TO: Mayor and Members of Council
Meeting Date: May 13, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site
320 Derry Road West
South side of Derry Road West, east of McLaughlin Road
Owner: 320 Derry Road Developments Inc. (By Offer of Purchase and Sale)

Recommendation Report

Ward 11

RECOMMENDATION: That the Report dated April 20, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, south side of Derry Road West, east of McLaughlin Road, 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*, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment – Special Site", "Residential Low Density II" and "Greenbelt", to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site, be approved.
3. That the application to change the Zoning from "D" (Development) and "G1" (Greenbelt – Natural Hazards) to "E2-Exception" (Employment), "R11" (Detached Dwellings – Garage Control Lots), "RM2-Exception" (Semi-Detached Dwellings), "G1" (Greenbelt – Natural Hazards) and "G2" (Greenbelt – Natural Features), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands and the relocation of an existing animal boarding establishment on-site, in accordance with the proposed zone standards described in Appendix R-8 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision be approved;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel District School Board need not apply to the subject lands;
 - (d) That prior to the approval of the draft plan of subdivision, the applicant must enter into an Aircraft Noise Warning Agreement with the Greater Toronto Airport Authority and the City of Mississauga.

4. That the Plan of Subdivision under file T-M13007 W11, be recommended for approval subject to the conditions contained in Appendix R-9.
5. 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 36 months of the Council decision.

**REPORT
HIGHLIGHTS:**

- The applications maintain the employment lands above the 35 NEP/NEF airport noise contour and the residential lands below the 35 NEP/NEF contour for detached dwellings and semi-detached dwelling units, while protecting Fletcher's Creek through the dedication of greenbelt lands to the City;
- The extension of Longview Place to Derry Road West will contribute to the completion of the neighbourhood and increase connectivity and permeability in the area;
- 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 December 8, 2014, at which time a Planning and Building Department Information Report (Appendix R-1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0081-2014 which was adopted by Council and is attached as Appendix R-2.

COMMENTS:

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

Revisions have been made to the draft plan of subdivision since the public meeting, including: confirmation on the limits of development; a slight realignment of Longview Place to Derry Road West; an increased right-of-way width of 20 m (65 ft.) for the proposed Street A crescent road, and adjustments to the size of Blocks 46 and 47.

The revised concept plans and draft plan of subdivision are shown in Appendices R-4 to R-6.

COMMUNITY ISSUES

The comments below were identified by residents and adjacent landowners at the community meeting, public meeting and received by the Planning and Building Department.

Comment

Questions were received regarding construction access and staging due to school bus traffic.

Response

The construction access for this development will be restricted to Derry Road West and Longview Place and will be finalized through the Servicing Agreement process.

Comment

Height and design of the proposed dwellings should be compatible with the existing dwellings in the area.

Response

The proposal includes detached and semi-detached dwellings, which are housing types found in the existing subdivision. The proposed "R11" zone permits detached dwellings with a maximum height of 10.7 m (35.1 ft.) for sloped roofs and 7.5 m (24.6 ft.) for flat roofs, and includes maximum garage projection restrictions. These regulations are the same as the "R10" zoning for the existing dwellings on Longview Place and Arrowsmith Drive.

R-1(d)

Comment

The development should be compatible with and provide connection to the adjacent lands to the west along Derry Road West.

Response

An overall concept plan has been submitted by the applicant to show how the lands to the west can be developed in the future with respect to streets and lotting patterns. The applicant has agreed to provide a mid-block, east-west public access easement across Block 46 for access. This will allow the employment lands fronting onto Derry Road West to connect to the proposed signalized intersection at Longview Place, as the Region will be restricting access along Derry Road West.

Comment

There were questions regarding the size and location of the outdoor area for the proposed animal boarding establishment.

Response

Based on the concept plan for Block 46, the size of the outdoor area will be significantly smaller and farther away from the existing and proposed dwellings. The proposed outdoor area is shown to be approximately 100 m (328 ft.) away from the closest residential zone. Also, a second building and parking area is shown between the proposed animal boarding facility and proposed residential Street 'A'. Site Plan approval will be required for Block 46. The site plan will address building locations, parking and the size and location of the outdoor area for the animal boarding facility.

Comment

There are drainage issues in the rear yards of homes along the north side of Arrowsmith Drive.

Response

In 2004, a drainage swale was constructed along the rear lot line of 346 Derry Road West, which ultimately drains to Longview Place. The City does not have a drainage easement over the swale and therefore, does not maintain it. The swale within 346 Derry Road West needs to be kept free and clear of any debris by the property owner in order for it to function properly.

Comment

Compensation was requested by the developer of the subdivision to the west for the construction costs of the existing portion of Longview Place and that Lots 115, 116 and Block 177 be deeded back to the developer.

Response

In accordance with Corporate Policy No. 07-02-04 - *Recovery of Costs of Roads and Storm Sewers*, the applicant will be required to pay a cash contribution to the City towards 50% of the cost of constructing Longview Place for the portion of the property fronting on Longview Place. It is intended that these funds will be provided to the developer of the subdivision to the west (Plan 43M-1484). Upon completion of the Longview Place cul-de-sac within this draft plan, Lots 115 and 116 on Plan 43M-1484 will be transferred back to the original developer. Block 177 on Plan 43M-1484 is to be developed together with Block 43 on the subject plan. The transfer of lands and their ultimate development will be addressed in the Servicing and Development Agreements for the subject lands.

Comment

Representatives from the St. Ilija Macedonia Orthodox Church requested access be provided to the valley lands that they lease from the City.

Response

Access to the greenbelt lands was provided through 290 Derry Road West when the church group owned the property. When the group sold 290 Derry Road West, they did not protect for future access to the greenbelt. The group will need to negotiate access to the leased lands with the new owner of 290 Derry Road West. Access from Block 47 on the proposed draft plan of subdivision to the greenbelt lands is not proposed due to the significant valley slope.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Updated comments from City Departments and Agencies are contained in Appendix R-7.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe

The *Provincial Policy Statement*, 2014 contains the Province's policies for land use planning for Ontario. All planning decisions are required to be consistent with these policies. It states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated" and "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding mitigating risks to public health and safety".

The *Provincial Growth Plan*, 2006, directs municipalities to: protect and preserve *employment areas* for current and future uses; and provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods. The proposed development adequately takes into account the existing context and the direction of the PPS and *Growth Plan*.

Official Plan

The proposal requires amendments to the Mississauga Official Plan policies for the Meadowvale Village Neighbourhood Character Area to permit:

- A specific list of permitted uses for the Business Employment block (Block 46), including an animal boarding establishment and accessory uses;
- Buffer and hazard lands to be designated Greenbelt and dedicated to the City in order to ensure the protection of Fletcher's Creek.

Section 16.1.2.1 of Mississauga Official Plan which deals with average lot frontage and area has been revised and no longer applies to draft plans of subdivisions. Therefore, special site policies are not required for the residential uses. The proposal for detached and semi-detached dwellings are permitted under the existing "Residential Low Density II" designation and are found within the neighbourhood.

As indicated in the Community Services Department's updated comments found in Appendix R-7, the applicant's previously proposed "Private Open Space" land use designation is not appropriate for Block 47. The current "Business Employment" designation will remain.

The proposed land use and zoning map has been revised and is attached as Appendix R-3.

As outlined in the Information Report, Section 19.5.1 of Mississauga Official Plan provides criteria for evaluating site specific Official Plan Amendments. Each criterion is summarized below along with a discussion of how the proposed applications address the 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?

As per Section 5.1.8 in Mississauga Official Plan, Mississauga will protect employment lands to allow for a diversity of employment uses. The proposal maintains the employment lands above the 35 NEP/NEF airport noise contour, consistent with the lands to the east and west, and allows for an appropriate buffer between the Derry Road corridor and the proposed and existing dwellings to the south.

The proposed Greenbelt designation includes lands that are not suitable for development and ensures protection of the natural features of Fletcher's Creek.

The proposal to extend Longview Place to Derry Road West also meets the goals of the Official Plan for a future minor collector road to complete the neighbourhood and increase connectivity and permeability in the area.

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 lands are suitable for the proposed uses and are already designated for employment, residential and greenbelt uses in the Official Plan. The proposed special site policy for Block 46 will limit the employment uses permitted to ensure compatibility with residential uses. The proposed animal boarding facility will be relocated further away from existing dwellings and closer to the Derry Road West frontage. Appropriate blocks will be held in escrow by the City to ensure the orderly development of adjacent lands. Further, the proposed hazard and buffer lands will be dedicated to the City and added to the City's Green System for protection from development. The existing "Business Employment" designation for Block 47 will remain until such time

that a development proposal, in conjunction with the adjacent property to the east, is presented to the City for review.

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

The applicant has submitted a number of technical studies in support of the applications. Comments from the Region of Peel and the City's Transportation and Works Department and Community Services Department confirm that adequate infrastructure is available to support the proposal.

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 planning rationale has been provided by the applicant which demonstrates that this proposed subdivision is in keeping with the goals, objectives and policies of Mississauga Official Plan.

Zoning

The proposed "E2-Exception" (Employment) zone is appropriate to accommodate the proposed uses for Block 46, including the relocation of an animal boarding establishment closer to Derry Road West. The current animal boarding establishment is located approximately 43 m (141 ft.) from a residential zone; when relocated, it will be significantly further away, approximately 118 m (387 ft.) from a residential zone (Appendix R-6). A regulation is being added to the zoning by-law to provide a minimum separation distance from the new animal boarding establishment building to the nearest residential zone.

The proposed "R11" (Detached Dwellings – Garage Control Lot) zone would permit 37 detached dwellings to complete Longview Place in keeping with the policies for the Meadowvale Village Neighbourhood Character Area.

The proposed "RM2-Exception" (Semi-Detached Dwellings) zone would permit 8 semi-detached dwelling units that meet the RM2 zone standards, with the exception of Lot 4 which has a reduced lot frontage because the lot tapers slightly.

The proposed "G1" (Greenbelt – Natural Hazards) base zone and the "G2" (Greenbelt – Natural Features) base zone are appropriate to protect and buffer Fletcher's Creek from development.

The "D" (Development) zone will remain for Block 47 until such time that a development proposal is provided to the City that shows the block being developed in conjunction with the adjacent property at 290 Derry Road West. The applicant is in discussions with the adjacent landowner to sell Block 47 so that it may be incorporated into the hotel and conference centre development at 290 Derry Road West.

The proposed revised zone standards found in Appendix R-8 are appropriate to accommodate the proposal.

Site Plan

Prior to the development of Blocks 46 and 47 (the employment blocks), Site Plan approval will be required. The applicant has worked with City Departments to address some site plan related issues for Block 46 through the review of the rezoning concept plan. The applicant has removed the proposed access from Block 46 to the proposed residential Street 'A', but will need to provide further details regarding other site plan matters.

Draft Plan of Subdivision

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to the conditions outlined in Appendix R-9.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M13007 W11, development will be subject to the completion of services and registration of the plan.

FINANCIAL IMPACT:

Development charges will be payable in keeping with the requirements of the Development Charges By-law as well as financial requirements of any other commenting agency.

CONCLUSION:

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the request by the applicant is for minor revisions, it is recommended that no further public notice be required regarding the proposed changes.

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

1. The proposal is compatible with the surrounding land uses and the policies regarding the NEP/NEF composite airport noise contours.
2. The extension of Longview Place to Derry Road West will contribute to the completion of the existing neighbourhood and the additional greenbelt lands will protect and buffer Fletcher's Creek.
3. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses.
4. The draft plan of subdivision provides for an efficient use of land and services and results in the orderly development of the lands.

ATTACHMENTS:

Appendix R-1: Information Report

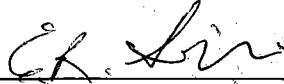
Appendix R-2: Recommendation PDC-0081-2014

Appendix R-3: Revised Proposed Land Use and Zoning Map

Appendix R-4: Revised Draft Plan of Subdivision

Appendix R-5: Revised Concept Plan

Appendix R-6: Revised Block 46 Concept Plan
Appendix R-7: Updated Agency and City Department Comments
Appendix R-8: Revised Zoning Standards
Appendix R-9: Conditions of Draft Approval



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner

R-1(m)



Corporate Report

Clerk's Files

Originator's

Files

OZ 13/021 W11

T-M13007 W11

PDC DEC 08 2014

DATE: November 18, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 8, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit 37 detached dwellings, 8 semi-detached dwelling
units, additions to the existing greenbelt lands, and the
relocation of an existing animal boarding establishment on site
320 Derry Road West
South side of Derry Road West, east of McLaughlin Road
Owner: 320 Derry Road Developments Inc. (By Offer of
Purchase and Sale)
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment", "Residential Low Density II" and "Greenbelt" to "Business Employment - Special Site", "Residential Low Density II - Special Site", "Private Open Space", and "Greenbelt" and to change the Zoning from "D" (Development) and "G1" (Greenbelt - Natural Hazards) to "E2 - Exception" (Employment), "R11" (Detached Dwellings -

P-1(n)

Garage Control Lots), "RM2 - Exception" (Semi-Detached Dwellings), "G1" (Greenbelt – Natural Hazards), "G2 – Exception" (Greenbelt – Natural Features) and "OS1" (Open Space), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, be received for information.

**REPORT
HIGHLIGHTS:**

- The applicant is proposing to develop the site for residential purposes with the exception of an employment land parcel along Derry Road West and above the 35 NEP/NEF airport noise contour;
- The existing animal boarding establishment on site is proposed to be relocated to the employment land abutting Derry Road West;
- Prior to the Supplementary Report, matters to be addressed include: confirmation of the long term stable slope line and associated buffers/land dedication; cumulative impact of this proposal on adjacent lands and streetscape; and the receipt of additional technical information.

BACKGROUND:

High Tech Pet Products Inc. is the registered owner of the subject lands and have entered into an agreement of purchase and sale with 320 Derry Road Developments Inc., who wish to purchase and develop the southerly portion of the site for residential purposes. High Tech Pet Products Inc. proposes to retain the northerly portion for the purpose of relocating the existing animal boarding establishment, which has been operating on these lands since 1986 by way of minor variances. Also, as part of the development proposal, all hazard lands and buffers associated with Fletcher's Creek will be zoned to prohibit development and dedicated to the City for their long-term protection.

The above-noted applications have been circulated for technical comments and a community meeting has been held. The purpose

L-1(6)

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:	Received: November 22, 2013 Deemed complete: December 10, 2013
Number of units:	37 detached dwellings 8 semi-detached dwellings
Net Density:	17.5 units/ha 7.1 units/acre
Anticipated Population:	173* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.
Parking Required:	3.25 spaces per unit
Parking Provided:	3.25 spaces per unit
Supporting Documents:	Draft Plan of Subdivision Boundary and Topographic Survey Utility Plan Planning Justification Report Environmental Impact Study Noise Feasibility Study Functional Servicing Report Phases 1 and 2 Environmental Site Assessments Soil Investigation Report Meander Belt Width Delineation Transportation Impact Study Stage 1-2 Archaeological Assessment Tree Inventory and Plan of Preservation Parcel Abstract Documents Parking Plan Derry Road West Streetscape and Multi-

P-1(p)

Development Proposal	
	Use Trail Plan Context Plan for adjacent lands to west Concept Plan for Block 46

Site Characteristics	
Frontage:	95.6 m (313.6 ft.)
Depth:	590.7 m (1,938.0 ft.)
Gross Site Area:	4.68 ha (11.6 ac.)
Net Site Area:	2.57 ha (6.34 ac.) (excludes roads, buffers, widenings, reserves, and open space)
Existing Use:	Dog boarding facility

Additional information is provided in Appendices I-1 to I-11.

Neighbourhood Context

The subject property is located in a transitioning area of Meadowvale Village. There were a number of residential subdivisions developed in the 1990's. The remaining rural properties with detached dwellings are being redeveloped for service-related uses along Derry Road West.

