



AGENDA

GENERAL COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

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WEDNESDAY, SEPTEMBER 3, 2014 – 9:00 AM

COUNCIL CHAMBER – 2nd FLOOR – CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6 (Chair)
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Contact:

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INDEX – GENERAL COMMITTEE – SEPTEMBER 3, 2014

CALL TO ORDER

APPROVAL OF THE AGENDA

DECLARATIONS OF CONFLICT OF INTEREST

PRESENTATIONS - Nil

DEPUTATIONS

- A. Item1 Shane McNeil
- B. Paul Damaso, Manager, Cultural Operations & Chair of the United Way Employee Campaign Committee with respect to the 2014 City of Mississauga United Way Employee Campaign Update

MATTERS TO BE CONSIDERED

- 1. Animal Standards of Care
- 2. Renaming of an Existing Road – Dupont Meadow Place to Crossroads Place, located west of Mississauga Road, South of Derry Road West (Ward 9)
- 3. City Centre Street Names within the Main Street District Forming Part of the City's Downtown (Ward 4)
- 4. Proposed Exemption to Noise Control By-law No. 360-79, southwest corner of Eastgate Parkway at Tomken Road (Ward 3)
- 5. Council Resolution in Support of Rooftop Solar Applications Under the Provincial Small Feed-in Tariff (FIT) 4.0 Program
- 6. Ticket Distribution Plan – 2015 Pan Am Games
- 7. Grant of Licence for the Installation of Signal Enhancers at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone by Bell Mobility Inc.

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8. Appointment By-law for Mr. Timothy Beckett as Fire Chief under the *Fire Protection Prevention Act, 1997* repeal of By-law 0127-2009, as amended.
9. Council Resolution in Support of Holcim Waterfront Estate Nomination to the Ontario Heritage Awards
10. Procurement of Electricity and Natural Gas 2013-2014
11. Treasurer's Statement Report: Summary of Development Charge Activity in 2013 (Unaudited)
12. Financial Report as at June 30, 2014
13. Delegation of Authority - Acquisition, Disposal, Administration and Lease of Land and Property – January 1, 2014 to June 30, 2014
14. Surplus land declaration of a portion of City owned property, municipally known as 6375 Airport Road, described as Part 5 on Reference Plan 43R-35890, for the purpose of a proposed transfer to Regional Municipality of Peel (Ward 5)
15. Surplus Land Declaration – Part of 29 Beverley Street (Ward 5)
16. Surplus Land Declaration and Transfer of Lands to Metrolinx for Mississauga Transitway Project (Ward 5)
17. Surplus Land Declaration – Part of 134 Burnhamthorpe Road West (Ward 7)
18. Surplus Land Declaration – Part of 41 Mill Street (Timothy Street House) – Streetsville Memorial Park (Ward 11)
19. Proposed closing of road allowance and surplus land declaration of part of Second Line West - east side of Second Line West at Derry Road West (Ward 11)
20. Proposed Ground Lease with 8159203 Canada Limited for Parts of 3280 Mavis Road for the purposes of construction and operation of a Radio Tower for CKNT AM960 (Ward 6)
21. Citizen Appointment Committee Review

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22. Municipal Capital Facility – Tax Exemption: Living Arts Centre – 4141 Living Arts Drive, Mississauga, Ontario (Ward 4)

ADVISORY COMMITTEE REPORTS – Nil

COUNCILLORS' ENQUIRIES

OTHER BUSINESS/ANNOUNCEMENTS

CLOSED SESSION

(Pursuant to Subsection 239 (2) of the Municipal Act, 2001)

- A. A proposed or pending acquisition or disposition of land by the municipality or local board – Authority to Negotiate for Land Acquisition – 2278 Lakeshore Road West (Ward 2)
- B. Final Settlement Agreement – Expropriation of Part of 2579 Hurontario Street – Part 1 on Expropriation Plan D46 (Ward 7)

ADJOURNMENT

CALL TO ORDER

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DECLARATIONS OF CONFLICT OF INTEREST

PRESENTATIONS - Nil

DEPUTATIONS

- A. Item1 Shane McNeil
- B. Paul Damaso, Manager, Cultural Operations & Chair of the United Way Employee Campaign Committee with respect to the 2014 City of Mississauga United Way Employee Campaign Update

MATTERS TO BE CONSIDERED

1. Animal Standards of Care

Corporate Report dated August 20, 2014 from the Commissioner of Transportation and Works with respect to Animal Standards of Care.

RECOMMENDATION

- 1. That a by-law be enacted to amend the Animal Care and Control By-law 0098-04, as amended, to provide for greater standards of care for animals and dogs as outlined in the report from the Commissioner of Transportation and Works, dated August 20, 2014 and entitled "Animal Standards of Care".
- 2. That the Animal Care and Control By-law 0098-04, as amended, be amended to provide Animal Services officers with the authorization to enter on lands, as provided for under the Municipal Act, to carry out an inspection to determine whether the by-law has been complied with including the provisions relating to standards of care.
- 3. That a by-law be enacted to amend the Fees and Charges Transportation and Works By-law 250-13, as amended, to incorporate an application fee to process exemptions to the pen and tethering time limitations as outlined in the report from the Commissioner of Transportation and Works, dated August 20, 2014 and entitled "Animal Standards of Care".

4. That information outreach, using existing communication channels, be updated to inform pet owners about responsible pet care related to tethering, pens and doghouses, animal standards of care, extreme weather, pets in vehicles and barking dogs; and, commence with a 2014 winter campaign, as well as a media release upon approval of the by-law changes by Council.
 5. That staff report to General Committee in the fall of 2015 on the impact of the changes to the Animal Care and Control By-law 0098-04, as amended, for greater standards of care for animals and dogs, including a summary of the enforcement activity, identification of any issues and further amendments to the by-law, if required.
2. Renaming of an Existing Road – Dupont Meadow Place to Crossroads Place, located west of Mississauga Road, South of Derry Road West (Ward 9)

Corporate Report dated August 14, 2014 from the Commissioner of Transportation and Works with respect to the renaming of an existing road.

RECOMMENDATION

1. That the City undertake the necessary procedure to rename **Dupont Meadow Place** from its current name to **Crossroads Place**.
 2. That the standard City of Mississauga public street name signs indicating the name of the street be erected at the appropriate locations by City forces.
 3. That the street be double signed by the Transportation and Works Department, indicating the old and new names for a period of 12 months after renaming occurs.
3. City Centre Street Names within the Main Street District Forming Part of the City's Downtown (Ward 4)

Corporate Report dated August 14, 2014 from the Commissioner of Transportation and Works with respect to City Centre Street Names within the Main Street District forming part of the City's Downtown.

RECOMMENDATION

1. That the names **Mercer Street** and **The Exchange** be approved and assigned to the downtown within the Main Street District forming part of the City's downtown.

(3.)

2. That City of Mississauga public street name signs indicating the name of the street be erected at the appropriate locations.

4. Proposed Exemption to Noise Control By-law No. 360-79, southwest corner of Eastgate Parkway at Tomken Road (Ward 3)

Corporate Report dated August 18, 2014 from the Commissioner of Transportation and Works with respect to a proposed exemption to the Noise Control By-law 360-79.

RECOMMENDATION

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

5. Council Resolution in Support of Rooftop Solar Applications Under the Provincial Small Feed-in Tariff (FIT) 4.0 Program

Corporate Report dated August 12, 2014 from the Commissioner of Community Services with respect to rooftop solar applications under the provincial small feed-in tariff (FIT) 4.0 Program.

RECOMMENDATION

That Council rescind Resolution 0154-2013 and pass a resolution supporting rooftop solar projects in Mississauga as outlined in the Corporate Report titled "Council Resolution in Support of Rooftop Solar Applications Under the Provincial Small Feed-in Tariff (FIT) 4.0 Program" dated August 12, 2014 from the Commissioner of Community Services.

6. Ticket Distribution Plan – 2015 Pan Am Games

Corporate Report dated August 11, 2014 from the Commissioner of Community Services with respect to the Ticket Distribution Plan for the 2015 Pan Am Games.

(6.)

RECOMMENDATION

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

7. Grant of Licence for the Installation of Signal Enhancers at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone by Bell Mobility Inc.

Corporate Report dated August 11, 2014 from the Commissioner of Community Services with respect to the installation of signal enhancers at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone by Bell Mobility.

RECOMMENDATION

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

2. That all necessary by-laws be enacted.

8. Appointment By-law for Mr. Timothy Beckett as Fire Chief under the *Fire Protection Prevention Act, 1997* repeal of By-law 0127-2009, as amended.

Corporate Report dated July 14, 2014 from the Commissioner of Community Services with respect to the Appointment By-law for the Fire Chief.

RECOMMENDATION

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

9. Council Resolution in Support of Holcim Waterfront Estate Nomination to the Ontario Heritage Awards

Corporate Report dated August 21, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to the Holcim Waterfront Estate Nomination to the Ontario Heritage Awards.

(9.)

RECOMMENDATION

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

10. Procurement of Electricity and Natural Gas 2013-2014

Corporate Report dated August 18, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to the procurement of electricity and natural gas 2013-2014.

RECOMMENDATION

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

11. Treasurer's Statement Report: Summary of Development Charge Activity in 2013 (Unaudited)

Corporate Report dated July 24, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to the summary of development charge activity in 2013.

RECOMMENDATION

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

12. Financial Report as at June 30, 2014

Corporate Report dated August 14, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to the Financial Report as at June 30, 2014.

(12.)

RECOMMENDATION

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

13. Delegation of Authority - Acquisition, Disposal, Administration and Lease of Land and Property – January 1, 2014 to June 30, 2014

Corporate Report dated August 13, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to the delegation of authority for the acquisition, disposal, administration and lease of land and property.

RECOMMENDATION

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

14. Surplus land declaration of a portion of City owned property, municipally known as 6375 Airport Road, described as Part 5 on Reference Plan 43R-35890, for the purpose of a proposed transfer to Regional Municipality of Peel (Ward 5)

Corporate Report dated July 31, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to a surplus land declaration at 6375 Airport Road.

RECOMMENDATION

1. That a portion of City owned property containing a site area of approximately 3 square metres (32.29 square feet), municipally known as 6375 Airport Road and legally described as Part 5 on Reference Plan 43R-35890, City of Mississauga, Regional Municipality of Peel, in Ward 5, be declared surplus to the City’s requirements for the purpose of a proposed gratuitous dedication to the Regional Municipality of Peel (Peel Region) to establish a 0.3 metre reserve.

(14.)

2. That the Commissioner of Community Services and the City Clerk be authorized to execute on behalf of the City, all closing documentation that may be required in connection with the transfer of a portion of City owned property at 6375 Airport Road, described as Part 5 on Reference Plan 43R-35890, to Peel Region.
3. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week prior to the transfer of the subject lands.
4. That following Council approval of the surplus declaration, easements be granted to protect the existing services and utilities within Part 5 on Reference Plan 43R-35890.

15. Surplus Land Declaration – Part of 29 Beverley Street (Ward 5)

Corporate Report dated August 12, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to a surplus land declaration for 29 Beverley Street.

RECOMMENDATION

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

(15.)

4. That all steps necessary to comply with the requirements of Section 2. (1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.

16. Surplus Land Declaration and Transfer of Lands to Metrolinx for Mississauga Transitway Project (Ward 5)

Corporate Report dated August 21, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to a surplus land declaration and transfer of lands to Metrolinx for the Mississauga Transitway Project.

RECOMMENDATION

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

(16.)

2. That all steps necessary to comply with the requirements of Section 2. (1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.
3. That following Council approval of the surplus declaration, easements be granted to protect any existing services and utilities within these properties.
4. That a by-law be enacted authorizing the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to an Agreement, in a form and content satisfactory to the City Solicitor, to authorize the transfer of land to Metrolinx, as may be required in connection with the eastern leg of the Mississauga Transitway.

17. Surplus Land Declaration – Part of 134 Burnhamthorpe Road West (Ward 7)

Corporate Report dated August 12, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to a surplus land declaration at 134 Burnhamthorpe Road West.

RECOMMENDATION

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

(17.)

3. That all steps necessary to comply with the requirements of Section 2. (1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.

18. Surplus Land Declaration – Part of 41 Mill Street (Timothy Street House) – Streetsville Memorial Park (Ward 11)

Corporate Report dated August 12, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to a surplus land declaration for part of 41 Mill Street.

RECOMMENDATION

1. That a portion of City owned lands located on the south side of Mill Street, forming part of Streetsville Memorial Park (P-114), municipally known as 41 Mill Street (Timothy Street House), containing an area of approximately 0.23 ha. (0.57 ac.) and legally described under the Land Titles Act as PIN number 13196-0632 (LT), City of Mississauga, Regional Municipality of Peel, in Ward 11, be declared surplus to the City's requirements.
2. That Realty Services staff be authorized to proceed to dispose of the subject lands at fair market value, on the open market, once they are declared surplus.
3. That all steps necessary to comply with the requirements of Section 2.(1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.

19. Proposed closing of road allowance and surplus land declaration of part of Second Line West - east side of Second Line West at Derry Road West (Ward 11)

Corporate Report dated August 7, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to a proposed closing of road allowance and surplus land declaration of part of Second Line.

(19.)

RECOMMENDATION

1. That a by-law be enacted authorizing the closure of part of the road allowance on the east side of Second Line West comprised of 861.90 square metres (9,277.40 square feet) of land and legally described as Part of Lot 12, Concession 2 W.H.S., Geographic Township of Toronto, County of Peel, designated as public highway by The Corporation of the Town of Mississauga By-law 9995, registered as Instrument VS219870, designated as Parts 2, 4, 5, 7, 8, 10, 11, 13 and 14 on Plan 43R-35891, in the City of Mississauga, Regional Municipality of Peel, in Ward 11.
 2. That Parts 2, 4, 5, 7, 8, 10, 11, 13 and 14 on Reference Plan 43R-35891 (the "Lands"), comprising a total area of 861.90 square metres (9,277.40 square feet) be declared surplus to the City's requirements for the purpose of transferring to the adjacent owner.
 3. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the Lands.
 4. That following Council approval of the road closure and prior to the sale of the Lands, easements be granted to protect existing services and utilities within the Lands.
20. Proposed Ground Lease with 8159203 Canada Limited for Parts of 3280 Mavis Road for the purposes of construction and operation of a Radio Tower for CKNT AM960 (Ward 6)

Corporate Report dated August 18, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to a proposed Ground Lease with 8159203 Canada Limited.

RECOMMENDATION

1. That the Commissioner of Community Services and the City Clerk be authorized to execute and affix the Corporate Seal to a Ground Lease Agreement and all documents ancillary thereto, including any future amending agreements as may be required, between The Corporation of the City of Mississauga ("City") as Landlord and 8159203 Canada Limited ("AM960") as Tenant, for a portion of 3280 Mavis Road, legally described as Part of Lot 21, Concession 1, NDS,

(20.)

Toronto Township, now in the City of Mississauga, Regional Municipality of Peel in Ward 6, for a twenty (20) year term for the purpose of building and operating a radio tower for CKNT AM960, at an annual rent of \$27,500.00 plus HST for the first 10 years, to be increased each year thereafter by the Consumer Price Index (CPI) for Toronto, all in form and content satisfactory to the City Solicitor.

2. That the Commissioner of Community Services and the City Clerk be authorized to execute and affix the Corporate Seal to any agreement, as deemed necessary by City Solicitor, to amend the Memorandum of Agreement, dated April 30, 2012, between The City and 2325224 Ontario Inc. to reflect the agreement of both parties to enter into a lease agreement to construct and operate a radio tower on a portion of the City lands located at 3280 Mavis Road.
3. That all necessary By-laws be enacted.

21. Citizen Appointment Committee Review

Corporate Report dated August 22, 2014 from the Commissioner of Corporate Services and Chief Financial Officer with respect to the Citizen Appointment Committee.

RECOMMENDATION

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

22. Municipal Capital Facility – Tax Exemption: Living Arts Centre – 4141 Living Arts Drive, Mississauga, Ontario (Ward 4)

Corporate Report dated August 15, 2014 from the City Manager and Chief Administrative Officer with respect to Municipal Capital Facility – Tax Exemption for the Living Arts Centre.

(22.)

RECOMMENDATION

1. That a bylaw be enacted to declare the Living Arts Centre, located on 4141 Living Arts Drive in Mississauga, Ontario, as a “municipal capital facility”, as such term is defined in the Municipal Act, 2001, S.O. 2001, c.25, as amended, and exempt it from taxation for municipal and school purposes until the expiry or earlier termination of the Master Relationship Agreement between The Corporation of the City of Mississauga and the Living Arts Centre in Mississauga.
2. That a resolution be passed as required by O. Reg. 603/06 declaring that the Living Arts Centre is for the purpose of the municipality and for public use.
3. That the City Clerk be directed to notify the Municipal Property Assessment Corporation, the Regional Municipality of Peel, the Minister of Education and the school boards of the contents of the bylaw and resolutions so enacted and passed by Council.

ADVISORY COMMITTEE REPORTS - NilCOUNCILLORS' ENQUIRIESOTHER BUSINESS/ANNOUNCEMENTSCLOSED SESSION

(Pursuant to Subsection 239 (2) of the Municipal Act, 2001)

- A. A proposed or pending acquisition or disposition of land by the municipality or local board – Authority to Negotiate for Land Acquisition – 2278 Lakeshore Road West (Ward 2)
- B. A proposed or pending acquisition or disposition of land by the municipality or local board - Final Settlement Agreement – Expropriation of Part of 2579 Hurontario Street – Part 1 on Expropriation Plan D46 (Ward 7)

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

General Committee

SEP 03 2014

DATE: August 20, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Animal Standards of Care**

- RECOMMENDATION:**
1. That a by-law be enacted to amend the Animal Care and Control By-law 0098-04, as amended, to provide for greater standards of care for animals and dogs as outlined in the report from the Commissioner of Transportation and Works, dated August 20, 2014 and entitled "Animal Standards of Care".
 2. That the Animal Care and Control By-law 0098-04, as amended, be amended to provide Animal Services officers with the authorization to enter on lands, as provided for under the *Municipal Act*, to carry out an inspection to determine whether the by-law has been complied with including the provisions relating to standards of care.
 3. That a by-law be enacted to amend the Fees and Charges Transportation and Works By-law 250-13, as amended, to incorporate an application fee to process exemptions to the pen and tethering time limitations as outlined in the report from the Commissioner of Transportation and Works, dated August 20, 2014 and entitled "Animal Standards of Care".

4. That information outreach, using existing communication channels, be updated to inform pet owners about responsible pet care related to tethering, pens and doghouses, animal standards of care, extreme weather, pets in vehicles and barking dogs; and, commence with a 2014 winter campaign, as well as a media release upon approval of the by-law changes by Council.
5. That staff report to General Committee in the fall of 2015 on the impact of the changes to the Animal Care and Control By-law 0098-04, as amended, for greater standards of care for animals and dogs, including a summary of the enforcement activity, identification of any issues and further amendments to the by-law, if required.

**REPORT
HIGHLIGHTS:**

- At its meeting of July 2, 2014 Council approved the establishment of an Ad Hoc Committee, chaired by Councillor Pat Saito, to discuss the proposed amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the standards of care for the keeping and housing of dogs and animals.
- The Animal Standards of Care Ad Hoc Committee met on July 9, 2014 and July 30, 2014, and supports the following, which are recommended in this report:
 - A person having custody or care of an animal shall not allow the animal to remain outdoors during extreme weather, except for brief walks or brief periods of exercise, unless the animal has access to a doghouse or shelter that will adequately protect the animal from the elements and extreme weather.
 - No person shall tether a dog unless the person is outside with the dog at all times or the dog is in plain view of the person responsible. A tether must be at least three metres (9.84 feet) in length and cannot be attached to a choke chain or prong collar. The tether must also allow the dog to move safely and unrestricted, allowing appropriate food, water, shelter and shade. Animals shall be tethered to a fixed object only. Animals are permitted to be tethered for up to four consecutive hours in any 24 hour time period.

- A doghouse must have adequate insulation in the floor, walls and ceiling; a suitable door flap in the winter months; clean, dry bedding material; the dog must have access to shade, other than the shelter; and a size regulation that would ensure the dog can turn around inside the house.
- In addition to having access to shelter, water and shade, any pen used for a dog outdoors shall be at least 9.3 square metres (100 square feet) in size to be increased by 2.8 square metres (30 square feet) for each additional dog. The height shall be one metre (3.3 feet) higher than the largest animal in a standing position. The pen must be in a good state of repair with a clean, dry, place to lie down; be maintained in a sanitary condition; and, comply with the applicable City zoning regulations. Animals shall be released from the pen and not tethered for four cumulative hours in any 24 hour time period.
- Doghouses, dog pens and dog enclosures must comply with the requirements of an accessory structure as per Zoning By-law 0225-2007, as amended.
- No person shall leave an animal unattended in a motor vehicle unless the animal is restrained in such a manner that prevents contact between the animal and any member of the public; the animal has suitable ventilation and the owner of an animal shall not leave an animal unattended in a motor vehicle if the weather conditions are not suitable for containment of an animal and which may cause the animal distress.
- No person shall transport a companion animal outside the passenger compartment of any motor vehicle unless the animal is contained in a kennel or similar device that is securely fastened in such a manner to prevent distress or injury to the animal, and the kennel or similar device provides adequate ventilation, adequate space and protects the animal from the elements.
- Every owner of an animal shall provide the veterinary care deemed necessary by a reasonably prudent person to relieve distress from injury, neglect or disease.

