

City of Mississauga Agenda



Council

Date

October 28, 2015

Time

9:00 a.m.

Location

Council Chamber, 2nd Floor Civic Centre
300 City Centre Drive, Mississauga, ON L5B3C1

Members

Mayor Bonnie Crombie

Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Contact

Carmela Radice, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5426
carmela.radice@mississauga.ca

Find it online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

1. CALL TO ORDER**2. APPROVAL OF AGENDA****3. DECLARATIONS OF CONFLICT OF INTEREST****4. MINUTES OF PREVIOUS COUNCIL MEETINGS**

(a) October 14, 2015

5. PRESENTATIONS - Nil**6. DEPUTATIONS**

(a) World Prematurity Day – November 17, 2015

Christina Moss will speak to World Prematurity Day and is requesting that Council light up Mississauga Celebration Square purple on November 17, 2015.

Information Item I-1

(b) Mississauga Vital Signs 2015 Report

Eileen MacKenzie, President and CEO and Brian Reusch, Grants and Community Initiatives Manager from the Community Foundation of Mississauga will speak to the highlights of the Mississauga Vital Signs 2015 Report.

(c) Ontario Municipal Board of Appeal – Official Plan Amendment No. 9 (Clarkson Village Area)

Sue Shanley and Boyd Upper, members of the Clarkson Village Steering Committee will be speaking about the Clarkson Village Study regarding the Ontario Municipal Board of Appeal.

Closed Session Item (i)

(d) Ontario Municipal Board of Appeal – Official Plan Amendment No. 9 (Clarkson Village Area)

Wendy Davies and Bev Bleakly will be speaking about the RioCan Development regarding the Ontario Municipal Board of Appeal.

Closed Session Item (i)

7. PUBLIC QUESTION PERIOD – 15 Minute Limit

(In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013)
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 will ask their question; the time limit is 5 minutes for each question, as public question period total limit is 15 minutes.

8. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS

R-1 Report dated October 5, 2015, from the Commissioner of Planning and Building re:
Recommendation Report (Ward 8); 1007 Mississauga Road ; northwest corner of Mississauga Road and North Sheridan Way, Applicant: Marilyn Raphael Applications to permit three detached homes.

Recommendation

That the Report dated October 5, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, northwest corner of Mississauga Road and North Sheridan Way, 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 **Motor Vehicle Commercial** to **Residential Low Density I** to permit detached homes be approved.
3. That the application to change the Zoning from **C5-14 (Motor Vehicle Commercial)** to **R1-Exception (Detached Dwellings – Typical Lots) and B (Buffer)** to permit 3 detached homes in accordance with the proposed revised zoning standards described in Appendix 5 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (b) 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 Peel District and Dufferin-Peel Catholic District School Boards not apply to the subject lands.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Motion

9. PRESENTATION OF COMMITTEE REPORTS

- (a) General Committee Report 15-2015 dated October 21, 2015.

Motion

- (b) Planning and Development Committee Report 13-2015 dated October 26, 2015.

Motion

NOTE: This report will be distributed once it is available.

10. UNFINISHED BUSINESS - Nil

11. PETITIONS

- P-1 A petition received on October 8, 2015 with approximately 30 signatures requesting that Bus 109S be scheduled to leave every morning at Meadowvale Bus Terminal at 7:47 a.m. (Ward 9).

Receive and refer to Transportation and Works Department for a report back to General Committee

- P-2 A petition received on October 9, 2015 with approximately 13 signatures requesting an all way stop sign be installed at the intersection of Loonlake Avenue and Midgreen Lane and Whimbrel Road (Ward 6).

Receive and refer to Transportation and Works Department for a report back to General Committee

12. CORRESPONDENCE

- (a) Information Items - I-1

(b) Direction Item – D1

D-1 That the City of Mississauga endorse Mark Schiller, Executive Director of Water and Wastewater Divisions, at Public Works as the Region of Peel's candidate to be a member on the CTC Region Source Protection Committee.

Direction Required

13. NOTICE OF MOTION

M-1 Councillor Ras is requesting that Council establish a working committee of Councillors and appropriate staff to consider a separate credit program for residential properties that utilize volume control measures including cisterns, ditches or those properties that drain into a creek system, permeable pavement/driveways and rain gardens and that the working committee should report back to Council by the Spring of 2016.

Motion

14. MOTIONS

- (a) To approve recommendations from the following Committee Reports:
- (i) Recommendations GC-0615-2015 to GC-0637-2015 inclusive contained in the General Committee Report 15-2015 dated October 21, 2015.
 - (ii) Recommendations contained in the Planning and Building Report 13-2015 dated October 26, 2015.

NOTE: This report will be distributed once it is available.

- (b) To close to the public a portion of the Council meeting to be held on October 28, 2015, to deal with various matters. (See Item 18 Closed Session).

- (c) To approve the amend to Mississauga Official Plan from Motor Vehicle Commercial to Residential Low Density I to permit detached homes, to approve the application to change the Zoning from C5-14 (Motor Vehicle Commercial) to R1-Exception (Detached Dwellings – Typical Lots) and B (Buffer) to permit 3 detached homes in accordance with the proposed revised zoning standards described in Appendix 5 of this report and to approve the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Corporate Report R-1

- (d) To express sincere condolences to the family of Joseph Kenneth Hamilton from Transportation and Works Department who passed away.
- (e) To authorize staff to make submissions to the Ministry of Municipal Affairs and Housing to propose amendments to the *Municipal Act, 2001* as outlined in the report from the City Solicitor dated October 7, 2015, titled "*Municipal Act, 2001, Five-Year Provincial Review.*"

GC-0624-2015/October 21, 2015

- (f) To support a model that would see the City of Mississauga have jurisdictional and financial responsibility of all roads within its boundary, excluding those under provincial jurisdiction, in order to provide a more efficient level of customer service and a clearer picture within the urban area of who is responsible for the road system within its borders.

GC-0615-2015/October 21, 2015

15. INTRODUCTION AND CONSIDERATION OF BY-LAWS

- B-1 A by-law to establish certain lands as part of the municipal highway system Registered Plan 43R-36168 (in the vicinity of Queensway West and Confederation Parkway (Ward 7).
- B-2 A by-law to authorize the execution of a Development Agreement between the Erin Mills Development Corporation and the Corporation of the City of Mississauga, southeast corner of Burnhamthorpe Road West & Ninth Line Applicant: Stantec Consulting Owner: Erin Mills Development Corporation (OZ 12/011 W8) (Ward 8).

Resolution 0076-2015/April 1, 2015

- B-3 A by-law to amend By-law Number 0225-2007, as amended by adding the Exception Table 8.2.3.114 Applicant: Stantec Consulting Owner: Erin Mills Development Corporation (OZ 12/011 W8) (Ward 8).

Resolution 0076-2015/April 1, 2015

- B-4 A by-law to amend By-law 340-01, being the Outside Fireworks Vendors Licensing By-law to add definitions to section 1 of By-law 340-01.

GC-0616-2015/October 21, 2015

- B-5 A by-law to amend the Business Licensing By-law 1-06, as amended to delete subsection 2(4) in its entirety and replace.

GC-0616-2015/October 21, 2015

- B-6 A by-law 293-2001, being a by-law respecting the setting off of Fireworks within the limits of the City of Mississauga.

GC-0616-2015/October 21, 2015

- B-7 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law by adding Schedule 3 no parking on Haines Road, Stainton Drive, by adding Schedule 19 prohibited u-turns on Plum Tree Crescent and by adding Schedule 31 driveway boulevard parking-curb to sidewalk.

GC-0617-2015/October 21, 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: **Instructions for OMB hearing regarding appeals by RioCan (Clarkson) Inc., Lisgar Development Ltd., Gary Uhlman, Steve and Dina Makridis, and Steve Zorbas and regarding the proceedings before the OMB by 607074 Ontario Limited in respect of Official Plan Amendment No. 9 ("OPA 9") and Zoning By-law Amendment No. 0194-2014 ("ZBLA") for the Clarkson Village area.**

19. CONFIRMATORY BILL

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on October 28, 2015.

20. ADJOURNMENT

City of Mississauga Corporate Report



R-1

<div>COUNCIL AGENDA OCT 28 2015</div>	
Date: October 5, 2015	Originator's file: OZ 13/024 W8
To: Mayor and Members of Council	
From: Edward R. Sajecki, Commissioner of Planning and Building	Meeting date: 2015/10/28

Subject

Recommendation Report (Ward 8)

1007 Mississauga Road - northwest corner of Mississauga Road and North Sheridan Way.

Applicant: Marilyn Raphael

Applications to permit three detached homes

Recommendation

That the Report dated October 5, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, northwest corner of Mississauga Road and North Sheridan Way, 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 **Motor Vehicle Commercial** to **Residential Low Density I** to permit detached homes be approved.
3. That the application to change the Zoning from **C5-14 (Motor Vehicle Commercial)** to **R1-Exception (Detached Dwellings – Typical Lots)** and **B (Buffer)** to permit 3 detached homes in accordance with the proposed revised zoning standards described in Appendix 5 of this report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;
 - (b) 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

R-1(a)

Council

2015/10/05

2

Originator's file: OZ 13/O24 W8

developer/applicant and the Peel District and Dufferin-Peel Catholic District School Boards not apply to the subject lands.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Report Highlights

- Since the public meeting minor revisions have been made to the proposal, including the introduction of increased setbacks, the reconfiguration of the garages and driveways, and a reduction in the maximum permitted height of the homes. The Transportation and Works Department has also requested that a 2.6 m (8.5 ft.) wide portion of the lands abutting North Sheridan Way be zoned "B" (Buffer) and dedicated to the City as part of the noise wall/berm combination required to reduce noise levels from the QEW.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications 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 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0080-2014 which was adopted by Council and is attached as Appendix 2.

Comments

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

REVISED DEVELOPMENT PROPOSAL

Over the past several months, the applicant has been working on the issues raised by staff through the technical review and has made some modifications to address these comments, including:

- increased side and rear yard setbacks to better reflect spacing of homes in the area, achieve larger landscaped areas and improve vehicle maneuvering
- reconfiguration of the garages and driveways to reduce visibility from Mississauga Road and diminish the amount of hard surface areas
- adjustments to the configuration of the noise wall, associated berm, grading and site drainage
- reduction in height of homes from a maximum of 10.7 m (35.1 ft.) to the mid-point of the roof to a maximum of 10.4 m (34.1 ft.) to the highest point of the roof

The revised concept plan is found in Appendix 4.

COMMUNITY COMMENTS

No community concerns have been received regarding these applications.

R-1(b)

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

City Transportation and Works Department (T&W)

Comments updated September 9, 2015 state that the applicant's updated Site Plan, Functional Servicing Report, Grading/Servicing Plans and a Traffic Sightline Plan address the Department's preliminary comments and concerns.

T&W is in receipt of an updated Environmental Noise Impact Study, dated June 22, 2015, prepared by Akoustik Engineering Ltd., which confirms to their satisfaction that the proposed acoustic barriers will provide the necessary noise mitigation for the outdoor living areas. The applicant has provided preliminary written consent from the Ministry of Transportation (MTO) for the proposed acoustic barrier extension along the Queen Elizabeth Way (QEW) necessary to accommodate this development.