Development within the Meadowvale Village area is influenced by the 35 Noise Exposure Projection (NEP)/Noise Exposure Forecast (NEF) composite noise contour line associated with the airport. The northerly portion of the subject property is located above the 35 NEP/NEF noise contour. Residential development is not permitted above 35 NEP/NEF. The existing animal boarding establishment is proposed to be relocated to the northerly portion of this site and the residential uses are proposed for the lands below the 35 NEP/NEF noise contour. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

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November 18, 2014

- North: Across Derry Road is an office and a large retail plaza that includes a food store and various other commercial and retail uses. Further north are low density residential uses including townhouses and detached dwellings.
- East: The abutting parcel of land (290 Derry Road West) has been approved for a six storey hotel and conference centre along with a restaurant building by the Ontario Municipal Board. Further east are rural residential lands, some of which are proposed to be redeveloped for employment uses. Fletcher's Creek is also located east of the subject lands.
- South: Fletcher's Creek, a warehouse distribution facility further south fronting onto Maritz Drive to the southeast, and detached dwellings southwest of the subject lands.
- West: Detached and semi-detached dwellings, a park, rural residential lands in transition along Derry Road West and a gas station.

Official Plan

Current Mississauga Official Plan Designations and Policies for the Meadowvale Village Neighbourhood Character Area

"Business Employment" which permits only the following uses:

- Banquet hall;
- Conference centre;
- Financial institution;
- Funeral establishment;
- Manufacturing;
- Restaurants;
- Secondary office;
- Self-storage facility; and
- Warehousing, distributing and wholesaling

Although an animal boarding establishment which may include outdoor facilities, and accessory uses are permitted within the city-wide "Business Employment" land use designation; "animal boarding establishment" and "accessory uses" are not specifically

permitted under the "Business Employment" land use designation within the Meadowvale Village Neighbourhood Character Area.

"Residential Low Density II" which permits detached dwellings, semi-detached dwellings, duplex dwellings, and triplexes, street townhouses.

The application is not in conformity with Section 16.1.2.1 of Mississauga Official Plan which provides that to preserve the character of lands designated "Residential Low Density II", the minimum frontage and area of new lots proposed along the periphery of a draft plan of subdivision will generally represent the greater of the average lot frontage and lot area of residential lots, on both sides of the same street within 120 m (394 ft.) of the subject site, or meet the requirements of the Zoning By-law, whichever is greater. The proposed 37 detached dwelling lots and 8 semi-detached dwelling lots do not meet the 120 m (394 ft.) requirement.

"Greenbelt" which are lands generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Area System.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-9.

Proposed Official Plan Designations and Policies

"Business Employment – Special Site" to allow for an animal boarding establishment and accessory uses in addition to the permitted uses. The applicant has agreed to exclude funeral establishment, manufacturing, self-storage facility, and warehousing, distributing and wholesaling uses from the list of permitted uses.

"Residential Low Density II – Special Site" which will continue to permit the detached dwellings, and notwithstanding Section

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16.1.2.1, will recognize a minimum lot frontage of 9.75 m (32 ft.) and minimum lot area of 295 m² (3,175 sq. ft.), and 8 semi-detached dwelling units with a minimum lot frontage of 6.8 m (22.3 ft.) and a minimum lot area of 213 m² (2,293 sq. ft.) per unit.

"Private Open Space" is proposed for the remnant strip of land east of the future Longview Place extension.

"Greenbelt" is proposed for the buffer and hazard lands to be dedicated to the City in order to ensure the protection of Fletcher's Creek.

The proposed Official Plan designations are shown in Appendix I-4.

Existing Zoning

"D" (Development), which recognizes vacant lands not yet developed and/or permits the use that legally existed on the date of passing of this By-law, until such time as the lands are rezoned in conformity with Mississauga Official Plan.

"G1" (Greenbelt), which permits flood control; stormwater management; erosion management; and, natural heritage features and areas conservation.

Portions of the site are subject to a greenbelt overlay. The construction of any building or structure or addition to an existing building or structure, on lands that are subject to a greenbelt overlay, may not be permitted and shall require approval of the City and Credit Valley Conservation.

Proposed Zoning By-law Amendment

"E2 - Exception" (Employment) to permit employment uses in accordance with the official plan policies and to include an animal boarding establishment less than 120 m (394 ft.) from residential lands and accessory uses. As per Zoning By-law 0225-2007, as amended, the definition of an animal boarding facility includes

12-1(+)

outdoor facilities. The applicant has agreed to remove a number of employment uses to be consistent with the proposed "Business Employment – Special Site" policies.

"R11" (Detached Dwellings - Garage Control Lot) to permit detached dwellings with a minimum lot frontage of 9.75 m (32 ft.) and a lot area of 295 m² (3,175 sq. ft.).

"RM2 - Exception" (Semi-Detached Dwellings) to permit semi-detached dwellings on corner lots with a minimum lot frontage of 6.8 m (22.3 ft.). All other RM2 zone standards will be met.

"G1" (Greenbelt - Natural Hazards) for lands to be dedicated to the City as hazard lands associated with Fletcher's Creek.

"G2 - Exception" (Greenbelt - Natural Features) to permit a minimum natural protection area 6 m (20 ft.) to 26 m (85 ft.) wide as a buffer between the proposed residential development lots and the hazard lands associated with Fletcher's Creek.

"OS1" (Open Space) to recognize the lands outside of the proposed Longview Place extension right-of-way to provide a transition in land uses from Business Employment to Greenbelt.

The proposed zoning standards are shown in Appendix I-10.

COMMUNITY ISSUES

A community meeting was held by the Ward 11 Councillor, George Carlson, on February 4, 2014.

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

- staging of construction and construction access due to school bus traffic;
- height and design of the proposed dwellings should be compatible with the existing dwellings in the area;

R-1(u)

- transition and compatibility of the proposal to the adjacent lands to the west along Derry Road West; and
- size of outdoor area for proposed animal boarding establishment.

An email and phone call from an area resident was also received with regards to current drainage issues in the backyards of homes along Arrowsmith Drive.

Additional phone calls have been received from interested purchasers of the proposed dwellings.

The comments raised by the community will be considered in the evaluation of the applications and will be addressed as part of the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- submission of a preliminary grading plan showing the existing and proposed grades for the subject lands and how they correspond to the adjacent property at 290 Derry Road West;
- submission of additional information with regard to the long term stable slope line associated with Fletcher's Creek to confirm appropriate buffers and land dedications to the City. This may impact lotting configuration and number of proposed detached dwelling lots;
- review the transition and compatibility of the proposal relative to the existing residential community and the developing employment community along Derry Road West. An overall concept plan has been provided for the lands to the west (see Appendix I-5), however, the parcel to the east of the proposed cul-de-sac for Longview Place should also be included;

12-1(v)

- review the feasibility of the proposal with the proposed Street A crescent road on the draft plan of subdivision having a 20 m (65 ft.) right-of-way with no access from Street A to Block 46.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to development issues, which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision. The addendum noise letter has been received and is currently under review.

A site plan application will be required for Block 46 on the proposed draft plan of subdivision. A conceptual plan has been provided by the applicant (see Appendix I-6), which shows the relocated animal boarding establishment along Derry Road West and an additional building to the south for employment uses. There are no specific proposed uses for the second employment building at this time.

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 the issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Meadowvale Village Neighbourhood Character Area Land Use Map
- Appendix I-4: Proposed Land Use and Zoning Map

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Planning and Development Committee

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November 18, 2014

- Appendix I-5: Overall Concept Plan
- Appendix I-6: Block 46 Concept Plan
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Relevant Mississauga Official Plan policies
- Appendix I-10: Proposed Zoning Standards
- Appendix I-11: General Context Map



Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Stephanie Segreti, Development Planner



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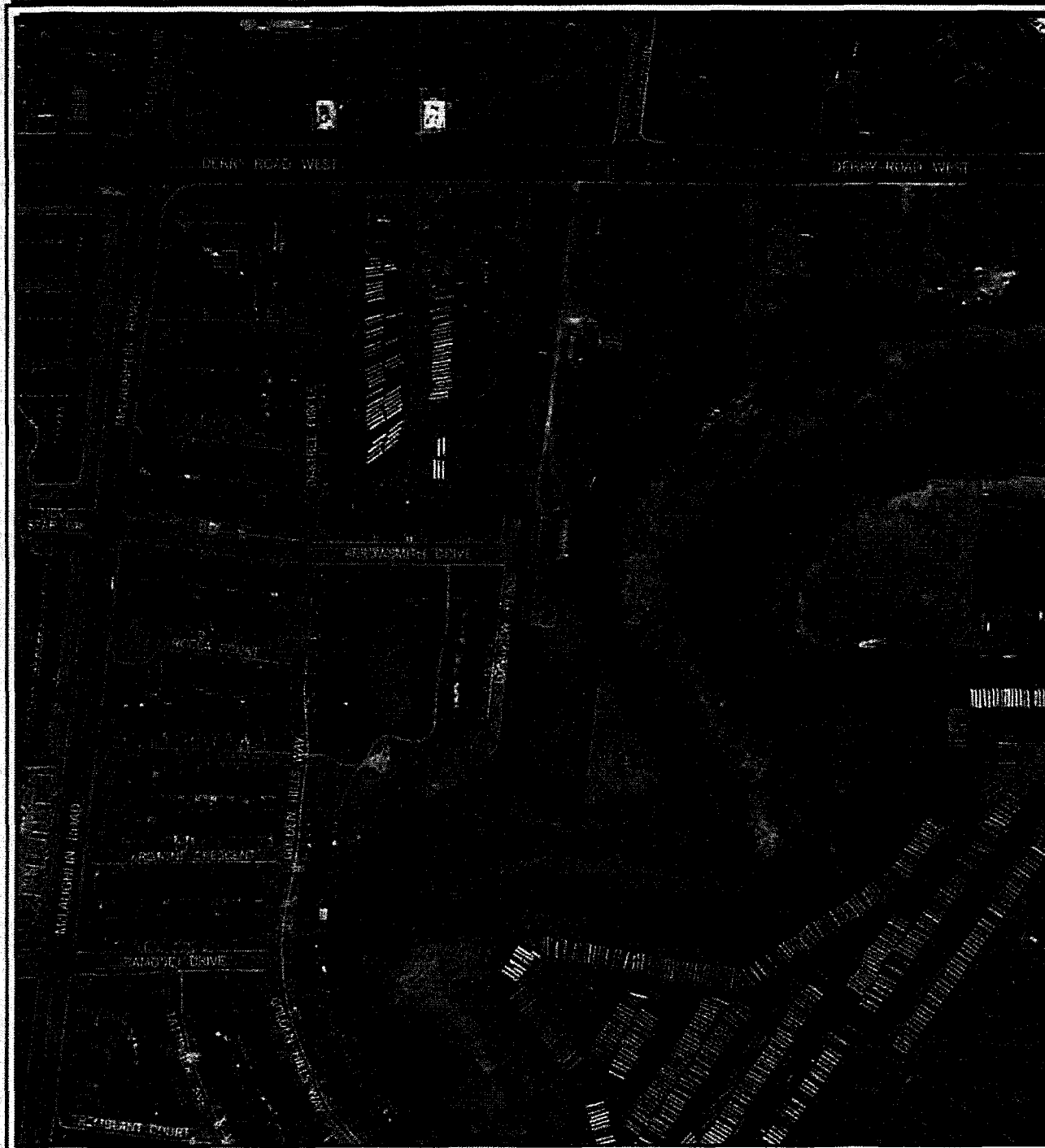
320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

Site History

- October 23, 1986 - November 24, 1994
Variance applications 'A' 699/86, 'A' 492/88, 'A' 530/90, 'A' 886/92 and 'A' 694/94 to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs were approved for a limited time period and subject to conditions.
- August 14, 1998 – OZ/OPA 90/42 and T-M90023 to permit 35 detached dwellings cancelled.
- November 11, 1999 – March 8, 2007
variance applications 'A' 612/99, 'A' 53/05 and 'A' 96/07 to continue to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs was approved for a limited time period and subject to conditions.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Meadowvale Village District which designated the subject property "Business Employment", "Residential Low Density II" and "Greenbelt".
- June 20, 2007 – Zoning By-law 0225-2007 came into force, zoning the subject property "D" (Development) and "G1" (Greenbelt).
- February 18, 2010 – variance application 'A' 89/10 to continue to permit the use of the property for the purpose of operating a dog kennel for the boarding of dogs and dog training was approved for a period of five years subject to conditions, including that all dogs be housed indoors in the kennels after 9 p.m. daily. The variance will expire on March 31, 2015.
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. As no appeals have been filed for the subject property the policies of the new Mississauga Official Plan apply. The subject lands are designated "Business Employment", "Residential Low Density II" and "Greenbelt" in the Meadowvale Village Neighbourhood Character Area.



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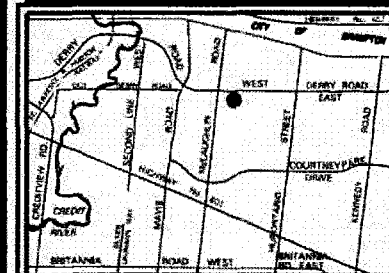


SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING OF 2014



SUBJECT: 320 DERRY ROAD
DEVELOPMENTS INC.



FILE NO:
OZ 13021 W11
T-M12007 W11

DWG. NO:
13021A

SCALE:
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DATE:
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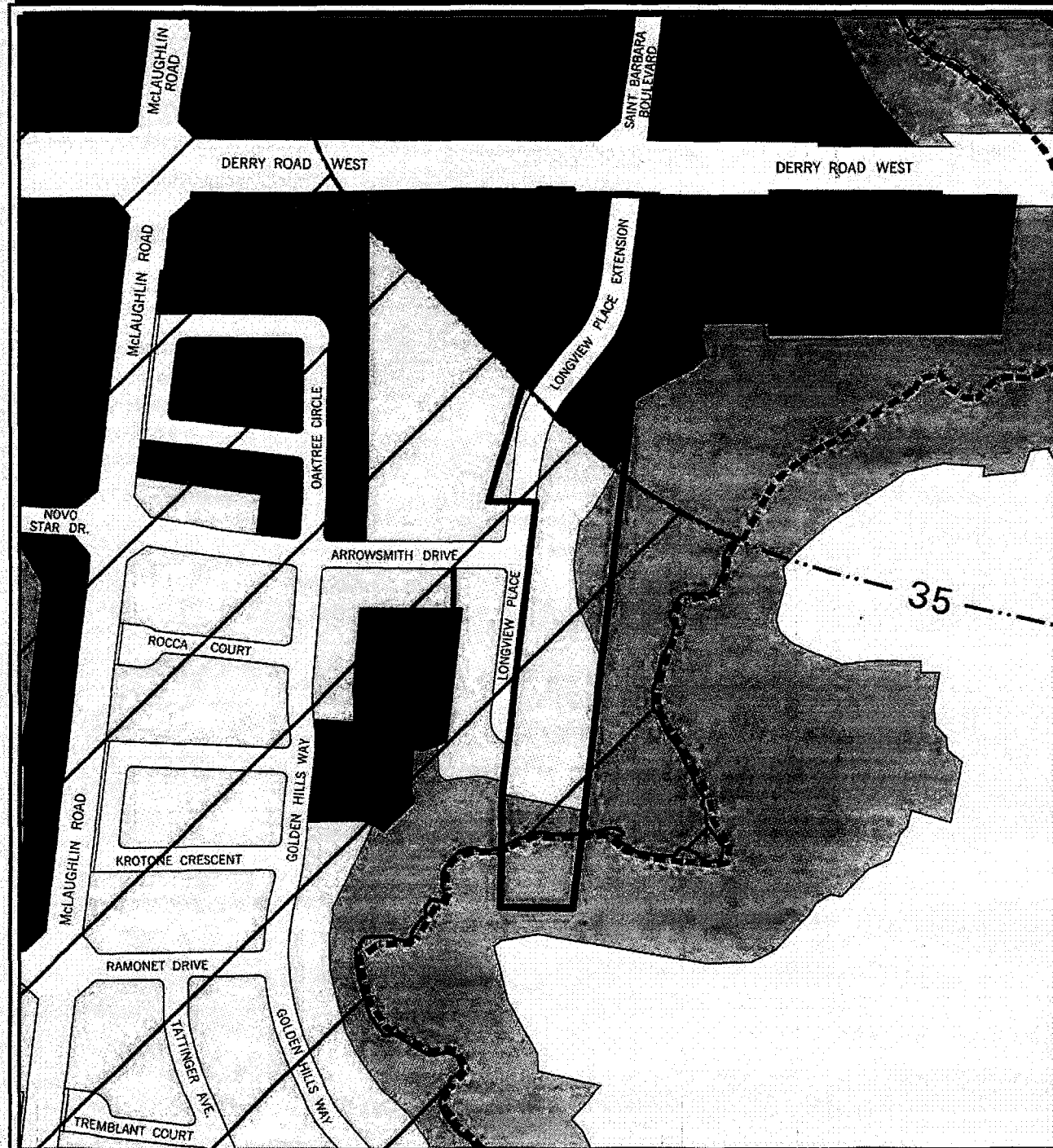
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APPENDIX 1-2

MISSISSAUGA
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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 Profiles		GO Rail Transit Station
	Area Exempt from LBPIA Operating Area		Public School
	Natural Hazards		Catholic School
			Hospital
			Community Facilities

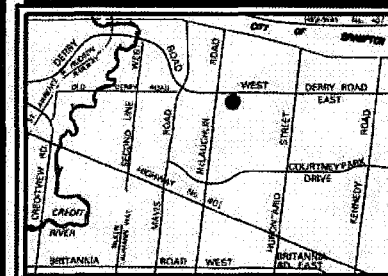
CITY STRUCTURE

	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		
	Neighbourhood		

SUBJECT LANDS



SUBJECT: 320 DERRY ROAD DEVELOPMENTS INC.