- An Animal Services officer may at any reasonable time enter upon and inspect the land of any person to ensure that the provisions of the Animal Care and Control By-law 0098-04, as amended, are complied with.
- An exemption process in the proposed changes to the Animal Care and Control By-law 0098-04, as amended, that exempts a person from the regulations pertaining to the time limitations on tethering or enclosures in the event the proposed regulations cause undue hardship to the dog owner.
-
- The proposed amendments to the Animal Care and Control By-law 0098-04, as amended, for the tethering of animals; animal enclosures, including doghouses and dog pens; and, setbacks for doghouses, dog pens and dog enclosures shall come into force and effect on December 1, 2014. This will allow for a reasonable amount of time in which to comply with these proposed by-law regulations as existing structures may need to be altered. The proposed other amendments to the Animal Care and Control By-law 0098-04, as amended, related to animal standards of care shall come into force and affect when the by-law is approved by Council.
- Information outreach, using existing communication channels, be updated to inform pet owners about responsible pet care related to tethering, pens and doghouses, animal standards of care, extreme weather, pets in vehicles and barking dogs; and, commence with a 2014 winter campaign, as well as a media release upon approval of the by-law changes by Council.

BACKGROUND:

At its meeting of July 2, 2014 Council approved the following:

"GC-0314-2014

- 1. That the matter with respect to proposed amendments to the Animal Care and Control By-law 0098-04, as amended regarding the standards of care for the keeping and housing of dogs and animals be deferred and that a committee be established to discuss this matter; and*

- 12
2. *That Councillor Saito be appointed as Chair for the committee regarding the standards of care for the keeping and housing of dogs and animals for a term ending on November 30, 2014, or until a successor is appointed."*

A copy of the report from the Commissioner of Transportation and Works, dated June 4, 2014 and entitled "Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals" is attached as Appendix 1.

On July 2, 2014 Council also approved the following:

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

A copy of the report from the Commissioner of Transportation and Works, dated June 18, 2014 and entitled "Mandate and Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals" is attached as Appendix 2.

This report presents the recommendations, including proposed amendments to the Animal Care and Control By-law 0098-04, as amended, resulting from the work of the Animal Standards of Care Ad Hoc Committee.

COMMENTS:

Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended:

The Animal Standards of Care Ad Hoc Committee met on July 9, 2014 and July 30, 2014. The Ad Hoc Committee reviewed the following items related to animal standards of care:

- leaving animals outside 24/7 and during extreme weather;
- tethering dogs;
- pet housing size and build qualities for animals left outside;
- enclosure/pen size;
- setbacks for animal enclosures;
- leaving animals in parked or unattended motor vehicles;
- transporting animals in motor vehicles;
- providing veterinary care;
- right of inspection for enforcement staff;
- exemptions to pen and tethering time limitations; and,
- timing of proposed regulations.

As a result of the work of the Animal Standards of Care Ad Hoc Committee, staff propose the following amendments to the Animal Care and Control By-law 0098-04, as amended, to more effectively regulate animal standards of care and to improve animal welfare. The proposed amendments are supported by the Animal Standards of Care Ad Hoc Committee.

Extreme Weather:

In some cases it may be necessary to keep or house a dog or animal outdoors. For dogs or animals that are kept or housed outdoors they must be provided access to shelter that will provide comfort and protection from the elements and extreme weather at all times. If the dog or animal does not have access to shelter or if the shelter is not adequate to protect the animal from the elements or extreme weather, the animal cannot be kept or housed outdoors. It is therefore recommended that the by-law include extreme weather recommendations as follows:

A person having custody or care of an animal shall not allow the animal to remain outdoors during extreme weather, except for brief walks or brief periods of exercise, unless the animal has access to a doghouse or shelter that will adequately protect the animal from the elements and extreme weather.

Extreme weather is defined in the by-law as occurring when Environment Canada issues an extreme cold warning; extreme heat

warning; or, other weather hazard or severe weather conditions such as winter storms, freezing rain, heavy rainfall, hurricanes, tornadoes and/or strong winds for their Mississauga/Brampton geographic area.

Tethering of Animals:

Tethering of animals and dogs is not a preferred method of restraint. It is reasonable to assume however, that tethering may be necessary in some circumstances. It is therefore recommended that the by-law include tethering regulations as follows:

No person shall tether a dog unless the person is outside with the dog at all times or the dog is in plain view of the person responsible. A tether must be at least three metres (9.84 feet) in length and cannot be attached to a choke chain or prong collar. The tether must also allow the dog to move safely and unrestricted, allowing appropriate food, water, shelter and shade. Animals shall be tethered to a fixed object only. Animals are permitted to be tethered for up to four consecutive hours in any 24 hour time period.

Animal Enclosures, Doghouse:

As per the current Animal Care and Control By-law 0098-04, as amended, regarding the keeping of animals, an animal shelter must be waterproof, provide protection from exposure to the elements, be of adequate size for the animal, allow the animal to stand, sit and extend their legs and body to the full natural extent. An enclosure cannot cause harm or negatively affect the health of the animal, the enclosure must be kept sanitary and odour free. The enclosure must be constructed with hard, durable material, be impervious to water, maintained in good state of repair, free of holes, rust, damage, constructed of material that can be readily sanitized and adequately ventilated for the health, welfare and comfort of the animal.

In addition to the current sheltering regulations pertaining to housing and enclosures in the by-law, it is recommended that the by-law include requirements for bedding, additional build qualities, and access to shade which will better address extreme weather in both summer and winter months as follows:

A dog house must have adequate insulation in the floor, walls and ceiling; a suitable door flap in the winter months; clean, dry bedding material; the dog must have access to shade, other than the shelter; and, a size regulation that would ensure the dog can turn around inside the house.

Animal Enclosures, Dog Pen:

Since tethering restrictions have been introduced into the by-law regulations, it may be necessary for pet owners to provide an enclosure to safely and humanely confine a pet. Subsequently, it is recommended that dog pen enclosures be regulated as follows:

In addition to having access to shelter, water and shade, any pen used for a dog outdoors shall be at least 9.3 square metres (100 square feet) in size to be increased by 2.8 square metres (30 square feet) for each additional dog. The height shall be one metre (3.3 feet) higher than the largest animal in a standing position. The pen must be in a good state of repair with a clean dry, place to lie down; be maintained in a sanitary condition; and, comply with the applicable City zoning regulations. Animals shall be released from the pen and not tethered for four cumulative hours in any 24 hour time period.

Setbacks for Doghouses, Dog Pens and Dog Enclosures:

Doghouses, dog pens and dog enclosures must comply with the requirements of an accessory structure as per the Zoning By-law 0225-2007, as amended. In particular, where the lot area is less than 750 square metres (8,073 square feet), the setback requirement for an accessory structure is .61 metres (two feet). Where the lot area is greater than 750 square metres (8,073 square feet), the setback requirement for an accessory structure is 1.2 metres (four feet).

Animals in Vehicles:

Pets left unattended in motor vehicles during extreme weather are a very common issue, particularly during the summer months. The Ontario Society for the Prevention of Cruelty to Animals relies on municipal staff to respond to these complaints. As a result, it is

recommended that by-law regulations address safety issues for animals in motor vehicles whether parked or during transport as follows:

No person shall leave an animal unattended in a motor vehicle unless the animal is restrained in such a manner that prevents contact between the animal and any member of the public; the animal has suitable ventilation and the owner of an animal shall not leave an animal unattended in a motor vehicle if the weather conditions are not suitable for containment of an animal and which may cause the animal distress.

No person shall transport a companion animal outside the passenger compartment of any motor vehicle unless the animal is contained in a kennel or similar device that is securely fastened in such a manner to prevent distress or injury to the animal; and, the kennel or similar device provides adequate ventilation, adequate space and protects the animal from the elements.

Veterinary and Medical Care for Animals:

Some standards of care cases have a component related to animal injury or illness. As a result, it is recommended that the by-law be amended as follows:

Every owner of an animal shall provide the veterinary care deemed necessary by a reasonably prudent person to relieve distress from injury, neglect or disease.

Right of Inspection:

Animal Services officers routinely conduct preliminary standards of care investigations. This requires the inspection of a back or side yard of a property to determine whether the pet owner is in compliance with the by-law or the animal is in distress. Therefore, it is recommended that Animal Services officers be given a right of inspection for standards of care complaints as follows:

An Animal Services officer may at any reasonable time enter upon and inspect the land of any person to ensure that the provisions of the Animal Care and Control By-law 0098-04, as amended, are complied with.

Exemptions to Pen and Tethering Time Limitations:

Dogs which are considered dangerous and that must be penned or contained at all times as a result of a provincial court order or a muzzle order issued by the Manager of Animal Services in accordance with the Animal Care and Control By-law 0098-04, as amended, are exempt from the new pen and tethering time limitations proposed in the by-law. Dogs considered dangerous are exempt from the tethering and penning time limitations since these dogs are required to be contained at all times when outdoors for public safety reasons.

The changes to the by-law also include an exemption process that exempts a person from the regulations pertaining to the time limitations on tethering or enclosures in the event the proposed regulations cause undue hardship to the dog owner. In particular, working dogs, including guard dogs, and sporting dogs, including hunting dogs, to name a few, may require an exemption in some cases. It is anticipated that these circumstances would be extremely rare and the dog owner would have to clearly justify to the satisfaction of the City why the by-law time limitations for tethering and/or penning cause undue hardship, as well as supporting that the exemption will not affect the welfare of the animal in any way.

The proposed exemption process in the by-law delegates approval for the exemption to the Commissioner of Transportation and Works, or their designate, and allows for any person to apply for an exemption. An application fee of \$200 is proposed to process the exemption, which is similar to the fee charged for processing exemptions to the Noise Control By-law 360-79, as amended. The proposed fee covers the cost to process the application. In addition, the proposed exemption process provides for the applicant to appeal the decision of the Commissioner of Transportation and Works, or their designate, to the Mississauga Appeal Tribunal should the applicant wish to dispute the decision.

It is recommended that the proposed exemption process be approved.

Timing of Proposed Regulations:

The proposed amendments to the Animal Care and Control By-law 0098-04, as amended, for the tethering of animals; animal enclosures, including doghouses and dog pens; and, setbacks for doghouses, dog pens and dog enclosures shall come into force and effect on December 1, 2014. This will allow for a reasonable amount of time in which to comply with these proposed by-law regulations as existing structures may need to be altered. The proposed amendments to the Animal Care and Control By-law 0098-04, as amended, for extreme weather, animals in vehicles, veterinary and medical care for animals, right of inspection and exemptions shall come into force and affect when the by-law is approved by Council.

2015 Review of the Animal Care and Control By-law 0098-04, as amended:

It is recommended that staff report to Council in the fall of 2015, or in approximately one year's time, on the impact of the changes to the Animal Care and Control By-law 0098-04, as amended, for greater standards of care for animals and dogs, including a summary of the enforcement activity, identification of any issues and further amendments to the by-law, if required.

Communication and Public Awareness about Animal Standards of Care Issues:

Information outreach by the City of Mississauga is an effective tool in raising public awareness and improving compliance with municipal by-laws. The Animal Standards of Care Ad Hoc Committee supported staff developing an educational component to follow the proposed changes to the Animal Care and Control By-law 0098-04, as amended. In particular, the Animal Standards of Care Ad Hoc Committee supported a winter campaign once the amendments are approved by Council, along with a media release. The media release should include quotes from the Mississauga Humane Society and explain the intent and premise of the proposed by-law changes.

As a result, it is recommended that information outreach, using existing communication channels, be updated to inform pet owners about responsible pet care related to tethering, pens and doghouses, animal standards of care, extreme weather, pets in vehicles and barking dogs; and, commence with a 2014 winter campaign, as well as a media release upon approval of the by-law changes by Council.

Animal Services Processes and Procedures:

As a result of the information gathered in the preparation of this report, Animal Services staff are reviewing their processes and procedures related to animal standards of care to ensure that Animal Services continues to follow best practices in this area.

Enforcement of Time-related Amendments:

Animal Services officers will enforce the time related provisions of the by-law relating to tethering and enclosures using a similar enforcement process currently in place to address noise complaints. In these circumstances, an informant must provide evidence to the offence by way of a written log and must agree to provide such evidence in court if necessary.

For example, if a complainant alleges that a dog has been tethered for more than four consecutive hours within a 24 hour period, an Animal Services officer will attend the residence to investigate the allegations, educate the resident on humane tethering practices and inform them of the by-law regulations to ensure compliance.

If the situation continues or is not resolved, the Animal Services officer will then engage the informant/witness to provide evidence, based on their observations over a period of time in the form of a diary or written log. Prosecutions will review the evidence to ensure it is factual and complete. If the evidence provides for a reasonable prospect of conviction, the Animal Services officer may proceed with a formal charge under the by-law, and the informant will be required to attend court as witness to the offence and to substantiate their evidence.

FINANCIAL IMPACT: The recommended changes to the Animal Care and Control By-law 0098-04, as amended, should have no significant financial impact on Animal Services as Animal Services officers currently respond to standards of care complaints in accordance with the existing standards of care provisions in the Animal Care and Control By-law 0098-04, as amended. In addition, since the cost of processing applications for exemptions to the proposed tethering or enclosure time limitations is offset by user-fees, there is no financial impact. Further, applications for exemptions are anticipated to be minimal.

CONCLUSION: As a result of the work of the Animal Standards of Care Ad Hoc Committee, staff recommend 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 August 20, 2014.

It is also recommended that the Animal Care and Control By-law 0098-04, as amended, be revised to authorize Animal Services officers to inspect any property to ensure compliance with the by-law and allow Animal Services officers to investigate any animal that may be in distress.

In addition, it is recommended that information outreach, using existing communication channels, be updated to inform pet owners about responsible pet care related to tethering, pens and doghouses, animal standards of care, extreme weather, pets in vehicles and barking dogs; and, commence with a 2014 winter campaign, as well as a media release upon approval of the by-law changes by Council.

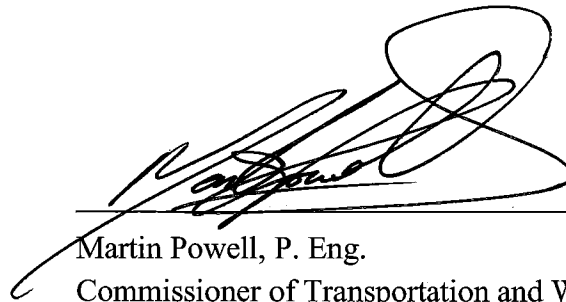
A final recommendation is included for staff to report to Council in the fall of 2015 on the impact of the changes to the Animal Care and Control By-law 0098-04, as amended, for greater standards of care for animals and dogs, including a summary of the enforcement activity, identification of any issues and further amendments to the by-law, if required.

The recommendations included in this report are supported by the Animal Standards of Care Ad Hoc Committee.

ATTACHMENTS:

Appendix 1: Report from the Commissioner of Transportation and Works, dated June 4, 2014 and entitled "Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals".

Appendix 2: Report from the Commissioner of Transportation and Works, dated June 18, 2014 and entitled "Mandate and Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals".



Martin Powell, P. Eng.

Commissioner of Transportation and Works

Prepared By: Linda Dent, Public Education Officer, Animal Services



Corporate Report

Clerk's Files

Originator's
Files

DATE: June 4, 2014

TO: Chair and Members of General Committee
Meeting Date: June 18, 2014

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

SUBJECT: Proposed Amendments to the Animal Care and Control By-law
0098-04, as amended, regarding the Standards of Care for the
Keeping and Housing of Dogs and Animals

- RECOMMENDATION:**
1. That a by-law be enacted to amend the Animal Care and Control By-law 0098-04, as amended, to improve the standards of care for animals and dogs as outlined in the report from the Commissioner of Transportation and Works, dated June 4, 2014 and entitled "Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals".
 2. That the Animal Care and Control By-law 0098-04, as amended, be amended to provide Animal Services officers with the authorization to enter on lands, as provided for under the *Municipal Act*, to carry out an inspection to determine whether the by-law has been complied with and to investigate where an animal is reported to be in distress or lacking in the standards of care.
 3. That information outreach, using existing communication channels, continue to be used by staff to raise public awareness and improve compliance with the Animal Care and Control By-law 0098-04, as amended, and be updated to inform pet owners

about responsible pet care related to tethering, standards of care, extreme weather, pets in vehicles and barking dogs.

REPORT HIGHLIGHTS:

- At its meeting of January 22, 2014 Council received a deputation by Mr. Shane McNeil and directed staff to review the Animal Care and Control By-law 0098-04, as amended, regarding dogs being left outside in extreme weather and report back to Council (resolution 0004-2014).
- This report addresses the following issues related to the care and control of animals, including dogs:
 - leaving animals outside 24/7 and during extreme weather;
 - tethering dogs;
 - pet housing size and build qualities for animals left outside;
 - enclosure/pen size;
 - transporting animals in motor vehicles; and,
 - leaving animals in parked or unattended motor vehicles.
- Staff consulted and/or obtained information from veterinary, animal welfare and kennel club associations; Canadian municipalities; provincial laws related to animal welfare; and, U.S.A jurisdictions.
- This report also addresses staff comments on five additional items related to animal rights that were identified in subsequent correspondence to the Mayor, Council and staff since the deputation to Council on January 22, 2014. The items identified include: mandatory/large scale spay and neuter programs, banning the sale of pets from pet stores, banning the use of pens and crates, providing protection for animals from abuse and increasing the fines for offenders.
- In summary, the Canadian research from veterinary, animal welfare and kennel club associations; Canadian municipalities; and, provincial laws related to animal welfare indicates:
 - Dogs thrive outdoors if they have adequate shelter and care. Bringing all dogs/animals indoors during an extreme weather

event was unrealistic and in some cases would not constitute a safe or humane approach. Each situation should be investigated on a case by case basis as many factors need to be considered such as type and breed of animal, body condition of the animal, length of coat, the age of the animal, shelter availability and environmental conditions.

- Tethering may be necessary in some cases. Tethering requirements should include safety measures, access to food, water, shelter at all times and that a tethered dog should have a break from confinement and be provided with exercise opportunities.
 - Companion animals should not ride outside the passenger compartment of the vehicle unless contained, secured and sheltered and animals should never be left unattended in a vehicle during conditions that can cause harm or distress to the animal.
- A synopsis of the research from U.S.A jurisdictions indicates:
 - The U.S.A. has stricter companion animal regulations in some areas, particularly related to tethering and extreme weather but not one jurisdiction or state prohibited a companion animal from being kept outdoors.
 - Some municipalities, particularly in the southern states, include provisions to bring animals inside if the temperature would affect the health and well-being of the animal.
 - Housing and pen size regulations were often broad, providing general build quality descriptors relating to safety, quality and comfort. Pen sizing was generally based on the size of the dog and the number of dogs in the enclosure.
 - Many jurisdictions have restrictions related to tethering for safety and during extreme weather events such as hurricanes, tornadoes, flooding or extreme temperatures. There are also municipalities that ban the practice of tethering and those that regulate the time frame in which the animal can be tethered based on the time of day or number of hours the animal is on a tether.
 - Many U.S.A. jurisdictions do not allow animals to ride in an open vehicle. Many do not allow dogs to be left in vehicles unattended, particularly in the southern states.

- Changes to the Animal Care and Control By-law 0098-04, as amended, are proposed to address the following:
 - Tethering regulations to address safety with requirements for supervision, access to shade and prohibited equipment.
 - Dog house requirements for bedding, additional build qualities, and access to shade which will better address extreme weather in both summer and winter months.
 - Dog pen enclosures be regulated with requirements for size, safety, comfort and sanitary conditions.
 - Regulations to address safety issues for animals in motor vehicles whether parked or during transport.
 - Animal Services officers be given a right of inspection for standards of care complaints to enable them, at any reasonable time, to enter upon and inspect the land of any person to ensure that the provisions of the Animal Care and Control By-law 0098-04, as amended, are complied with.
- It is not proposed to amend the Animal Care and Control By-law 0098-04, as amended, to adopt standards of care regulations relating to animals and extreme weather. Provincial legislation exists to address situations that involve distressed animals and extreme weather and authorizes the removal of distressed animals by an OSPCA inspector or police officer.

BACKGROUND:

At its meeting of January 22, 2014 Council approved resolution 0004-2014 as noted below:

"That Council receive the deputation by Shane McNeil and direct staff to review By-law 0098-04 regarding dogs being left outside during extreme weather conditions and report back to Council."

- Also at its meeting of January 22, 2014, Council received 40 petitions and two information items related to the issue of dogs being left outside in extreme weather conditions and referred it to the Transportation and Works Department, Enforcement Division for a report.