In the event these applications are approved by Council, prior to the enactment of the Zoning By-law, the applicant will be required to enter into Servicing and Development Agreements with the City. The agreements will deal with the construction of the required municipal works, implementation of the conditions of development approval and finalization of arrangements with MTO for the acoustic barrier installation along the QEW.

PLANNING COMMENTS

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

The Provincial Policy Statement (PPS), contains the Province's policies concerning land use planning for Ontario and all planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, encourages mixed use developments and the support of public transit.

The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan.

The proposed development adequately takes into account the existing context and provides an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan (MOP) Policies for the Sheridan Neighbourhood Character Area. As outlined in the Information Report, Section 19.5.1 of MOP provides the following criteria for evaluating site specific Official Plan Amendments:

- *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?*

P-1(c)

- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *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?*

Planning staff have undertaken an evaluation of the criteria against this proposed development application. The proposal meets the intent, goals and objectives of Mississauga Official Plan (MOP). The proposed **Residential Low Density I** land use designation currently exists to the west and represents a more compatible land use than the existing **Motor Vehicle Commercial** designation given the surrounding context. Consistent with Section 5.3.5 of Mississauga Official Plan, three new detached homes on large lots represents a sensitive infill development that recognizes the stable character of the surrounding neighborhood. It will complete the built form of both Mississauga Road and North Sheridan Way. The current land use designation is an historic anomaly approved by the Ontario Municipal Board (OMB) over 50 years ago that could present compatibility issues if the lands were developed as a gas station today.

The proposal is consistent with the current Mississauga Road Scenic Route policies (Section 9.3.3.11) and design policies (Sections 9.2, 9.3 and 9.5) found in MOP related to building massing, scale, site design and landscape features. Additionally, there is adequate infrastructure available to the site and an acceptable planning justification report has been submitted by the applicant.

Mississauga Road Scenic Route Policies Review

At its meeting on June 22 2015, Planning and Development Committee considered a report titled "Mississauga Road Scenic Route Policies Review" from the Commissioner of Planning and Building. The report was received for information and provided direction to hold a future statutory public meeting to consider a number of revised and new official plan policies that are intended to strengthen the existing policies within the Scenic Route. The proposed development is consistent with the proposed changes to MOP.

Zoning

The proposed **R1-Exception (Detached Dwellings – Typical Lots)** zone is appropriate to accommodate the requested residential uses. Staff had asked the applicant to consider reducing the maximum permitted height for the homes given the context of the neighbourhood and the relationship of the lots to Mississauga Road; the applicant has since agreed to modifications in the proposed Zoning By-law. Appendix 5 contains staff's recommended site specific zoning provisions based on the development proposal. An exception schedule will be needed to specify building setbacks given the irregular shape of the lots and the custom homes that are proposed by the applicant.

The Transportation and Works Department has requested that a 2.6 m (8.5 ft.) wide portion of the lands adjacent to North Sheridan Way be zoned "**B**" (**Buffer**) and dedicated to the City as part of

the noise wall/berm combination that is required to reduce noise levels from the QEW. This is reflected in Appendix 3, which illustrates the location of the proposed zones.

Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval. A Site Plan application has not been submitted for the proposed development to date.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters related to architectural elements, tree preservation and landscaping.

Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

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 requested changes by the applicant are minor and were at the request of staff, it is recommended that no further public notice be required.

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

1. The proposal for detached homes is compatible with the surrounding land uses as it provides for completion of the existing built form along Mississauga Road and North Sheridan Way.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested use based on the site's context within the neighbourhood and its appropriate built form relationship to adjacent lots on Mississauga Road.

Attachments

Appendix 1: Information Report

Appendix 2: Recommendation PDC-0080-2014

Appendix 3: Revised Excerpt of Existing Land Use Map

Appendix 4: Revised Concept Plan

Appendix 5: Recommended Zoning By-law Provisions


Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Ben Phillips, Development Planner

R-1(e)



Corporate Report

Clerk's Files

APPENDIX 1

Originator's

Files OZ 13/024 W8

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 and Rezoning Applications
To permit three (3) detached dwellings
1007 Mississauga Road
Northwest corner of Mississauga Road and
North Sheridan Way
Owner: Marilyn Raphael
Applicant: John D. Rogers & Associates Inc.
Bill 51

Public Meeting Ward 8

RECOMMENDATION: That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "Residential Low Density I" and to change the Zoning from "C5-14" (Motor Vehicle Commercial) to "R1-Exception" (Detached Dwellings – Typical Lots), to permit three (3) detached dwellings under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, be received for information.

**REPORT
HIGHLIGHTS:**

- Although designated and zoned for motor vehicle commercial uses, the site has never been developed;
- No comments have been received to date from the public by the Planning and Building Department regarding this proposal;

R-1(f)

- Prior to the Supplementary Report, matters to be further evaluated include resolution of design details and proposed zoning standards; the evaluation of the proposal against the existing Mississauga Road Scenic Route policies and the review of these policies as requested by Council; and the review of updates to requested supporting documents.

BACKGROUND:

The above-noted applications have been circulated for technical comments. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	Received: December 20, 2013 Deemed complete: February 28, 2014
Height:	2 storeys (Note: the applicant's proposed development standards are silent on height)
Lot Coverage:	35% for each of the 3 lots
Landscaped Area:	Lot 1: 52% Lot 2: 50% Lot 3: 58%
Net Density:	9.6 units/ha (3.9 units/ac.)
Gross Floor Area:	Lot 1: 661.6 m ² (7,121.6 sq. ft.) Lot 2: 690.7 m ² (7,434.9 sq. ft.) Lot 3: 683.4 m ² (7,356.3 sq. ft.)
Number of units:	3
Anticipated Population:	12 * *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:	6
Parking	12

R-1 (cg)

Development Proposal	
Provided:	
Supporting Documents:	Planning Justification Report Functional Servicing Report Noise Impact Study Phase I Environmental Site Assessment Traffic Impact Study Stage 1-2 Archaeological Assessment Heritage Impact Statement Tree Inventory Plan Concept Site Plan and Elevations Site Cross-Section Conceptual Landscape Plan

Site Characteristics	
Frontage:	109 m (358 ft.) – Mississauga Road 96 m (315 ft.) – North Sheridan Way
Gross Lot Area:	0.39 ha (0.96 ac.)
Net Lot Area:	0.31 ha (0.77 ac.) proposed
Existing Use:	Vacant

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

Green Development Initiatives

The applicant has identified several green initiatives that will be incorporated into the development, including the following:

- Downspouts will splash at grade into landscaped areas;
- Permeable pavers are proposed for part of the driveway;
- Windows with a high Energy Rating (ER) value will be utilized where appropriate;
- Heating and cooling systems design will utilize "Right Sizing" techniques to minimize power requirements.

Neighbourhood Context

The subject property is a triangular shaped vacant parcel located in the Sheridan Neighbourhood, a mature residential community in south central Mississauga. Although never developed, it has been

R-1 (Ch)

designated and zoned for motor vehicle commercial uses for many years. A berm owned by the City separates this property from the detached dwellings located to the west. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Across from North Sheridan Way, Mississauga Golf and Country Club
East: Across from Mississauga Road, Mississauga Golf and Country Club
South: Across from North Sheridan Way and the Queen Elizabeth Way (QEW) detached dwellings
West: City-owned berm and detached dwellings

Official Plan

Current Mississauga Official Plan Designation and Policies for the Sheridan Neighbourhood Character Area
(November 14, 2012)

The subject lands are located within a **Neighbourhood Area** (Sheridan) at the intersection of two Major Collector roads, one being a Scenic Route (Mississauga Road). The lands are designated "**Motor Vehicle Commercial**" which permits gas bars, motor vehicle repair, service stations and car washes. The applications are not in conformity with the land use designation.

There are other policies in Mississauga Official Plan that are also applicable in the review of these applications, which are found in Appendix I-10.

Proposed Official Plan Designation and Policies

"**Residential Low Density I**" to permit detached dwellings.

Existing Zoning

"**C5-14**" (**Motor Vehicle Commercial**), which permits a motor vehicle service station.

R-1(i)

Proposed Zoning By-law Amendment

"R1-Exception" (Detached Dwellings – Typical Lots), to permit detached dwellings in accordance with the proposed zone standards contained within Appendix I-9.

COMMUNITY ISSUES

No community meetings were held and no written comments have been received to date by the Planning and Building Department. Ward 8 Councillor Katie Mahoney discussed the proposal at the Annual General Meeting of the Mississauga Oakridge Ratepayer's Association on May 6, 2014 and no concerns were expressed by those in attendance.

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:

- resolution of design details and zoning standards, including appropriate setbacks from Mississauga Road and other lot lines, lot configurations, building coverage, height and noise wall/berm details;
- evaluation of the proposal against the existing Mississauga Road Scenic Route policies and the review of these policies as requested by Council;
- the submission and review of additional requested documents, including an updated Functional Servicing Report, revised grading and servicing plans, an updated noise report, and a revised Traffic Safety Assessment.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to storm drainage, noise

2-1(j)

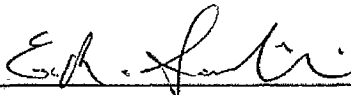
attenuation, sidewalks and utilities which will require the applicant to enter into appropriate agreements with the City.

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

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

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Sheridan Character Area
Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Site Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: School Accommodation
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: Relevant Mississauga Official Plan policies
- Appendix I-11: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

JP

R-1(K)