FILE NO:
OZ 13021 W11
T-M13007 W11

DWG. NO:
13021L

SCALE:
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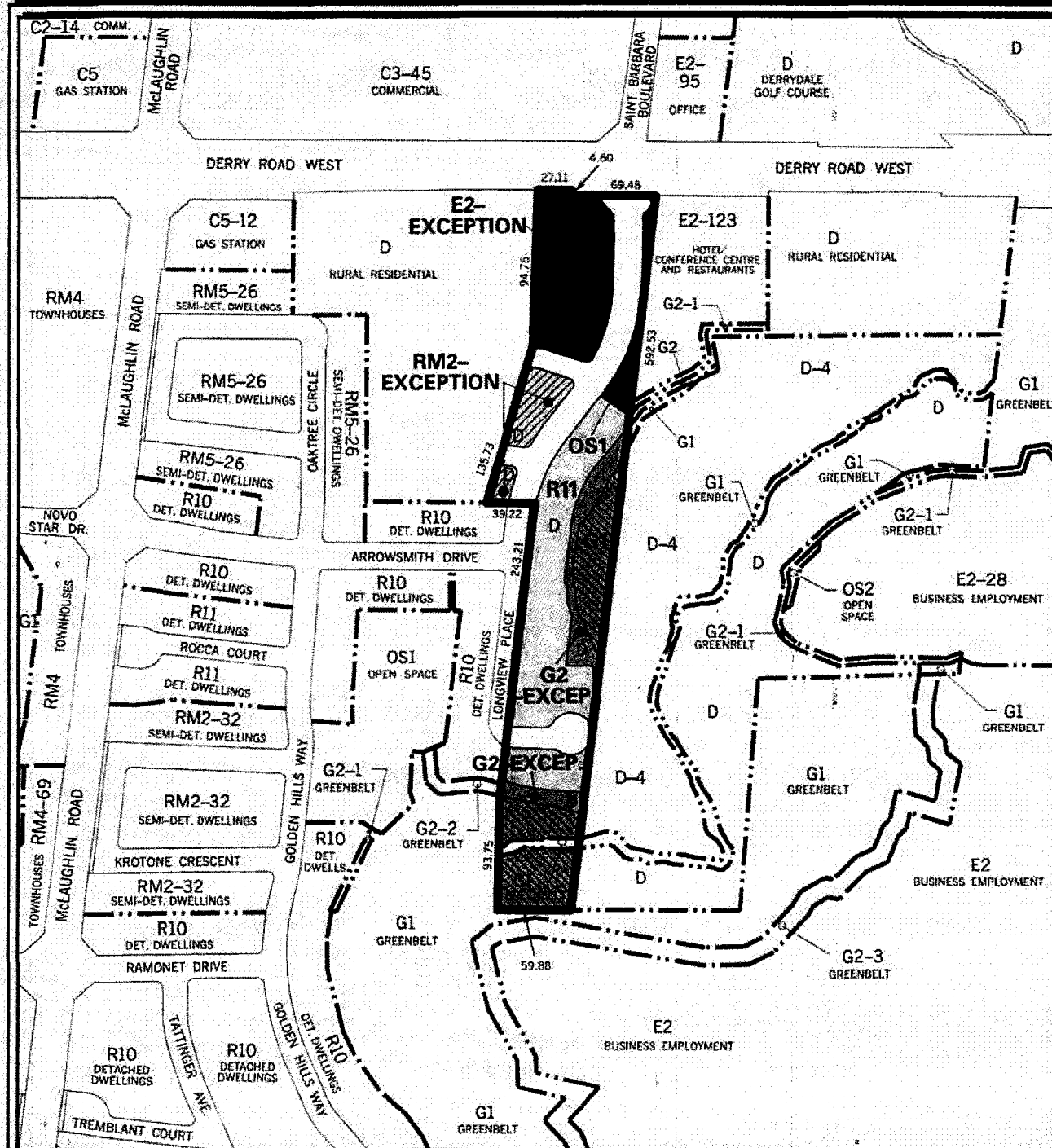
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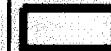
APPENDIX 1-3

MISSISSAUGA
Planning and Building

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LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "BUSINESS EMPLOYMENT-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-EXCEPTION" (EMPLOYMENT).



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "R11" (DETACHED DWELLINGS-GARAGE CONTROL LOTS).



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM2-EXCEPTION" (SEMI-DETACHED DWELLINGS).



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "GREENBELT" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G2-EXCEPTION" (GREENBELT-NATURAL FEATURES).



PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G1" (GREENBELT-NATURAL HAZARDS).

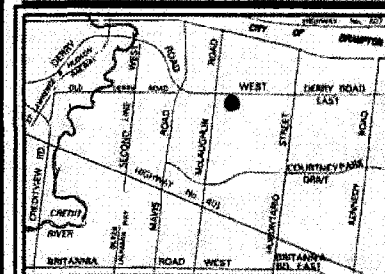


PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "PRIVATE OPEN SPACE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "OS1" (OPEN SPACE).



SUBJECT:

320 DERRY ROAD
DEVELOPMENTS INC.



FILE NO:
OZ 13021 W11
17-0113007 W11

DWG. NO:
13021R

SCALE:
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DATE:

2014 12 08

DRAWN BY:

B. KRUGER

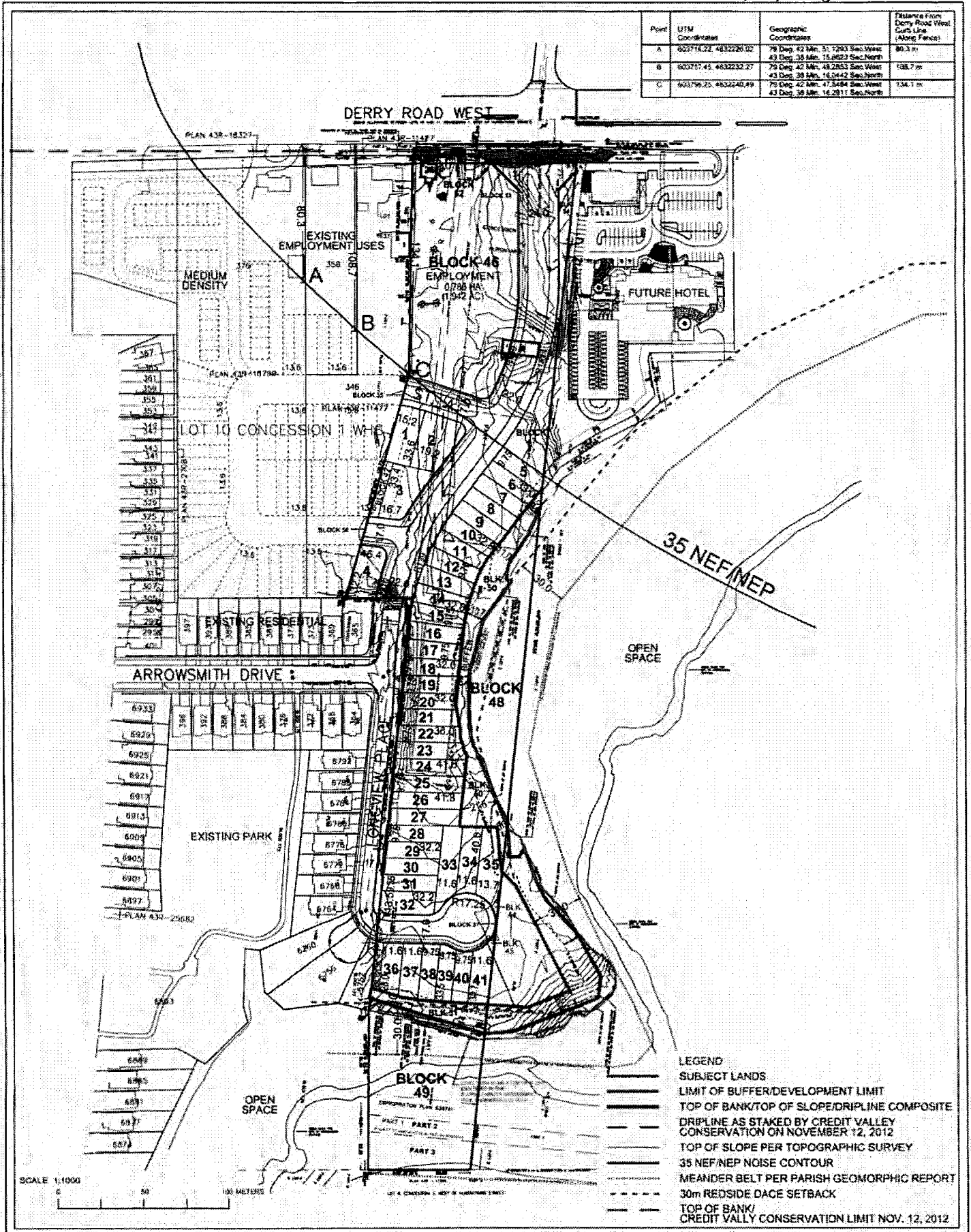
APPENDIX 1-4

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Planning and Building

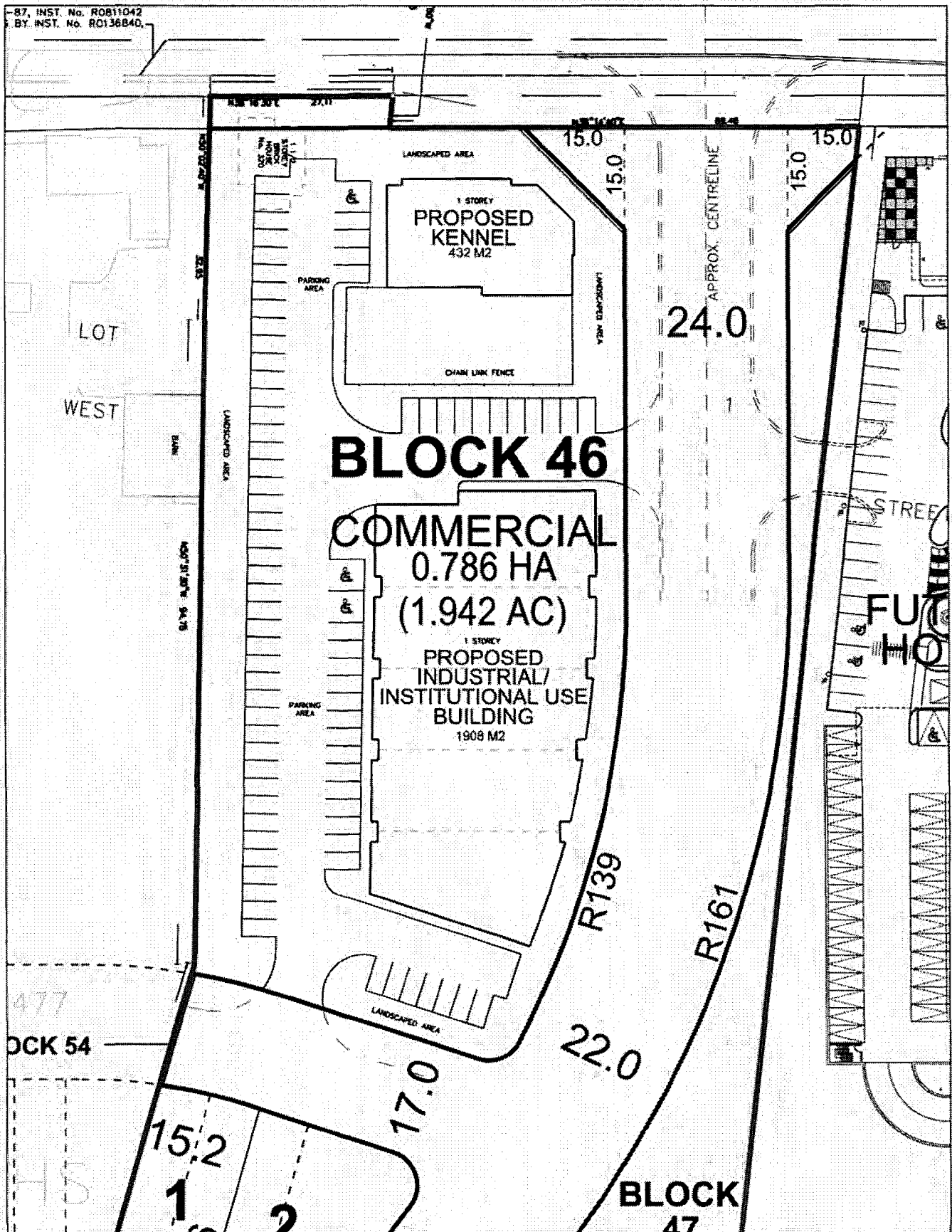
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T&W, Geomatics

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BLOCK 46 CONCEPT PLAN

Files: OZ 13/021 W11

T-M13007 W11

320 Derry Road Developments Inc.

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (October 24, 2014)	In accordance with Regional standards, the developer shall enter into a Development Agreement with the City and the Region of Peel to address all the technical requirements associated with water and sanitary sewer servicing. The Traffic Impact Study (TIS) received on May 20th, 2014 was reviewed and comments on interconnecting the commercial component of the subject lands with the surrounding development through internal roadways were provided in detail. The Region requires that provisions be made in the development agreement for a public access easement to be registered to facilitate a connection from the lands to the east of the subject property to the proposed Longview Place extension. Prior to registration, the necessary lands abutting Derry Road West shall be gratuitously dedicated to the Region free and clear of all encumbrances for the purposes of road widening and related works. The Functional Servicing Report (FSR) dated June 2014 by Skira and Associates was reviewed and deemed acceptable to regional standards.
Dufferin-Peel Catholic District School Board (February 6, 2014) Peel District School Board (January 30, 2014)	Both School Boards responded that they are satisfied with the provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications. In addition, if approved, both School Boards also require that warning clauses regarding temporary school accommodation and transportation agreements be included in any Agreement of Purchase and Sale as well as the Development and/or Servicing Agreements.