Council received a second deputation on April 2, 2014 from Ms. Joanna Bond, a resident of Mississauga regarding the practice of tethering dogs. Council acknowledged the deputation and advised that the Animal Care and Control By-law 0098-04, as amended, was currently under review.

Since January 22, 2014, an additional five information items have been identified in correspondence received by the Mayor, Members of Council and staff.

This report is in response to the above-noted Council resolution, deputations and five additional information items identified in the correspondence received by the Mayor, Members of Council and staff.

COMMENTS:Issues Addressed:

This report addresses the following issues related to the care and control of animals, including dogs:

- leaving animals outside 24/7 and during extreme weather;
- tethering dogs;
- pet housing size and build qualities for animals left outside;
- enclosure/pen size;
- transporting animals in motor vehicles; and,
- leaving animals unattended in motor vehicles.

Sources Consulted:

In preparing this report staff consulted and/or obtained information from the following sources:

- Veterinary, animal welfare and kennel club associations, including:
 - Canadian Veterinary Medical Association (CVMA); Ontario Veterinary Medical Association (OVMA); Canadian Federation of Humane Societies (CFHS); Ontario Society for the Prevention of Cruelty to Animals (OSPCA); Canadian Kennel Club (CKC); and, American Kennel Club (AKC).

- Ontario municipalities: Brampton, Markham, Oakville, Windsor, London, Kitchener/Waterloo and Thunder Bay.
- Canadian municipalities: Winnipeg, Regina, Calgary, Edmonton, Montreal, Quebec City, Ottawa, and Whitehorse.
- Provincial laws relating to animal welfare: Ontario, Alberta, Manitoba, Saskatchewan, Yukon Territories and Nova Scotia.
- U.S.A. jurisdictions identified by Mr. Shane McNeil:
 - Chagrin Falls, Ohio; Grand Prairie, Texas; Moundville, West Virginia; Topeka, Kansas; Creve Coeur, Missouri; State of Rhode Island; Maumelle, Arkansas; Collier County Florida; Pembroke Park, Florida; Taos, New Mexico; Forsyth County, North Carolina; and,
- Other U.S.A. jurisdictions:
 - Phoenix, Arizona; Tallahassee and Miami, Florida; Baton Rouge and New Orleans, Louisiana; Jefferson City, Missouri; Austin, Texas; Juneau, Alaska; Atlanta, Georgia; Detroit and Lansing, Michigan; Helena, Montana; Lincoln, Nebraska; Bismarck, North Dakota; Madison, Wisconsin; Montpelier, Vermont; and the state of Ohio.

Recommendations from the Veterinary Community:

Staff consulted with veterinary expert, Dr. Warren Skippon, Manager of National Issues of Animal Welfare for the CVMA and Dr. Tim Zaharchuk, former president of the OVMA and ex-officio member and representative of the CVMA's, Animal Welfare Committee (AWC).

The CVMA's and AWC's position is that dogs thrive outdoors if they have adequate shelter and care and the AWC does not think it realistic to prohibit dogs from remaining outdoors at all times. However, these groups insisted that all dogs should have access to adequate shelter at all times while outdoors. Shelters must be adequate based on the weather conditions and the size and type of animal to provide protection from sun, wind, rain and snow.

The AWC approves of the OSPCA dog house guidelines. Enclosure size must allow animals or dogs to engage in typical behaviours, maintain social distances, and have adequate space for urination, defecation, resting and eating. The AWC recommends that requirements must be made for safety; rest; play; food; clean water; environmental enrichment; exercise and socialization (to maintain health); regular grooming and nail trimming; disease and parasite prevention; and, medical care to prevent distress.

The AWC does not think that bringing all dogs/animals indoors during an extreme weather event was realistic or in some cases would not constitute a safe or humane approach. They strongly recommend investigating each situation on a case by case basis as many factors need to be considered such as type and breed of animal, body condition of the animal, length of coat, the age of the animal, shelter availability, and environmental conditions.

The AWC suggested that tethering may be necessary in some cases to protect the animal or the public but did not think it is realistic for tethered dogs to be supervised at all times. They agree that tethered dogs are more at risk to behavioural problems including aggression and territorial behaviour and that some dogs may not be suitable for tethering due to hyperactivity or age. They strongly recommend tethering requirements include safety measures, access to food, water, shelter at all times and that a tethered dog should have a break from confinement and be provided with exercise opportunities.

Regarding the issue of companion animals travelling in motor vehicles, the AWC strongly agrees that companion animals should not ride outside the passenger compartment unless contained, secured and sheltered and animals should never be left unattended in a vehicle during conditions that can cause harm or distress to the animal.

Recommendations from the Animal Welfare Community:

CFHS:

The CFHS recommends that municipalities make every effort to ensure that pet owners provide their animals with care to meet their species-specific health, physical, social and behavioural needs. This should include clean water, food, proper housing, appropriate

companionship, health care and exercise.

Barbara Cartwright, President and CEO for the CFHS recommends that due to the variability of breeds as well as many other factors, the CFHS does not recommend the use of specific temperatures to address extreme temperatures but that guidance be outcome based on the individual needs of the animal and the care provided.

The CFHS also recommends the CVMA Codes of Practice for Canadian Kennel Operations as a guideline in determining standards of care for kenneled dogs. The Codes of Practice guidelines include all aspects of companion dog husbandry as defined by the CVMA and American Veterinary Medical Association.

On the issue of tethering, the CFHS does not condemn the practice but supports having regulations that will address the safety and well-being of a companion animal. The CFHS also recommends allowing the animal time spent untethered.

The CFHS also recommends that municipalities include guidelines for the safe transport of pets. They support companion animals being transported inside the passenger compartments of motor vehicles and are opposed to having animals loose in the back of open trucks unless measures are taken to keep the animal safe from harm or injury.

OSPCA:

Staff consulted with Ms. Connie Mallory, Chief Inspector and with Mr. Scott Sylvia, Senior Inspector with the OSPCA.

Regarding extreme weather, the OSPCA cautions against using specific temperatures or environmental factors as a guideline for enforcement. The OSPCA strongly recommends that standards of care issues be investigated on a case by case basis due to the many variables involved in order to determine the best possible outcome for that particular animal.

The OSPCA supports enhanced standards of care inclusions related to dog housing and enclosure guidelines in the Animal Care and Control By-law 98-04, as amended, as these provisions could complement the OSPCA regulations to provide higher standards of care for animals

and dogs in Mississauga. The OSPCA has published dog house guidelines, which will be helpful in preparing an amendment to the Animal Care and Control By-law 0098-04, as amended.

The OSPCA has also provided training to Animal Services staff and is willing to work with City staff to further enhance their skills in the investigation of animal standards of care issues.

The OSPCA recognizes that some situations may require a dog to be tethered for public safety and/or the safety of the dog. The OSPCA supports tethering regulations that address safety, health and the welfare of the animal.

The OSPCA agrees that unattended dogs in motor vehicles, particularly during the summer months, has become a serious issue as situations may require immediate intervention to save the life of an animal. The OSPCA does not have the resources to attend to the numerous complaints in the Region of Peel and subsequently depends on the availability of municipal staff and Peel Regional Police. The OSPCA would definitely support regulations pertaining to the leaving of pets unattended in vehicles where harm or injury may occur.

Recommendations from the CKC:

The CKC deferred all issues related to standards of care to the animal welfare and veterinary experts. However, the CKC fully supports and encourages the adoption of reasonable, enforceable and non-discriminatory laws governing the ownership of dogs.

The CKC condemns cruelty in any manner or form regarding the treatment of canines and believes that the decisions on whether an event is in fact cruelty should rest with the courts.

The CKC would like dog owners to understand the difference between animal welfare and animal rights groups. Animal welfare concerns the care and well-being of animals whereas animal rights groups may have extreme views and seek to eliminate companion animal ownership.

Recommendations from the AKC:

The AKC defers to the animal welfare and veterinary experts on issues of standards of care. However, they believe that dog owners bear a special responsibility to their canine companions to provide proper care and humane treatment at all times.

The AKC believes that protection from extreme weather must be provided and support high levels of standards of care for shelter, food, water, play, exercise, medical care, disease prevention and suggest that daily human contact is also an important component of care.

The AKC understands that tethering may be necessary under certain circumstances. However, they support regulations that protect the health and safety of the animal. The AKC also discourages the practice of leaving a dog in a vehicle during the summer months unless the dog is supervised. The AKC also opposes the transporting of dogs in open vehicles.

Attached as Appendix 1 are the accreditations and backgrounds of the animal health and welfare experts and associations that were consulted.

Regulatory Approaches and Enforcement Practices of Canadian Municipalities regarding Standards of Care:

In summary, none of the Canadian municipalities researched prohibit animals from being housed outdoors. This practice is permitted providing the animal has adequate shelter and care.

Some Canadian municipalities (Ottawa, Whitehorse and Thunder Bay) do have standards of care inclusions in their by-laws; however, none directly relate to extreme weather and pets. For those municipalities that have standards of care regulations in their by-laws, municipal enforcement officers will investigate standards of care cases as they apply to their by-law regulations. If there is an infraction, municipal enforcement officers can issue a monetary fine but they cannot remove the animal from the premises.

If the by-law provisions do not address the issue or the animal remains in distress due to inadequate housing or extreme weather, these

situations are then referred to the authority responsible for enforcing the provincial animal protection laws.

Only six of the municipalities had by-law regulations related to the tethering of dogs (Calgary, Edmonton, Whitehorse, Thunder Bay, Ottawa and Quebec City). Of those six municipalities, two (Edmonton and Quebec City) referred to the tethering of restricted or dangerous dogs (dogs that are deemed dangerous due to a court conviction) and none of the municipalities specified a minimum or maximum time limit for animals tethered. The City of Calgary's by-law is the most restrictive in that the regulation will only permit the tethering of a dog while supervised, whether tethered on public or private property.

Regarding pet housing and build qualities, most municipal by-law regulations were very general and most by-laws mirrored the provincial legislation. Six municipalities (Calgary, Edmonton, Whitehorse, Regina, Winnipeg and Quebec City) had regulations pertaining to enclosure or pen size. However, five (Calgary, Edmonton, Regina, Winnipeg and Quebec City) of these only applied to restricted or dangerous dogs (dogs that are deemed dangerous due to a court conviction).

Three municipalities (Calgary, Whitehorse and Quebec City) had by-law regulations addressing the transportation of animals in a vehicle, with the most comprehensive being the City of Calgary. In Calgary, animals must be contained inside the passenger cab regardless of whether the vehicle is parked or moving. Calgary's by-law also states that, "no owner shall leave an animal unattended in a motor vehicle if the weather conditions are not suitable for containment of an animal". All other municipalities rely on the provincial animal protection laws to investigate and enforce distress situations relating to animals being left inside a vehicle.

Additional Municipal By-law Research from Ontario:

With the assistance of the Association of Animal Shelter Administrators of Ontario (AASAO), staff polled the AASAO membership for additional municipal by-law research related to outdoor dogs and extreme weather.

A total of 13 responses were received from seven municipalities, five humane societies and one private contractor. The municipalities included: Brampton, Markham, Oakville, Thunder Bay (covered in the research) Windsor, London and Kitchener/Waterloo, with the remaining respondents from rural territories or townships.

Of the 13 respondents, all reported that their municipality does not have any by-law provisions related to extreme weather and outdoor dogs. Comments received indicated that those municipalities with standards of care inclusions in their by-laws would address complaints through the by-law related to dog housing standards and/or general animal care standards. All municipalities reported that if their by-law provisions could not address the standards of care situation or if the municipality did not have by-law provisions relating to standards of care, they would report or refer complaints to the local humane society or OSPCA.

Provincial Legislation of Animal Care and Enforcement Processes:

Provincial animal protection legislation is very similar throughout Canada and generally enforced by the humane society, society for the prevention of cruelty to animals or police. Animal welfare authorities have police powers under Ontario legislation and can remove or seize animals that are in immediate distress and/or a life threatening situation.

Most provinces have standards of care regulations included in the provincial legislation; however, most regulations are broad. Ontario's regulations were among the most detailed. This may change as the province of Nova Scotia is working to amend their animal protection laws. Provincial enforcement authorities agree that the generality of the provincial regulations allows enforcement authorities to exercise more discretion so they are better able to make decisions about what is best for each animal on a case by case basis. Animal cruelty charges may be enforced under both provincial and federal legislation (*Criminal Code of Canada*).

Attached to this report as Appendix 2 are highlights from the Canadian municipal and provincial legislative research pertaining to standards of care for companion animals.

Attached to this report as Appendix 3 are the standards of care regulations from the Ontario *OSPCA Act*, as well as sections 445 and 446 of the *Criminal Code of Canada* relating to cruelty to animals.

Research Analysis from the United States:

In summary, the research from 26 municipalities and two states, indicates that the U.S.A. has stricter companion animal regulations in some areas, particularly related to tethering and extreme weather but not one jurisdiction or state prohibited a companion animal from being kept outdoors. The majority of jurisdictions did not provide provisions for the length of time an animal can be left outside but did include provisions for shelter, protection from the elements, protection from direct sunlight and many ordinances stipulate the animal must have access to shade in summer months.

Some municipalities, particularly in the southern states (Pembroke Park, Florida; Tallahassee, Florida; Taos, New Mexico; and, New Orleans, Louisiana), include provisions to bring animals inside if the temperature would affect the health and well-being of the animal.

Housing and pen size regulations were often broad, providing general build quality descriptors relating to safety, quality and comfort. Pen sizing was generally based on the size of the dog and the number of dogs in the enclosure. A common minimum enclosure size was 9.2 square metres (100 square feet) per dog.

Many jurisdictions have restrictions related to tethering for safety and during extreme weather events such as hurricanes, tornadoes, flooding or extreme temperatures. There are also municipalities that ban the practice of tethering (Maumelle, Arkansas) and those (Topeka, Kansas; St. Paul, Minnesota; Collier County, Florida; Pembroke Park, Florida; Grand Prairie, Texas; and, Chagrin Falls, Ohio) that regulate the time frame in which the animal can be tethered based on the time of day or number of hours the animal is on a tether.

Many U.S.A. jurisdictions do not allow animals to ride in an open vehicle. Many do not allow dogs to be left in vehicles unattended, particularly in the southern states. In Topeka Kansas it is allowed to leave a pet unattended in a vehicle for no longer than five minutes. In Maumelle, Arkansas, if the temperature is above 80 degrees Fahrenheit

(26.67 degrees Celsius), you are prohibited from leaving an animal in a vehicle.

Attached as Appendix 4 are highlights from the U.S.A. legislative research pertaining to standards of care for companion animals.

Other Issues Raised in the Petition and Letters submitted to the Mayor, Members of Council and City staff:

In addition to the issues raised at Council on January 22, 2014, staff also identified five additional items in the subsequent correspondence received by the Mayor, Members of Council and staff. The items identified include: mandatory/large scale spay and neuter programs, banning the sale of pets from pet stores, banning the use of pens and crates, providing animals with protection from abuse and increasing the fines for offenders.

As these items do not relate directly to the standards of care identified in this report, they have been addressed separately below:

Spay and Neutering:

Issues regarding low-cost or accessible spaying/neutering are governed by the *Ontario Veterinary Act*. The City promotes and encourages responsible pet ownership and the voluntary spaying and neutering of pets through incentives such as discounted pet licensing fees for those who have spayed or neutered their pets. Spay and neuter continues to be part of the key messaging included in Animal Services educational outreach programs and Animal Services spays and neuters all age-appropriate pets before they are adopted by the public.

Banning the Sale of Pets in Pet Stores:

Council approved amendments to the Business Licensing By-law 1-06, as amended, to regulate the sale of pets in pet stores on July 4, 2012 (GC-0477-2012). Pet stores selling more than 10 pets per year are required to obtain live animals from municipal animal shelters, registered humane societies, registered shelters or rescue groups.

Improve or Ban the Use of Pens and Crates:

The item related to the use of pens has been addressed in this report under standards of care. Regarding the use of crates, veterinary and behavioural companion animal experts encourage the use of crates as a safe place for dogs to rest, sleep and travel, and as a house training tool. If the use or misuse of a crate causes an animal distress, this would be considered abuse and should be reported to animal welfare authorities for investigation. Enforcement on this issue may be challenging since most crate training or crate use occurs inside a dwelling unit.

Protecting Abused Animals:

Animal protection law, including cruelty and animal abuse, is covered in Ontario by the *Ontario Society for the Prevention of Cruelty to Animals Act (OSPCA Act)* and federally under the *Criminal Code of Canada*. In Mississauga, the Animal Care and Control By-law 0098-04, as amended, includes provisions for the humane treatment of animals which carries a fine of \$305 plus victim services fees. Animal Services officers work very closely with the OSPCA to investigate standards of care cases and animals left unattended in vehicles. This enforcement partnership affords the OSPCA additional resources to ensure the prompt investigation of reported cases of abuse, cruelty or neglect in Mississauga.

Increased Fines for Offences:

Fines, fees and charges are reviewed each year as part of the business planning and budget process, including a benchmarking exercise conducted with other comparable municipalities. The fines, fees and charges are increased where it is appropriate to offset costs and/or facilitate compliance.

Recommendations for Amendments to the Animal Care and Control By-law 0098-04, as amended:

It is recommended that the City take a fair and balanced approach to setting by-law regulations that are effective and enforceable. The proposed amendments to the standards of care section of the Animal Care and Control By-law 0098-04, as amended, are designed to

augment but not replicate or supersede the *OSPCA Act*.

It should be noted that as of 2012, the OSPCA routinely refers animal standards of care incidents to municipalities with standards of care regulations in their municipal by-laws. In Mississauga, Animal Services officers routinely conduct preliminary standards of care investigations with the understanding that if the by-law regulations cannot address the situation, or the animal is in distress, the municipality must refer the case to the OSPCA or to Peel Regional Police so that they may take the necessary and appropriate action under the authority of the *OSPCA Act*, including the removal of an animal.

Staff recommendations related to the proposed amendments to the Animal Care and Control By-law 0098-04, as amended, to regulate the standards of care and improve animal welfare are as follows:

Extreme Weather: It is not recommended that the City adopt standards of care regulations relating to animals and extreme weather. The *OSPCA Act* exists to address situations that involve distressed animals and extreme weather and authorizes the removal of distressed animals by an OSPCA inspector or police officer.

It is recommended by both animal welfare and the veterinary community that reports of distressed animals during extreme weather events should be investigated on a case by case basis and should consider more than weather conditions as there are many factors involved such as type of animal, breed of dog, age and health of animal, length of coat, and suitability of shelter, in order to determine the best possible response for the animal.

In order to properly respond to this issue, Animal Services officers will continue their practice of engaging the OSPCA and Peel Regional Police in these circumstances because OSPCA inspectors and Peel Regional Police officers have the authority to, as per Section 14 of the *OSPCA Act*, remove an animal in distress including circumstances involving extreme weather.

Furthermore, if the animal was not in distress and had suitable shelter, the OSPCA inspector and/or Peel Regional Police officer would not remove the animal, nor would the OSPCA and/or Peel Regional Police

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be able to support the City's actions related to the issuance of a fine for the by-law infraction. Animal Services officers do not have the authority to remove the animal.

Tethering of Animals: Tethering of animals and dogs is not a preferred method of restraint. It is reasonable however to assume that tethering may be necessary in some circumstances. Regulating the number of hours an animal is tethered is difficult to enforce and it is therefore recommended that the by-law include tethering regulations to address safety with requirements for supervision, access to shade and prohibited equipment as follows:

No person shall tether a dog unless the person is outside with the dog at all times or the dog is in plain view. A tether must be at least three metres (9.84 feet) in length and cannot be attached to a choke chain or prong collar. The tether must also allow the dog to move safely and unrestricted, allowing appropriate food, water, shelter and shade.

Animal Enclosures, Dog House: The Animal Care and Control By-law 0098-04, as amended, currently addresses protection from the elements, size of dog housing, ventilation, safety, comfort, access to food, water, shelter and sanitary conditions. It is recommended that the by-law include requirements for bedding, additional build qualities, and access to shade which will better address extreme weather in both summer and winter months as follows:

A dog house must have adequate insulation in the floor, walls and ceiling; a suitable door flap in the winter months; clean, dry bedding material; and, the dog must have access to shade, other than a shelter.

Animal Enclosures, Dog Pen: Since tethering restrictions have been introduced into the by-law regulations, it may be necessary for pet owners to provide an enclosure to safely and humanely confine a pet. Subsequently, it is recommended that dog pen enclosures be regulated with requirements for size, safety, comfort and sanitary conditions as follows:

In addition to having access to shelter, water and shade, any pen used for a dog outdoors shall be at least 9.3 square metres (100 square feet) in size to be increased by 2.8 square metres (30 square feet) for each additional dog. The height shall be one metre (3.3 feet) higher than the

largest animal in a standing position. The pen must be in a good state of repair with a clean dry, place to lie down; be maintained in a sanitary condition; and, comply with the applicable City zoning regulations.