Marilyn Raphael

File: OZ 13/024 W8

Site History

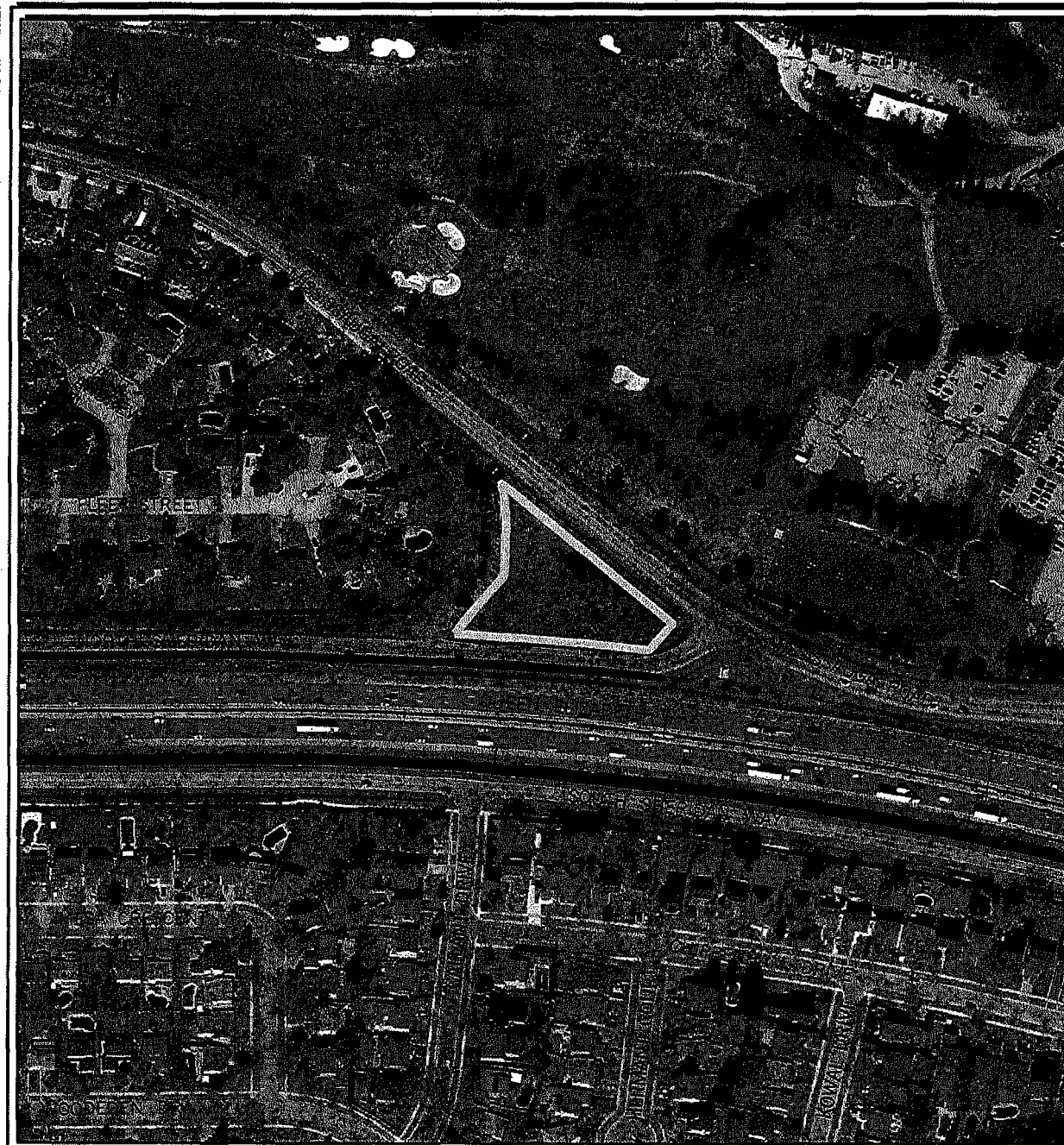
- May 26, 1958 – application submitted by Mississauga Golf and Country Club (MGCC) for service station on the subject lands is received.
- November 9, 1959 – Toronto Township Council defers consideration “for further information”.
- April 25, 1960 – Texaco makes a new application under file OZ/17/60, which planning staff support. The Toronto Township Planning Board subsequently recommends neither approval nor refusal.
- June 2, 1961 – MGCC makes new application under file OZ/32/61 for a service station. Although supported by the Planning Board, the application is refused by Council.
- September 16, 1963 – The Ontario Municipal Board (OMB) issues an order approving the application, with an amendment issued October 18, 1963 correcting an error.
- November 4, 1963 – Council adopted Amendment 163, which redesignates the subject lands from Residential to Highway Commercial pursuant to the OMB order.
- January 20, 1964 – Council passes By-law 4619 to rezone the subject lands to “ACS” (Service Station), further implementing the OMB order.
- May 18, 1978 – Council passes By-law 226-78, which rezones the northwest portion of the site from “O2” (Park, Golf Courses and Radio or Television Transmission Towers) to “ACS” (Service Station) as part of rezoning application OZ/18/77 (W). The application also zones the abutting lands to the west “R1” (Detached Dwellings) to permit the development of detached dwellings.
- November 22, 1981 – Council approves the West Brindale Secondary Plan, which designates the subject lands “Highway Commercial”.
- June 12, 1985 – A site plan application under file SP 172-85 is submitted to the City to develop the property for a gas bar. This file was closed on February 13, 1987 due to inactivity.
- July 14, 1989 – Official Plan and Zoning By-law Amendment applications under file OZ/079/89 (W) were submitted for the subject lands to permit four (4) detached dwellings.

2-1(1)

Marilyn Raphael

File: OZ 13/024 W8

- September 26, 1989 – File OZ/79/89 (W) is revised to a one storey convenience commercial centre proposal having a gross leasable area of 860 m² (9,257 sq. ft.) and providing 37 parking spaces.
- March 6, 1991 – the OMB issues its order dismissing appeals related to file OZ/79/89 (W).
- March 18, 1991 – Council adopts By-law 116-91, an Interim Control By-law (ICB) which prohibits the use of the subject lands for one year to allow the Planning and Building Department to undertake a study to determine specific uses and design standards on the subject lands. Council subsequently extended the ICB for an additional year.
- April 1993 – the Planning and Building Department prepares a series of development schemes for the subject property which are subsequently presented to the Oakridge Residents Association. As part of this process, no preferred option is identified.
- April 24, 1996 – Official Plan and Zoning By-law Amendment applications submitted to the City for the subject lands under file OZ 96/018 W8 to permit a ten (10) unit townhouse development.
- October 15, 1996 – the owner appeals the application under file OZ 96/018 W8 due to a lack of decision within the prescribed timelines under the *Planning Act*. The appeal was subsequently withdrawn.
- March 2, 2005 – File OZ 96/018 W8 is closed.
- December 22, 2006 - Official Plan and Zoning By-law Amendment applications are submitted to the City for the subject lands under file OZ 06/033 W8 to permit three (3) detached dwellings.
- March 3, 2008 – File OZ 06/033 W8 is closed due to inactivity.
- November 14, 2012 – Mississauga Official Plan comes into force except for those site/policies which have been appealed. The subject lands are designated "Motor Vehicle Commercial" in the Sheridan Neighbourhood Character Area.



LEGEND:

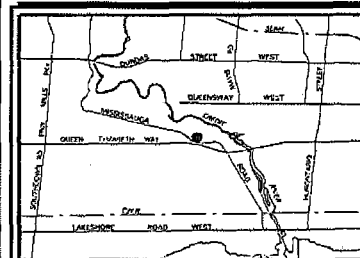


SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2014



SUBJECT: MARILYN RAPHAEL



FILE NO:
OZ 13024 W8

DWG. NO:
13024A

SCALE:
1:3000

PDC DATE:
2014/12/08

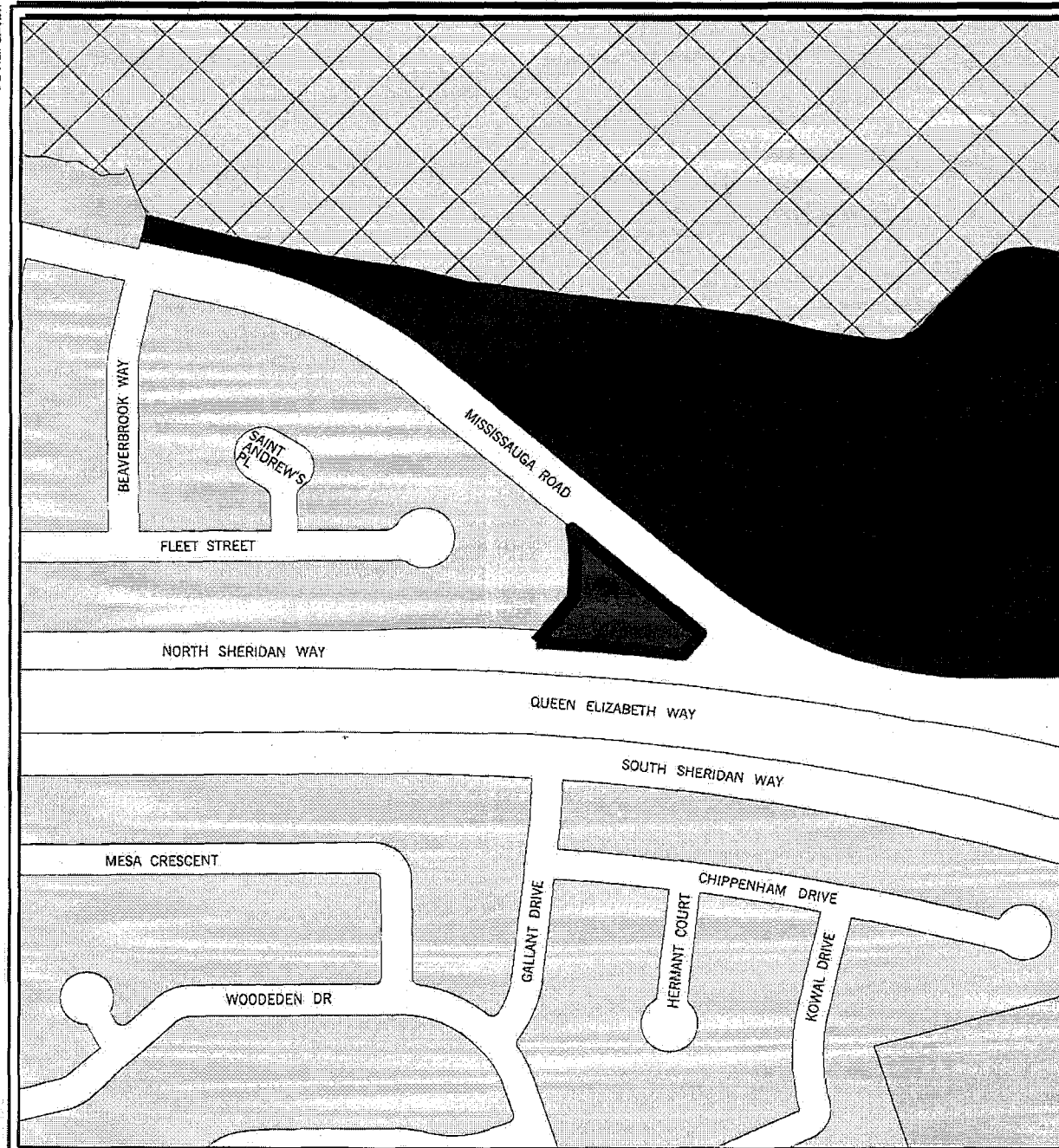
DRAWN BY:
J. BERNARD

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

2-1(m)



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)
	1986 NEP/2000 NEF Composite Noise Contours		City Centre Transit Terminal
	LBPIA Operating Area Boundary See Aircraft Noise Policies		GO Rail Transit Station
	Area Exempt from LBPIA Operating Area		Public School
	Natural Hazards		Catholic School
			Hospital
			Community Facilities

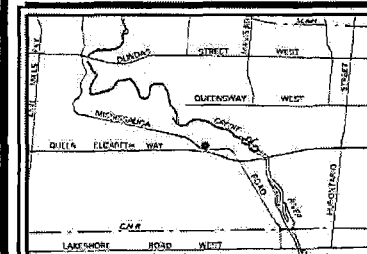
CITY STRUCTURE

Elements

	Downtown		Corporate Centre
	Major Node		Employment Area
	Community Node		
	Neighbourhood		