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320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

Agency / Comment Date	Comment
Credit Valley Conservation (October 20, 2014)	CVC is presently working with the applicant to address outstanding comments regarding the submitted geotechnical study and the long term stable slope line. Upon verification of the long term stable slope line (L.T.S.S.L), CVC will review the proposed buffers and confirm the area to be protected off lot. All hazard lands and buffers (10 metres from the L.T.S.S.L or staked top of bank/dripline, whichever is greater, and 30 metres from the Meander Belt for Redside Dace) are to be dedicated to the City of Mississauga for protection, and placed into an appropriate restrictive Greenbelt zone.
City Community Services Department – Park Planning Section (October 22, 2014)	<p>This Department indicated that the Derry West Greenbelt (P-433), zoned G1, D and D-4, is located adjacent to the property. Samuel Common (P-444), zoned OS1, is also located 95 m (312 ft.) from the site and contains a play site and soccer field. Prior to draft approval, street tree contributions for Derry Road West and the Longview Place extension will be required. All hazard lands and buffers will be gratuitously dedicated to the City as greenbelt for conservation purposes.</p> <p>Should this application be approved, hoarding and fencing will be needed along the boundary of the Derry West Greenbelt. In addition, securities will be required for greenbelt cleanup, regeneration, parkland protection, hoarding, and fencing. 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(6) of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.</p> <p>Further information is required to determine if Community Services will accept the triangular portion of Block 47 for greenbelt purposes. A preliminary grading plan showing the existing and proposed grades for the subject lands and how they will correspond with the adjacent property is required. Buffers, land dedication and top of bank will also need to be reviewed, along with supporting documentation, to ensure these features align with the neighbouring property (290 Derry Road West). Once this information is received additional comments will be provided with respect to Block 47 and the proposed tree preservations plans.</p>

2-1(f)(f)

Files: OZ 13/021 W11

T-M13007 W11

320 Derry Road Developments Inc.

Agency / Comment Date	Comment
City Community Services Department – Culture Division (January 8, 2014)	This property has no heritage status, nor does any adjacent property. There are no heritage concerns with these applications.
City Community Services Department – Fire and Emergency Services Division (March 7, 2014)	Fire has reviewed the draft plan of subdivision application from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (October 16, 2014)	<p>The Traffic Impact Study is currently under review by this Department and comments will be provided once the review is complete.</p> <p>The applicant has been requested to provide a revised Draft Plan of Subdivision, revised draft Site Plan for Block 46 and revised overall Concept Plan prior to the Supplementary Meeting to confirm the feasibility of this development. This includes the feasibility of the Street A crescent road westerly extension having a 20 m (65 ft.) right-of-way, the access arrangements for Block 46, and the Conservation Authority's approval of the stable slope line associated with Fletcher's Creek valley lands.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
Greater Toronto Airport Authority (February 4, 2014)	Due to the proximity of the proposed residential development to the Airport and its location within the 30-35 NEF/NEP, the Greater Toronto Airports Authority (GTAA) would like to negotiate an Aircraft Noise Warning Agreement for the subject property, including the installation of a Permanent Noise Warning Sign. The Aircraft Noise Warning Agreement would stipulate that as a condition of subdivision approval, the Developer must enter into a registerable Development Agreement which contains, among other things, construction conditions and warning clauses for residential development on the site.
Other City Departments and	The following City Departments and external agencies offered

R-1(g)(g)

320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

Agency / Comment Date	Comment
External Agencies	<p>no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Urban Forestry - Canada Post - Enbridge Consumer Gas - Enersource Mississauga - Economic Development
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - City's Realty Services - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Catholique Centre-Ouest - City of Brampton - Trillium Health Partners - Rogers Cable

R-1(h)(h)

320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>15</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>7</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>9</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Derry West Village Public School</p> <table> <tr> <td>Enrolment:</td><td>617</td></tr> <tr> <td>Capacity:</td><td>625</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>David Leeder Middle School</p> <table> <tr> <td>Enrolment:</td><td>857</td></tr> <tr> <td>Capacity:</td><td>868</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Mississauga Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1593</td></tr> <tr> <td>Capacity:</td><td>1554</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	15	Kindergarten to Grade 5	7	Grade 6 to Grade 8	9	Grade 9 to Grade 12	Enrolment:	617	Capacity:	625	Portables:	2	Enrolment:	857	Capacity:	868	Portables:	0	Enrolment:	1593	Capacity:	1554	Portables:	2	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>7</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>2</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Veronica Elementary School</p> <table> <tr> <td>Enrolment:</td><td>502</td></tr> <tr> <td>Capacity:</td><td>581</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>St. Marcellinus Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1660</td></tr> <tr> <td>Capacity:</td><td>1509</td></tr> <tr> <td>Portables:</td><td>4</td></tr> </table> 	7	Junior Kindergarten to Grade 8	2	Grade 9 to Grade 12	Enrolment:	502	Capacity:	581	Portables:	0	Enrolment:	1660	Capacity:	1509	Portables:	4
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R-1(i)(i)

320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

Relevant Mississauga Official Plan Policies

	Specific Policies	General Intent
Chapter 5 – Direct Growth	Section 5.3.5 Neighbourhoods	Mississauga Official Plan (MOP) will ensure that stable Neighbourhoods will remain intact. Mississauga's Neighbourhoods are characterized as physically stable areas with a character that is to be protected and are therefore not appropriate areas for significant intensification. When new development does occur it should be sensitive to the Neighbourhoods existing and planned character, as well as compatible in built form and scale to the existing surrounding development.
Chapter 6 – Value the Environment	Section 6.3.2 Natural Hazard Lands	Development and site alteration are not permitted within erosion hazards associated with valleyland and watercourse features. An appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority, is required.
	Section 6.9.2 Aircraft Noise	There are areas of Mississauga that are subject to high levels of aircraft noise. The subject lands fall within the exempt area of the Airport Operating Area which permits residential development provided conditions are met with respect to density not being greater than the highest density of immediately adjacent existing residential development located within the Airport Operating Area, among other conditions.
Chapter 7 – Complete Communities	Section 7.2 Housing	MOP will ensure housing choices in terms of tenure, type, quality and quantity.
Chapter 9 – Build a Desirable	Section 9.1 Section 9.2.2 Policy 9.2.2.3 Section 9.5.1 Section 9.5.2	While new development need not mirror existing development, new development in Neighbourhoods will be required to respect the identity and character of the existing context develop in a manner that contributes to the overall vision for the city.

R-1(j)(j)

320 Derry Road Developments Inc.

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Chapter 16 - Neighbourhoods	Section 16.1.2 Section 16.17	MOP will ensure the preservation of the character of lands designated Residential Low Density I and Residential Low Density II.
Chapter 19 -Implementation	Section 19.4 Section 19.5 Section 19.13 Section 19.18	<p>These sections refer to implementation, evaluation of development applications, subdivisions and greenbelt.</p> <p>Section 19.5.1 of Mississauga Official Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> • 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 application; • 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.

R-1(K)(K)

320 Derry Road Developments Inc.

Files: OZ 13/021 W11

T-M13007 W11

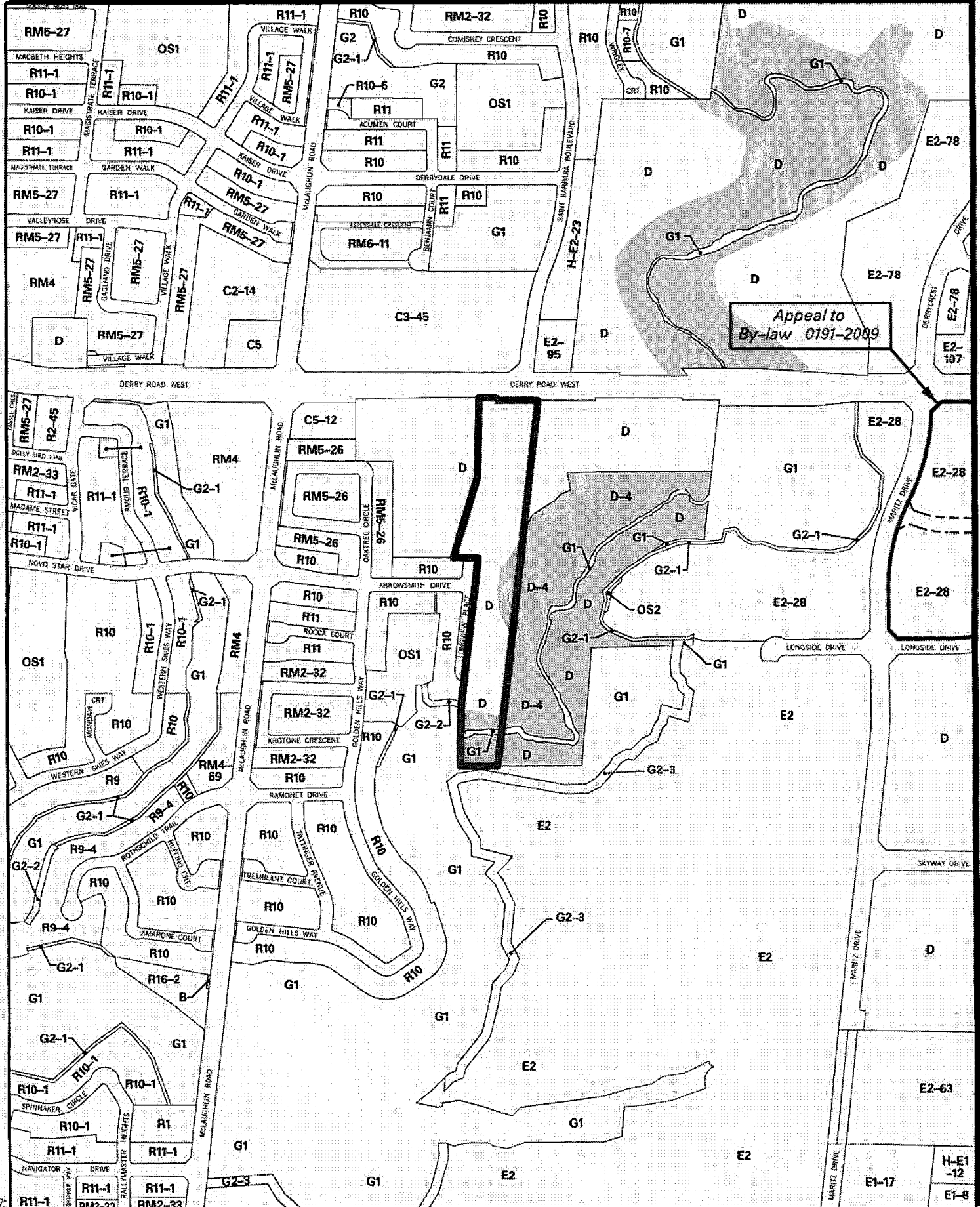
Proposed Zoning Standards

Zone Standards	Required E2 Zoning By-law Standards	Proposed E2-Exception Zoning By-law Standards
Permitted uses	Permits a range of uses including office, business activities, commercial, hospitality and other uses. An animal boarding establishment is a permitted use subject to a minimum separation distance from a residential zone	Add "Animal Boarding Establishment" and "accessory uses" to the list of permitted uses. The applicant has agreed to exclude some permitted E2 uses
Separation distances	A minimum separation distance of 120 m (394 ft.) from residential to animal boarding establishments	Notwithstanding Section 2.1.2.1.1, minimum separation distances shall not apply to all lands zoned E2-XX

Zone Standards	Required RM2 Zoning By-law Standards	Proposed RM2-Exception Zoning By-law Standards
Minimum lot frontage	Permits a minimum lot frontage - corner lot of 9.8 m (32.1 ft.)	A minimum lot frontage - corner lot of 6.8 m (22.3 ft.)

Zone Standards	Required G2 Zoning By-law Standards	Proposed G2-Exception Zoning By-law Standards
Permitted uses	No minimum natural protection area identified	A minimum natural protection area depth of 6 m (20 ft.) up to a maximum of 26 m (85 ft.)

APPENDIX I-11



R-1 (m)(m)

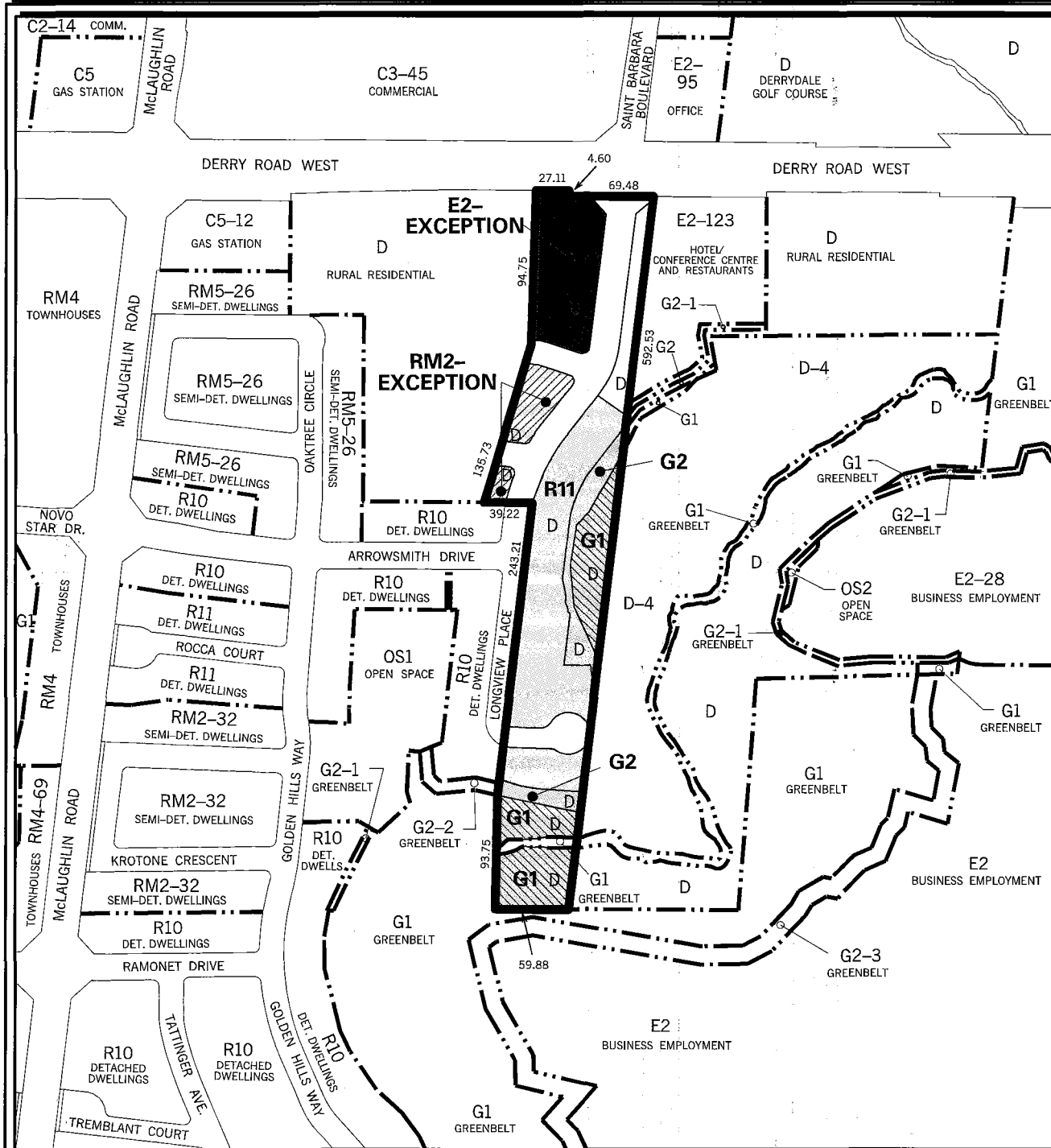
320 Derry Road Developments Inc.