Animals in Vehicles: Pets left unattended in motor vehicles during extreme weather is a very common issue, particularly during the summer months. Again, the OSPCA relies on municipal staff to respond to these complaints. As a result, it is recommended that by-law regulations address safety issues for animals in motor vehicles whether parked or during transport as follows:

No person shall leave an animal unattended in a motor vehicle unless the animal is restrained in such a manner that prevents contact between the Animal and any member of the public; the animal has suitable ventilation and the owner of an animal shall not leave an animal unattended in a motor vehicle if the weather conditions are not suitable for containment of an animal.

No person shall transport a companion animal outside the passenger compartment of any motor vehicle unless the animal is contained in a kennel or similar device that provides adequate ventilation, adequate space, protects the animal from the elements and is securely fastened in such a manner to prevent distress or injury to the animal.

Right of Inspection: Animal Services officers routinely conduct preliminary standards of care investigations. This requires the inspection of a back or side yard of a property to determine whether the pet owner is in compliance with the by-law or the animal is in distress. Therefore, it is recommended that Animal Services officers be given a right of inspection for standards of care complaints as follows:

An Animal Services officer may at any reasonable time enter upon and inspect the land of any person to ensure that the provisions of the Animal Care and Control By-law 0098-04, as amended, are complied with.

Animal Services officers presently do not have this authority under the by-law.

Veterinary and Medical Care for Animals: Some standards of care cases have a component related to animal injury or illness. As a result, it is recommended that the by-law be amended as follows:

Every owner of an animal shall provide the veterinary care deemed necessary by a reasonably prudent person to relieve distress from injury, neglect or disease.

Public Awareness about Animal Standards of Care Issues:

Information outreach by the City of Mississauga is an effective tool in raising public awareness and improving compliance with municipal by-laws. As a result, staff recommend that information outreach, using existing communication channels, continue to be used to raise public awareness and improving compliance with the Animal Care and Control By-law 0098-04, as amended, and be updated to inform pet owners about responsible pet care related to tethering, standards of care, extreme weather, pets in vehicles and barking dogs.

Animal Services Processes and Procedures:

As a result of the information gathered in the preparation of this report, Animal Services staff are reviewing their processes and procedures related to animal standards of care to ensure that Animal Services continues to follow best practices in this area.

Support for the Recommendations:

Attached as Appendix 5 is a letter from Mr. Warren Skippon, DVM, Manager, Animal Welfare and National Issues Committee, CVMA, dated May 29, 2014 indicating the CVMA's support in principle for the recommendations in this report related to animal standards of care and the related proposed amendments to the Animal Care and Control By-law 0098-04, as amended.

Attached as Appendix 6 is a letter from Ms. Connie Mallory, Chief Inspector, OSPCA, dated June 2, 2014 supporting the recommendations for the amendments to the Animal Care and Control By-law 0098-04, as amended, which are outlined in this report.

FINANCIAL IMPACT: The recommended changes to the Animal Care and Control By-law 0098-04, as amended, should have no significant financial impact on Animal Services as Animal Services officers currently respond to standards of care complaints in accordance with the existing standards of care provisions in the Animal Care and Control By-law 0098-04, as amended.

CONCLUSION: Staff have reviewed the standards of care provisions in the Animal Care and Control By-law 0098-04, as amended, consulted with various animal health and welfare authorities and conducted research in both Canada and the U.S. A. related to the standards of care for dogs and companion animals.

Staff recommend that the standards of care provisions in the Animal Care and Control By-law 0098-04, as amended, be amended to incorporate higher standards of care for companion animal housing, enclosures, tethering, pets in vehicles, and pet care to promote and preserve the safety, health and well-being of companion animals and the safety of the public.

It is also recommended that the Animal Care and Control By-law 0098-04, as amended, be revised to authorize Animal Services officers to inspect any property to ensure compliance with the by-law and allow a municipal officer to investigate any animal that may be in distress.

In addition, it is recommended that information outreach, using existing communication channels, continue to be used by staff to raise public awareness and to improve compliance with the Animal Care and Control By-law 0098-04, as amended, and be updated to inform pet owners about responsible pet care related to tethering, standards of care, extreme weather, pets in vehicles and barking dogs.

ATTACHMENTS: Appendix 1: Accreditations and Backgrounds of Experts and Associations.

Appendix 2: Highlights of Canadian Municipal Research Relating to Standards of Care for Companion Animals.

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Appendix 3: *OSPCA Act Regulations and Criminal Code of Canada.*

Appendix 4: *U.S.A. Research Relating to Standards of Care for Companion Animals.*

Appendix 5: *Letter from Mr. Warren Skippon, DVM, Manager, Animal Welfare and National Issues Committee, CVMA, dated May 29, 2014.*

Appendix 6: *Letter from Ms. Connie Mallory, Chief Inspector OSPCA, dated June 2, 2014.*



Martin Powell, P. Eng.

Commissioner of Transportation and Works

Prepared By: Linda Dent, Public Education Officer, Animal Services

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Accreditations and Backgrounds of Experts and Associations

Canadian Veterinary Medical Association:

The Canadian Veterinary Medical Association (CVMA) is the national voice for the veterinary profession dedicated to serving and representing the veterinarians of Canada. The CVMA is committed to excellence within the profession and to the well-being of animals. It promotes public awareness of the contribution of animals and veterinarians to society.

The CVMA's Animal Welfare Committee (AWC) is a group within the CVMA. The purpose of the AWC is to advocate and promote animal welfare within the animal industry to government and the public, to advise the CVMA on animal welfare issues and to develop pertinent position statements.

The AWC comprises veterinarians from various sectors of veterinary medicine. Five members are active companion animal practitioners, two members are with the Ontario Veterinary College and Atlantic Veterinary College and two members are involved in provincial animal welfare and enforcement. The AWC was involved with British Columbia's sled dog standards and more recently the AWC also played an active role in the review and recent amendments to Nova Scotia's *Animal Protection Act*.

Canadian Federation of Humane Societies:

The Canadian Federation of Humane Societies (CFHS) is a national body comprising animal welfare organizations and individuals whose purpose is to promote compassion and humane treatment of all animals.

Founded in 1957, the CFHS has earned a reputation and enviable credibility as the expert national voice on animal welfare issues for industry, media, government, non-governmental organizations and the public. The CFHS works collaboratively and cooperatively with key stakeholders to have a greater impact creating positive change by being a part of the process instead of being apart from it.

In 1999, the CFHS headed up the National Companion Animal Coalition, which comprised the CFHS, CVMA and Pet Industry Joint Advisory Council. This Coalition developed a position paper entitled "An Enlightened Approach to Companion Animal Control" for Canadian municipalities. This paper was developed as a guideline to assist municipalities in defining and implementing effective and efficient by-laws. Although the document was created in 1999, the CFHS stands by the recommendations in 2014. The document speaks to a variety of by-law

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issues including animal control, pet licensing, neutering, number of pets permitted, responsible pet ownership and dangerous dogs, nuisance situations, pet stores and more. The document also includes a sample of municipal by-laws regulating the keeping and controlling of animals which addresses standards of care issues relating to animal welfare.

Ontario Society for the Prevention of Cruelty to Animals:

Through its province-wide network of 50 plus communities, the Ontario Society for the Prevention of Cruelty to Animals (OSPCA) is one of the largest, most responsive animal welfare organizations in the country, providing care and shelter for tens of thousands of animals every year. The OSPCA is unique amongst animal welfare organizations in Ontario; the *Ontario SPCA Act* mandates the OSPCA to enforce animal cruelty laws and provides Society Branch and Affiliate investigators with police powers to do so.

The OSPCA's mission is to facilitate and provide for province-wide leadership on matters relating to the prevention of cruelty to animals and the promotion of animal welfare. The OSPCA is seen as the recognized authority on animal welfare issues and making a measurable difference for animals. The OSPCA is an integral part of each community, promoting mutually beneficial human-animal interactions, and is viewed as a desirable organization for volunteerism and support.

The OSPCA programs include: cruelty investigations, sheltering and adoptions, government and industry advocacy, humane education, reducing pet overpopulation, emergency rescue and treatment, and reuniting pets with their owners.

Canadian Kennel Club:

The Canadian Kennel Club (CKC) is a national member based non-profit organization and is the primary registry body for purebred dogs in Canada which currently recognizes 175 breeds.

The CKC is dedicated to encouraging, guiding and advancing the interests of purebred dogs and their responsible owners and breeders in Canada and promoting the knowledge and understanding of the benefits which dogs can bring to society.

American Kennel Club

The American Kennel Club's (AKC) values promote responsible pet ownership and maintenance of dogs and is the American equivalent of the CKC.

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Association of Animal Shelter Administrators of Ontario:

The Association of Animal Shelter Administrators of Ontario (AASAO) is a non-profit organization that was established in 1981. AASAO members include professional administrators and supervisors employed by agencies and institutions involved in animal care and control. The AASAO is dedicated to the promotion of a professional approach to the management of humane societies, as well as contracted and governmental animal care and control agencies.

Highlights of Canadian Municipal Research Relating to Standards of Care for Companion Animals

Extreme Weather:

If there is an infraction as per the by-law regulation, municipal enforcement officers can charge the pet owner/issue a fine but they cannot remove the animal from the situation. Listed below are the exceptions.

- Edmonton: municipal enforcement officers have authority as "peace officers" as identified in *Alberta's Animal Protection Act*. Municipal officers may issue a fine under the by-law or seize an animal if in distress under the authority of the provincial legislation.
- Calgary's operational procedures will allow a municipal enforcement officer to remove a dog or animal that is out in severe cold and "in distress" if the owner cannot be found. The dog would be impounded at no charge for a "safe keep" overnight or until the owner can be found.
- Ottawa: the Ottawa Humane Society is contracted by the municipality to enforce the municipal by-laws; however, as they are an affiliate of the Ontario Society for the Prevention of Cruelty to Animals (OSPCA) they may also enforce the Provincial *OSPCA Act* and seize animals in distress during extreme weather events.

Tethering:

- Calgary will only permit the tethering of a dog while supervised, whether tethered on public or private property. In the City of Calgary if a dog is found tethered the owner may be issued a fine ranging from \$50 to \$100.
- Edmonton allows restricted dogs to be tethered. Restricted refers to dogs that have been deemed dangerous due to a court conviction. Edmonton will enforce non-compliance of tethering as it relates to the restricted dog provisions in their by-law.
- Whitehorse allows tethering but prohibits leaving a tethered animal unattended where a choke chain, pinch collar or rope around the animal's neck formed part of the securing apparatus.
- Thunder Bay specifies that a tether must be at least three metres (10 feet) in length.

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- Ottawa prohibits the use of a choke collar device as part of a tether and indicates the tether length should be suitable for the species, allowing the animal unrestricted movement so as not to cause injury to it. In addition, the tether is to be a minimum of three metres (10 feet) in length while not allowing the animal to trespass on neighbouring property.
- Quebec City requires a dangerous dog (dangerous refers to dogs that have been deemed dangerous due to a court conviction) to be tethered on land that is not a pen to be attached to a post by chain, wire rope or synthetic fibre and kept more than two metres (seven feet) away from a common area or driveway or lot line that is not separated by a fence.

Pet Housing Construction:

Most standards of care regulations pertaining to the construction of pet housing and build qualities were very general.

A compilation of by-law descriptors for pet housing from all nine municipalities are as follows:

- structurally sound; weatherproof; insulated; off-the-ground flooring; protection from the elements; adequate light; adequate ventilation; kept in a sanitary condition; will provide protection from heat, cold, wet conditions; appropriate to the animal's weight and coat type; and, allow the animal to extend legs to full extent, turn around, stand, sit and lie down in a fully extended position.
- Whitehorse: "House or shelter that has sufficient space to allow the animal the ability to turn around freely and lie in a normal position."
- Thunder Bay: "The enclosure must enable the animal to extend its legs to their full extent, stand, sit, turn around and lie down in a fully extended position."

Pen/Enclosure Size:

- Edmonton: No pen measurements in the by-law. Their Animal Services Manager advises that the pen size must be large enough for the animal to roam and have a place for a shelter.
- Calgary: 1.5 metres (five feet) in length by three metres (10 feet) in width by 1.5 metres (five feet) in height and, not within one metre (3.3 feet) from a property line or five metres (16 feet) of a dwelling unit.

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- Winnipeg: Three metres (10 feet) by five feet (1.5 metres)
- Regina: Defined as a "dog run" rather than enclosure and it must be three times the length of the animal in all directions, five metres (16 feet) from a dwelling unit and cannot utilize a shared fence line as part of the enclosure. Regina can issue orders to alter, demolish or re-locate a dog run.
- Quebec: four square metres (43 square feet) by two metres (seven feet) in height.
- Whitehorse: two times the length of the animal in all directions.

Companion Animals in Vehicles:

- Whitehorse: Animal must be contained inside the passenger compartment of a vehicle or secured with a harness when outside the passenger compartment to prevent the dog from falling, jumping or injuring itself.
- Quebec City: Only regulates guards that carry dogs in road vehicles. They must ensure the dog cannot escape or bite someone near the vehicle. In an open vehicle the dog must be contained within a box, cage or be tethered so that all parts of the dog remain in the vehicle at all times.
- Calgary: Animals must be contained inside the passenger cab regardless of whether the vehicle is parked or moving. Animals may ride outside the passenger compartment if they are in a fully enclosed trailer, topper or ventilated kennel or similar device that is securely attached to the bed of the truck. They may also tether an animal but it may not stand on bare metal, jump or be thrown, be in danger of strangulation and cannot reach beyond the outside of the vehicle. Fines range from \$50 to \$100.

Calgary's by-law regulations include a provision that states "no owner shall leave an animal unattended in a motor vehicle if the weather conditions are not suitable for containment of an animal."

When temperatures exceed 15 degrees Celsius (59 degrees Fahrenheit) the Calgary Humane Society will respond to complaints in an educational capacity at 20 degrees Celsius (80 degrees Fahrenheit) they will seize/remove animals from cars.

Highlights of Canadian Provincial Research
Relating to Standards of Care for Companion Animals

Province of Ontario:

The Ontario Society for the Prevention of Cruelty to Animals Act or the *OSPCA Act* is the provincial legislation which regulates humane treatment and the standards of care for animals in Ontario. Only OSPCA agents and inspectors, appointed by the Ontario SPCA, and police are authorized to enforce the *OSPCA Act*. OSPCA agents and inspectors have the powers of a police officer under the *OSPCA Act*.

- The *OSPCA Act* states that no person shall cause or permit an animal to be in distress.
- Distress as defined in the *OSPCA Act* means the state of being in need of care, water, food or shelter or being injured, sick or in pain or suffering or being abused, or subject to undue or unnecessary hardship, privation or neglect.

The OSPCA Act is silent on specific temperatures; however, it does state that every animal must be provided with protection from the elements and harmful temperatures. This allows OSPCA agents and inspectors to exercise discretion on a case by case basis when making decisions about what is best for each animal.

OSPCA Act Regulations - Standards of Care:

The *OSPCA Act Ontario Regulation 60/90 Standards of Care* have been paraphrased and subcategorized below:

- All animals must be provided with adequate food, water and shelter, medical attention and the care necessary for general welfare.
- Every animal must be provided with protection from the elements and harmful temperatures.
- A chain, rope or similar restraining device is allowed providing it is at least three metres (10 feet) in length, allows for unrestricted and safe movement and allows access to appropriate water and shelter.

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- Shelters must be structurally sound, weather proofed and insulated, appropriate design and size for the dog and available for use at all times.
- Shelter materials must be in a good state of repair, safe, non-toxic and of a texture or design that will not injure the animal.
- Enclosures must provide space to move around naturally and to exercise; enclosures must have sanitary conditions, ventilation, light and an appropriate resting and sleeping area; and, enclosures cannot contain other animals that may harm or pose a danger to the animal.
- Every animal must be transported in a manner that ensures its physical safety and welfare.

Penalties under the OSPCA Act:

- Fines range from \$1,000 to \$60,000 and/or imprisonment.
- Imprisonment ranges from 30 days to two years.
- A ban from pet ownership up to a lifetime.

Province of Alberta:

The *Alberta Animal Protection Act (AAPA)* is the provincial legislation which regulates humane treatment and the standards of care for animals in Alberta and does not go into as much detail on standards of care as the *OSPCA Act*.

Distress as defined by the *AAPA* includes an animal that is deprived of adequate shelter, ventilation, space, food, water, veterinary care or reasonable protection from injurious heat, cold, injured, sick, in pain or suffering or abused or subjected to undue hardship, privation or neglect.

The *AAPA* is silent on specific temperatures; however, it does state that owners must provide the animal with reasonable protection from injurious heat or cold.

Alberta's Animal Protection Act Regulations (AAPA) - Standards of Care:

The *AAPA* regulations pertaining to standards of care have been paraphrased and subcategorized as they relate to the issues in this report and are as follows:

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- All animals must be provided with adequate food, water and shelter, medical attention if wounded or ill.
- All animals must be provided reasonable protection from injurious heat or cold.
- All animals must be provided with adequate shelter, ventilation and space.

Province of Manitoba:

The *Manitoba Animal Care Act (MACA)* is the provincial legislation which regulates humane treatment and the standards of care for animals in Manitoba.

The *MACA* defines distress as follows: if an animal is subjected to conditions that, unless immediately alleviated, will cause the animal death or serious harm.

The *MACA* is silent on specific temperatures; however, it does state that a person who has ownership or possession of an animal shall provide the animal reasonable protection from the heat or cold.

Manitoba's Animal Care Act Regulations (MACA) - Standards of Care:

Manitoba's *MACA* regulations have been paraphrased and subcategorized as noted below:

- A person shall not be convicted of an offence for treating an animal in such a manner providing they are treating an animal by the recommended codes of practice and standards.
- A person who has ownership or possession of an animal shall provide the animal reasonable protection from the heat or cold.
- Tethering is covered under the adequate space section of the *MACA*. Tethers must permit an animal normal movement and be appropriate for the age and size of the animal. The weight of the chain or tether cannot exceed more than 1/15th of the dog's weight. It must be of a flexible material without significant memory (cannot kink). The tether must measure three times the length of the animal from tip of nose to tip of tail, unless it is a leash or a running line. The tether must be properly attached to a collar that is not pinch or prong type. The collar and tether must protect the animal from injury and prevent it from becoming entangled or strangled. Unless freedom of movement would endanger the animal, it is permitted to tether temporarily to groom, camp, complete a task or if the dog

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is an active sled dog.

- Additional tethering recommendations include: dogs not be tethered unless they have access to an insulated dog house. The tether should not allow the dog to stand two body lengths from a road, bicycle path or sidewalk. A dog should not be tethered in the event of severe weather. Tethers should include swivel or rotation points. Dogs less than six months should not be tethered nor should a dog that is in season or about to give birth. Dogs should not be tethered where wild animals may attack them.
- A person shall not confine an animal to an enclosure or area with inadequate space, unsanitary conditions, inadequate light or ventilation.

Transport:

- No person shall load or transport an animal if by reason of infirmity, fatigue or any other cause the animal is unable to stand or would suffer during transport unless transporting to veterinarian.
- Every animal must be transported in a manner that ensures its physical safety and welfare.

Province of Saskatchewan:

Saskatchewan's Animal Protection Act (SAPA) is the provincial legislation which regulates humane treatment and the standards of care for animals in Saskatchewan. The *SAPA* states that an animal is in distress if it is deprived of adequate, food, water, care or shelter, injured, sick or suffering, abused or neglected.

The *SAPA* is silent on specific temperatures; it simply states that an animal must have adequate shelter and care.

Yukon Territories:

The Yukon Territories Animal Protection Act (YTAPA) is the provincial legislation which regulates humane treatment and the standards of care for animals in the province.

The *YTAPA* states that no person shall cause or permit an animal to be in distress. The *YTAPA* defines distress as the state of being in need of care, water, food or shelter or being injured, sick or in pain or suffering or being abused, or subject to undue or unnecessary hardship, privation or neglect.

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Province of Nova Scotia:

Nova Scotia Animal Protection Act (Proposed Regulations) - Standards of Care:

- Quality and quantity of food, water, cleanliness of receptacles, preventing spillage, veterinary care and, grooming.
- Considerations for morphology, coat, age, and health, adaptation level to heat or cold adequately protected from weather conditions. Shelter appropriate to their needs, removal of excreta on a daily basis.
- Ability to require higher standards of shelter based on the breed or age or health of the animal.
- Shelter must be maintained to be safe, weatherproof, waterproof, insulated, protect animal from sun, sufficiently ventilated, prevents accumulation of moisture and odours, adequate for the size of the animal with ceiling height five centimetres (two inches) greater than the height of the dog in a sitting position and bedding that is clean, dry and sufficient to insulate from cold weather conditions.
- Enclosure prevents injury or distress, not less than nine square metres (97 square feet) to be increased by one square metre (10.8 square feet) for every additional animal, the height shall be one metre (3.3 feet) higher than the largest animal in a standing position, in a good state of repair with a clean dry place to lie down. Must contain a shelter if the animal is outdoors in pen for 12 hours or more.
- A tethered dog shall be left no longer than 12 consecutive hours with a mandatory break from tethering seven consecutive hours in a 24 hour period and must have access to a shelter. If the dog is unsupervised it must be able to reach food and water, move in an unrestricted manner, not be able to get entangled, stuck or wrapped around an object, not cause discomfort because of the weight of the tether. The tether must be a minimum of five metres (16 feet) or at least five times the length of the animal or whichever is greater. The animal's collar or restraining device must not hamper the animal's breathing or cause injury or pain.
- Animal to be transported in passenger compartment of a motor vehicle. An animal must not be transported in the trunk. The animal must be confined or secured in a container in a manner to prevent the animal from falling off the vehicle or otherwise injuring itself if transported outside of the passenger compartment. The container must be constructed so the animal cannot escape; durable and in good repair; large enough for the animal to turn

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around; sit and lie down in a natural position; and secured to the vehicle.