SUBJECT LANDS

SUBJECT: MARILYN RAPHAEL

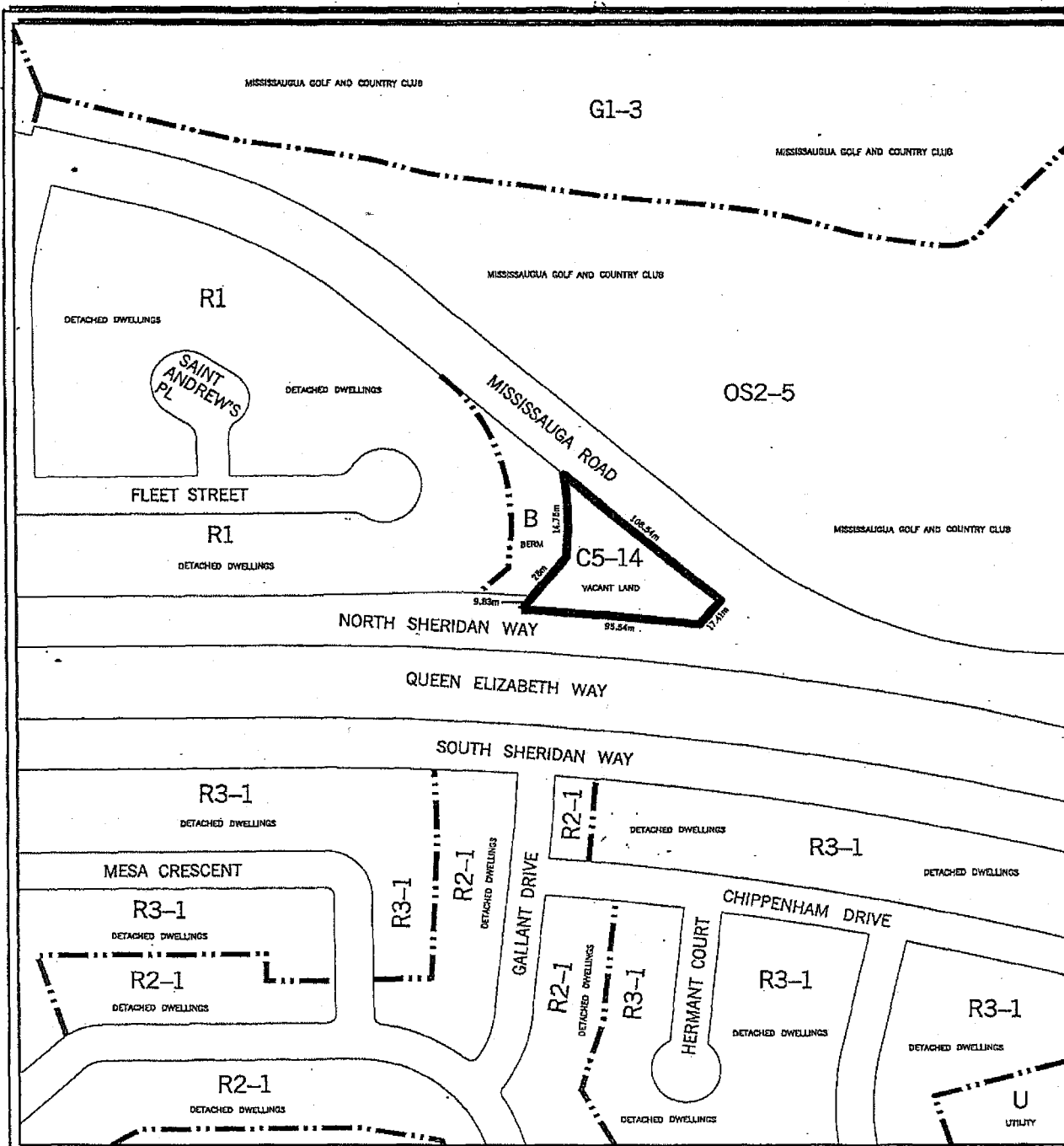


FILE NO:
OZ 13/024 W8
DWG. NO: 13024L
SCALE: 1:4000
PDC DATE:
2014/12/08
DRAWN BY:
J.BERNARD

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:

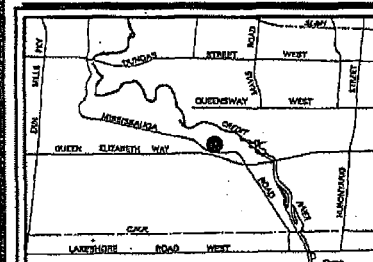


PROPOSED OFFICIAL PLAN AMENDMENT
FROM "MOTOR VEHICLE COMMERCIAL" TO
"RESIDENTIAL LOW DENSITY I" AND
PROPOSED REZONING FROM "C5-14"
(MOTOR VEHICLE COMMERCIAL) TO
"R1-EXCEPTION" (DETACHED DWELLINGS -
TYPICAL LOTS) TO PERMIT 3 DETACHED
DWELLINGS

THIS IS NOT A PLAN OF SURVEY



SUBJECT: MARILYN RAPHAEL



FILE NO:
OZ 13/024 W8
DWG. NO:
13024R
SCALE:
1:3200
PDC DATE:
2014/12/8
DRAWN BY:
J.BERNARD

APPENDIX 14

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

R-1(q)

34'-0" 10.54

Black ASPHALT
SINGLES

PRECAST

BRICK

PRECAST

10'

12'

PR

186'

CREPIT VALLEY
STONE COLUMNS

LOT 1 MISSISSAUGA ROAD.

NORTH ELEVATION 1/8" = 1'-0"

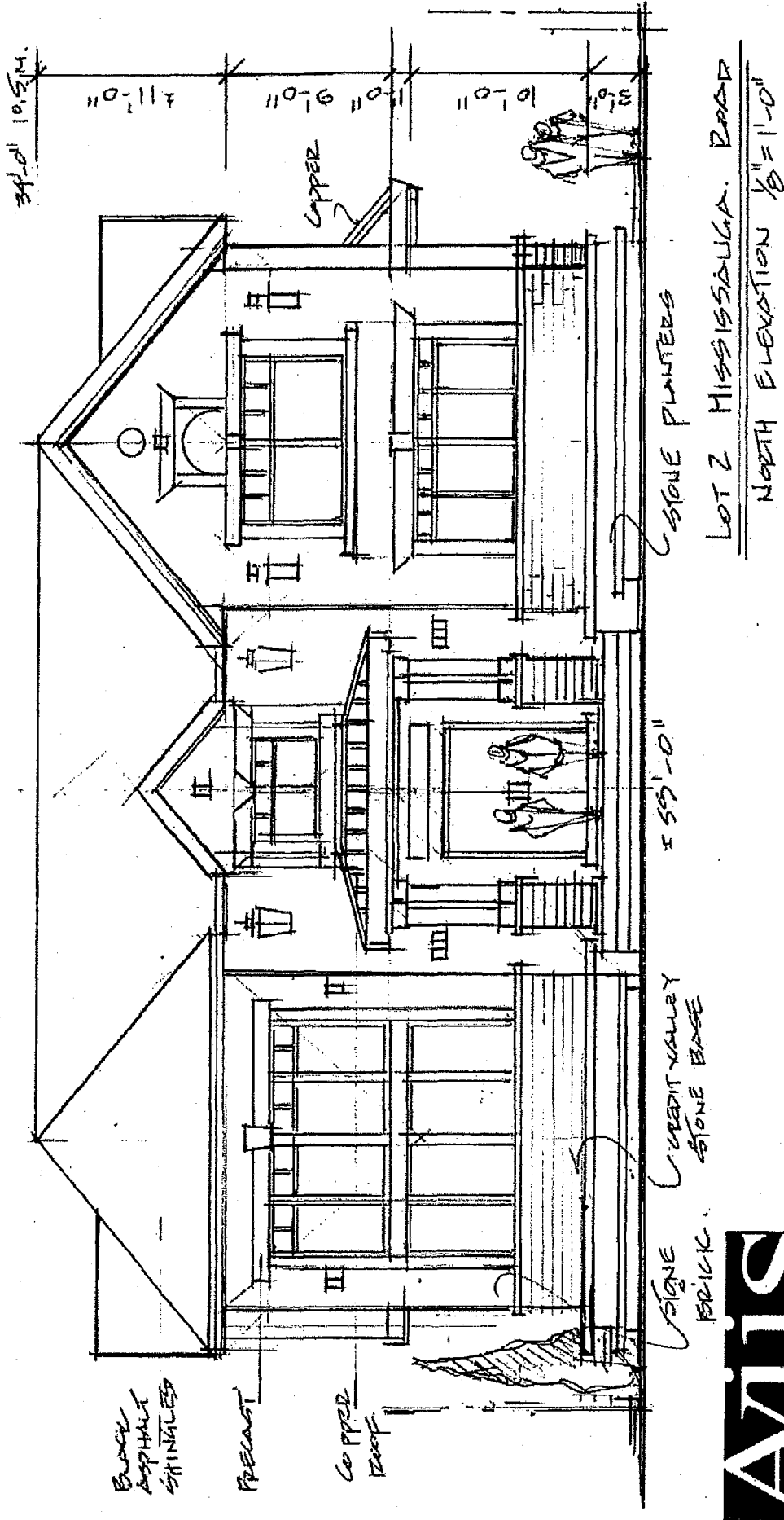
FOR AXIIS ARCHITECTS

oct 2014.

ELEVATION OF LOT 1



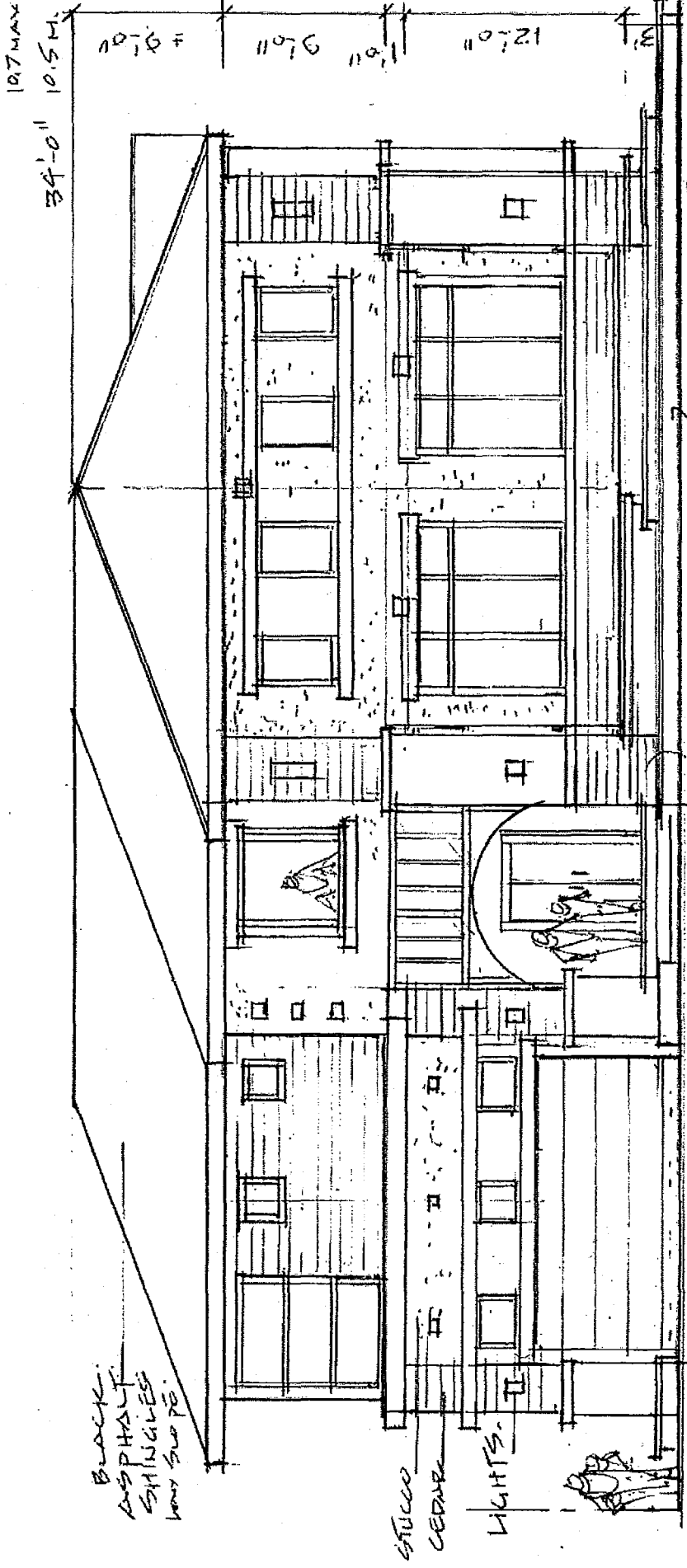
R-1(r)



ELEVATION OF LOT 2



R-1(S)



34'-0" 10.5 M 10'7" F 11'0" G 11'0" F 11'0" Z1

Back ASPHALT SHINGLES lower slope

STUCCO CEILING LIGHTS

STONE PLANTERS

ZIM

CREAT VAWAY LOT 3 MISSISSAUGA RES.D.