Appendix R-2

**Files: OZ 13/021 W11
T-M13007 W11**

Recommendation PDC-0081-2014

That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from 'Business Employment', 'Residential Low Density II' and 'Greenbelt' to 'Business Employment - Special Site', 'Residential Low Density II - Special Site', 'Private Open Space', and 'Greenbelt' and to change the Zoning from 'D' (Development) and 'G1' (Greenbelt - Natural Hazards) to 'E2 - Exception' (Employment), 'R11' (Detached Dwellings - Garage Control Lots), 'RM2 - Exception' (Semi-Detached Dwellings), 'G1' (Greenbelt - Natural Hazards), 'G2 - Exception' (Greenbelt - Natural Features) and 'OS1' (Open Space), to permit 37 detached dwellings, 8 semi-detached dwelling units, additions to the existing greenbelt lands, and the relocation of an existing animal boarding establishment on site under Files OZ 13/021 W11 and T-M13007 W11, 320 Derry Road Developments Inc. (By Offer of Purchase and Sale), 320 Derry Road West, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council meeting.



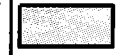
LEGEND:



SUBJECT LANDS



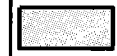
PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT" TO "BUSINESS EMPLOYMENT-SPECIAL SITE" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "E2-EXCEPTION" (EMPLOYMENT).



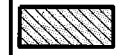
PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "R11" (DETACHED DWELLINGS-GARAGE CONTROL LOTS).



PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "RM2-EXCEPTION" (SEMI-DETACHED DWELLINGS).



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "GREENBELT" AND PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G2" (GREENBELT-NATURAL FEATURES).



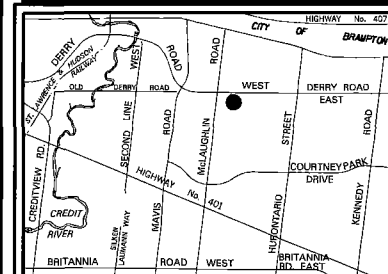
PROPOSED REZONING FROM "D" (DEVELOPMENT) TO "G1" (GREENBELT-NATURAL HAZARDS).



EXISTING "BUSINESS EMPLOYMENT" DESIGNATION AND "D" (DEVELOPMENT) ZONE TO REMAIN.

SUBJECT:

320 DERRY ROAD
DEVELOPMENTS INC.



FILE NO:
OZ 13021 W11
T-M13007 W11

DWG. NO:
13021R

SCALE:
1:5000

DATE:
2015 05 13

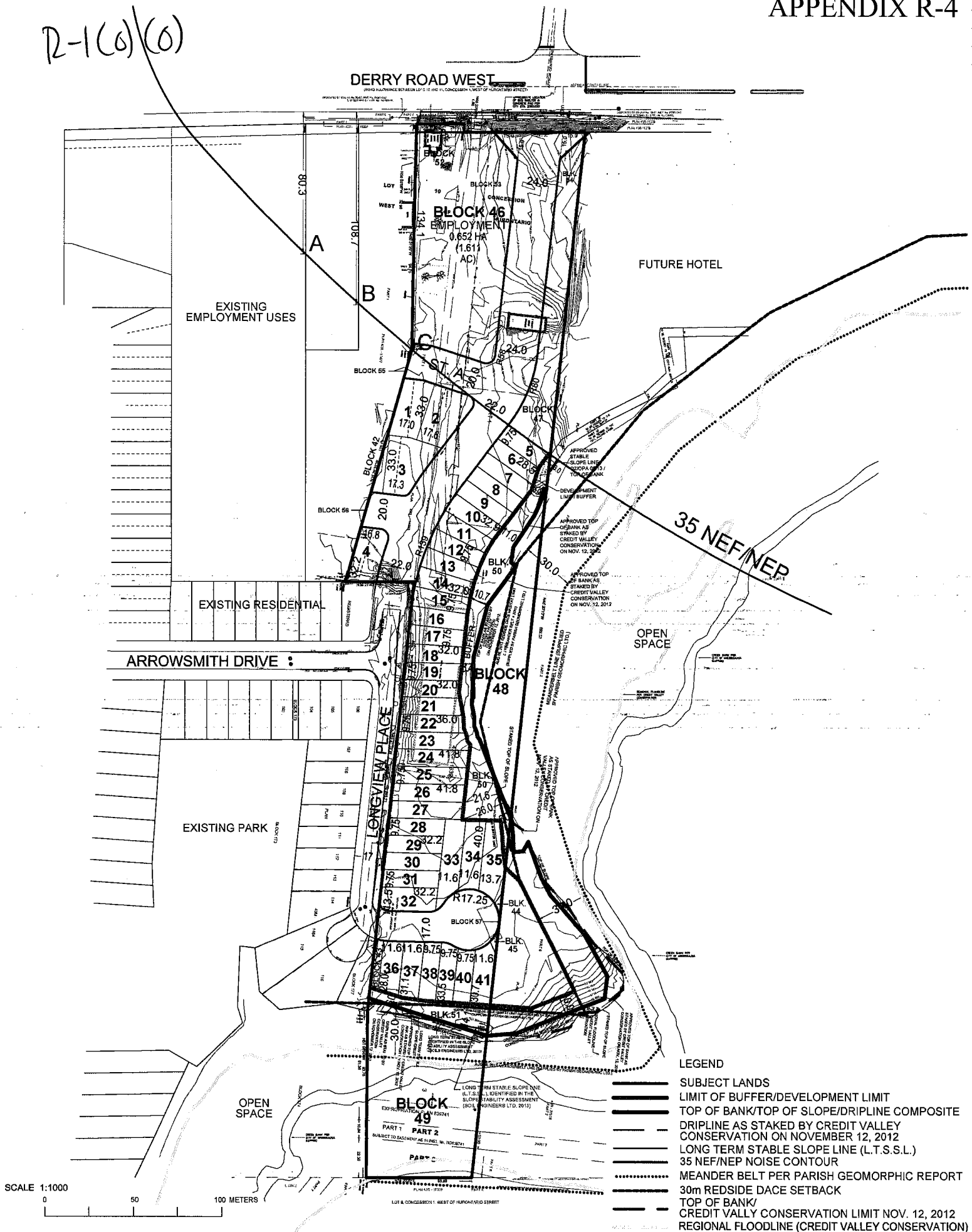
DRAWN BY:
B. KRUGER

APPENDIX R-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

R-1(6)/(6)



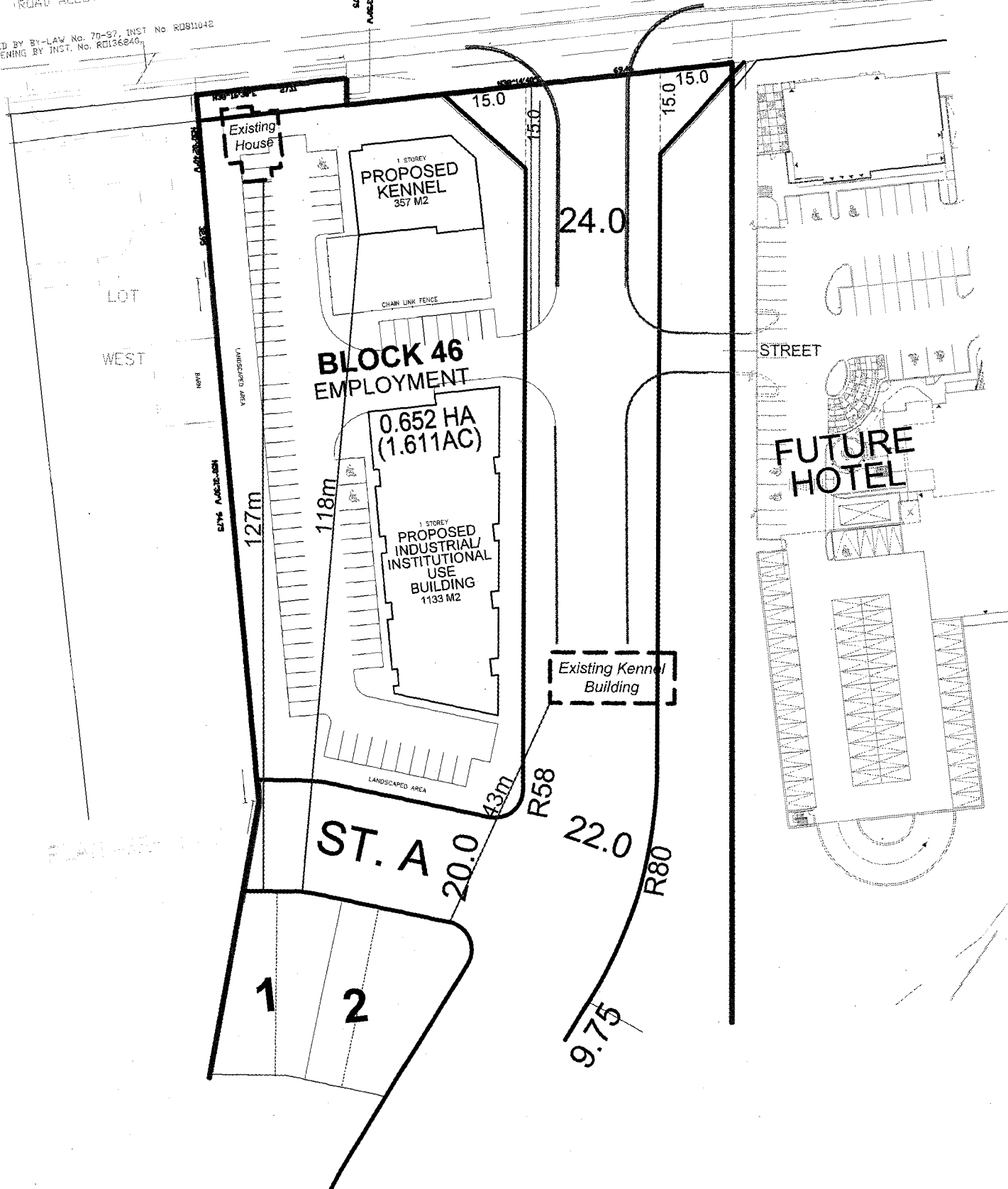
R-1(a)(a)

DERRY ROAD WEST

ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 1, WEST OF HURONTARIO STREET

DEDICATED BY BY-LAW No. 70-97, INST No. R0811042
5.18 WIDENING BY INST. No. R0136840

DEDICATED BY BY-LAW N
5.18 WIDENING B1



320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11**Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (April 10, 2015)	<p>The transportation impact study dated October 2013 and the addendum letters dated October 2014 and April 2, 2015 prepared by nexTrans Engineering confirmed the capability of the existing network and the planned Longview Place extension to Derry Road West to sufficiently accommodate the additional traffic generated by the development. We are satisfied with the changes made to the alignment of Longview Place and the justification for locating the Block 46 access from Longview Place at a mid-block location. To facilitate access from Longview Place to adjacent lands, an executed servicing agreement, requiring the registration of public use easements over Blocks 46 and 47 prior to site plan approval, shall be a condition of draft plan approval.</p> <p>The applicant will be required to enter into Servicing and Development Agreements with the Region and City for the construction of the public roads, any municipal works required in support of the proposed development, warning clauses and implementation of the conditions of draft plan approval for the development.</p> <p>The Functional Servicing Report dated June 2014 by Skira and Associates is satisfactory to Regional Standards.</p>
Credit Valley Conservation (February 18, 2015)	CVC finds the variable buffer satisfactory and it is CVC's understanding the lands will be zoned appropriately and dedicated to the City for protection.
Community Services – Park Planning Section (February 23, 2015)	In comments dated August 14, 2014 and updated on February 23, 2015, it was indicated that the Community Services Department is not interested in owning or maintaining the remnant parcel known as Block 47. Access to Derry West Greenbelt (P-433) is unsuitable from this location as it is blocked by the adjacent property (290 Derry Road West).

R-1(s)(s)

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Agency / Comment Date	Comment
	<p>Further, this access is not required as this Department already gained entry to the greenbelt through the same adjacent property via an easement.</p> <p>Additional grading information was received on January 22, 2015 (Concept Site Grading Plan) and compared to the tree preservation and inventory details. Community Services finds what is being proposed to be reasonable but advises that all trees within the greenbelt lands to be dedicated (adjacent to the subject property) and identified as being in hazardous condition should be shown to be cut down; with the root system preserved to minimize disturbance to surrounding understory.</p>
<p>Transportation and Works Department (April 16, 2015)</p>	<p>This Department has reviewed the revised Draft Plan of Subdivision, Utility Plan, Conceptual Site Grading and Servicing Plans, Functional Servicing Report, Traffic Study, Environmental Site Assessments and a Noise Report provided by the applicant's consulting team. The revised plans and documents provided have addressed this Department's comments and concerns with respect to alignment and width of Street A, the future development of the vacant parcel east of the new Longview Place cul-de-sac and the interconnecting access through the adjacent lands to the east fronting onto Derry Road West.</p> <p>The transportation impact study dated October 2013 and addendum letters dated October 2014 and April 2, 2015 prepared by nexTrans Engineering confirmed that the existing road network and the completion of the planned Longview Place extension to Derry Road West, are expected to have sufficient capacity to accommodate the additional traffic to be generated by the proposed development. At the direction of the Region of Peel, minor changes have been made to the alignment of Longview Place.</p> <p>In the event that these applications are approved by Council, the applicant will be required to enter into Servicing and Development Agreements with the City for the construction of the public roads, any municipal works required in support of the proposed development, warning clauses and implementation of the conditions of draft plan approval for the</p>

D-1(+)(+)

Appendix R-7, Page 3

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Agency / Comment Date	Comment
	development. The access location for blocks fronting onto Derry Road West and any future access interconnections with the adjacent properties to the east and west will be implemented as part of the Servicing and Development Agreements.

R-1(u)(u)

Appendix R-8

320 Derry Road Developments Inc.

Files: OZ 13/021 W11
T-M13007 W11

Zone Standards	Required E2 Zoning By-law Standards	Proposed E2-Exception Zoning By-law Standards
Permitted uses	Permits a range of uses including office, business activities, commercial, hospitality and other uses. An animal boarding establishment is a permitted use subject to a minimum separation distance to a residential zone	Add "animal boarding establishment" and "accessory uses" to the list of permitted uses. The applicant has agreed to exclude some permitted base E2 uses
Separation distances	A minimum separation distance of 120 m (394 ft.) from an animal boarding establishment to a residential zone	Notwithstanding Section 2.1.2.1.1, a minimum separation distance of 100 m (328 ft.) from an animal boarding establishment to a residential zone is required

Zone Standards	Required RM2 Zoning By-law Standards	Proposed RM2-Exception Zoning By-law Standards
Permitted regulation	Permits a minimum lot frontage – corner lot of 9.8 m (32.1 ft.)	A minimum lot frontage – corner lot of 9.6 m (31.5 ft.)



**SCHEDULE A
CONDITIONS OF APPROVAL**

FILE: T-M13007 W11

SUBJECT: Draft Plan of Subdivision
320 Derry Road West
City of Mississauga
320 Derry Road Developments Inc.

Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

NOTE: City is "The Corporation of the City of Mississauga"
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P13 as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated November 15, 2013 (revised on April 8, 2015).
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES, AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED

TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall agree to establish a minimum 7.0 m public vehicular and pedestrian access easements over the internal accesses on Blocks 46 and 47 to provide interconnections to the adjacent properties to the east and west consistent with the access locations approved by the City and the Region.
- 7.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 8.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 9.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for the subject development.
- 10.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 11.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 12.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.