- In a vehicle that is stopped or parked, an animal in the passenger section of the vehicle must not be left in conditions that cause the animal distress; for extended periods of time; facing extreme hot or cold; and/or, without food, water, blankets etc. to keep the animal comfortable.
- No person shall offer an animal for sale without a certificate of health from a veterinarian.

OSPCA Act Regulations and Criminal Code of Canada

Ontario Society for the Prevention of Cruelty to Animals Act

ONTARIO REGULATION 60/09

STANDARDS OF CARE

Application

1. (1) The basic standards of care applicable to all animals are set out in section 2.
O. Reg. 60/09, s. 1 (1).

(2) In addition to the basic standards of care applicable to all animals set out in section 2,

(a) standards of care specific to dogs that live primarily outdoors are set out in section 3;
and

(b) standards of care specific to wildlife kept in captivity are set out in sections 4 and 5.
O. Reg. 60/09, s. 1 (2).

(3) In addition to the basic standards of care applicable to all animals set out in section 2 and the standards of care specific to wildlife kept in captivity set out in sections 4 and 5, the standards of care specific to primates kept in captivity are set out in section 6. O. Reg. 60/09, s. 1 (3).

(4) A requirement that a standard of care be adequate and appropriate or necessary is a requirement that the standard of care be adequate and appropriate or necessary to the specific animal, having regard to its species, breed and other relevant factors. O. Reg. 60/09, s. 1 (4).

Basic standards of care for all animals

2. (1) Every animal must be provided with adequate and appropriate food and water.
O. Reg. 60/09, s. 2 (1).

(2) Every animal must be provided with adequate and appropriate medical attention.
O. Reg. 60/09, s. 2 (2).

(3) Every animal must be provided with the care necessary for its general welfare. O. Reg. 60/09, s. 2 (3).

(4) Every animal must be transported in a manner that ensures its physical safety and general welfare. O. Reg. 60/09, s. 2 (4).

(5) Every animal must be provided with an adequate and appropriate resting and sleeping area. O. Reg. 60/09, s. 2 (5).

(6) Every animal must be provided with adequate and appropriate,

(a) space to enable the animal to move naturally and to exercise;

(b) sanitary conditions;

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- (c) ventilation;
- (d) light, and;
- (e) protection from the elements, including harmful temperatures. O. Reg. 60/09, s. 2 (6).

(7) If an animal is confined to a pen or other enclosed structure or area,

- (a) the pen or other enclosed structure or area, and any structures or material in it, must be in a state of good repair;
- (b) the pen or other enclosed structure or area, and any surfaces, structures and materials in it, must be made of and contain only materials that are,
 - (i) safe and non-toxic for the animal, and
 - (ii) of a texture and design that will not bruise, cut or otherwise injure the animal; and
- (c) the pen or other enclosed structure or area must not contain one or more other animals that may pose a danger to the animal. O. Reg. 60/09, s. 2 (7).

(8) Every animal that is to be killed must be killed by a method that is humane and minimizes the pain and distress to the animal; an animal's pain and distress are deemed to be minimized if it is killed by a method that produces rapid, irreversible unconsciousness and prompt subsequent death. O. Reg. 60/09, s. 2 (8).

Standards of care for dogs that live outdoors

3. (1) Every dog that lives primarily outdoors must be provided with a structurally sound enclosure for its use at all times. O. Reg. 60/09, s. 3 (1).

(2) The enclosure must be weather-proofed and insulated. O. Reg. 60/09, s. 3 (2).

(3) The size and design of the enclosure must be adequate and appropriate for the dog. O. Reg. 60/09, s. 3 (3).

(4) A chain, rope or similar restraining device used to tether a dog that lives primarily outdoors,

- (a) must be at least three metres long;
- (b) must allow the dog to move safely and unrestricted (except by its length); and
- (c) must allow the dog to have access to adequate and appropriate water and shelter. O. Reg. 60/09, s. 3 (4).

Standards of care for captive wildlife

4. (1) Wildlife kept in captivity must be provided with adequate and appropriate care, facilities and services to ensure their safety and general welfare as more specifically set out in subsections (2) and (3) of this section and in sections 5 and 6. O. Reg. 60/09, s. 4 (1).

(2) Wildlife kept in captivity must be provided with a daily routine that facilitates and stimulates natural movement and behaviour. O. Reg. 60/09, s. 4 (2).

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(3) Wildlife kept in captivity must be kept in compatible social groups to ensure the general welfare of the individual animals and of the group and to ensure that each animal in the group is not at risk of injury or undue stress from dominant animals of the same or a different species. O. Reg. 60/09, s. 4 (3).

Standards for enclosures for captive wildlife

5. (1) A pen or other enclosed structure or area for wildlife kept in captivity must be of an adequate and appropriate size,

- (a) to facilitate and stimulate natural movement and behaviour;
- (b) to enable each animal in the pen or other enclosed structure or area to keep an adequate and appropriate distance from the other animals and people so that it is not psychologically stressed; and
- (c) to ensure that the natural growth of each animal in the pen or other enclosed structure or area is not restricted. O. Reg. 60/09, s. 5 (1).

(2) A pen or other enclosed structure or area for wildlife kept in captivity must have,

- (a) features and furnishings that facilitate and stimulate the natural movement and behaviour of each animal in the pen or other enclosed structure or area;
- (b) shelter from the elements that can accommodate all the animals in the pen or other enclosed structure or area at the same time;
- (c) surfaces and other materials that accommodate the natural movement and behaviour of each animal in the pen or other enclosed structure or area;
- (d) one or more areas that are out of view of spectators; and
- (e) one or more sleeping areas that can accommodate all the animals in the pen or other enclosed structure or area at the same time and that are accessible to all the animals at all times. O. Reg. 60/09, s. 5 (2).

(3) A pen or other enclosed structure or area for wildlife kept in captivity must be made of and contain only materials that are,

- (a) safe and non-toxic for the animals kept in the pen or other enclosed structure or area; and
- (b) of a texture and design that will not bruise, cut or otherwise injure the animals. O. Reg. 60/09, s. 5 (3).

(4) A pen or other enclosed structure or area for wildlife kept in captivity and any gates or other barriers to it, including moats, must be designed, constructed and locked or otherwise secured to prevent,

- (a) interaction with people that may be unsafe or inappropriate for the wildlife;
- (b) animals escaping from the pen or other enclosed structure or area by climbing, jumping, digging, burrowing or any other means; and

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(c) animals or people (other than people who are required to enter the enclosure as part of their duties) from entering the pen or other enclosed structure or area by climbing, jumping, digging, burrowing or any other means. O. Reg. 60/09, s. 5 (4).

(5) A pen or other enclosed structure or area for wildlife kept in captivity and any gates or other barriers to it, including moats, must be designed, constructed and maintained in a manner that presents no harm to the wildlife. O. Reg. 60/09, s. 5 (5).

Standards of care for captive primates

6. Every primate kept in captivity must be provided with,

- (a) daily interaction with a person having custody or care of the primate;
- (b) a varied range of daily activities, including foraging or task-oriented feeding methods; and
- (c) interactive furnishings, such as perches, swings and mirrors. O. Reg. 60/09, s. 6.

7. Omitted (provides for coming into force of provisions of this Regulation). O. Reg. 60/09, s. 7.

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Criminal Code of Canada – Cruelty to Animals

Sections in the Criminal Code of Canada that are directly related to animal cruelty.

Causing unnecessary suffering

445.1 (1) Every one commits an offence who

(a) wilfully causes or, being the owner, wilfully permits to be caused unnecessary pain, suffering or injury to an animal or a bird;

(b) in any manner encourages, aids or assists at the fighting or baiting of animals or birds;

(c) wilfully, without reasonable excuse, administers a poisonous or an injurious drug or substance to a domestic animal or bird or an animal or a bird wild by nature that is kept in captivity or, being the owner of such an animal or a bird, wilfully permits a poisonous or an injurious drug or substance to be administered to it;

(d) promotes, arranges, conducts, assists in, receives money for or takes part in any meeting, competition, exhibition, pastime, practice, display or event at or in the course of which captive birds are liberated by hand, trap, contrivance or any other means for the purpose of being shot when they are liberated; or

(e) being the owner, occupier or person in charge of any premises, permits the premises or any part thereof to be used for a purpose mentioned in paragraph (d).

Punishment

(2) Everyone who commits an offence under subsection (1) is guilty of

(a) an indictable offence and liable to imprisonment for a term of not more than five years; or

(b) an offence punishable on summary conviction and liable to a fine not exceeding ten thousand dollars or to imprisonment for a term of not more than eighteen months or to both.

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Failure to exercise reasonable care as evidence

(3) For the purposes of proceedings under paragraph (1)(a), evidence that a person failed to exercise reasonable care or supervision of an animal or a bird thereby causing it pain, suffering or injury is, in the absence of any evidence to the contrary, proof that the pain, suffering or injury was caused or was permitted to be caused wilfully, as the case may be.

Presence at baiting as evidence

(4) For the purpose of proceedings under paragraph (1)(b), evidence that an accused was present at the fighting or baiting of animals or birds is, in the absence of any evidence to the contrary, proof that he or she encouraged, aided or assisted at the fighting or baiting. 2008, c. 12, s. 1.

Causing damage or injury

446. (1) Every one commits an offence who

(a) by wilful neglect causes damage or injury to animals or birds while they are being driven or conveyed; or

(b) being the owner or the person having the custody or control of a domestic animal or a bird or an animal or a bird wild by nature that is in captivity, abandons it in distress or wilfully neglects or fails to provide suitable and adequate food, water, shelter and care for it.

Punishment

(2) Everyone who commits an offence under subsection (1) is guilty of

(a) an indictable offence and liable to imprisonment for a term of not more than two years; or

(b) an offence punishable on summary conviction and liable to a fine not exceeding five thousand dollars or to imprisonment for a term of not more than six months or to both.

Failure to exercise reasonable care as evidence

(3) For the purposes of proceedings under paragraph (1)(a), evidence that a person failed to exercise reasonable care or supervision of an animal or a bird thereby causing it damage or injury is, in the absence of any evidence to the contrary, proof that the damage or injury was caused by wilful neglect.

R.S., 1985, c. C-46, s. 446; 2008, c. 12, s. 1.

U.S.A. Research Relating to Standards of Care for Companion Animals

The following includes samples of existing U.S.A. legislation regulating the standards of care for animals as provided by Mr. Shane McNeill in his deputation to Council on January 22, 2014 and additional samples as researched by staff.

Animals Left Outdoors 24/7:

Jefferson County, Missouri:

No person shall keep a dog outdoors unless at least one of the following applies:

- dog has access to owner's home through a dog door during time spent outside;
- the dog is under the supervision of a human who can let the dog into the owner's home during all time spent outside; and/or,
- the dog spends less than one hour per day outside;
- the dog is provided full access to an enclosed building, dog house, or similar shelter at all times.

State of Ohio:

- Maximum four hours (if tethered or penned) where ambient temperature falls below minus one degree Celsius (30 degrees Fahrenheit) or where temperature is above 29 degrees Celsius (85 degrees Fahrenheit) must have access to shade.

Extreme Weather:

Pembroke Park, Florida:

- A dog may not be maintained outdoors during periods of extreme weather including but not limited to hurricane, tropical storms and tornados. The animal must not be exposed to excessive heat or cold. It is unlawful to not prevent an animal from being exposed to extreme temperatures which adversely affect health and safety.

Tallahassee, Florida:

- It is the responsibility of the owner to provide adequate water, food, shelter and health care for their animals during hurricanes and other natural disasters and to responsibly evacuate them when necessary.

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Taos, New Mexico:

- An animal shall be brought indoors, garages or other suitable areas when temperatures drop to a point where the animal is potentially exposed to harm based on size/species of animal.

New Orleans, Louisiana:

- When outdoor temperatures reach freezing levels all animals must be moved indoors or to an area that provides shelter from the weather. All animals must be moved indoors for their safety for the duration of an extreme weather advisory issued for a specific time period including but not limited to: heat, tornado, tropical storm or hurricane. Animals must remain indoors and be provided care for the duration of the advisory unless being walked on a leash by their owner/custodian.

Creve Coeur, Missouri:

- Animals cannot be exposed to weather conditions that cause immediate or imminent threat to the animal's physical well-being.

Tethering:

Many U.S.A. jurisdictions regulate, limit or ban the tethering of dogs. The AKC research indicates that this practice became more and more prevalent in the U.S.A. around the mid 2000's.

Almost all of the tethering laws prohibit the use of choke or pinch collars and list a variety of safety precautions relating to entanglement, strangulation, access to neighbouring or public property etc. Specifications also apply to a maximum weight of a tether which is usually a percentage of the dog's weight and a minimum length for a tether. Tether lengths ranged from five to eight times the length of the dog (from nose to tip of tail) to six metres (20 feet) in length.

Chagrin Falls, Ohio:

- Dogs tethered outside shall be limited to a total of nine hours in any 24 hour period. When ambient temperatures fall below minus one degree Celsius (30 degrees Fahrenheit) dogs shall be limited to a total of four hours outside whether in a pen or on a tether. Dogs must be provided with shade when summer temperatures exceed 29 degrees Celsius (85 degrees Fahrenheit).

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Grand Prairie, Texas:

- Tethering cannot exceed three hours in a 24 hour period and no longer than is necessary for an owner to complete a temporary task that requires the animal to be restrained. Tethering is prohibited between the hours of 10:00 p.m. to 6:00 a.m. Tethering is prohibited if the outdoor temperature is below 0 degrees Celsius (32 degrees Fahrenheit) or if a heat advisory has been issued by a local or state authority or a hurricane, tropical storm or tornado warning has been issued by the jurisdiction or the National Weather Service.

Tallahassee, Florida:

- No tethering permitted that is injurious to the animal's health, safety or well-being. Tethering is prohibited during extreme weather occurrences, natural disasters including extreme heat, cold, flood, hail, fire, tornado, hurricane and/or blizzard. No tethering on vacant or abandoned property.

Topeka, Kansas:

- No tethering without supervision. No tethering if the animal cannot access shade or shelter or when below 40 degrees Fahrenheit (4 degrees Celsius).

St. Paul, Minnesota:

- Tethering is limited to two consecutive hours maximum with a two hour rest period off of the tether and a maximum of four, two hour tethering periods in a 24 hour period.

Maumelle, Arkansas:

- Tethering is not permitted, not permitted to tether to stationary objects.

Collier County and Pembroke, Florida:

- A tethered animal must be in visual range or supervised at all times. Specifying the person must be outdoors with the dog while the dog is tethered.

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Pet Housing Construction:

Research of the U.S.A. legislation as it pertains to the construction or size of pet housing was very similar to the Canadian standards in that, the provisions are very general and related to protection from the elements and extreme weather.

Baton Rouge, Louisiana:

- Indoor kennels should be a minimum of 10 degrees Celsius (50 degrees Fahrenheit).

State of Ohio:

- An animal cannot be confined without access to shelter from wind, rain, snow or excessive or direct sunlight or if one would reasonably expect the animal would suffer or become sick. Shelters must be insulated for living outside, must have four walls, roof, and raised floor and front entrance protected from the elements.

Pen/Enclosure Size:

Examples are shown below where a minimum measurement or a measurable calculation was provided:

Grand Prairie, Texas:

- Minimum measurement standard for a pen/enclosure size, 9.2 square metres (100 square feet) with an additional 2.8 square metres (30 square feet) for each additional dog.

State of Ohio and Maumelle, Arkansas:

- Minimum measurement standard for a pen/enclosure size, 13.9 square metres (150 square feet) per dog.

Collier County, Florida:

- Pen/enclosure size calculation: double the length of the animal squared and then divided by 144. Height is 1.5 times the length of the animal

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Transport of Animals:

Many U.S.A. jurisdictions do not allow animals to ride in open vehicles. Here is one example:

Taos, New Mexico:

- Animals cannot be carried in a cruel, inhumane or unsafe manner including the open bed of a truck.

Animals Unattended in Vehicles:

Pembroke Park, Florida:

- It is illegal to leave any animal unattended in a motor vehicle.

State of West Virginia:

- It is illegal to leave an animal unattended and confined in a car when physical injury or death is likely to result.

Phoenix, Arizona:

- No person shall confine an animal in a car under conditions or for a period of time that may endanger the health or well-being of the animal due to heat, lack of food or drink, or during circumstances that may reasonably be expected to cause suffering, disability or death.

Topeka, Kansas:

- It is illegal to leave any animal confined in a vehicle for more than five minutes in 26.6 degrees Celsius (80 degrees Fahrenheit) or minus one degree Celsius (30 degrees Fahrenheit) weather.

Jefferson City Missouri:

- It is illegal to leave an animal unattended in a standing or parked car in a way that endangers the health or safety of the animal. The presumption is that the health and safety of an animal is in danger if the animal is in a car and the temperature is 26.6 degrees Celsius (80 degrees Fahrenheit) or greater and the interior of the vehicle is not provided

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with conditioned air to maintain an internal temperature of 26.6 degrees Celsius (80 degrees Fahrenheit) or less.

Maumelle, Arkansas:

- Not permitted if higher than 26.6 degrees Celsius (80 degrees Fahrenheit).

Austin, Texas:

- A person may not keep an animal in a car or other enclosed space in which the animal's health or life is endangered by high temperature, low temperature or inadequate ventilation.

In summary, research indicates that in many cases the U.S.A. has stricter guidelines than Canada related to extreme weather and the tethering of dogs.

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Canadian Veterinary
Medical Association
L'Association canadienne
des médecins vétérinaires

May 29, 2014

Linda Dent
Public Education Officer
City of Mississauga - Animal Services
735 Central Parkway West
Mississauga Ontario
L5C 4H4
(905) 615-3200 ext 5946
Linda.dent@mississauga.ca

Dear Ms Dent:

Re: Recommendations for Amendments to the Animal Care and Control Bylaw

The Canadian Veterinary Medical Association's (CVMA) animal welfare committee (AWC) is appreciative of the opportunity to provide comments to the City of Mississauga on the draft recommendations relating to the proposed amendments to the Animal Care and Control Bylaw 98-04 to regulate the standards of care and improved animal welfare.

The CVMA supports in principle the City of Mississauga staff report and standards of care recommendations to amend the Animal Care and Control Bylaw.

Sincerely,

Warren Skippon DVM
Manager
Animal Welfare and National Issues Committee
Canadian Veterinary Medical Association



www.animalhealthcare.ca www.canadianveterinarians.net
www.santeanimale.ca www.veterinairesauCanada.net

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OTTAWA (ONTARIO) K1R 7K1
T: (613) 236-1162 F: (613) 236-9681
e: admin@cvma-acmv.org

ONTARIO SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS



ONTARIO SPCA
AND HUMANE SOCIETY • PROTECTING ANIMALS SINCE 1873

16596 Woodbine Avenue, RR 3
Newmarket, ON L3Y 4W1

Phone: 905-898-7122
Toll free: 1-888-ONT-SPCA (668-7722)
Fax: 905-893-8643
Email: info@ospcr.on.ca
Website: www.ontariospcr.ca

Charitable Registration # 88969 7044 RR0002

June 2, 2014

City of Mississauga - Animal Services
735 Central Parkway West
Mississauga Ontario
L5C 4H4

To whom it may concern:

The Ontario SPCA has reviewed the City of Mississauga standards of care recommendation and commends you for taking the steps to enhance animal welfare.

The Ontario SPCA supports the recommendations for Amendments to the Animal Care and Control By-law 0098-04. Please see attached.

Should you have any further questions, please do not hesitate to contact me,

Regards,

Connie Mallory
Chief Inspector
Ontario SPCA
1-888-668-7722 x 342



Corporate Report

Clerk's Files

Originator's
Files

DATE: June 18, 2014

TO: Council
Meeting Date: July 2, 2014

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

SUBJECT: Mandate and Terms of Reference – Ad Hoc Committee to Review the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals

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

BACKGROUND: At its meeting of June 18, 2014 General Committee deferred consideration of a report from the Commissioner of Transportation and Works, dated June 4, 2014 and entitled "Proposed Amendments to the Animal Care and Control By-law 0098-04, as amended, regarding the Standards of Care for the Keeping and Housing of Dogs and Animals". In addition, on June 18, 2014 General Committee approved a motion to form an ad hoc committee to address issues regarding the standards of care for the keeping and housing of dogs and animals.