NORTH ELEVATION 1/8" = 1'-0"

ROB AXIIS ARCHITECTS

ELEVATION OF LOT 3



Marilyn Raphael

File: OZ 13/024 W8

Agency Comments

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

Agency / Comment Date	Comment
<p>Ministry of Transportation (MTO) (October 14, 2014)</p>	<p>In general, the Ministry has no objection to the proposal. If the rezoning is granted, the proponent will be required to apply for site plan approval. Site specific comments will be provided upon receipt of the site plan application with drawings and supporting documents.</p> <p>The concept plan indicates that the proposed dwellings are within the Ministry permit control area, therefore Ministry permits are required. All proposed above and below grade structures and any facilities vital to the operation of the site have to be outside the Ministry's 14 m (46 ft.) setback limit.</p> <p>An MTO Building and Land Use Permit will be required for the site servicing and grading as well as individual Building and Land Use Permits for each proposed building.</p> <p>Proposed development signs will require an MTO Sign Permit prior to installation. Further comments will be provided upon receipt of a formal site plan application.</p>
<p>Region of Peel (October 6, 2014)</p>	<p>An existing 300 mm (12 in.) diameter water main is located on Mississauga Road. An existing 300 mm (12 in.) diameter sanitary sewer is located on North Sheridan Way.</p> <p>Site servicing drawings and an associated application fee will be required at the site plan stage. Site servicing approvals are required prior to issuance of building permits and the property must be serviced according to the Ontario Building Code and the Region of Peel standards.</p> <p>It will be determined once the site servicing proposal is reviewed if a Section 118 under the <i>Land Titles Act</i> (relating to restrictions on title) is required.</p> <p>Curbside collection will be provided.</p>

R-1(u)

Marilyn Raphael

File: OZ 13/024 W8

Agency / Comment Date	Comment
Dufferin-Peel Catholic District School Board (October 1, 2014) and Peel District School Board (October 3, 2014)	<p>Both School Boards responded that they are satisfied with the current 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.</p> <p>If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and Servicing Agreements and all Agreements of Purchase and Sale.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (October 24, 2014)	<p>In the event that the applications are approved, the applicant shall submit a cash contribution for street tree planting on Mississauga Road and North Sheridan Way.</p> <p>In addition, prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.</p>
City Community Services Department – Culture Division (October 1, 2014)	<p>A Heritage Impact Statement (HIS) and Stage I and II Archaeological Assessment were received for this property. Because the site is vacant and no demolition will be involved, Heritage Planning has no concerns with the applications to rezone and construct new dwellings on this site. These applications and the HIS will be brought forward to the Heritage Advisory Committee as an information item only because there are no concerns.</p>
City Community Services Department – Fire and Emergency Services Division (October 24, 2014)	<p>Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.</p>

Marilyn Raphael

File: OZ 13/024 W8

Agency / Comment Date	Comment
City Transportation and Works Department (October 24, 2014)	<p>T&W confirm that the supporting plans and documents submitted with these applications, including the Site Plan, Site Grading and Servicing Plans, Acoustic Report, Functional Servicing Report and a Phase 1 Environmental Site Assessment, are under review. The comments completed to date request that the applicant provide further revisions to the traffic study, storm water management features, amendments to the acoustic report and the configuration of the acoustic berm/fence/buffer block within the North Sheridan Way right of way and any resulting revisions to the site/grading plans.</p> <p>These matters are to be addressed by the applicant to the satisfaction of the City prior to approval in principle and detailed comments and conditions will be provided prior to the Supplementary Meeting.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Development Services, Planning and Building Department - Enbridge Gas - Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Bell Canada - Canada Post - Conseil Scolaire de District Catholique Centre-Sud - Conseil Scolaire de District Centre-Sud-Ouest - Economic Development Office - Realty Services, Corporate Services Department - Rogers Cable - Trans-Northern Pipelines Inc. - Trillium Health Partners

R-1(W)

Marilyn Raphael

File: OZ 13/024 W8

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 0 Grade 7 to Grade 8 0 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> Oakridge Public School <ul style="list-style-type: none"> Enrolment: 210 Capacity: 202 Portables: 1 Homelands Senior Public School <ul style="list-style-type: none"> Enrolment: 272 Capacity: 428 Portables: 0 Erindale Secondary School <ul style="list-style-type: none"> Enrolment: 1,004 Capacity: 1,353 Portables: 0 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <ul style="list-style-type: none"> St. Francis of Assisi <ul style="list-style-type: none"> Enrolment: 514 Capacity: 480 Portables: 0 Iona Catholic Secondary School <ul style="list-style-type: none"> Enrolment: 1,117 Capacity: 723 Portables: 17

Marilyn Raphael

File: OZ 13/024 W8

Proposed Zoning Standards

Zone Standards	Required "R1" Zoning By-law Standards	Proposed "R1-Exception" Zoning By-law Standards
Minimum lot area	750 m ² (8,072.9 sq. ft.) (interior lot) 835 m ² (8,987.8 sq. ft.) (corner lot)	1 015 m ² (10,926 sq. ft.)
Minimum lot frontage – interior lot	22.5 m (73.8 ft.)	23.0 m (75.4 ft.)
Minimum lot frontage – corner lot	22.5 m (73.8 ft.)	45.3 m (148.6 ft.)
Minimum setback from Mississauga Road	Assuming Mississauga Road deemed to be frontage: 9.0 m (29.5 ft.) (interior lot) and 7.5 m (24.6 ft.) (corner lot) plus required centerline setback per Section 2.1.14 (another 13.0 m [42.6 ft.] in this instance)	7.0 m (23.0 ft.)
Maximum lot coverage	25%	35%
Minimum interior side yard – interior lot	4.2 m (13.8 ft.) on one side and 1.8 m (5.9 ft.) on the other side	4.0 m (13.1 ft.) on one side and 1.4 m (4.6 ft.) on the other side
Minimum interior side yard – corner lot	3.0 m (9.8 ft.)	13.6 m (44.6 ft.)
Minimum setback to the side lot line, where lands abut a "B" zone	n/a	1.8 m (5.9 ft.)
Minimum rear yard – interior lot	7.5 m (24.6 ft.)	8.2 m (26.9 ft.)
Minimum rear yard – corner lot	3.0 m (9.8 ft.)	1.4 m (4.6 ft.)
Maximum height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.) (no change from the "R1" standards proposed)

R-1(y)

Marilyn Raphael

File: OZ 13/024 W8

Relevant Mississauga Official Plan Policies

There are numerous policies that apply in reviewing these applications. An overview of some of these policies is found below:

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3.5	Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Intensification will generally occur through infilling and the development of existing commercial sites as mixed use areas and is to be sensitive to the context. Appropriate transitions in use, built form, density and scale are to be achieved.
Section 6 – Value the Environment	Section 6.9.3	Careful attention must be paid to site planning and building design techniques to mitigate noise levels consistent with an urban environment, particularly when in proximity to provincial highways.
Section 7 – Complete Communities	Section 7.2 Section 7.2.1 Section 7.2.2	Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.
Section 9 – Building a Desirable Urban Form	Section 9.2.2 Section 9.3.3.10 Section 9.3.3.11 Section 9.5.1 Section 9.5.2 Section 9.5.3	<p>Development in Neighbourhoods is required to be context sensitive and respect the existing or planned character and scale of development.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p> <p>Special care will be taken with development along scenic routes to preserve and complement the scenic historical character of the street.</p>

Marilyn Raphael

File: OZ 13/024 W8

	Specific Policies	General Intent
Section 16 - Neighbourhoods	Section 16.1.2 Section 16.22.1.1 Section 16.22.1.2	<p>The minimum frontage and area of new lots 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.), or the zoning requirements.</p> <p>The subdivision of lots of less than 23 m (75 ft.) frontage is discouraged, if it is considered to be detrimental to the character of the surrounding area.</p>
Section 19 - Implementation	Section 19.5.1	<p>This section 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.