- 13.0 Prior to final approval, the City 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 this plan.
- 14.0 Prior to final approval, the Dufferin-Peel Catholic District School Board is to be satisfied that the applicant has agreed to include in the Development/Servicing Agreement and all offers of purchase and sale for all residential lots, the following warning clauses until the permanent school for the area has been completed:
- 14.1 Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- 14.2 That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 15.0 That the Development/Servicing Agreement shall contain a clause satisfactory to the Dufferin-Peel Catholic District School Board that the developer will erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs, shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.
- 16.0 Prior to final approval, the Peel District School Board is to be satisfied that the following provision is contained in the Development/Servicing Agreement and on all offers of purchase and sale for a period of five years after registration of the plan:
- 15.1 Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the Planning and Resources Department of the Peel District School Board to determine the exact schools.
- 17.0 That the Development/Servicing Agreement shall contain a clause satisfactory to the Peel District School Board that the developer will erect and maintain signs at the entrances to the subdivision which shall advise prospective purchasers that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation

R-1(y)(y)

Policies. These signs shall be to the School Board's specifications and at locations determined by the Board.

18.0 Prior to the final approval, Credit Valley Conservation requires the following:

STORMWATER MANAGEMENT

- 18.1 Prior to any grading and servicing and/or the registration of the plan, or any phases thereof, the owner shall prepare to the satisfaction of Credit Valley Conservation (CVC) and the City of Mississauga;
- 18.2 A Functional Servicing Report consistent with the approved Environmental Impact Study (EIS) Addendum prepared by Beacon Environmental June 20, 2014 and Functional Servicing Report prepared by Skira & Assoc. revised June 2014.
- a) Detailed engineering plans prepared by a professional engineer for the stormwater management and infrastructure which must be implemented in accordance with the approved Environmental Implementation Report (EIR) and final Functional Servicing Report.
 - b) Appropriate erosion and sediment control measures to be implemented and maintained during all phases of construction in accordance with the E&SC By-law.
 - c) That confirmation be received from a qualified professional that stormwater management facilities and associated mitigation measures (e.g. vegetated swale) required by the approved EIR and/or FSR have been constructed in accordance with the approved plans.

That the draft plan be red line revised to meet the requirements of the above conditions, if necessary.

SLOPE STABILITY

- 18.3 That all construction activities be undertaken in accordance with the findings and recommendations of the Slope Stability Study (Addendum no 2.) prepared by Soil Engineers Ltd. Dec 11, 2014, and that all additional setback, slope stabilization, mitigation and/or enhancement measures as recommended by the report be implemented accordingly.

ECOLOGY

- 18.4 That all construction activities be undertaken in accordance with the findings and recommendations of the Environmental Impact Study (EIS) Addendum prepared by Beacon Environmental June 20, 2014 and the Tree Preservation Report prepared by 7 Oaks June 4, 2014.

- 18.5 That a detailed compensatory landscaping plan for the proposed buffer lands be submitted to the satisfaction of CVC and the City of Mississauga. The landscape enhancement plans must provide sufficient information (i.e. location, species and extent of existing and proposed vegetation) and be comprehensive enough in nature to appropriately mitigate for the varying buffers.

In addition, please note that this plan must adequately address all stormwater management, geotechnical and ecological concerns and recommendations as outlined in the approved EIS and FSR for this area.

ZONING

- 18.6 The City of Mississauga's Zoning Bylaw shall contain provisions which will place all lands containing natural heritage features and areas to be protected, including Blocks 48, 49, 50 and 51, in the appropriate public open space category.

PERMIT

- 18.7 That the applicant obtains all necessary permits required under Ontario Regulation 160/06 prior to any grading, development or site alteration.
- 19.0 Canada Post requests that the owner/developer comply with the following conditions:
- 19.1 The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- 19.2 The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Mississauga.
- 19.3 The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- 19.4 The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with Specific clauses in the Purchase offer, on which the homeowners do a sign off.
- 19.5 The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:

- a. A Community Mailbox concrete base pad per Canada Post specifications.
- b. Any required walkway across the boulevard, as per municipal standards
- c. Any required curb depressions for wheelchair access

19.6 The owner/developer further agrees to determine, provide and fit up (a) suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones - spec to be provided) This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).

**If Applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.

**Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call.

**The Developer will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance.

** Enhanced Community Mailbox Sites with roof structures will require documentation as per Canada Post Policy.

** There will be one mail delivery point to each unique address assigned by the Municipality.

20.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.

21.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

-
- 22.0 Please be advised that there is an existing near side transit stop with concrete bus pad located along Derry Road at Saint Barbara Boulevard. The function of this stop is to be maintained and will remain in its current location. The applicant is to ensure that the existing stop and concrete pad is illustrated on all drawings.
- 23.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.



Corporate Report

Clerk's Files

Originator's

Files

MG.01.REP

SP-12/185

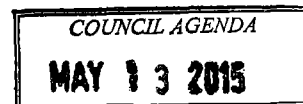
R-2

DATE: May 1, 2015

TO: Mayor and Members of Council
Meeting Date: May 13, 2015

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

SUBJECT: **Municipal Works Servicing Agreement between
The Corporation of the City of Mississauga and
Daniels HR Corporation and 6965083 Canada Inc.,
Pursuant to Site Plan SP-12/185
(Ward 8)**



RECOMMENDATION: 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 The Corporation of the City of Mississauga, Daniels HR Corporation and 6965083 Canada Inc., to the satisfaction of the City Solicitor.

BACKGROUND: Daniels HR Corporation and 6965083 Canada Inc. have submitted a Site Plan Application for two 25-storey residential towers. This development requires municipal road work improvements to support access to Eglinton Ave. West and upgraded municipal boulevard works.

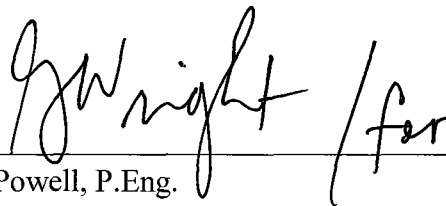
COMMENTS: Appendix 1 indicates the location of the proposed municipal works in support of Site Plan Application SP-12/185. The Transportation and Works Department has identified that Daniels HR Corporation and 6965083 Canada Inc. will be required to enter into a Servicing Agreement with the City of Mississauga. Under the terms of the Municipal Works Servicing Agreement, Daniels HR Corporation

and 6965083 Canada Inc. will be responsible for the construction of these works and all associated costs.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Daniels HR Corporation and 6965083 Canada Inc. are constructing certain works located within the municipal right-of-way of Eglinton Ave. West. Daniels HR Corporation and 6965083 Canada Inc. are required to enter into a Servicing Agreement with The Corporation of the City of Mississauga.

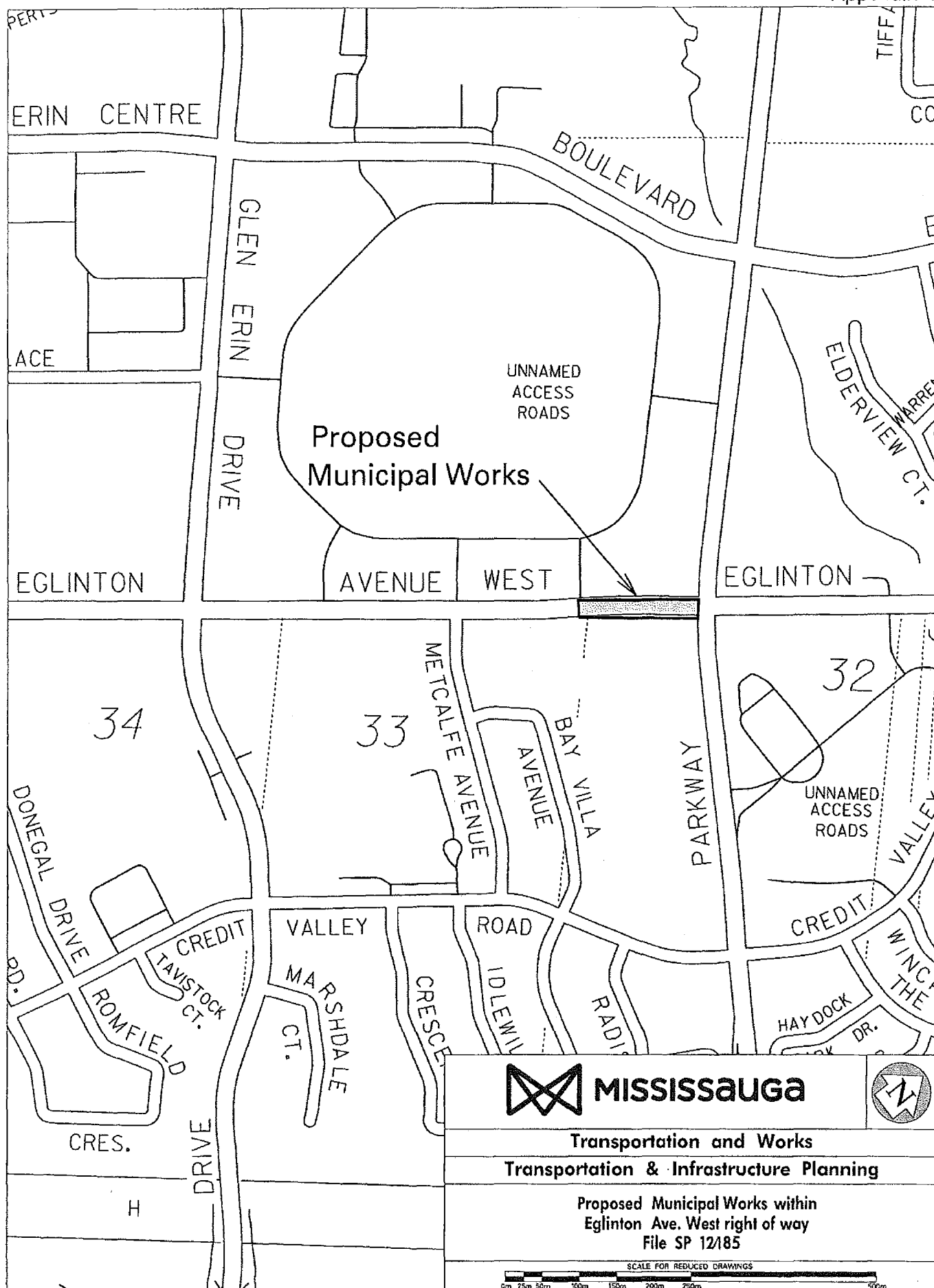
ATTACHMENTS: Appendix 1 – Site Location Map – southwest corner of Eglinton Ave. West and Erin Mills Parkway.

A handwritten signature in black ink, appearing to read 'JPWright / for', is written over a horizontal line.

Martin Powell, P.Eng.

Commissioner of Transportation and Works

*Prepared By Tony Rocco, C. Tech
Development Engineering Technician*



ROBERT J. SWAYZE

BARRISTER & SOLICITOR

CERTIFIED BY THE LAW SOCIETY OF UPPER CANADA AS A SPECIALIST IN
MUNICIPAL LAW - LOCAL GOVERNMENT/LAND USE PLANNING AND DEVELOPMENT

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E-mail: robert.swayze@sympatico.ca

20736 Mississauga Road

CALEDON, ONTARIO

L7K 1M7

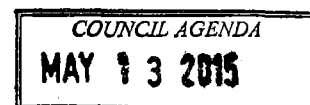
Integrity Commissioner's Report

DATE: May 4, 2015

TO: Mayor and Members of Council
Meeting Date: May 13, 2015

FROM: Robert J. Swayze
Integrity Commissioner

SUBJECT: Gift of Hockey Tickets to Councillor Pat Saito



RECOMMENDATION: The Integrity Commissioner recommends, in accordance with Section 223.4 (5) of the *Municipal Act*, that the sum of \$600 be suspended from the salary of Councillor Pat Saito at the next pay period following May 13, 2015 and that such sum be added to general funds.

BACKGROUND: As part of the requirement for Councillors to file gift statements with the Integrity Commissioner contained in the Council Code of Conduct (the "Code"), I received a Councillor Information Statement from Councillor Saito which identified a gift of four hockey tickets to her from Erin Mills Developments, valued at \$600. The Code requires all Councillors to file such a form with me within 30 days of receipt of any gift exceeding \$500. She advised me that she gave the tickets to her daughter who was able to use only two of the tickets and her daughter gave away the other two. I reviewed the statement and advised the Councillor that in my opinion the gift is contrary to the Code and that I am obligated to report the matter to Council. She replied that she was involved in drafting the original Code and that the

intention of Council was not to prohibit such a gift. She was content that I report to Council and have it resolved.

COMMENTS:

The first paragraphs of Rule 2 – Gifts and Benefits provide as follows:

“Gifts and Benefits:

1. No Member shall accept a fee, advance, cash, gift, gift certificate or personal benefit that is connected directly or indirectly with the performance of his/her duties of office unless permitted by the exceptions listed below. . . .

For these purposes, a fee or advance paid to or a gift or benefit provided with the Member’s knowledge to a Family Member or to a Member’s staff that is connected directly or indirectly to the performance of the Member’s duties, is deemed to be a gift to that Member.”

In my opinion, this section prohibits all members of Council and their family from accepting gifts of whatever value from developers having land in the City and from contractors doing business with the City, unless such a gift is permitted by the exceptions listed in the Code. There is a column in the Councillor Information Statement which requires the Councillor to identify the exception contained in the Code and that column was left blank by Councillor Saito.

The exceptions relating to gifts from developers include political donations, food and beverages at events serving a legitimate business purpose and sponsorships for community events run by the member. There is a reference to sports events in the commentary later in the Rule that states: “Likewise, accepting invitations to professional sports events, concerts or dinners may serve a legitimate business purpose.” In my view, accepting tickets from a developer and giving them to your daughter cannot be characterized as a business purpose.

OPTIONS:

The Code also, in the gift section, purports to grant additional powers to the Integrity Commissioner as follows:

“Should the Integrity Commissioner determine the receipt was inappropriate, the Integrity Commissioner may direct the Member to return the gift, reimburse the donor for the value of any gift or benefit already consumed, or the Integrity Commissioner may order the Member to forfeit the gift or remit the value of any gift or benefit already consumed to the City, or a City agency, board or commission. Any such direction ordered by the Integrity Commissioner shall be a matter of public record.”

In the *Magder v. Ford* case, the Toronto Integrity Commissioner ordered the Mayor to repay donations to a football team to the lobbyist donors. The Court declared the exercise of this power as a nullity and not within the authority of the Integrity Commissioner pursuant to the *Municipal Act*. It is however within my power to recommend the suspension of remuneration paid by the City to Councillor Saito in the amount of \$600 and I have recommended that.

CONCLUSION:

It is necessary and appropriate for members of Council to have interaction with lobbyists to enable them to make informed decisions in business matters that come before Council. That contact may be at functions paid for by the lobbyist or even at a sports event. However, in the opinion of the Integrity Commissioner, it is not the intention of the Code to permit the acceptance of tickets to functions where no such business purpose is involved.

ATTACHMENTS:

None



Robert J. Swayze
Integrity Commissioner

Prepared By: Robert J. Swayze

REPORT 6 – 2015

COUNCIL AGENDA

MAY 13 2015

TO: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its sixth report of 2015 from its meeting held on May 4, 2015, and recommends:

PDC-0024-2015

1. That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File CD.21.THO, City of Mississauga, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.
2. That the Commissioner of Corporate Services be authorized to sign an Owner Certification Statement in order to file a Record of Site Condition for the subject lands with the Ministry of Environment and Climate Change (MOECC).