The purpose of this report is to bring forward, for approval, the mandate and terms of reference for the ad hoc committee formed to review the Animal Care and Control By-law 0098-04, as amended, regarding the standards of care for the keeping and housing of dogs and animals.

COMMENTS:

Standards of care and the humane treatment of animals are important to Council and the residents of Mississauga. Any changes to the Animal Care and Control By-law 0098-04, as amended, to address animal standards of care need to be well thought out; informed and based on a factual understanding of animal welfare; and, meet the best interests of the community and the animals.

With that in mind, attached to this report as Appendix 1 is a draft mandate and terms of reference for the ad hoc committee. The draft mandate and terms of reference outlines the mandate, composition, operations and term of office for the ad hoc committee.

It is recommended that the draft terms of reference for the ad hoc committee be approved.

FINANCIAL IMPACT:

Any costs associated with the ad hoc committee, and its related work, are anticipated to be minimal and can be absorbed within the existing operating budgets for Regulatory Services and Legislative Services.

CONCLUSION:

General Committee approved the formation of an ad hoc committee to review the Animal Care and Control By-law 0098-04, as amended, regarding the standards of care for the keeping and housing of dogs and animals. The mandate and terms of reference for the ad hoc committee are attached as Appendix 1. It is recommended that the mandate and terms of reference be approved.

ATTACHMENTS:

Appendix 1: Draft Mandate and Terms of Reference – Animal Standards of Care Ad Hoc committee



Martin Powell, P. Eng.

Commissioner of Transportation and Works

Prepared By: Mickey Frost, Director of Enforcement

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Animal Standards of Care Ad Hoc Committee Mandate and Terms of Reference

Mandate:

1. That the Animal Standards of Care ad hoc committee review the following issues related to the care and control of animals, including dogs:
 - leaving animals outside 24/7 and during extreme weather;
 - tethering dogs;
 - pet housing size and build qualities for animals left outside;
 - enclosure/pen size;
 - transporting animals in motor vehicles;
 - leaving animals in parked or unattended motor vehicles; and,
 - setbacks for animal enclosures.
2. That the Animal Standards of Care ad hoc committee consult with, and consider the input of, animal owners.
3. That the Animal Standards of Care ad hoc committee report to Council with recommendations regarding the standards of care for the keeping and housing of animals and dogs.

Composition:

The Animal Standards of Care ad hoc committee will be chaired by Councillor Pat Saito and its membership shall comprise up to two additional Councillors; two residents of Mississauga having an interest in animal standards of care issues; one representative from the Mississauga Humane Society; representatives from Animal Services and Enforcement; and, representatives from the veterinary and animal welfare communities, as required.

Operations:

A quorum of the Animal Standards of Care ad hoc committee will result from the presence of a majority of the appointed members, at a time no later than 30 minutes past the time for which the meeting was scheduled and noted on the agenda or notice of the meeting.

The Animal Standards of Care ad hoc committee shall operate its business meetings according to the Procedure By-law regulating the operation of the meetings of Council and its Committees.

Legislative Services staff from the Office of the City Clerk will attend all meetings of the Animal Standards of Care ad hoc committee to record and report its recommendations to Council, and to provide administrative support with the proceedings.

Term of Office:

The term of office of the Animal Standards of Care ad hoc committee shall terminate at the conclusion of the submission of the report regarding changes to the Animal Care and Control By-law 0098-04, as amended, to address standards of care for the keeping and housing of dogs and animals.



Corporate Report

Clerk's Files

Originator's RT.13.STR

Files MG 23 REP

General Committee

SEP 03 2014

DATE: August 14, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Renaming of an Existing Road – Dupont Meadow Place
to Crossroads Place, Located West of Mississauga Road,
South of Derry Road West (Ward 9)**

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

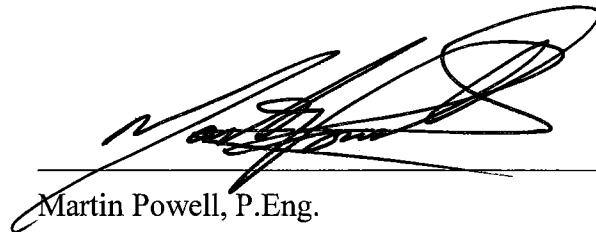
BACKGROUND: GWL Realty Advisors has provided a written request to the City of Mississauga to rename Dupont Meadow Place to Crossroads Place. The name **Crossroads** was submitted for review and approval by the Region of Peel Street Name Committee and subsequently assigned to the City of Mississauga's Approved Street Name Reserve List. GWL Realty Advisors has paid the necessary fee to the City of Mississauga to cover the City's costs for changing the name.

COMMENTS: No municipal addresses are currently assigned to Dupont Meadow Place. The Region of Peel Street Name Committee has reviewed and approved the name **Crossroads Place**.

FINANCIAL IMPACT: Not Applicable

CONCLUSION: The Region of Peel Street Name Committee has no objection to the name **Crossroads Place** being assigned in the City of Mississauga.

ATTACHMENTS: Appendix 1– Site Location Map



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

*Prepared By: Jay Lee, C.E.T.
Development Engineering Technician*



Transportation and Works
Transportation & Infrastructure Planning

Proposed Street Name - Crossroads Place
West of Mississauga Road, South of Derry Road West
GWL Realty Advisors





Corporate Report

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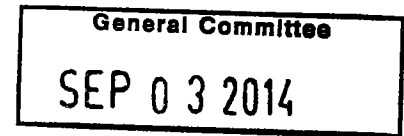
3

DATE: August 14, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **City Centre Street Names within the Main Street District
Forming Part of the City's Downtown
(Ward 4)**



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

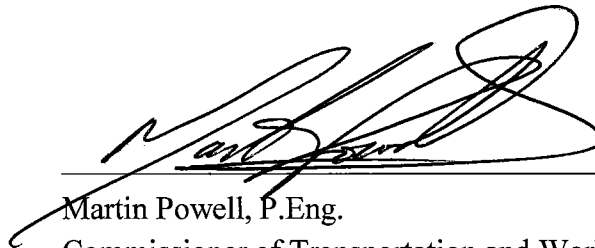
BACKGROUND: The Downtown Collaborative engaged in a working session facilitated by staff of Strategic Community Initiatives to recommend street names to be used within the Main Street District. The names **Mercer Street** and **The Exchange** were selected and submitted for review and approval by the Region of Peel Street Name Committee and subsequently assigned to the City of Mississauga Approved Street Name Reserve List.

COMMENTS: The Region of Peel Street Name Committee has reviewed and approved the names **Mercer Street** and **The Exchange**.

FINANCIAL IMPACT: Not Applicable

CONCLUSION: The Region of Peel Street Name Committee has no objection to the names **Mercer Street** and **The Exchange** being assigned to the City Centre within the Square One lands in the City of Mississauga.

ATTACHMENTS: Appendix 1– Site Location Map

A handwritten signature in black ink, appearing to read 'Martin Powell', is written over a horizontal line.

Martin Powell, P.Eng.

Commissioner of Transportation and Works

*Prepared By: Jay Lee, C.E.T.
Development Engineering Technician*

3b





Corporate Report

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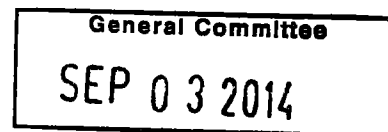
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DATE: August 18, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Proposed Exemption to Noise Control By-law No. 360-79,
Southwest corner of Eastgate Parkway at Tomken Road
(Ward 3)**



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

BACKGROUND: Southland Technicore Mole J.V., on behalf of the Regional Municipality of Peel, intends to proceed with the construction of the north section of the Hanlan Feedermain.

The purpose of the Noise Control By-law exemption is to facilitate a shaft sinking and tunnelling operation at the above specified location.

COMMENTS: Southland Technicore Mole J.V. has requested an exemption from Noise Control By-Law No. 360-79 to allow for the extended 24-hour shaft sinking and tunnelling operation.

Due to the restricted work space and the physical constraints associated with the linear nature of the shaft and tunnel construction, a limited number of personnel can perform this work concurrently. By allowing the extended construction period, the duration of the project will be significantly reduced.

An acoustical pre-cast hoarding (sound wall) will be installed around the shaft compound adjacent to all surrounding residents to minimize the amount of noise that is emitted.

It should be noted that a Noise Control By-law exemption has been granted for the south section of the Hanlan Feedermain for similar shaft and tunnel construction work.

Prior to the commencement of construction, the Region of Peel will inform the residents directly affected by the planned construction activities.

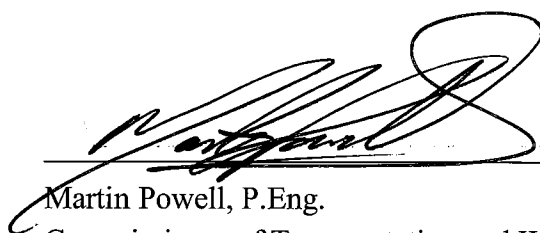
The local Ward Councillor has been made aware of the proposed exemption from Noise Control By-law No. 360-79.

CONCLUSION:

In order to minimize impacts the construction work may have on City of Mississauga residents and to reduce the duration of the project, the Transportation and Works Department supports the Noise Control By-law exemption to allow for extended tunnelling construction work for the Hanlan Feedermain commencing at 7:00 p.m. on Wednesday, October 1, 2014 and ending at 7:00 a.m. on Friday, February 3, 2017.

ATTACHMENTS:

Appendix 1: Location Map: Noise Control By-law Exemption – Southwest corner of Eastgate Parkway at Tomken Road (Ward 3)



Martin Powell, P.Eng.

Commissioner of Transportation and Works

Prepared By: John Magno, Traffic Operations Technician



Corporate Report

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DATE: August 12, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Council Resolution in Support of Rooftop Solar Applications
Under the Provincial Small Feed-in Tariff (FIT) 4.0 Program**

General Committee
SEP 03 2014

RECOMMENDATION: That Council rescind Resolution 0154-2013 and pass a resolution supporting rooftop solar projects in Mississauga as outlined in the Corporate Report titled "Council Resolution in Support of Rooftop Solar Applications Under the Provincial Small Feed-in Tariff (FIT) 4.0 Program" dated August 12, 2014 from the Commissioner of Community Services.

**REPORT
HIGHLIGHTS:**

- City of Mississauga Council has passed two resolutions, one in 2012 and another in 2013 supporting the construction and operation of rooftop solar projects anywhere in the City of Mississauga, including but not limited to rooftop solar projects on City-owned buildings, applying for the Small Feed-in Tariff (FIT) program.
- Supporting local solar renewable power generation helps mitigate climate change and reduce the greenhouse gas footprint of all Ontarians.
- The next application period for Small FIT projects is scheduled to open in fall, 2014.
- The existing Council support resolution will expire September 18, 2014.

- In order to ensure a Council support resolution is available for the next Small FIT application period, a new Council resolution is required.

BACKGROUND:

Renewable energy is increasing in importance in today's world. With the effects of greenhouse gas emissions becoming more apparent, climate change mitigation actions are as important as ever. Producing electricity from renewable sources produces no greenhouse gases. The more renewable electricity produced in Ontario, the less that facilities that do emit greenhouse gases during electricity generation need to be used. This reduces the greenhouse gas footprint of all Ontarians. Increased energy generation in Mississauga decreases not only the reliance on fossil fuel electricity sources; it also increases energy security in the city and reduces reliance on distant energy generating sources. Additionally, the money generated from the energy contracts in Mississauga can generate benefits to the local economy.

In 2006 the Renewable Energy Standard Offer Program was introduced by the Province of Ontario and in 2009 the Ontario Power Authority (OPA) released the Feed-in Tariff (FIT) program, which includes purchase agreement programs for renewable energy projects. The purpose of the FIT program is to encourage renewable power generation through a guaranteed pricing structure for renewable electricity production. It includes standardized program rules, prices and contracts for qualified renewable energy projects. The OPA has committed to an annual renewable energy procurement target of 150 megawatts between 2013 and 2018.

Small FIT

The FIT program for small renewable energy projects (producing 10 kilowatts (kW) to 500 kW of power) includes a point system for evaluating renewable energy projects. Priority points are given for municipal support in the form of a Council support resolution. The OPA requires that the support resolutions follow the prescribed form as set out in the program rules.

City of Mississauga Council recognized the importance of creating clean renewable energy and has supported the FIT program for

renewable energy projects by passing two resolutions supporting the construction and operation of small rooftop solar projects anywhere in the City of Mississauga, including but not limited to rooftop solar projects on City-owned buildings. The first resolution was passed on December 12, 2012 for the FIT 2.0 program and the second on September 18, 2013 for FIT 3.0. Both were valid for one year and the most recent resolution will expire on September 18, 2014.

FIT 2.0

The December 12, 2012 Council support resolution was provided for 246 rooftop solar projects applying for the FIT 2.0 program. Applications were also submitted to the FIT 2.0 program for five rooftop solar projects on City-owned properties where the City would be acting as a landlord for a solar developer. Subsequently, in August 2013 the OPA offered twenty-seven (27) contracts to rooftop solar projects in Mississauga. The City-owned properties were not offered contracts.

Applicants that were offered contracts are proceeding with execution of the contracts. The OPA requires that rooftop solar projects reach commercial operation within 18 months from the time the contract is executed. Building permits will be required to be issued prior to installation of the rooftop solar projects.

FIT 3.0

The September 18, 2013 Council support resolution was provided for 144 rooftop solar projects applying for the FIT 3.0 program, including five projects on City-owned properties.

On July 30, 2014, the OPA announced it offered 500 new FIT renewable energy contracts across Ontario. A FIT 3.0 offer list can be found at <http://fit.powerauthority.on.ca/program-updates/newsroom/newsroom-2014/july-30-2014-fit-version-3-contracts-offered>. Seventy-five (75) locations in Mississauga were included in the offer list, including three City-owned properties – Huron Park Recreation Centre, Mississauga Valley Community Centre and Burnhamthorpe Community Centre. All 75 locations in Mississauga that are on the offer list had a municipal support resolution. Applicants will now proceed with execution of the contracts.

Large FIT

The FIT program for large renewable energy projects (500 kW and over) has recently ended. It has been replaced by a new competitive process called the Large Renewable Procurement (LRP) process. The reason for this change was to make it a more open and transparent, robust, and competitive process, as well as to allow for more input into the creation of the process. This process includes two steps. The first step is a Request for Qualifications (RFQ) to prequalify applicants based on their ability to meet a set of mandatory requirements. The second step is a Request for Proposals (RFP) where qualified applicants from the first stage submit proposals for specific projects.

It would be unlikely for a large renewable project to be sited in Mississauga, due to space restrictions. However, if there was a large renewable project proposed in Mississauga, the applicant would be required to meet with, receive endorsement/support from, and sign agreements with the municipality and all adjacent land owners and residents. Details can be found in section 15 at

<http://powerauthority.on.ca/sites/default/files/planning/LRP-I-RFP-Framework.pdf>.

COMMENTS:

Next Application Period

The next application period for Small FIT 4.0 projects has not been announced by the OPA, but is anticipated to be in fall, 2014.

The existing Council support resolution will expire on September 18, 2014. As such, a new Council support resolution is required. The new resolution, as proposed in Appendix 1, uses the same wording as the previous Council support resolution and will be valid for one year.

The same process for issuing the resolution will be used, whereby applicants must complete a form, which includes a checklist of criteria relating to visibility, noise, glare, ice, safety and emergencies. If the checklist shows that the project addresses the criteria to the City's satisfaction, the Council support resolution will be provided to the applicant.

STRATEGIC PLAN:

Increasing renewable energy generation in Mississauga is a key initiative under the Strategic Plan's visionary action to become a net-zero carbon city. It fulfils Action 1 under the Green Pillar, "Pursue

renewable energy production and use.” The resolution is key to facilitating this increasing renewable energy production and use in Mississauga.

FINANCIAL IMPACT: FIT 3.0

There are three applications for City-owned properties that received notice of contract offers under the FIT 3.0 program. If the revised rooftop lease terms offered by the solar developer are acceptable to the City, and the contracts get executed, and the projects are built; then the City will be acting as a landlord for the solar developer and the City will generate revenue from the lease.

FIT 4.0

There are no financial impacts related to the 2014 Small FIT 4.0 application period.

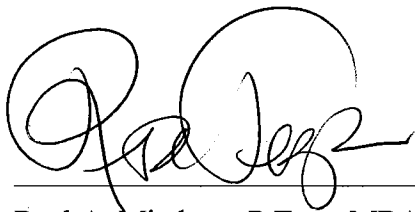
If applications are submitted for City-owned properties, where the City is acting as a landlord for a solar developer, and they are offered contracts and the projects get built, there would be revenue generated from the lease.

CONCLUSION:

The existing Council support resolution will expire on September 18, 2014. The OPA has not released the date for the next application period but it is anticipated later this year. In order to ensure a Council support resolution is available for rooftop solar applications in the City of Mississauga, a new Council support resolution is required.

ATTACHMENTS:

Appendix 1: Motion for City of Mississauga Council Support Resolution for Rooftop Solar Generation Projects


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

Prepared By: Mary Bracken, Environmental Specialist

Motion for
CITY OF MISSISSAUGA COUNCIL SUPPORT RESOLUTION
FOR ROOFTOP SOLAR GENERATION PROJECTS

WHEREAS the Province's Feed-in Tariff (FIT) Program encourages the construction and operation of rooftop solar generation projects ("Rooftop Solar Projects");

AND WHEREAS one or more Rooftop Solar Projects may be constructed and operated in the City of Mississauga;

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), applications whose Rooftop Solar Projects receive the formal support of local municipalities will be awarded priority points, which may result in these applicants being offered a FIT contract by the Province prior to other persons applying for FIT contracts;

AND WHEREAS the *Green Energy Act, 2009*, S.O. 2009, c.12, as amended, stipulates that a municipal Official Plan and Zoning By-law does not apply to a renewable energy undertaking;

AND WHEREAS the *Building Code Act, 1992*, S.O. 1992, c.23, as amended, applies to renewable energy projects and, as such, each Rooftop Solar Project will require a building permit issued by the City of Mississauga Planning and Building Department;

AND WHEREAS, pursuant to the *Ontario Heritage Act*, R.S.O. 1990, c.0.18, as amended, each Rooftop Solar Project that is proposed to be located on a property listed on the City of Mississauga's Heritage Register or designated as a heritage property will require a Heritage Permit from the City of Mississauga prior to work commencing on such properties;

NOW THEREFORE BE IT RESOLVED THAT Council supports the construction and operation of Rooftop Solar Projects anywhere in the City of Mississauga, including but not limited to Rooftop Solar Projects on City-owned buildings;

AND FURTHER, that this Resolution's sole purpose is to enable the participants in the FIT Program to receive priority points under the FIT Program, and that this Resolution may not be used for the purpose of any other form of municipal approval in relation to a FIT application or a Rooftop Solar Project or for any other purpose;

AND FURTHER, that resolution 0154-2013 be rescinded;

AND FURTHER, that Council support shall lapse twelve (12) months after its adoption by Council.



Corporate Report

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DATE: August 11, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Ticket Distribution Plan-2015 Pan Am Games**

General Committee

SEP 03 2014

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

**REPORT
HIGHLIGHTS:**

- TO2015 wishes to make these the People's Games by having tickets affordably priced and available to the greatest numbers of spectators.
- As a municipal host community and silver designate venue the city is entitled to 500 pre-selected event tickets.
- Tickets can be requested by members of the public beginning September 2014.
- The Ticket Distribution Plan provides staff with direction on how to proceed with ticket planning and allows residents, members of Council to request tickets that will not be allocated through this program.

BACKGROUND:

The City of Mississauga will host the 2015 Pan American Games and Para Pan Games at the Mississauga Sports Centre (Hershey Centre) from July-August 2015.

Council has approved the city's role as a Silver Municipal Designate which provides certain entitlements to the city with respect to ticket allocations.

The games are going to be a "people's games" with tickets being priced affordably in order to attract the greatest number of spectators.

Pan Am officials have requested host communities provide information related to their ticket distribution plan prior to tickets going on sale in September.

COMMENTS:

On or about September 15, 2014, TO2015 will announce the ticket provider for ticket sales and the process to request and purchase tickets. To ensure the appropriate number of tickets are allocated to host communities per the terms of their respective municipal designation agreements, host communities have been asked to confirm the number of tickets required, by event, and to confirm how Council members will receive accreditation for the games.

As a city municipal designate and as part of the Council approved Venue Licence Agreement for the use of the Hershey Centre, the City of Mississauga is entitled to the following:

- 400 complimentary tickets to Pan Am events and 100 complimentary tickets for the Para Pan Event (See Appendix 1 Mississauga Ticket Allocation by Event).
- Use of the city suite for a yet to be determined number of ticketed events at the Mississauga Sports Centre.
- Accreditation status for the city's Mayor and one guest providing open access to all venues, sport events and opening and closing ceremonies. Included are two accreditation passes for designated staff to support the Mayor. Passes are not transferable.
- Four (4) non-transferable accreditation status passes for "distinguished guests" for all venues and sporting events. These passes exclude the opening and closing ceremonies and do not include guests.
- Workforce accreditation will include access for staff requiring entry to the Mississauga Sports Centre, but do not provide ticketed seats.