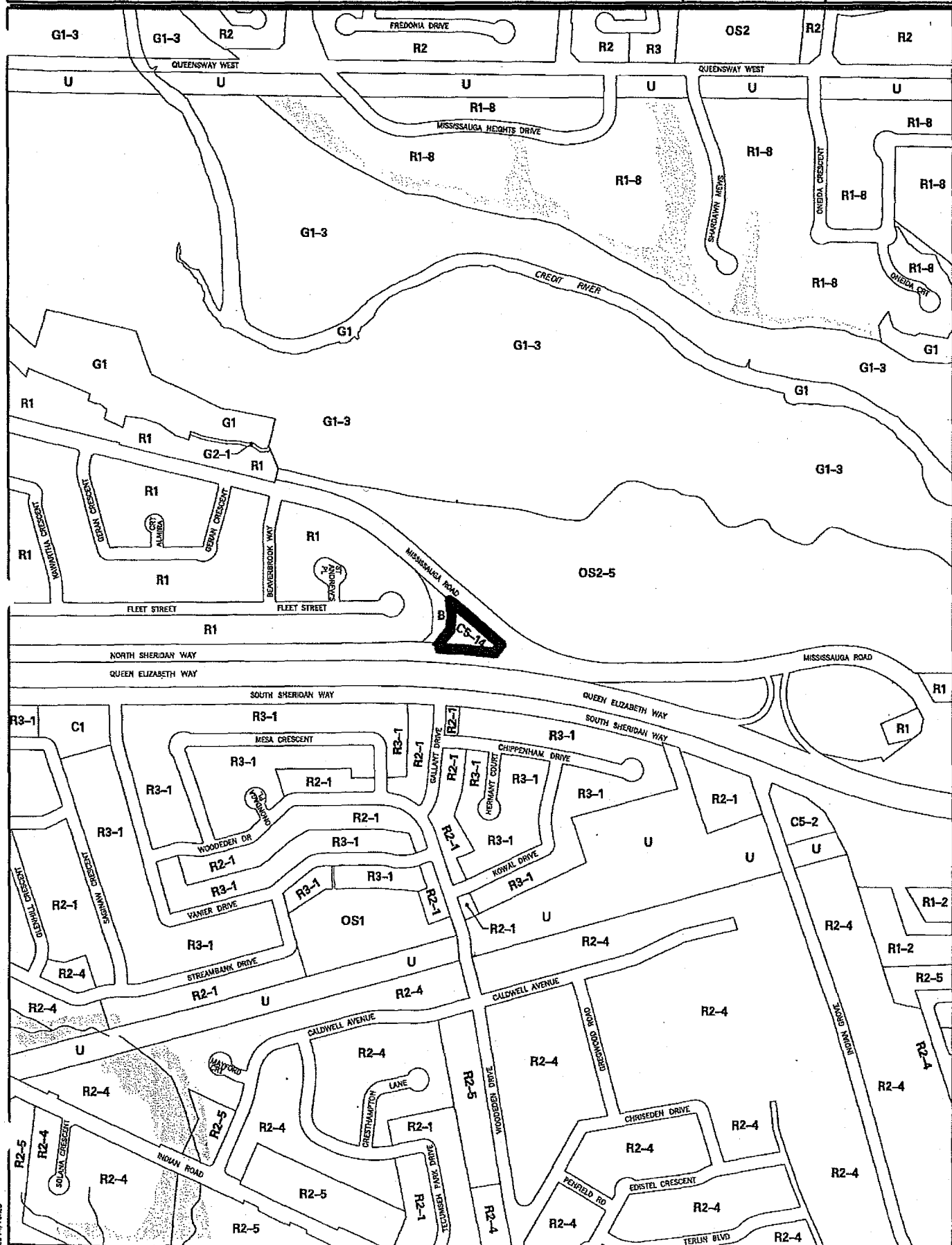
2-1(a)(a)

PB-Hall-Size.tbl

GENERAL CONTEXT MAP

OZ 13/024 W8

APPENDIX I-11



2014/10/28

Joabem

R-1(b)(b)

APPENDIX 2

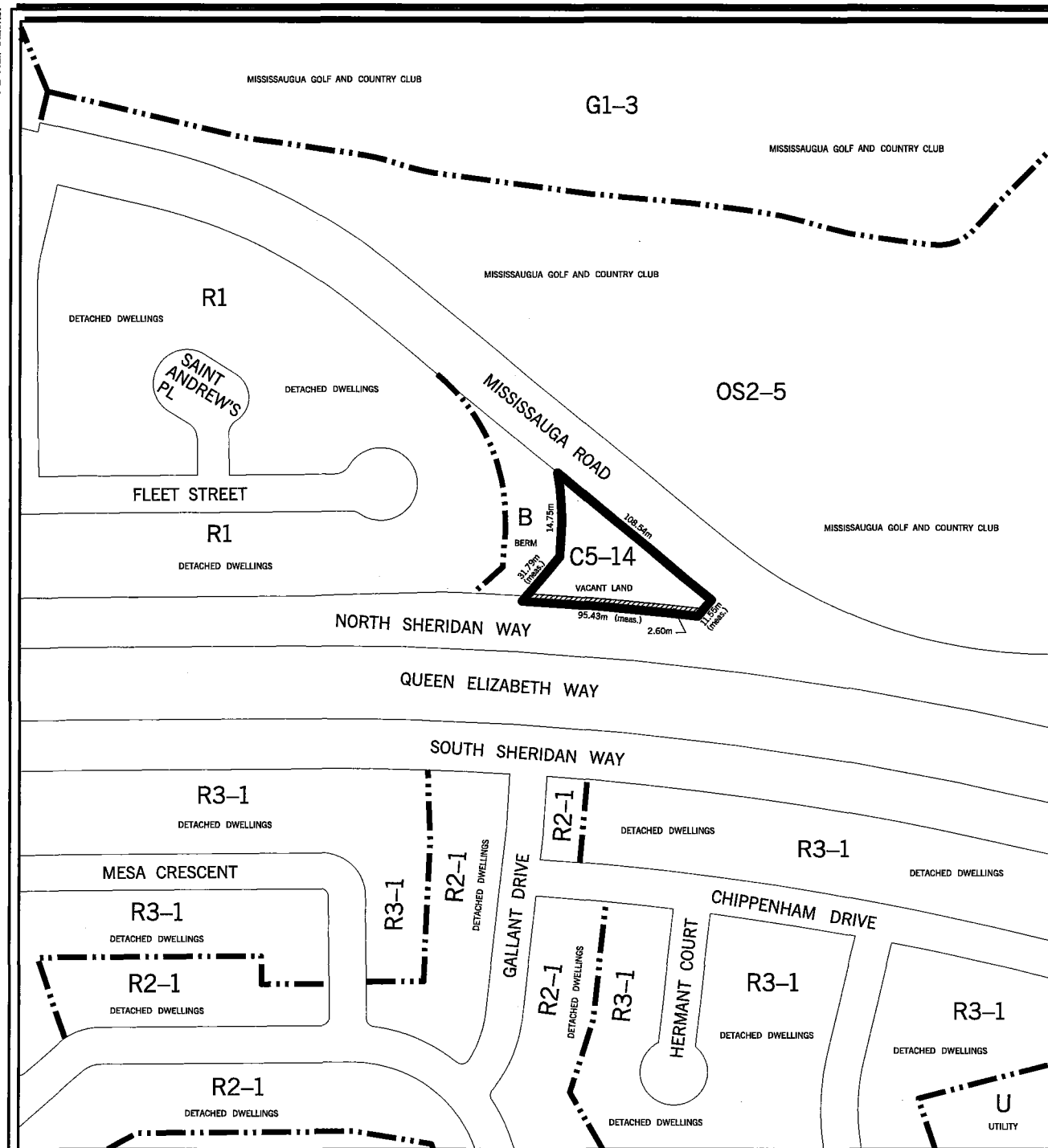
Marilyn Raphael

File: OZ 13/024 W8

Recommendation PDC-0080-2014

PDC-0080-2014

That the Report dated November 18, 2014, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Motor Vehicle Commercial" to "Residential Low Density I" and to change the Zoning from "C5-14" (Motor Vehicle Commercial) to "R1-Exception" (Detached dwellings - Typical Lots), to permit three (3) detached dwellings under File OZ 13/024 W8, Marilyn Raphael, 1007 Mississauga Road, be received for information, and notwithstanding planning protocol, that the Supplementary Report be brought directly to a future Council Meeting.



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT
FROM "MOTOR VEHICLE COMMERCIAL" TO
"RESIDENTIAL LOW DENSITY I" AND
PROPOSED REZONING FROM "C5-14"
(MOTOR VEHICLE COMMERCIAL) TO
"R1-EXCEPTION" (DETACHED DWELLINGS -
TYPICAL LOTS) TO PERMIT 3 DETACHED
DWELLINGS

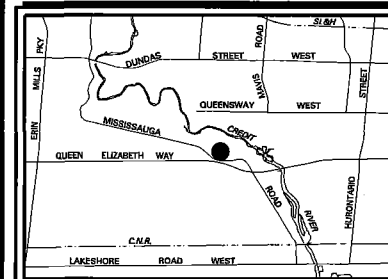


PROPOSED OFFICIAL PLAN AMENDMENT
FROM "MOTOR VEHICLE COMMERCIAL" TO
"RESIDENTIAL LOW DENSITY I" AND
PROPOSED REZONING FROM "C5-14"
(MOTOR VEHICLE COMMERCIAL) TO
"B" (BUFFER) TO PERMIT A BUFFER BLOCK

THIS IS NOT A PLAN OF SURVEY



SUBJECT: MARILYN RAPHAEL

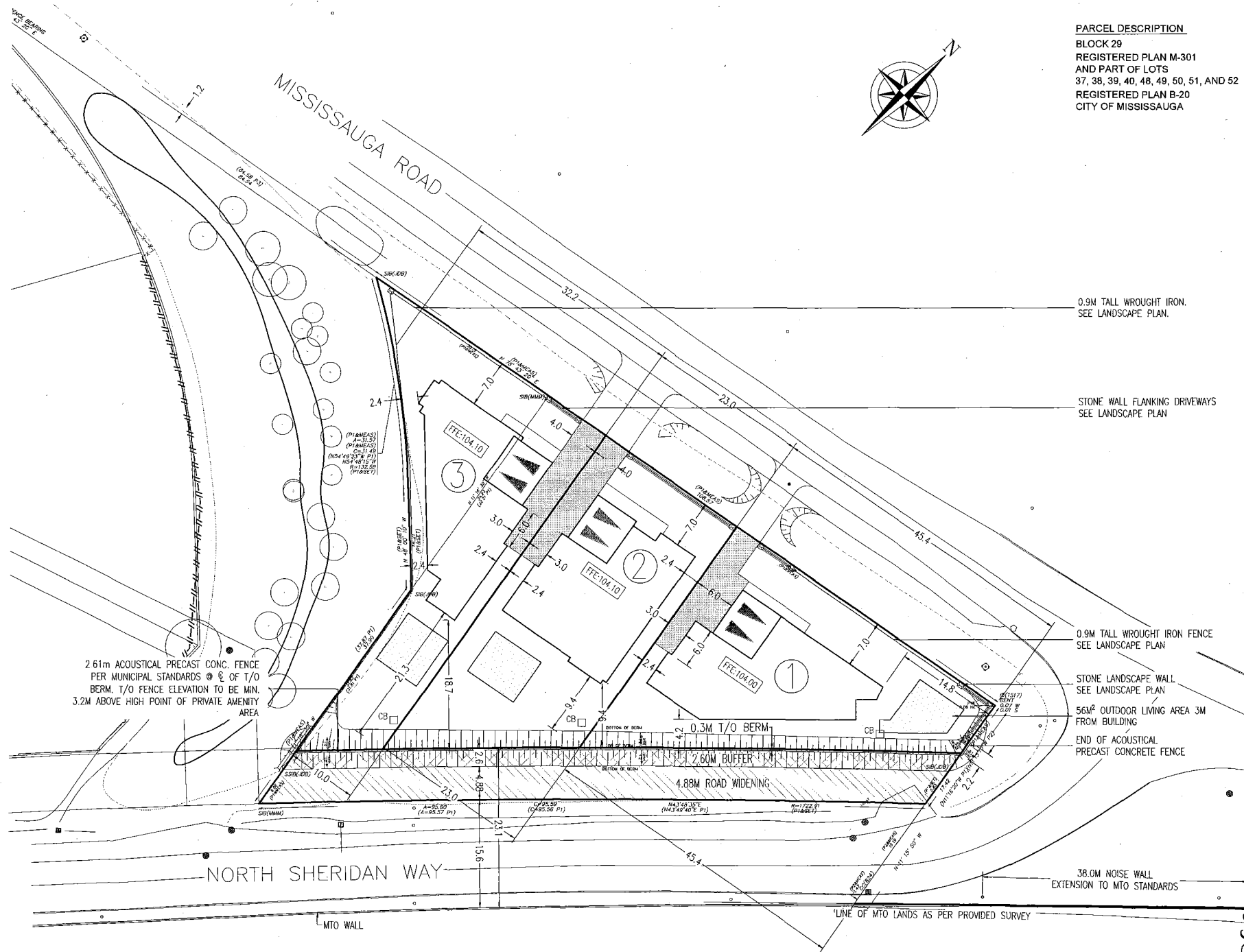


FILE NO:
OZ 13/024 W8
DWG. NO:
13024R
SCALE:
1:3200
COUNCIL DATE:
2015/10/28
DRAWN BY:
J. BERNARD

APPENDIX 3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



R-1(e)(e)