File: CD.21.THO

PDC-0025-2015

That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 13/015 W10 and T-M13005 W10, Centreville Homes (Ninth Line) Inc., 6155 Ninth Line and Blocks 220, 221 and 228 on Plan 43M-1457, southeast corner of Ninth Line and Osprey Boulevard, be adopted in accordance with the following:

1. That the application 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) to permit a plan of subdivision for seven (7) detached dwellings and a buffer block in accordance with the proposed revised zoning standards described in Appendix R-9 of this report, be approved subject to the following conditions:
 - (a) That the draft plan of subdivision under File T-M13005 W10 be approved.
 - (b) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
 - (c) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel District School Board not apply to the subject lands.

2. That the City initiated request to change the zoning for City owned Block 228 on Plan 43M-1457 from "R7-8" (Residential – Detached Dwellings – Shallow Lots) to "B" (Buffer) to permit a buffer block be approved.
3. That the draft plan of subdivision under file T-M13005 W10, be recommended for approval subject to the conditions contained in Appendix R-10.
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 36 months of the Council decision.

Files: OZ 13/015 W10 and T-M13005 W10

PDC-0026-2015

That the Report dated April 14, 2015, from the Commissioner of Planning and Building recommending the applications under file OZ 13/013 W9, 7838794 Canada Inc. (c/o Cartera Private Equities Inc.), 2700 Aquitaine Avenue, south side of Aquitaine Avenue, east of Glen Erin Drive, be adopted in accordance with the following:

1. That the application to amend the Official Plan from "Residential High Density – Special Site 1" to "Residential High Density – Special Site" to permit the replacement of three existing, 3 storey rental apartment buildings with rental apartment buildings with heights of 17, 18 and 19 storeys, be refused.
2. That the application to change the Zoning from "RA4-32" (Apartment Dwellings-Exception) to "RA5-Exception" (Apartment Dwellings – Exception) to permit the replacement of three existing, 3 storey rental apartment buildings with 17, 18 and 19 storey rental apartment buildings, be refused.
3. That Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants, to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with the applications, in support of the recommendations outlined in the report dated April 14, 2015.
4. In the event that the OMB renders a decision on the applicant's appeals that result in an increase in height or density beyond what is existing on the site, that Legal Services staff be directed to request the OMB to impose a requirement that the applicant provide community benefits, in accordance with Section 37 of the *Planning Act* and the City Corporate Policy and Procedure on Bonus Zoning, and to request the OMB to withhold its Order pending notification by the City and the applicant that a Section 37 Agreement has been reached between the parties.
5. That the letter from Humberto and Eva Junco dated May 4, 2015, Residents, to the OMB opposing the proposed development, be received.

File: OZ 13/013 W9

REPORT 8 - 2015

COUNCIL AGENDA

MAY 13 2015

TO: THE MAYOR & MEMBERS OF COUNCIL

General Committee of Council presents its eighth Report of 2015 and recommends:

GC-0270-2015

That the deputation by Donnie Morris, Citizen Member and Irwin Nayer, Citizen Member of the Mississauga Cycling Advisory Committee with respect to the 2015 community rides, be received for information.

GC-0271-2015

That a by-law be enacted to amend the Animal Care and Control By-law 0098-04, as amended, as outlined in the report from the Commissioner of Transportation and Works dated April 22, 2015 entitled "Amendments to the Animal Care and Control By-law 0098-04, as amended, for the Number of Animals in a Person's Care in City Parks with Leash-free Zones".

GC-0272-2015

That a by-law be enacted to authorize the Mayor and the Clerk to execute on behalf of the City of Mississauga, an extension of the funding agreement, and any future amendments to the funding agreement related to extension of time, with Her Majesty in Right of Canada as represented by the Minister of Transport, Infrastructure and Communities under the Canada Strategic Infrastructure Fund Act for the Mississauga Bus Rapid Transit (BRT) Project, all in a form satisfactory to Legal Services.

(Wards 3 and 4)

GC-0273-2015

That Dufferin Construction Company (Dufferin) be granted permission to extend the current temporary closure of Orbitor Drive between Eglinton Avenue East and Skymark Avenue to undertake construction of an underpass bridge as part of the Mississauga Transitway project, ending at 6:00 am on Monday, October 19, 2015.

(Ward 5)

GC-0274-2015

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 Notice Agreement between Kevin Edward Sowa and The Corporation of the City of Mississauga to the satisfaction of the City Solicitor as outlined in the Corporate Report dated April 22, 2015 from the Commissioner of the Transportation and Works Department.

(Ward 2)

GC-0275-2015

1. That the Commissioner of Transportation and Works and the City Clerk be authorized, on behalf of The Corporation of the City of Mississauga (the "City"), to enter into the following agreements related to services the City will provide for the Pan Am/Parapan Am Games (the "Games"), all in a form satisfactory to Legal Services:
 - a. An Incremental Services Transfer Payment Agreement with the Ministry of Culture, Tourism and Sport (Ontario) for the recovery of costs incurred for transportation services (signage, spectator way finding, sidewalk installation, cycle parking and traffic control measures);
 - b. A Municipal Transit Project Transfer Payment Agreement with the Ministry of Transportation (Ontario), for the recovery of costs incurred for public transit services; and
 - c. Permission to Enter Agreement with the Toronto Transportation Corporation for special event bus service by MiWay operating from Kipling Station.
2. That the Commissioner of Community Services and the City Clerk be authorized, on behalf of the City, to enter into an Incremental Fire Services Letter Agreement with the Toronto Organizing Committee of the 2015 Pan Am/Parapan Am Games ("TO2015") for the recovery of costs incurred for fire services the City will provide for the Games, in a form satisfactory to Legal Services.
3. That an exemption to the Transit Fare By-law 287-14 be granted for the period of June 25 – August 25, 2015 allowing free transit for Pan Am/Parapan Am event ticket holders and volunteers.
4. That all necessary by-law(s) be enacted.

GC-0276-2015

1. That the Commissioner of Community Services and the City Clerk be authorized, on behalf of the Corporation of the City of Mississauga (the "City"), to execute a Management and Operations Agreement with the North Mississauga Soccer Club for the sanctioning and operation of the adult indoor soccer leagues at the Hershey SportZone, in a form satisfactory to Legal Services.
2. That the Commissioner of Community Services and the City Clerk be authorized, on behalf of the Corporation of the City of Mississauga (the "City"), to execute a Management and Operations Agreement with youth soccer clubs to deliver the indoor soccer leagues at the Hershey SportZone.
3. That all necessary by-laws be enacted.

GC-0277-2015

1. That the 2015 net operating levy be approved at \$412,894,107.
2. That the City of Mississauga's 2015 tax ratios remain unchanged and be set as follows:

Residential	1.000000
Commercial	1.409816
Industrial	1.570762
Multi-residential	1.778781
Pipeline	1.151172
Farmland	0.250000
Managed Forest	0.250000
3. That the City of Mississauga's 2015 tax rates be established as outlined in Appendix 1 to the report dated April 17, 2015 from the Commissioner of Corporate Services and Chief Financial Officer.
4. That the 2015 residential tax due dates be set for July 2, August 6 and September 3, 2015.
5. That the 2015 non-residential tax due date be set for August 6, 2015.
6. That the 2015 due dates for properties enrolled in one of the City's Pre-authorized Tax Payment Plans be set based on their chosen withdrawal date.
7. That the 2015 budgets of the Clarkson, Port Credit, Streetsville, and Malton Business Improvement Areas as set out in Appendix 2 requiring tax levies of \$73,015, \$752,299, \$287,953 and \$112,500 respectively, be approved as submitted, and that the necessary budget adjustments be made.
8. That the rates to levy the 2015 taxes for the Clarkson, Port Credit, Streetsville, and Malton Business Improvement Areas be established as set out in Appendix 3 to the report dated April 17, 2015 from the Commissioner of Corporate Services and Chief Financial Officer.
9. And that the necessary by-laws be enacted.

GC-0278-2015

1. That Council authorize the City to enter into an Agreement with Rogers Communication Partnership and BELL Canada that sets out the terms and conditions for the joint use and occupancy of the City's Communication Lamp Poles, also known as Trafalgar Poles; and

2. 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 Corporation of the City of Mississauga to the Agreement for the Joint Use and Occupancy of Communication Lamp Poles between The Corporation of the City of Mississauga, Rogers Communication Partnership and BELL Canada, subject to the City's solicitor's approval as to form.

GC-0279-2015

That Councillor Ron Starr, Ward 6 be appointed Chair of the Public Vehicle Advisory Committee for a term ending upon the completion of the Citizen Appointments to PVAC and the Committee meets as a whole.

(PVAC-0012-2015)

GC-0280-2015

That Councillor Carolyn Parrish, Ward 5 be appointed Vice-Chair of the Public Vehicle Advisory Committee for a term ending upon the completion of the Citizen Appointments to PVAC and the Committee meets as a whole.

(PVAC-0013-2015)

GC-0281-2015

That the Terms of Reference for the Public Vehicle Advisory Committee be referred back to staff to determine best practices with respect to committee quorum and the appointment of designates and report back to PVAC at the June 16, 2015 meeting.

(PVAC-0014-2015)

GC-0282-2015

That the report from the Commissioner of Transportation and Works, dated April 9, 2015 and entitled "Amendments to the Public Vehicle Licensing By-law 420-04, as amended, Lease Agreements for Accessible Taxicabs", be received.

(PVAC-0015-2015)

GC-0283-2015

That the report from the Commissioner of Transportation and Works, dated April 9, 2015 and entitled "Amendments to the Public Vehicle Licensing By-law 420-04, as amended, English Language Assessments for the Owners and Drivers of Airport Municipal Transportation Vehicles", be received.

(PVAC-0016-2015)

GC-0284-2015

That the report from the Commissioner of Transportation and Works, dated April 10, 2015 and entitled "Amendments to Public Vehicle Licensing By-law 420-04, as amended, to enable enforcement through the Administrative Penalty System" be received for information.

(PVAC-0017-2015)

GC-0285-2015

1. That the memorandum dated April 14, 2015 from Karen Morden, Legislative Coordinator, regarding the 2015 meeting dates for the Public Vehicle Advisory Committee be received for information;
2. That all future meetings of the Public Vehicle Advisory Committee be scheduled to begin at 10:00 a.m.

(PVAC-0018-2015)

GC-0286-2015

That the Public Vehicle Advisory Committee Action List for 2015 be received for information.

(PVAC-0019-2015)

GC-0287-2015

1. That upon completion the postcard be sent for review and approval to the Public Vehicle Advisory Committee;
2. That staff distribute the postcard to taxicab brokerages to distribute to taxicab drivers and taxicab passengers for signature;
3. That the signed postcards be collected at the City and forwarded en masse to the Premier of Ontario.

(PVAC-0020-2015)

GC-0288-2015

That the presentation by Erica Duque, Active Transportation Planner, Region of Peel, regarding Bike to School Week, be received.

(TSC-0060-2015)

GC-0289-2015

1. That Peel Regional Police be requested to enforce flashing 40KM zone on Meadowvale Blvd for the students attending Ange Gabriel EEC.
2. That Transportation and Works Department be requested to review the feasibility of adding a flashing 40KM speed zone sign on Meadowvale Boulevard just south of the intersection of Tottington Drive.
3. That Transportation and Works Department be requested to move the 60KM speed zone signage out of the 40KM flashing 40KM zone to just north and just south of the speed zone.

4. That the Principal of Ange Gabriel EEC be requested to consider the feasibility of opening the south playground gate for access for Kiss & Ride drop off to separate the bus and parent drop off areas.

(Ward 11)

(TSC-0061-2015)

GC-0290-2015

1. That Transportation and Works Department be requested to consider the following:
 - a) Replace faded "No Stopping" and "No Parking" signs west of the school.
 - b) Extend "No Stopping" zones east of the school to the corner of Wildwood Trail.
 - c) Add "No Stopping" corner prohibitions to Cosmic Crescent, east leg.
2. That Parking Enforcement be requested to enforce parking prohibitions from 3:00 p.m. to 3:30 p.m. on Barondale Drive, in front of Barondale Public School.
3. That the Principal of Barondale Public School be requested to consider the following:
 - a) Participating in the school walking routes program.
 - b) Include the Traffic Safety Council Times with the school's newsletter for parent education.

(Ward 5)

(TSC-0062-2015)

GC-0291-2015

That the request for a crossing guard at the intersection of Runningbrook Drive and Tomken Road for the students attending Blessed Teresa of Calcutta Catholic School be denied as the warrants are not met.

(Ward 3)

(TSC-0063-2015)

GC-0292-2015

That a warrant for a crossing guard at the intersection of Grechen Road and McBride Avenue for students attending McBride Public School has been met.

(Ward 6)

(TSC-0064-2015)

GC-0293-2015

1. That the request for a crossing guard at the intersection of Battleford Road and Montevideo Road for students attending Plowman's Park Public School, St. Teresa of Avila Separate School and West Credit Secondary School be denied as the warrants are not met.

2. That Transportation and Works Department be requested to review the following:
 - a) Painting zebra stripes at the intersection of Battleford Road and Montevideo Road.
 - b) Moving the stop bar located at the southbound left turn lane further back to allow for a better turning radius for westbound transit buses turning northbound.

(Ward 9)

(TSC-0065-2015)

GC-0294-2015

That the request for a crossing guard at the intersection of Freshwater Drive and Escada Drive for the students attending St. Bernard of Clairvaux Catholic School be denied as the warrants are not met.

(Ward 10)

(TSC-0066-2015)

GC-0295-2015

That the request for a crossing guard at the intersection of Rathburn Road and Perivale Road for the students attending St. David of Wales Catholic School be denied as the warrants are not met.

(Ward 6)

(TSC-0067-2015)

GC-0296-2015

That the email dated April 8, 2015 from Mike Wedmann, resident, requesting the placement of a crossing guard at the intersection of Lewisham Drive and Brookhurst Road for the students attending Willow Glen Public School be received and referred to the Site Inspection Subcommittee for a report back to the Traffic Safety Council.

(Ward 2)

(TSC-0068-2015)

GC-0297-2015

That the email dated March 31, 2015 from Catherine Sim, from the Region of Peel Health Services, requesting the placement of a crossing guard at the intersections of Bloor Street and Bridgewood Drive, and at Ponytrail Drive and Bridgewood Drive be received and referred to the Site Inspection Subcommittee for a report back to the Traffic Safety Council.

(Ward 3)

(TSC-0069-2015)

GC-0298-2015

1. That the memorandum dated April 15, 2015 from Angie Melo, Legislative Coordinator regarding Corliss Public School – Recommendation TSC-0006-2015 be received.
2. That the request for a crossing guard on Corliss Crescent, in front of Corliss Public School be denied as the warrants are not met.

3. That the Principal of Corliss Public School be requested to advise parents and students to utilize the sidewalk rather than crossing the driveway.

(Ward 5)

(TSC-0070-2015)

GC-0299-2015

That the Traffic Safety Council send a letter to the Peel District School Board requesting information regarding plans to accommodate the much larger number of kindergarten parents in September 2015 on school property at Munden Park Public School.

(Ward 7)

(TSC-0071-2015)

GC-0300-2015

That the report from the Manager of Parking Enforcement with respect to parking enforcement in school zones for the month of March 2015 be received for information.

(TSC-0072-2015)

GC-0301-2015

That the amount of \$600.00 to send three Mississauga students to Camp Samac from July 14 to July 17, 2015, to participate in the 2014-2015 School Safety Patroller Program be approved.

(TSC-0073-2015)

GC-0302-2015

That the Action Items List from the Transportation and Works Department for March 2015 be received for information.

(TSC-0074-2015)

GC-0303-2015

1. That the Peel District School Board be requested to review the directional signage on the property at Stephen Lewis Secondary School and Applewood School.
2. That the Principal of Stephen Lewis Secondary School be requested to Encourage parents to park in the east and west parking lots of the school at the PM dismissal.
3. That the Principals of Stephen Lewis Secondary School and Applewood School be requested to advise staff and bus drivers to use the appropriate exits.
4. That Peel Regional Police be requested to enforce U-turns between 8:30 – 9:00 a.m. and 3:00 to 3:20 p.m. in front of Stephen Lewis Secondary School and Applewood School.
5. That Transportation and Works Department be requested to review the feasibility of installing flashing 40KM speed zone signage on Thomas Street for the students attending Stephen Lewis Secondary School, Applewood School and Joan of Arc Catholic Secondary School.