The following distribution plan has been developed and is in keeping with approaches other host communities are taking. To optimize the tickets available to residents, staff recommend the following:

- Reserve the 400 tickets for community organizations. Staff will bring forward a distribution process to the host committee and new term of Council for input and approval
- Apply the Allocation of the City of Mississauga Private Box at the Hershey Centre for the allocation of the city suite at the Mississauga Sport Centre for the duration of the Games.
- Assign the 4 distinguished guest passes to the 4 members of Council who will be part of the Host Committee in the new term of Council.
- Assign the Honored guest pass to the Mayor and Mayor's guest.

Information respecting the requirements of accreditation will be shared with new Council members in the new year. There will be personal information required as part of the security check process. Accredited member will be required to personally attend the ticket distribution centre (location to be confirmed) to pick up their pass.

Ticket sales for sport events, primary events and ceremonies begin on or about September 15, 2014. It is expected that Para Pan tickets will go on sale in the early spring. Members of the public, staff and Councillors will be required to request those tickets/events that they wish to attend, by the advertised deadline. These requests will be confirmed later this year, early next.

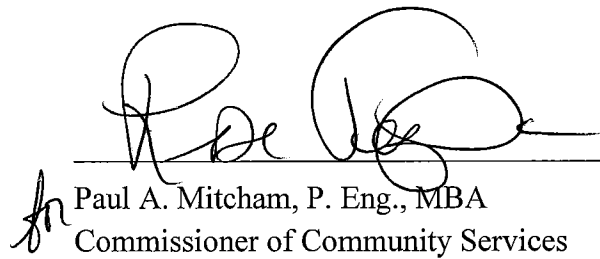
It would therefore be necessary for all members of Council to request their tickets independently. In the event that Councillors are provided access through another means (accreditation, use of the city suite), they would be able to re-distribute their purchased ticket(s) to family, friends, constituents etc.

FINANCIAL IMPACT: There is no financial impact to this report

CONCLUSION: The distribution of tickets provided to the City of Mississauga will maximize opportunities for community members to attend events and provide members of Council with opportunities to represent the city at primary events both at the Mississauga Sports Centre, various sporting events and celebrations during games time.

To ensure Members of Council and the public are aware of the forthcoming ticket request period, it is necessary that Council endorse the ticket distribution plan as recommended by staff. The community ticket distribution plan will be proposed to the new term of Council.

ATTACHMENTS: Appendix 1: Pan Am Games Ticket Allocation Request



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

Prepared By: Howie Dayton, Director Recreation

Pan Am Games Ticket Allocation Request as per Silver Designation

62

Event	Total Sessions	Tickets Per Session	Total Tickets
Opening Ceremonies	1	16	16
Closing Ceremonies	1	16	16
Track and Field	9	4	36
Cycling	8	4	32
Soccer (Men's)	9	4	36
Soccer (Women's)	9	4	36
Judo (Hershey)	8	4	32
Karate (Hershey)	6	4	24
Taekwondo (Hershey)	8	8	64
Tennis	11	4	44
Wrestling (Hershey)	8	8	64
Total Tickets			400

Parapan Am Games Ticket Allocation Request as per Silver Designation

Opening Ceremonies	1	18	18
Track and Field	5	2	10
Cycling	2	4	8
Powerlifting (Hershey)	6	6	36
Wheelchair Rugby (Hershey)	7	4	28
Total Tickets			100



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General Committee

SEP 03 2014

DATE: August 11, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Grant of Licence for the Installation of Signal Enhancers at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone by Bell Mobility Inc.**

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

**REPORT
HIGHLIGHTS:**

- Community Services staff have been in discussions with Bell to develop an agreement which will place signal enhancing devices at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone.
- The agreement also includes that the City provide Bell with the opportunity to place an advertising sign at the Hershey Centre and two in-ice logos in the Hershey Community Rinks.

- In return for placement of cellular signal enhancing devices and the licensing of advertising, the City will receive \$28,000 per annum for a period of ten years. This agreement will generate gross revenues of \$280,000 over its term.

BACKGROUND:

On November 24, 2004 City Council approved an agreement between the City and TELUS Mobility (Council Resolution 0292-2004) for the installation of signal enhancers and the purchase of in ice advertising at various City facilities. The renewal of this agreement was subsequently approved by City Council on December 9, 2009 (Council Resolution 0794-2009).

On April 21, 2010 City Council approved an agreement between the City and Bell Mobility Inc. (Council Resolution 0300-2010) for the installation of signal enhancers and the purchase of advertising at Meadowvale 4 Rinks.

Similarly, this agreement with Bell Mobility proposes the installation of signal enhancing devices and the purchase of advertising at City facilities. The purchase of advertising is in addition to the placement of the signal enhancing devices.

The signal enhancers will increase the sending and receiving capabilities of Bell cellular phones within City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone. Bell has targeted facilities with poor cellular coverage in the GTA and has entered into similar agreements with a number of municipalities to install signal enhancing units in order to address customer concerns.

COMMENTS:

Community Services staff have been in discussions with Bell to develop an agreement which will place signal enhancing devices at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone.

The Canadian Radio-Television and Telecommunications Commission has mandated that cellular telecommunications providers are required to share cellular infrastructure. The agreement with Bell includes additional fees to the City which will allow Bell to accommodate this requirement.


The agreement with Bell is non-exclusive, thereby providing the City with the opportunity to enter into similar agreements with other wireless phone providers.

The signal enhancing equipment has no impact on the City's communication equipment within these facilities.

The agreement also includes that the City provide Bell with the opportunity to place an advertising sign at the Hershey Centre and two in-ice logos in the Hershey Community Rinks.

FINANCIAL IMPACT: In return for placement of cellular signal enhancing devices at City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone and the licensing of advertising at Hershey Centre and Hershey Community Rinks, the City will receive \$28,000 per annum for a period of ten years. This agreement will generate gross revenues of \$280,000 over its term.

CONCLUSION: The agreement between the City and Bell Mobility Inc. for the placement of cellular signal enhancing devices and advertising will provide revenues to Community Services while providing increased cellular capabilities to City Hall, Hershey Centre, Hershey Community Rinks and Hershey Sportzone users.


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

Prepared By: Michael Campbell, Manager, Sponsorship & Corporate Development



Corporate Report

Clerk's Files

Originator's
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DATE: July 14, 2014

General Committee

SEP 03 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: Appointment By-law for Mr. Timothy Beckett as Fire Chief under the *Fire Protection Prevention Act, 1997* repeal of By-law 0127-2009, as amended.

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

BACKGROUND: By-law 0127-2009, as amended, appointed John McDougall as the Fire Chief for the City of Mississauga in 2009. Upon the retirement of Chief McDougall, an exhaustive competition for the position of Fire Chief was conducted and the successful candidate was Timothy Beckett.

COMMENTS: It is a requirement under section 6 (1) of the *Fire Protection and Prevention Act, 1997* that the Council of a Municipality appoint a Fire Chief for its fire department where one is established. The proposed by-law which is attached as Appendix 1, formally appoints Timothy Beckett as the Fire Chief of Mississauga Fire and Emergency Services. The same by-law repeals By-law 0127-2009, which appointed John McDougall as the Fire Chief.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The attached draft By-law for the appointment of Timothy Beckett to the position of Fire Chief for the City of Mississauga fulfills the requirement for such an appointment under the *Fire Protection and Prevention Act, 1997*.

ATTACHMENTS: Appendix 1: Appointment of Fire Chief Draft By-Law Amendment



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

*Prepared By: Tracey Martino Manager, Finance, Planning and
Equipment*

A By law to appoint a Fire Chief of Mississauga, Fire and
Emergency Services, Community Services Department for
The Corporation of the City of Mississauga and to repeal
By-law Number 0127-2009

WHEREAS pursuant to section 6 (1) of the *Fire Protection and Prevention Act*, 1997, S.O. 1997, c.4, as amended, the council of a municipality shall appoint a fire chief for a fire department, where one is established;

AND WHEREAS the Council of The Corporation of the City of Mississauga desires to appoint Timothy Beckett as the Fire Chief of The Corporation of the City of Mississauga, Fire and Emergency Services, Community Services Department;

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

1. That Timothy Beckett shall be and is hereby appointed as Fire Chief of The Corporation of the City of Mississauga, Fire and Emergency Services, Community Services Department.
2. That By-law Number 0127-2009, as amended, is repealed.

ENACTED AND PASSED this day of , 2014.

MAYOR

CITY CLERK



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General Committee

SEP 03 2014

DATE: August 21, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Council Resolution in support of Holcim Waterfront Estate nomination to the Ontario Heritage Awards**

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

BACKGROUND: Holcim Waterfront Estate is located at 2700 Lakeshore Road West in south west Mississauga. Bordered by Lake Ontario and overlooking Joshua's creek, this 44.5 acre property is rich with history and character. The property houses a significant woodlot in addition to the 2 main buildings, Harding House and Coach House.

Completed in 1938, the 20th century buildings, the Harding House and Coach House are a rare example of Modern Classicism, designed by Marani Lawson and Morris, a significant Canadian architectural firm.

The property was bought by the City in 1999 as part of the Waterfront Parks Strategy. The City identified the Holcim Waterfront Estate as a gateway park, with opportunities to protect the waterfront and natural

systems, extend public access to the waterfront and celebrate cultural heritage.

After the completion of a heritage assessment in 2008, the property and buildings were designated in 2009 under the Ontario Heritage Act for their physical design, historical and contextual value.

COMMENTS:

Design on the Holcim Waterfront Estate redevelopment started in 2011, ATA Architects being the prime consultants on the project. The scope of work was to create wedding / banquet facilities through adaptive reuse. The Harding House houses an indoor Banquet Hall on the Main floor and multipurpose spaces on the second floor. The basement of the Manor House holds a warming kitchen and service areas enabling this venue to be used year round. The Coach House is used for storage and washrooms that will cater to the main wedding functions. A seasonal tent was designed and framed between the two structures to accommodate the anticipated wedding crowds and provide views of the site. The redevelopment was completed in September 2013 at a cost of \$ 5.2 million.

In restoring the estate great care was taken to maintain the integrity of the original buildings and landscape. Fortunately the exterior was largely intact and published photos of the original home allowed for accurate restoration. The redevelopment also brought the building and site to current accessibility standards and in line with City of Mississauga's sustainability guidelines. Care was also taken to preserve and enhance the natural heritage of the property and was done in consultation with Halton Region Conservation Authority.

In June 2014, the property was officially opened to the public after undergoing renovation and restoration of the buildings and the parkland immediately surrounding the buildings.

In summary, the design successfully restores the existing historically significant buildings but also re-creates landscapes, lighting and interiors reminiscent of the era of the construction of the buildings on this site.

The Holcim Waterfront Estate was the winner of the Cultural Heritage Property Award presented by Heritage Mississauga and the Award for

Excellence for Adaptive Re-use of Heritage Property presented by the Heritage Advisory Committee.

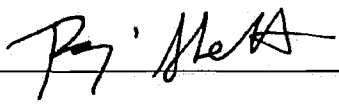
STRATEGIC PLAN: This project exemplifies our City's commitment to Completing our Neighbourhoods and Living Green pillars of the Strategic Plan. The Holcim Waterfront Estate celebrates our community, promotes our past and shows environmental responsibility by conserving, enhancing and connecting natural environments. This endorsement by Council is required to nominate this Mississauga gem for the Ontario Heritage Award.

FINANCIAL IMPACT: Not applicable

CONCLUSION: The Lieutenant Governor's Ontario Heritage Awards, administered by the Ontario Heritage Trust, are prestigious awards that recognize exceptional contributions to heritage conservation, environmental sustainability and biodiversity, and cultural and natural heritage.

The Holcim Waterfront Estate is an important component in the cultural heritage fabric of Mississauga. Its rich history both natural and built contributes to the City's heritage. This project is a great success story in the conservation of our heritage and its adaptive re-use to ensure that it is maintained for future generations to enjoy and appreciate.

Council resolution in support of this project is sought to enable nomination of the project to the Ontario Heritage Awards.


for Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

*Prepared By: Lalita Goray, Project Manager
Facilities and Property Management*



Corporate Report

Clerk's Files

Originator's
Files

General Committee

SEP 03 2014

DATE: August 18, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: Procurement of Electricity and Natural Gas 2013- 2014

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

REPORT

HIGHLIGHTS:

Electricity

- Ontario electricity prices are expected to continue to increase by 8% per year over the next several years due to a number of influences including the Green Energy Act as well as incentives for generating green power and promoting energy conservation.
- For 2013 & 2014, the strategy of buying electricity primarily on the variable open market price rather than fixed price contracts has continued. However retailers are being utilized for smart metered accounts where they offer additional value to the City.
- This overall strategy resulted in an estimated savings of \$201,000 in 2013 compared to purchasing electricity on a fixed price contract.

Natural Gas

- For 2013, the City purchased 25% of natural gas requirement at an average fixed price of \$3.23/GJ (giga-joule). The

remaining natural gas for 2013 was purchased at the average open market price of \$3.00/GJ. This strategy resulted in an estimated savings of \$181,000 compared to purchasing at regulated prices from Enbridge.

- Natural gas prices have been averaging higher in 2014 over 2013 as a result of the unusually cold winter.
- To protect the City against anticipated price increases and to take advantage of the lower gas prices prior to the 2014 winter, the City purchased 50% of its natural gas requirement at a fixed price of \$3.206/GJ. The remaining natural gas is being purchased using open market purchases. Purchasing natural gas with a strategy of combining fixed pricing with the open market resulted in an estimated savings of \$140,000 from January to June 2014 as compared to purchasing at regulated prices from Enbridge.

BACKGROUND:

This Report is being provided to General Committee as required by Corporate Policy # 03-06-07 on Procurement of Electricity and Natural Gas. The Policy states that electricity and natural gas procurement will be undertaken in a manner that endeavours to balance the need to achieve the lowest cost, with the need for price stability. The Policy also requires that the Commissioner of Corporate Services & Chief Financial Officer provides a report to Council, on an annual basis that contains the information provided in this Report.

COMMENTS:**Electricity**

Ontario electricity prices are expected to continue to increase over the next several years due to a number of influences including the Green Energy Act and incentives for generating new green power as well as incentives for energy conservation.

Consumers have to pay an additional Global Adjustment charge that the Province charges on top of the cost of electricity. The Global Adjustment charge includes the recovery of premium that the Province pays towards green power generation projects and conservation programs. The Global Adjustment charge also includes compensation to Ontario Power Generation when market prices fall below an agreed

base price. Global Adjustment comprised almost 70% of the price of electricity in 2013.

With the Province approving increased number of wind and solar power generation projects, the Global Adjustment charge is expected to continue to rise and the total price of electricity is expected to increase at an average rate of 8% per year for the next five years.

In 2013, the average market price for electricity increased by 15.3% over 2012. The City used the variable open market price rather than fixed price contracts for all electricity purchases in 2013. 91% of electricity was purchased from Enersource for large City accounts, streetlights and a portion of medium sized accounts. The remaining 9% consisting of medium sized accounts with smart meters were purchased at the variable market price through a retailer at a nominal fee.

These smart meter accounts are subject to Time of Use (TOU) rates where peak period rates are 80% higher than off peak rates. Since the City's operation is mostly during peak periods, TOU rates would have a large impact on electricity cost of these accounts. Enersource is mandated to bill accounts with "smart meters" at TOU rates. By purchasing smart metered accounts through a retailer in 2013 & 2014 the City was able to avoid high peak consumption rates.

The total cost of electricity supply in 2013 was \$9,961,000 including power used for streetlights. Distribution and other regulated charges are in addition to the above commodity supply charges. Total cost of electricity in 2013 was \$15,695,000. The strategy of buying electricity largely on the variable market price resulted in a savings of \$201,000 in 2013. This strategy has continued in 2014 as this is the most cost effective strategy for the City of Mississauga.

Natural Gas

The total annual cost of gas including supply, transportation and regulated distribution charges was \$2,089,000 in 2013. In 2013, the average daily market price for natural gas increased 33% over 2012 rates. For 2013, the City purchased 25% of its natural gas requirement at an average fixed price of \$3.23/GJ. The remaining natural gas for 2013 was purchased at the average open market price

of \$3.00/GJ. Additionally, the City purchased transportation for its natural gas from Alberta to Ontario at an average price of \$1.15/GJ.

Purchasing natural gas with a strategy of combining fixed pricing with the open market pricing resulted in an estimated savings of \$181,000 in 2013 as compared to purchasing at regulated prices from Enbridge.

The following factors are expected to affect natural gas rates in 2014:

- Storage/ Weather Impact: The extreme cold since December 2013 coupled with the extended winter season has depleted natural gas storage levels resulting in higher prices for the balance of 2014 and 2015. This is mainly due to concerns that storage levels will not be restored to the normal range before next winter.
- The cooler than expected summer has resulted in lower natural gas use for electricity generation. This has helped in restoring natural gas storage levels though they are still lower than the same time last year.
- A significant increase in transportation rates that is a direct result of the National Energy Board's (NEB) decision in 2013 to allow Trans Canada Pipelines (TCPL) to set transport rates at deemed market levels rather than regulating a cap on those prices.

To protect the City against anticipated price increases and to take advantage of the lower natural gas prices prior to the 2014 winter, the City had purchased 50% of its natural gas requirement at a fixed price of \$3.206/GJ. Additionally the City purchased transportation for its natural gas at an average price of \$1.54/GJ from January to October 2014. Purchasing natural gas with a strategy of combining fixed pricing with the open market resulted in a estimated savings of \$140,000 from January to June 2014 as compared to purchasing at regulated prices from Enbridge.

FINANCIAL IMPACT: Cost savings realised for natural gas under this Utility Procurement Strategy are estimated at \$181,000 in 2013 and \$140,000 from January to June 2014. Cost savings realised for electricity are estimated at \$201,000 in 2013.

CONCLUSION:

This report provides an overview of the electricity and natural gas procurement strategy used in 2013 and estimated resulting savings along with the approach being followed in 2014. The City proactively monitors electricity and natural gas market conditions and takes appropriate procurement decisions to maximise benefit to the energy portfolio.



Gary Kent

Commissioner, Corporate Services and Chief Financial Officer

*Prepared By: Rajan Balchandani, P.Eng.
Manager, Energy Management
Facilities & Property Management*



Corporate Report

Clerk's Files

Originator's
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General Committee

SEP 03 2014

DATE: July 24, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Treasurer's Statement Report:**
Summary of Development Charge Activity in 2013 (Unaudited)

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

**REPORT
HIGHLIGHTS:**

- The *Development Charges Act* requires the Treasurer of the municipality to annually provide City Council a statement about each Development Charge Reserve Fund established under the Act.
- The purpose of the annual statement of the Treasurer is to document the continuity of each development charge reserve fund, including services covered, development charge collections, interest earnings, funding transfers, borrowing, and landowner credit transactions.
- In 2013, Development Charges Reserve Fund balances totalled \$81.7 million (2012 \$40.2 million).
- In 2013, the City received \$33.5 million (2012 \$29.1 million) in development charge contributions from developers.

BACKGROUND:

Section 43(1) & (2) of the *Development Charges Act, 1997* requires that the Treasurer of the municipality must provide Council with an annual financial statement for activities related to its development charge by-law, and development charge reserve funds.

COMMENTS:

The Treasurer's Statement includes the following appendices:

Appendix 1:Development Charge Reserve Funds Description

A description of each service for which a development charge reserve fund was established per section 12(2.1) of *Development Charges Act, 1997 Regulations*.

Appendix 2:Development Charge Reserve Funds Continuity Schedule:

Identifies the changes in activity for the various Development Charge Reserve Funds per section 12(1), 12(2.3, 2.4, 2.5) of *Development Charges Act, 1997 Regulations*.

Appendix 3:Capital Projects Financed by Development Charge Reserve Funds:

Identifies all projects, new and existing, that required Development Charge Reserve funding and transfers in the current year per section 12(3.1) of *Development Charges Act, 1997 Regulations*.

Appendix 4:Development Levy Credits Continuity Schedule:

Section 14 Development Levy Credits represent payments made by developers under the old lot levy regime that can be applied against future development charge requirements. These credits are recognized by the City as a liability on our Financial Statements per section 12(2.6) of *Development Charges Act, 1997 Regulations*.

Appendix 5:Development Charge Credits Continuity Schedule

Represents development charge credits (prepayments and charges waived by Council) for works to be undertaken by the developer. Municipalities have the ability to waive development charges in exchange for capital works which are paid for by the developer per section 12(2.2) of *Development Charges Act, 1997 Regulations*.

FINANCIAL IMPACT: There are no financial impacts related to this report.