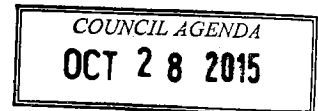
Marilyn Raphael

File: OZ 13/024 W8

Recommended Zoning By-law Provisions

Zone Standards	R1 Zoning By-law Standards	Recommended R1-Exception Zoning By-law Standards
Use	Detached Dwelling	Detached Dwelling
Minimum lot area	750 m ² (8,072.9 sq. ft.) - interior lot 835 m ² (8,987.8 sq. ft.) - corner lot	1 000 m ² (10,764 sq. ft.)
Minimum lot frontage - interior lot	22.5 m (73.8 ft.)	23.0 m (75.4 ft.) - Mississauga Road
Minimum lot frontage - corner lot	22.5 m (73.8 ft.)	45.0 m (147.6 ft.) - Mississauga Road
Minimum setback from Mississauga Road	Assuming Mississauga Road deemed to be frontage: 9.0 m (29.5 ft.) (interior lot) and 7.5 m (24.6 ft.) (corner lot) plus required centerline setback per Section 2.1.14 (another 13.0 m [42.6 ft.] in this instance)	7.0 m (23.0 ft.)
Maximum lot coverage	25%	35%
Minimum interior side yard - interior lot	4.2 m (13.8 ft.) on one side and 1.8 m (5.9 ft.) on the other side	Consistent with Concept Plan in Appendix 4 of this Report
Minimum interior side yard - corner lot	3.0 m (9.8 ft.)	Consistent with Concept Plan in Appendix 4 of this Report
Minimum setback to the side lot line, where lands abut a "B" zone	n/a	2.4 m (7.9 ft.)
Minimum rear yard - interior lot	7.5 m (24.6 ft.)	Consistent with Concept Plan in Appendix 4 of this Report
Minimum rear yard - corner lot	3.0 m (9.8 ft.)	4.2 m (13.8 ft.)
Maximum height - sloped roof	10.7 m (35.1 ft.) to the midpoint between the eaves and ridge of the roof	10.4 m (34.1 ft.) to the highest ridge of the roof
Maximum height - eaves	n/a	7.5 m (24.6 ft.)
Maximum number of lots for all lands zoned R1-Exception	n/a	3
Any other zoning provisions required to be generally consistent with the revised concept plan (Appendix 4)		
The recommended B (Buffer) zone shall conform to the requirements currently found in Zoning By-law 0225-2007.		

REPORT 15 - 2015



TO: THE MAYOR & MEMBERS OF COUNCIL

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

GC-0615-2015

That the report dated October 6, 2015 entitled, "Update on Arterial Road Rationalization" from the Commissioner of Transportation and Works be received for information and that staff be directed to prepare a motion for Council to consider that outlines the City's initial concerns in the June 27, 2006 corporate report.

GC-0616-2015

That all necessary by-laws be enacted to allow for a temporary exception that would permit the setting off of fireworks for Diwali (November) and Chinese New Year (January) in accordance with the Corporate Report dated October 6, 2015 from the Commissioner of Community Services and that the said exemption be effective as of November 1, 2015 for a period of one year.

GC-0617-2015

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to implement lower driveway boulevard parking between the curb and sidewalk, at any time on the west, north and east side (outer circle) of Woodchase Crescent.

(Ward 5)

GC-0618-2015

That a by-law be enacted to amend By-law 555-2000, as amended, to implement a U-Turn prohibition on Plum Tree Crescent for both directions between a point 135 metres (443 feet) west of Vanderbilt Road (north intersection) and a point 250 metres (820 feet) west of Vanderbilt Road (south intersection).

(Ward 9)

GC-0619-2015

That a by-law be enacted to amend The Traffic By-law 555-00, as amended, to implement no parking at any time on both sides of Haines Road between Queensway East and Dundas Street East.

(Ward 1)

GC-0620-2015

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to implement no parking at any time on the east side of Stainton Drive between Forestwood Drive and a point 89 metres (292 feet) southerly thereof.

(Ward 6)

GC-0621-2015

That the Commissioner of Community Services and City Clerk be authorized, on behalf of The Corporation of the City of Mississauga (the "City") to enter into an agreement with Ontario Fire Administration Incorporated, for the purpose of conducting Candidate Testing Services in a form satisfactory to the City Solicitor.

GC-0622-2015

That the Community Services Department be authorized to submit a minor variance application to the Committee of Adjustment to permit the reduction of required parking for the Malton Community Centre for the purposes of providing required parking for YMCA staff operating the child care centre.

(Ward 5)

GC-0623-2015

1. That notwithstanding the Public Notice requirements included in the *Planning Act*, additional notice be provided for any Committee of Adjustment application seeking relief for the separation distance identified in Table 2.1.2.1.1 of Zoning By-law 0225-2007, as amended, in accordance with the separation distance identified in the Table 2.1.2.1.1 of Zoning By-law 0225-2007, as amended.
2. That the cost of the additional notification of property owners beyond the statutory 60.0m (196.85ft.) circulation area be the actual cost of the additional properties circulated and be borne by the applicant.
3. That the Planning Act Fees and Charges By-law 0246-2015, be amended, to reflect the additional fee requirement for circulation of applications that seek relief from a separation distance identified in Table 2.1.2.1.1 of Zoning By-law 0225-2007, as amended.
4. That Corporate Policy 07-06-01 on Committee of Adjustment Applications be amended to reflect the additional circulation area based on the separation distances identified in Table 2.1.2.1.1 of Zoning By-law 0225-2007, as amended.

GC-0624-2015

1. That the report titled "*Municipal Act, 2001, Five-Year Provincial Review*" by the City Solicitor be received for information;
2. That staff be authorized to make submissions to the Ministry of Municipal Affairs and Housing to propose amendments to the Municipal Act, 2001 as outlined in this report from the City solicitor, titled "*Municipal Act, 2001, Five-Year Provincial Review*"; and

3. That the report from the City Solicitor, titled "Municipal Act, 2001, Five-Year Provincial Review" be forwarded to the Minister of Municipal Affairs and Housing, all local MPPs and the Association of Municipalities of Ontario (AMO) for their information.

GC-0625-2015

That the deputation and associated PowerPoint presentation by Rod Muir, Chair, Sierra Club Canada Foundation, be received.

(EAC-0032-2015)

GC-0626-2015

That the deputation and associated PowerPoint presentation by Alana Evers, Team Leader-Landscape Architect, Parks and Forestry Division and Mike Dartizio, Senior Associate, Stantec Consulting with respect to Off Road Trail (ORT) #7, be received.

(MCAC-0044-2015)

GC-0627-2015

That the matter of centre line striping on multi-use trails along roadways and those that serve as main routes through greenbelts and parks be referred to staff to determine the feasibility of implementing full lining on heavily used trails and report back to the Mississauga Cycling Advisory Committee at a future meeting.

(MCAC-0045-2015)

GC-0628-2015

That the Mississauga Cycling Advisory Committee use the remaining Tour de Mississauga T-shirts for promotional giveaways at the remaining Community Rides.

(MCAC-0046-2015)

GC-0629-2015

That the report from the Tour de Mississauga Subcommittee with respect to the 2015 Tour de Mississauga, be received.

(MCAC-0047-2015)

GC-0630-2015

That the 2015 Community Rides event calendar, be received.

(MCAC-0048-2015)

GC-0631-2015

That the 2015 MCAC Event Calendar, be received.

(MCAC-0049-2015)

GC-0632-2015

That the email dated September 23, 2015 from Councillor Fonseca with respect to Mississauga Moves – 2015 Transportation Summit, be received.

(MCAC-0050-2015)

GC-0633-2015

That the Notice of Completion – Burnhamthorpe Road Watermain – Municipal Class EA, Region of Peel, be received.

(MCAC-0051-2015)

GC-0634-2015

That the email dated October 7, 2015 from Don Patterson, Citizen Member, Mississauga Cycling Advisory Committee with respect to his resignation from the Committee, be received.

(MCAC-0052-2015)

GC-0635-2015

1. That the letter dated September 30, 2015 from Councillor Carolyn Parrish, Ward 5 with respect to the proposed widening of McLaughlin Road, be received;
2. That the matter of the proposed widening of McLaughlin Road be referred to the Network and Technical Subcommittee and relevant staff for consideration and report back to the Mississauga Cycling Advisory Committee.

(MCAC-0053-2015)

GC-0636-2015

That the report dated October 13, 2015 from the City Manager entitled “Enersource Update” be received for information.

GC-0637-2015

That the Closed Session matter regarding the Living Arts Centre be received for information.

P-1

REQUEST

COUNCIL AGENDA
OCT 28 2015

TO: MIWAY

FROM: Passengers riding the 109S scheduled to leave every morning at Meadowvale Bus Terminal at 7:47 a.m.

RE: Bigger/Longer Bus

Submitted October 5, 2015

The undersigned would appreciate it very much if a bigger/longer bus could be provided to accommodate the amount of passengers riding the 109S bus scheduled to leave every morning at Meadowvale bus terminal at 7:47 a.m., in light of the following facts for the past few months:

- Almost all the seats had been occupied at the Meadowvale bus terminal
- Many passengers were standing at Britannia & Winston Churchill
- Bus was full with passengers standing at Thomas & Winston Churchill
- Bus was extremely jam-packed from Erin Centre Boulevard & Winston Churchill to Square One, to the extent that many passengers were unable to board the bus
- Bus was full with passengers standing from Square One to Skymark Hub

We wish to take this opportunity to thank our bus driver for being on time for the past few months.

In Grit Park

DIANA TAM

Hassim Kheif

Valerie Wong

Roy V. Tjebk

Claire Njome

Sandy Shan

Summer Hassan

ABREHET Redda

Tumpiti Ncube

Jia Long

Manidul Morgan

Bety Blager

Wahid Patel

Anathy Siva

Ryan De

Elizabeth Coleman

Ming Zhang

Ming

John J. D

HPass

Wahid Patel

Dominic Gopalan

City of Mississauga
Ontario, Canada

Oct. 5th, 2015

COUNCIL AGENDA

OCT 28 2015

To Whom it May Concern,

This letter is to bring to the attention of the City of Mississauga an issue of concern, regarding a potentially dangerous traffic situation on Loonlake Ave.

This street is a very busy street for both vehicular and pedestrian traffic. It is a throughway for vehicles to access (or coming off of) Bristol Rd. West. It is also a path taken by students walking to both St. Josephs Seconadry School and Rick Hansen Secondary School. And both Whitehorn Public School and St. Raymond Elementary School are just around the corner, on Whitehorn Ave. Many school buses also pass and stop on Loonlake Ave.