(Ward 10)

(TSC-0075-2015)

GC-0304-2015

That the Peel District School be requested to repaint all pavement markings in the Kiss and Ride area at St. Bernard of Clairvaux Catholic School.

(Ward 10)

(TSC-0076-2015)

GC-0305-2015

That Heather Relf, Dan Suess, Matthew Moore, Sandra Beniuk, Altamash Syed, Mashkoor Sherwani, Ajay Sharma, Denise Gordon-Mohamud, and Sushil Kumra be appointed as members of the Public Information Subcommittee of the Traffic Safety Council for the term ending November 30, 2018 or until a successor is appointed

(TSC-0077-2015)

GC-0306-2015

That Louise Goegan, Tamara Coulson, Dan Suess, Sandra Beniuk and Sushil Kumra be appointed as members of the Walk to School Subcommittee of the Traffic Safety Council for the term ending November 30, 2018 or until a successor is appointed

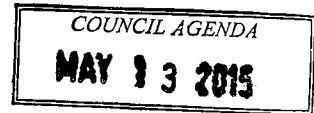
(TSC-0078-2015)

GC-0307-2015

That the education session presentation by Ed Sajecki, Commissioner, Planning and Building and Lesley Pavan, Director, Development and Design with respect to the Development Approval Process be received for information.

P-1

April 27, 2015



Councilor Matt Mahoney
Mississauga Ward 8

Dear Councilor Mahoney,

Attached is a petition from the residents of Idlewilde Crescent expressing our wishes to have the walkway on our street closed to prevent access to and from the Erin Mills station of the BRT.

Here are the pertinent statistics associated with our petition:

- There are 82 houses on our residential crescent.
- The 11 pages of our petition contain 110 signatures from 81 houses.
- The residents of 1 house were not reached because they are on an extended visit in Asia.
- 100% of the residents contacted said yes to the walkway closing and signed the petition.
- None are opposed.
- 99% of all households want the walkway closed and are represented on our petition.

We trust that our clear position and decisive unity on this matter will be respected, and we await the City's response.

Presented on behalf of the residents of Idlewide Crescent.

Contact name
Eva Berlin


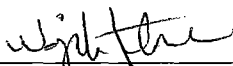
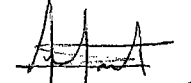
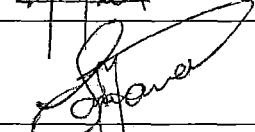

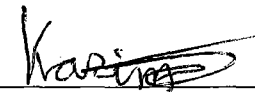

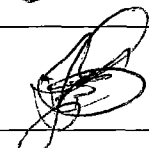


Mississauga ON L4V 1P4

Phone: 905-882-1044

<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	For
<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Appropriate Action
<input type="checkbox"/> Planning & Building	<input type="checkbox"/> Information
<input checked="" type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply
	<input checked="" type="checkbox"/> Report

PETITION



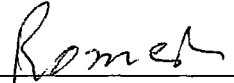

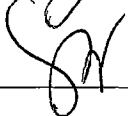
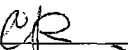

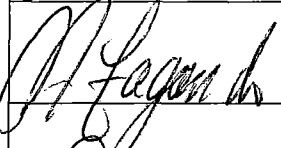
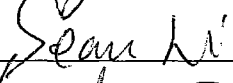

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
	ANNA AMIN	4462		
	Nazish Sahar	4466		
	Areeba Jawaid	4465		
	Sanar Jawaid	"		
	Rana Jawaid	"		
	Karim Sakr	4474		
	Umm Ayman	4478		
	BILL TZAGADOR	4489		
	Percy Waldron	4501		
	BILL CHOU	4348		

P-1(a)

PETITION

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
	TREVOR D. GRIFFITH	4473		
	NEELAM KATARIA	4453		
	ROMESH KATARIA	4453		
	MOHAMMAD ARIF	4444		
	VICTORIA TOLAY	4427		
	CLARA PEREIRA	4365		
	RON MERLOCCO	4360		
	MANUEL FAGUNDO	4356		
	SEAN LI	4332		
	ZHENRONG LI	4423		

PETITION


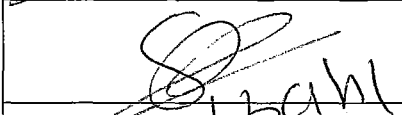
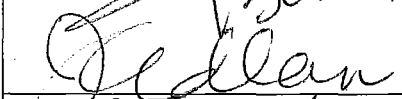
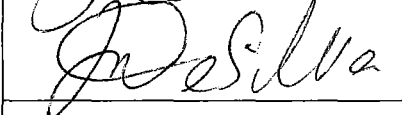
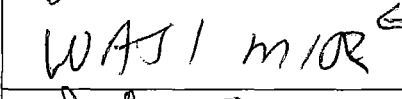
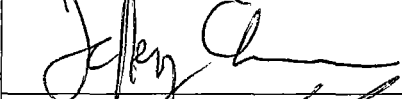
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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
<i>J Macura</i>	J. MACURA	4428		
<i>M. Mattos</i>	M. MATTOS	4432		
<i>E. A. Hignell</i>	E. A. HIGNELL	4436		
<i>Helder Terra</i>	HELDER TERRA	4440		
<i>W. J. Michaud</i>	WILF. MICHAUD	4444		
<i>Mohamed Lubbad</i>	Mohamed Lubbad	4448		
<i>Benny Benaïsk</i>	Benny Benaïsk	4458		
<i>Garth Grosjean</i>	GARTH GROSJEAN	4470		
<i>R. Bhagrath</i>	Reena Bhagrath	4494		
<i>SEAD MUCEVIC</i>	SEAD MUCEVIC	4506		

P-1(C)

PETITION

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
Rebecca.	Xu Rebecca.	4514.		
Jill Sellar	Jill Sellar	4509		
P. Singh	POONAM SINGH	4505		
	MARKO CAVAN	4494		
	Shanti Baw	4485		
	Joan Adam	4481		
	Julius DeSilva	4477		
WASIM MIA	Weyh Ka	4469		
	Jeffery Chan	4461		
	SAM KALDAS	4457		

P-1(c)

P-1(e)


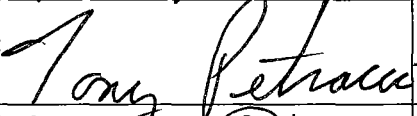

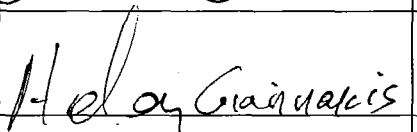

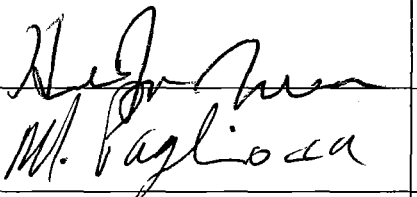
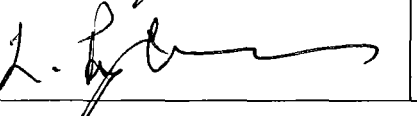
PETITION

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
<i>O. Melo</i>	Osuada Melo	4404		
<i>H. Melo</i>	Heckura Melo	11 11		
<i>D. Melo</i>	Dimitis Melo	11 11		
<i>Joe De Melo</i>	JOE DE MELO	4408		
<i>Nicole Demelo</i>	Nicole Demelo	4408		
<i>Vera Demel</i>	Vera Demelo	4408		
<i>Maria De Melo</i>	MARIA DE MELO	4408		
<i>Eva Berlin</i>	EVA BERLIN	4412		
<i>W. Blue</i>	WACE BERLIN	4412		
<i>P. Gannon</i>	PHILLIPINA GANNON	4498		

PETITION


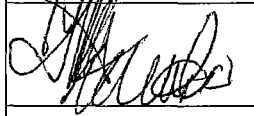
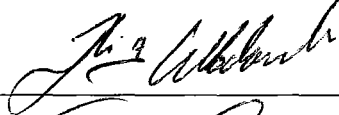

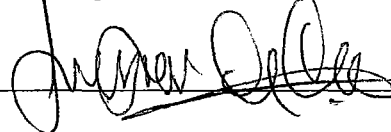
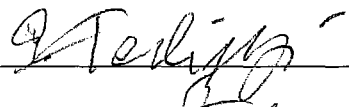
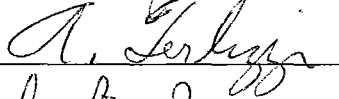
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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
	Munshan Zhou	4400		
	Tony Petracca	4389		
	Donna Petracca	4389		
	Helen Giannakis	4393		
JOSEPH HEWITT	Joe Hewitt	4420		
AUDREY HEWITT	Audrey Hewitt	4420		
	Gi-Jun NAM	4424		
	Michael Pagliocca	4416		
	Lisa Pagliocca	4416	" "	

PETITION

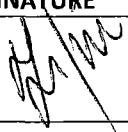

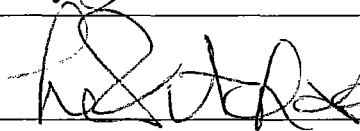
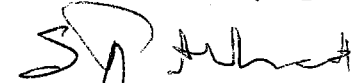

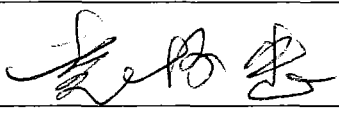
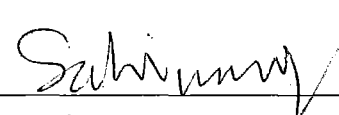
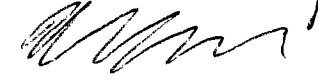

P-1 (9)

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
	MARIA REVEREDO	4396		
	FELIX REVEREDO	4396		
	ZBIG WLODARSKI	4392		
	FINKA CURIC	4388		
	LUGMAN GHAZNAVI	4376		
T. Ghani	TURID GHAZNAVI	4376		
Gauvatra	GEIGCO, MITZITHRA	4377		
	S. TERLIZZI	4372		
	A. TERLIZZI	4372		
Chato Rozman	M. ROZMAN	4352		

PETITION



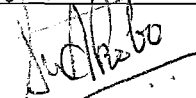
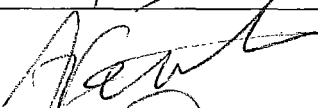
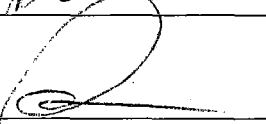


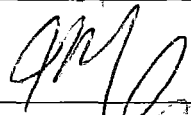
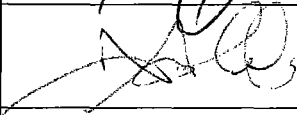

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
	NIKHIL GUPTA	4385		
Lisa	Lisa Sun	4381		
	YAFENG LUAN	4381		
	LINDA PRITCHARD	4340		
	STUART PRITCHARD	4340		
	SWARA Shawn Ryan	4380		
	Huai Zhong Yuan	4384		
	Jing Wang	4384		
	KIRAN MOKSHES	4368		
	J. P. McKown	4361		

P-1117

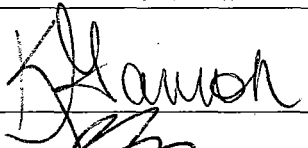
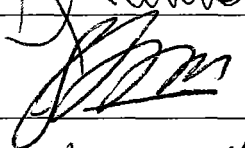
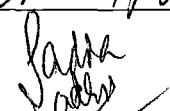
PETITION

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
	Sund	4357		
	NEETA ANAND	4357		
	SUBHAS LOBO	4373		
	Anita Fervaha	4344		
	Tom Lui	4336		
	Ivan Sze Lai	4328		
	KAMALJEET Gill	4329		
	John Defreitas	4333		
	Tom Scherbluk	4329		
	Patricia Sturino	4337		

PETITION

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
	KRISTEN GANNON	4498		
	JAJANTI MORARI	4368		
Mary Hsu	MARY HSU	4510		
Christman Hsu	Christman Hsu	4510		
ISSAWI	ZEINAT ISSAWI	4482		
F. Carvalho	FATIMA CARVALHO	4452		
MAN LI	MAN LI	4493		
M. Kasun	MARION KASUN	4353		
S. McNeely	S. MCNEELY	4456		
	Sadia Qader	4364		

PETITION

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SIGNATURE	PRINT NAME	HOUSE #	PHONE	E-MAIL
<i>Pavel Vukovic</i>	Pavel Vukovic	4502		
<i>Jessica Gao</i>	Jessica Gao	4352		
<i>Ron Merlocco</i>	Ron Merlocco	4360		
<i>Mubashar Iqbal</i>	MUBASHAR IQBAL	4466		
<i>Chen - 12 - W</i>	JASON WBI	4345		
<i>Repre</i>	R. GOPALAKRISHNAN	4349		
<i>M. Ramsey</i>	M. RAMSEES	4341		
<i>Gina Ramsey</i>	GINA RAMSEES	4341		
<i>Marwan Al-Assali</i>	MARWAN AL-ASSALI	4490		
<i>Eric Robb</i>	ERIC ROBB	4469		

P-1(K)



I-1

info@primeleague.ca
+1 416 879 05 51

COUNCIL AGENDA
MAY 13 2015

27 April 2015

Dear city clerk,

I, Lyudmyla Matsko of Canadian company Prime League Inc., invite Ukrainian music band " DZIDZIO" from Ukraine and their essential crew to perform in Canada for the concerts.

One of the concerts will be held in Mississauga, Ontario on Friday 3d July, 2015, time : 7pm – 12 midnight. This is venue rental we plan to use for the concert:

Anapolis Halls, Hall A
2185 Stavebank Rd, Mississauga, ON L5C 1T3

We expect 1000 people to attend the event on this day. This will be public event for all ages.

- Fire inspection – NOTIFIED
- Police department - NOTIFIED
- Health inspection - NOTIFIED

I kindly ask you to allow me hold this event and give the permission to have profit from the sale of alcohol on Friday 3d July, 2015, time : 7pm – 12 midnight. As a responsible person for the event I will ensure the event is run properly and in accordance with the LLA and Regulations. I have no intention to breach any of Canadian laws and I will ensure that all legal requirements for the event are met.

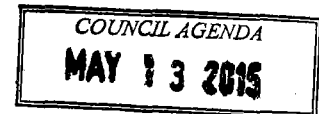
We would greatly appreciate any assistance you can provide us in this process.
Please contact me with any questions.

Sincerely,

Lyudmyla Matsko, General Manager

880 Sweetwater
L5H 4A8, MISSISSAUGA

<input checked="" type="checkbox"/> Receive	<input checked="" type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services	For
<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Appropriate Action
<input type="checkbox"/> Planning & Building	<input type="checkbox"/> Information
<input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply
	<input type="checkbox"/> Report



Whereas on April 14, 2015, the Supreme Court of Canada released its decision *Mouvement laïque Québécois v. Saguenay*;

And Whereas, in its decision, the Supreme Court unanimously held that reciting a religious non-denominational prayer before Council meetings infringes freedom of conscience and religion protected by the Quebec Charter of Human Rights and Freedoms;

And Whereas, at the April 29, 2015 Council meeting Council passed Resolution 0104-2015 to remove the Lord's Prayer from the beginning of Council meetings;

And Whereas, as Members of Council, we represent everyone – people of all faiths and religion – and people with no religion;

Now therefore, be it resolved that Council adopt a moment of silence before a Council meeting to allow individual Members of Council to use it for personal reflection about our decisions before us as municipal lawmakers.

A handwritten signature in cursive script, reading "Karen Rae". The signature is written in dark ink on a white background.