At present, there are no All-Way Stop signs on this road, making it a very attractive choice for vehicle, who use it as a short cut to get to and from Bristol Rd West. These vehicles often pass by at high speeds and do not follow the speed limit. This road is also curved in two spots, and limits the ability of the drivers to see past a few hundred metres, which can be devastating at high speeds. Vehicles are often seen slamming on their brakes when pedestrians are spotted by them (often just in the nick of time).

There are also 4 special needs children who live on Loonlake Ave, and use various forms of assistive devices (wheelchairs, walkers, etc) to move around, and often do so at a slower pace, which can make it very hazardous for them, under the present conditions.

It is the request of the residents below, that an All-Way Stop sign be installed at the intersection of Loonlake Ave and Midgreen Lane/Whimbrel Rd.

(At present there are only Stop signs on each Midgreen Lane and Whimbrel Rd, approaching Loonlake Ave, which is also dangerous for drivers trying to turn onto Loonlake Ave, as there are blind corners on each side of Loonlake Ave, making it very difficult for drivers to proceed onto Loonlake in a safe manner.....they often have to move their cars forward slowly, halfway onto Loonlake Ave., before they can make a safe turn)

We would appreciate your timely consideration into this pressing matter.

Sincerely,

The Residents of Loonlake Ave.

[Handwritten signatures of residents:]
Radia Boos
Munezza Fatima
[Other illegible signatures]

I-1



CPBF + FBPC

Canadian Premature Babies Foundation
Fondation pour Bébé Prematurés Canadiens

COUNCIL AGENDA
OCT 28 2015

July 13, 2015

Shed some light on World Prematurity Day 2015

Good day,

We are seeking your assistance and challenge you to participate with a special project for World Prematurity Day which is on November 17th. Throughout Canada and worldwide, special activities and events are being planned to raise awareness of prematurity.

The Canadian Premature Babies Foundation, in partnership with Préma-Quebec, will be coordinating activities across Canada to draw attention to the health challenges of preterm birth, and to offer hope to families who are raising premature children. As you may be aware one in 10 babies worldwide is born premature and this can represent health concerns for these families. As November is the gateway to the winter season, common winter illnesses compound the health concerns put on these babies and their families.

This year our hope is that with local assistance we get landmarks, such as bridges and buildings, across Canada lit up in purple to honour preterm babies and their parents. Lighting your hospital or local community landmark will be one step towards helping bring awareness to World Prematurity Awareness Day. In 2014, the CN tower was lit up in purple with the help of the NICU Parent Partners and Veteran Parents from Mount Sinai Hospital in Toronto.

We hope you will consider joining us on this important and exciting project. Any activities that you can organize around November 17th will be of huge help in shining a light on prematurity and its associated health challenges. Whatever you can or want to do, please share with us. Send us your stories and pictures so that we may share with others across Canada. Please visit the Web site to learn more - www.cbpf-fpbc.org.

If you have any questions or needs, please feel free to contact me at:
katharina.staub@cbpf-fpbc.org.

Yours sincerely,

Katharina Staub
Founder and Executive Director
Canadian Premature Babies Foundation

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

15-1

October 16, 2015

Resolution Number 2015-769

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



Dear Ms. Greer:

Subject: Brian Denney, Chief Executive Officer, Toronto and Region Source Protection Authority

I am writing to advise that Regional Council approved the following resolution at its meeting held on Thursday, October 8, 2015:

That Mark Schiller, Executive Director of Water and Wastewater Divisions, Public Works be endorsed as the Region of Peel's candidate in response to the Toronto and Region Source Protection Authority (TRSPA) notification requesting nomination of municipal members to the CTC Region Source Protection Committee;

And further, that the Regional candidate, if appointed, represent the interests of the Region of Peel, the Cities of Mississauga and Brampton, the Town of Caledon and municipal interests generally for the duration of the appointment;

And further, that the Councils of the Cities of Brampton and Mississauga and the Town of Caledon be requested to jointly endorse the candidate and forward their joint endorsements to the TRSPA no later than November 15, 2015;

And further, that a copy of this resolution be forwarded to the Cities of Brampton and Mississauga and the Town of Caledon to request their endorsement of the candidate.

A copy of the resolution is provided for your information.

A handwritten signature in black ink, appearing to read "Stephanie".

Stephanie Jurrius
Legislative Specialist

D-1(a)

SJ:rc

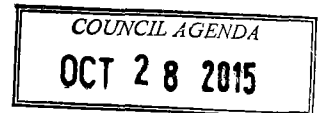
cc: Mark Schiller, Executive Director of Water, Public Works, Region of Peel

encl.

Also Sent to: Carey deGorter, Clerk, Town of Caledon
Peter Fay, City Clerk, City of Brampton
Crystal Greer, City Clerk, City of Mississauga
Brian Denney, CEO, Toronto and Region Source Protection Authority

M-1

Residential Stormwater Credit Program



Whereas the City of Mississauga is implementing a Stormwater Charge starting in January 2016;

And whereas residential property owners who reduce stormwater run-off from their property to the stormwater system help improve the overall system and should be incented to do so;

And whereas many residents have an interest in a credit program and a City of our size should be a leader in getting residents to reduce their individual impact to help manage stormwater;

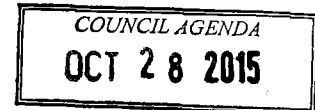
And whereas this program should be about fairness and have the flexibility to receive a credit or adjust the formula to cap the stormwater charge;

Now therefore, be it resolved that Council establishes a working committee of Councillors and appropriate staff to consider a separate credit program for residential properties that utilize volume control measures including cisterns, ditches or those properties that drain into a creek system, permeable pavement/driveways and rain gardens;

Further, that the working committee should report back to Council by the Spring of 2016.

Karen Ras

Motion (e) GC-0624-2015/October 21, 2015



WHEREAS the Ministry of Municipal Affairs and Housing is conducting its 5-year review of the *Municipal Act, 2001* and is seeking comments from municipalities and stakeholders;

AND WHEREAS in 2006 new permissive taxing authority was granted to the City of Toronto in the *City of Toronto Act, 2006* but was not extended to municipalities generally;

AND WHEREAS the new tax tools extended to Toronto provide an additional revenue source for funding infrastructure and other capital and operating demands;

AND WHEREAS municipalities are responsible for maintaining 63% of infrastructure in the province with only 9% of the revenue;

AND WHEREAS municipalities will never achieve fiscal sustainability without revenue tools that grow with the economy and make municipalities full partners with the provincial and federal governments;

AND WHEREAS the *Municipal Act, 2001* requires all council meetings be open to the public, except in limited and specified circumstances, but does not define the term "meeting";

AND WHEREAS the *Municipal Act, 2001* permits a municipal council to discuss land acquisitions *in camera* but does not permit closed meetings to discuss other commercial transactions;

AND WHEREAS municipalities are at a competitive disadvantage compared to business corporations which can engage in confidential negotiations with companies concerned with protecting proprietary technology;

AND WHEREAS s.44(2) of the *Municipal Act, 2001* imposes statutory joint and several liability on municipalities for damages sustained by persons whose injuries are caused or contributed to by highway non-repair;

AND WHEREAS if other at-fault defendants are unable to pay, the plaintiff can recover the entire damages award from the municipal defendant, even if it is only 1 per cent responsible;

AND WHEREAS with the advent of the "shared economy", municipalities across Ontario are now faced with the challenge of regulating new forms of transportation service providers such as Uber, as well as other internet dispatch businesses such as Air B&B;

AND WHEREAS the shared economy continues to evolve and municipalities will face new and emerging business models that do not even exist at present;

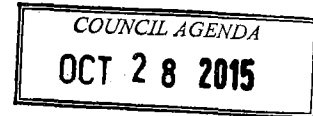
NOW THEREFORE BE IT RESOVED:

1. that staff be authorized to make submissions to the Ministry of Municipal Affairs and Housing to propose amendments to the *Municipal Act, 2001* as outlined in the report from the City Solicitor dated October 7, 2015, titled "*Municipal Act, 2001, Five-Year Provincial Review*";
2. that the *Municipal Act, 2001* be amended to include a broad power to impose taxes beyond the property tax (including any ancillary enforcement, fine and penalty powers), available to all municipalities if they choose to use it;

Motion (e) GC-0624-2015/October 21, 2015

3. that Council of the City of Mississauga request the Government of Ontario and the Government of Canada to extend additional tax authority to municipalities, beyond the tax tools contained in the *City of Toronto Act, 2006*, including authority to collect sales taxes and receive a share of income tax revenues;
4. that the *Municipal Act, 2001* and associated regulations that pertain to investment be amended to provide enhanced revenue from investments, to provide higher expected revenue to municipalities while continuing to maintain a very low risk profile;
5. that the *Municipal Act, 2001* be amended to include a definition of a "meeting" of council and that s.239(2) amended to permit closed meetings to discuss proposed or pending commercial business transactions;
6. that the *Municipal Act, 2001* be amended to clarify that a municipality that has a permanent easement over lands that are located within its boundaries, but owned by another party, may pass a by-law establishing those lands as a highway;
7. that s.42(2) of the *Municipal Act, 2001* be amended to substitute a system of modified proportionate liability for municipalities as an incremental reform that strikes an appropriate balance between compensating accident victims and protecting public tax payers;
8. that the *Municipal Act, 2001* provide clear authority for municipalities to regulate new and emerging transportation service providers, internet dispatch businesses and other business models that develop under the new "shared economy" to ensure that new business models are held to the same standards as existing industries with respect to public safety and consumer protection; and
9. that the report from the City Solicitor dated October 7, 2015, titled "*Municipal Act, 2001*, Five-Year Provincial Review" and a copy of this Resolution be forwarded to the Minister of Municipal Affairs and Housing, all local MPPs, all local MPs and the Association of Municipalities of Ontario (AMO) for their information.

Motion (f) GC-0615-2015/October 21, 2015



Motion

Council October 28, 2015

WHEREAS Mississauga Council adopted a report in July 2006 entitled, "Modernizing Roads Service Delivery and Cost Allocation Methods in the Region of Peel"; and

WHEREAS this report presented a position that, "the Cities of Mississauga and Brampton and the Town of Caledon each have jurisdictional and financial responsibility over all roads within their boundaries, excluding those under provincial jurisdiction and those rural road in Caledon deemed truly regional following a rationalization review"; and

WHEREAS in August 2006 Regional Council directed staff to work with area municipalities to undertake a rationalization of the arterial road inventory from the perspective of customer service and cost; and

WHEREAS Phase 1 and Phase 2 of this review are complete resulting in the definition of a major arterial road and nine jurisdictional options with Option 4A being selected as the preferred model; and

WHEREAS Phase 3 of this review continues with the model for the maintenance of roadways (curb-to-curb) still outstanding; and

WHEREAS an ARRASC task force workshop will take place on October 29, 2015 with a primary objective to discuss the various service delivery options for the operation and maintenance of Regional Roads;

Therefore be it resolved that the City of Mississauga supports a model that would see the City have jurisdictional and financial responsibility of all roads within its boundary, excluding those under provincial jurisdiction, in order to provide a more efficient level of customer service and a clearer picture within the urban area of who is responsible for the road system within its borders.