- In 2013, Development Charges Reserve Fund balances totalled \$81.7 million (2012 \$40.2 million).
 - This amount has been set up as deferred revenue-obligatory reserve funds at yearend for financial statement reporting purposes, in accordance with public sector accounting requirements.
 - The changes in the deferred revenue-obligatory reserve fund balances from year to year flow through the Statement of Operations as development contributions applied (revenue).
- In 2013, the City received \$33.5 million (2012 \$29.1 million) in development charge contributions from developers.
- In 2013, \$19.0 million were returned from capital projects to DC Reserves due to project deferrals and closures.
- In 2013, \$11.4 million were transferred to capital projects to finance various growth related capital projects.

CONCLUSION:

This statement is prepared as required under *the Development Charges Act, 1997*.

The *Development Charges Act, 1997* does not require the Treasurer's statement to be audited. This report must be submitted to the Minister of Municipal Affairs and Housing within 60 days of Council approval.

ATTACHMENTS:

Appendix 1: Development Charges Reserve Funds Description

Appendix 2: Development Charges Reserve Funds Continuity Schedule

Appendix 3: Capital Projects Financed by Development Charge Reserve Funds

Appendix 4: Development Levy Credits Continuity Schedule

Appendix 5: Development Charge Credits Continuity Schedule

G. Kent

Gary Kent

Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Patti Elliott-Spencer, Director of Finance and Treasurer

Appendix 1

Development Charge Reserve Funds Description

Pursuant to the Development Charges Act, 1997 S.O. 1997 c.27, as amended, monies collected under the act shall be placed into a separate reserve account for the purpose of funding growth related net capital costs for which the development charge was imposed under the Development Charges By-law 0342-2009 or previous Mississauga Development Charge By-laws.

Reserve funds were established for the following purpose:

General Government	funds are collected for the purpose of the animal control expansion as a result of residential growth. This service requires a 10% discount, as per the legislation
Recreation	funds are collected for the purpose of capital requirements consistent with the Future Directions Plan servicing residential growth. This service requires a 10% discount, as per the legislation.
Fire	funds are collected for the capital construction requirements consistent with the Station Location Study as it relates to growth. This is not a discounted service, per the legislation.
Library	funds are collected for the capital expenses related to growth as outlined in the Library Services Master Plan, which was endorsed by both Council and the Library Board. All funds collected are as a result of residential growth and is a discounted service per the legislation.
Transit	funds are collected for the purpose of providing all transit services as they relate to growth. This charge is collected from both residential and non-residential development activities. A 10% discount has already been factored into the charge, as per the legislation.
City-Wide Engineering	funds are collected for constructing the transportation infrastructure in the City as it relates to development growth. This is not a discounted service, and is collected from both the residential and non-residential development sectors.
Public Works	funds are collected for the capital costs involved with Building and Fleet components of the Public Works Division of Transportation and Works Department as it relates to growth. This charge is collected from both the residential and non-residential sectors, and is discounted by 10%, as per the legislation.
Living Arts Centre Debt	funds collected for this service are used to retire a debt incurred for the construction of the Living Arts Centre in Mississauga. Development charges are collected from the residential sector only and a 10% discount has been applied to the debt outstanding.
Storm Water Management	funds collected for this service are to be used for items such as channelization, erosion control, Credit River Watershed erosion control, storm water management and water quality/quantity control. This is not a discounted service, and is a uniform charge applied to both the residential and non-residential sectors on a cost per hectare basis.
Parking Services	funds collected for this services are to be used for the design and construction of parking services in the City of Mississauga.

DEVELOPMENT CHARGE RESERVE FUNDS CONTINUITY SCHEDULE

December 31, 2013

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		REVENUES				EXPENDITURES			
FUND NAME	BALANCE 2012/12/31	FROM REVENUE	INTEREST	FROM DEVELOPERS	TOTAL REVENUE	TRANSFERS TO (FROM) CAPITAL	DCA REFUNDS	TRANSFERS TO REVENUE	BALANCE 2013/12/31
New DCA-City Holding	0.00				0.00			0.00	0.00
New DCA-General Government	(4,446,819.98)		(65,636.19)	259,395.78	193,759.59	360,000.00		0.00	(4,613,060.39)
New DCA-Recreation	5,246,029.76		75,717.94	5,095,330.34	5,171,048.28	1,583,168.98		0.00	8,833,909.06
New DCA-Recreation (Hershey)	0.00		2,009.55	(2,009.55)	(0.00)			0.00	(0.00)
New DCA-Fire Services	(10,929,938.39)		(149,395.66)	733,769.92	584,374.26			0.00	(10,345,564.13)
New DCA-Library	98,865.53		16,668.15	962,252.31	978,920.46	(1,143,800.00)		0.00	2,221,585.99
New DCA-Transit	(947,554.62)		1,262.27	2,803,267.40	2,804,529.67	(2,292,600.36)		0.00	4,149,575.41
New DCA-City Wide Engineering	15,071,588.31		231,805.28	17,741,864.98	17,973,670.26	(6,134,377.28)		0.00	39,179,635.85
New DCA-Public Works	(1,355,439.38)		(17,291.24)	758,760.47	741,469.23	117,812.10		150,000.00	(881,782.25)
New DCA-Parking	(147,737.53)		567.10	535,587.65	536,154.75			0.00	388,417.22
New DCA-LAC	0.00		698.97	(698.97)	(0.00)			0.00	0.00
New DCA-Storm Water	34,069,365.69		483,632.52	2,957,073.94	3,440,706.46	(112,059.83)		0.00	37,622,131.98
DC Appeal - Residential	2,952,150.03		47,972.33	1,183,542.08	1,231,514.41			0.00	4,183,664.44
DC Appeal - Industrial	353,801.91		5,243.10	171,771.18	177,014.28			0.00	530,816.19
DC Appeal - Non-Industrial	197,695.26		4,239.86	229,077.34	233,317.20			0.00	431,012.46
	40,162,006.59	0.00	637,493.98	33,428,984.87	34,066,478.85	(7,621,856.39)	0.00	150,000.00	81,700,341.83

Capital Projects Financed by Development Charge Reserve Funds
December 31, 2013

Appendix 3

Description: This report highlights all Development Charge Reserve Fund transfers to Capital Projects in 2013 identifying where the Development Charges are allocated.

PROJECT NUMBER	DESCRIPTION	2013 DEVELOPMENT CHARGE FINANCING		2013 OTHER FINANCING			TOTAL PROJECT FINANCING TO DATE (Transfers To/From Reserves)			TOTAL PROJECT NET FINANCING
		TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	DEBT FINANCING	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	Debt Financing	
01141	Sheridan Creek Erosion Control Storm Water Management - 31350 Capital Reserve -33121	3,665.14		109,555.00			3,665.14 109,555.00	0.00 (865,000.00)		(751,779.86)
03197	Land Acquisition City Wide Engineering - 31335	1,063,504.90					1,063,504.90	(2,597,000.10)		(1,533,495.20)
05166	Fuel System- Meadowvale Yard DC Public Work - 31340	28,524.84					28,524.84	(243,000.00)		(214,475.16)
05197	Land Acquisition City Wide Engineering - 31335	538,563.37					538,563.37	(550,000.00)		(11,436.63)
06132	Little Etobicoke Creek Erosion Control Capital Reserve - 33121 Storm Water Management - 31350	1,687.00		40,495.00			1,528,495.00 63,687.00	(2,016,000.00) (84,000.00)		(507,818.00)
06135	Meadowvale Business Park-Channel/Culvert Storm Water Management - 31350	50,000.00					110,000.00	(596,000.00)		(486,000.00)
06246	Traffic System & ITS City Wide Engineering - 31335	1.47					1.47	(325,000.00)		(324,998.53)
06301	Sports Complex-Bldg/o/d soccer/washrm Parkland CIL - 32121 Recreation - 31315	15,448.61		27,000.00			128,700.00 73,748.61	(25,327,000.00) (14,503,600.00)		(39,628,151.39)
07106	Drew Rd - Dixie Rd to Tomken Rd City Wide Engineering - 31335	29,081.55					259,081.55	(490,000.00)		(230,918.45)
07122	Preliminary Engineering Studies Capital Reserve - 33121 City Wide Engineering - 31335	6,799.06		1,700.00			0.00 6,799.06	(14,300.00) (64,000.00)		(71,500.94)
07145	Retrofit Loyalist Creek SWM Pond #5901 Storm Water Management - 31350	58,538.69					58,538.69	(150,000.00)		(91,461.31)
07321	Bicycle Pedestrian Class 1 & 3 Trails Recreation - 31315 City Wide Engineering - 31335	14,370.71 3,600.00					49,970.71 12,500.00	(3,437,200.00) (855,800.00)		(4,230,529.29)
08001	Burnhamthorpe Rd Bridge over Credit River/Mullet Capital Reserve - 33121 Provincial Road & Bridge Structure Fund - 35188 Investing in Ontario Act Funds - 35573 City Wide Engineering - 31335	52,927.20		141,698.00			3,055,898.00 5,350,000.00 1,063,264.00 394,827.20	(3,059,364.00) (5,350,000.00) (8,264,200.00) (3,085,800.00)		(9,895,374.80)
08114	WB ramp from Highway 401 - East of Dixie Rd City Wide Engineering - 31335	41,844.51					41,844.51	(150,000.00)		(108,155.49)
08115	Ridgeway Dr - Unity Drive to North Limit of HEPC Storm Water Management - 31350 City Wide Engineering - 31335	133,813.00 1,196,187.00					133,813.00 2,484,187.00	(1,188,000.00) (11,907,800.00)		(10,477,800.00)
08135	Meadowvale Business Park District (north 16) - Central Watercourse Storm Water Management - 31350	158,628.18					1,608,628.18	(5,600,000.00)		(3,991,371.82)
08137	Sheridan Creek Erosion Control-Downstream of Meadow Wood Capital Reserve - 33121 Storm Water Management - 31350	1,243.38		45,888.00			897,888.00 24,243.38	(1,176,900.00) (31,800.00)		(286,568.62)

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Capital Projects Financed by Development Charge Reserve Funds
December 31, 2013

Appendix 3

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Description: This report highlights all Development Charge Reserve Fund transfers to Capital Projects in 2013 identifying where the Development Charges are allocated.

PROJECT NUMBER	DESCRIPTION	2013 DEVELOPMENT CHARGE FINANCING		2013 OTHER FINANCING			TOTAL PROJECT FINANCING TO DATE (Transfers To/From Reserves)			TOTAL PROJECT NET FINANCING
		TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	DEBT FINANCING	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	Debt Financing	
08143	Retrofit Loyalist Creek SWM Pond #5903-W of Winston Churchill Storm Water Management - 31350	50,000.00					50,000.00	(170,000.00)		(120,000.00)
08171	Traffic Signal Equipment Enhancements Capital Reserve - 33121 City Wide Engineering - 31335		(782,131.00)		(58,870.00)		45,400.00 214,600.00	(243,870.00) (1,657,131.00)		(1,641,001.00)
08197	Property Acquisition City Wide Engineering - 31335	586,239.31					586,239.31	(1,915,000.00)		(1,328,760.69)
08234	Transit Satellite #2 - Land Acquisition Transit - 31330 Parkland - 32121	1,800,000.00		350,000.00			0.00 1,800,000.00 350,000.00	(10,800,000.00)		(8,650,000.00)
08322	Class 1 & 3 Trails - Design & Construction 2008 Recreation - 31315		(285,000.00)				0.00	(4,120,000.00)		(4,120,000.00)
09133	Meadowvale Business Park District N 16 Water Quality -35204 Storm Water Management - 31350	87,100.00			912,900.00		2,200,100.00 209,900.00	(2,200,100.00) (209,900.00)		0.00
09134	Monitoring & Minor modifications SWM Fac Storm Water Management - 31350		(773.90)				0.00	(80,773.90)		(80,773.90)
09136	Cooksville Creek Erosion Control Dundas Capital Reserve -33121 Storm Water Management - 31350	487.86		8,640.00			8,640.00 487.86	(44,662.00) (2,515.00)		(38,049.14)
09138	Mary Fix Creek Erosion Control Harbourn Capital Reserve -33121 Storm Water Management - 31350	68.06		615.00			615.00 68.06	(45,000.00) (5,000.00)		(49,316.94)
09197	Property Acquisition City Wide Engineering - 31335	1,475,000.00					1,475,000.00	(7,200,000.00)		(5,725,000.00)
09311	Park Addition Development - Malton Village Park Capital Reserve -33121 Recreation - 31315	43,881.00		4,900.00			4,900.00 43,881.00	(5,000.00) (45,000.00)		(1,219.00)
09328	Chappell House Phase 2 Design & Deer Fencing Capital Reserve -33121 Recreation - 31315	2,962.70		300.00			8,300.00 74,962.70	(22,100.00) (198,900.00)		(137,737.30)
09430	Meadowvale Library/CC Reno-Design Capital Reserve -33121 Recreation - 31315 Library - 31325	1,413,800.00			(2,413,800.00)		1,997,000.00 0.00 1,413,800.00	(5,420,800.00) (498,000.00) (2,087,000.00)		(4,595,000.00)
10101	Intersection Capital Program City Wide Engineering - 31335	500,000.00					500,000.00	(1,353,000.00)		(853,000.00)
10105	Argentia Rd - Tenth Line W to W of Hydro City Wide Engineering - 31335	1,087,000.00					1,087,000.00	(1,087,000.00)		0.00
10136	Cooksville Creek Erosion Control Dundas Capital Reserve -33121 Storm Water Management - 31350	2,296.70		76,472.00			105,572.00 3,196.70	(485,400.00) (14,600.00)		(391,231.30)
10137	Credit River Erosion Control - Ostler Co Capital Reserve -33121 Storm Water Management - 31350	15,462.00		1,184,538.00			1,184,538.00 15,462.00	(1,762,000.00) (23,000.00)		(585,000.00)

Capital Projects Financed by Development Charge Reserve Funds
December 31, 2013

Appendix 3

Description: This report highlights all Development Charge Reserve Fund transfers to Capital Projects in 2013 identifying where the Development Charges are allocated.

PROJECT NUMBER	DESCRIPTION	2013 DEVELOPMENT CHARGE FINANCING		2013 OTHER FINANCING			TOTAL PROJECT FINANCING TO DATE (Transfers To/From Reserves)			TOTAL PROJECT NET FINANCING
		TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	DEBT FINANCING	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	Debt Financing	
10149	Land Acquisition - N16 D SWM Ponds 5502 & 5503 Storm Water Management - 31350	260,000.00					1,126,500.00	(1,733,000.00)		(606,500.00)
10165	Sidewalks Sidewalks Reserve - 35207 City Wide Engineering - 31335	138,349.31		68,142.00			68,142.00 138,349.31	0.00 (1,407,500.00)		(1,201,008.69)
10197	Property Acquisition Engineering Other - 35205 City Wide Engineering - 31335	5,665,226.00		334,774.00			334,774.00 5,665,226.00	(480,400.00) (8,129,600.00)		(2,610,000.00)
10326	Southlawn Sanford Farm - Construction Mascan Creditview Recreation Reserve 35339 Recreation - 31315	137,300.00		14,700.00			14,700.00 137,300.00	(90,000.00) (842,800.00)		(780,800.00)
11101	Intersection Capital Program Roads - 35201 City Wide Engineering - 31335	212,015.00		12,985.00			12,985.00 212,015.00	(55,000.00) (898,000.00)		(728,000.00)
11145	Minor Erosion Ctr Works-Various Locations Capital Reserve -33121 City Wide Engineering - 31335	130.72		3,348.00			3,348.00 130.72	(77,000.00) (3,000.00)		(76,521.28)
11168	New Vehicles & Equipment-Amended Minimum Capital Reserve -33121 Public Works - 31340	2,401.76		267.00			267.00 2,401.76	(20,000.00) (180,000.00)		(197,331.24)
11171	Traffic Signal Equipment Enhancements Capital Reserve -33121 City Wide Engineering - 31335		(7,184.66)		(4,179.00)		0.00 0.00	(61,179.00) (105,184.66)		(166,363.66)
11173	Traffic System and ITS Capital Reserve -33121 City Wide Engineering - 31335	13,420.77		23,857.00			23,857.00 13,420.77	(64,000.00) (36,000.00)		(62,722.23)
11175	Traffic Management Centre City Wide Engineering - 31335 capital Reserve -33121		(549,000.00)		(351,000.00)		0.00 0.00	(549,000.00) (451,000.00)		(1,000,000.00)
11222	Transit Farebox Acquisitions - Growth Capital Reserve -33121 Transit - 31330	81,000.00		9,000.00			9,000.00 81,000.00	(9,000.00) (81,000.00)		0.00
11303	P358 (Arsenal) Construction Capital Reserve -33121 Recreation - 31315	495,000.00		55,000.00			55,000.00 495,000.00	(55,000.00) (495,000.00)		0.00
11329	P-508 - Master Plan & Public Consultation Capital Reserve Recreation - 31315	22,406.00		2,500.00			2,500.00 22,406.00	(2,500.00) (22,500.00)		(94.00)
12140	Etobicoke Creek Channel Dredging Storm Water Management - 31350 Capital Reserves- 33121		(10,000.00)		(510,000.00)		0.00 0.00	(21,000.00) (979,000.00)		(1,000,000.00)
12147	Sheridan Creek Erosion Control - Clarkson Storm Water Management - 31350 Capital Reserves- 33121		(44,287.00)		(1,300,713.00)		0.00 0.00	(98,287.00) (2,886,713.00)		(2,985,000.00)

Capital Projects Financed by Development Charge Reserve Funds
December 31, 2013

Appendix 3

Description: This report highlights all Development Charge Reserve Fund transfers to Capital Projects in 2013 identifying where the Development Charges are allocated.

PROJECT NUMBER	DESCRIPTION	2013 DEVELOPMENT CHARGE FINANCING		2013 OTHER FINANCING			TOTAL PROJECT FINANCING TO DATE (Transfers To/From Reserves)			TOTAL PROJECT NET FINANCING
		TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	DEBT FINANCING	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	Debt Financing	
12171	Traffic Signal Equipment Enhancements City Wide Engineering - 31335 Capital Reserves- 33121	784,933.49		56,067.00			784,933.49 56,067.00	(798,000.00) (57,000.00)		(13,999.51)
12199	New Van including rack to support Pay & Display Public Works - 31340 Capital Reserves- 33121	13,261.30		1,474.00			13,261.30 1,474.00	(43,200.00) (4,800.00)		(33,264.70)
12224	Transit Bus Stops/Pads/Signs - Growth Transit - 31330 Capital Reserves- 33121	939.08		104.00			939.08 104.00	(121,500.00) (13,500.00)		(133,956.92)
12243	Transit BRT - Bus Acquisition Transit - 31330 Capital Reserves- 33121	532,161.28		59,129.00			532,161.28 59,129.00	(4,500,000.00) (500,000.00)		(4,408,709.72)
12311	Multi-Use Ramp Facility at P509 Recreation - 31315 Capital Reserve -33121	142,762.00		15,800.00			(338.00)	(100.00)		(438.00)
12327	Park P508 Development - Design Recreation - 31315	61,200.00					0.00	0.00		0.00
13101	Intersection Capital Program DC City Wide - 31335		(495,000.00)				0.00	(495,000.00)		(495,000.00)
13102	DCA Study (Major Roads) DC City Wide - 31335		(200,000.00)				0.00	(200,000.00)		(200,000.00)
13103	Preliminary Engineering S DC City Wide - 31335		(100,000.00)				0.00	(100,000.00)		(100,000.00)
13106	Belgrave Dr Ramp Ext/widening- Mavis Rd DC City Wide - 31335		(100,000.00)				0.00	(100,000.00)		(100,000.00)
13108	Belgrave Drive - MTO Amendment DC City Wide - 31335		(200,000.00)				0.00	(200,000.00)		(200,000.00)
13109	Dundas St West/Ninth Line W DC City Wide - 31335		(1,000,000.00)				0.00	(1,000,000.00)		(1,000,000.00)
13110	Courtneypark Dr East Widening/Kennedy Rd DC City Wide - 31335		(300,000.00)				0.00	(300,000.00)		(300,000.00)
13111	9th Line - Transportation Boundary DC City Wide - 31335		(100,000.00)				0.00	(100,000.00)		(100,000.00)
13130	Storm Sewer Oversizing -Various Location Storm Water - 31350		(200,000.00)				0.00	(200,000.00)		(200,000.00)
13131	Sawmill Cr Ctri-BurnhamthorpeW Storm Water - 31350 Capital Reserve -33121		(41,000.00)		(739,000.00)		0.00	(41,000.00) (739,000.00)		(780,000.00)
13132	Sawmill Creek Erosion Ctri- Erin Mills Storm Water - 31350 Capital Reserve -33121		(52,000.00)		(928,000.00)		0.00	(52,000.00) (928,000.00)		(980,000.00)
13133	Applewood Creek Erosion Control - Behind Storm Water - 31350 Capital Reserve -33121		(3,000.00)		(287,000.00)		0.00	(3,000.00) (287,000.00)		(290,000.00)

Capital Projects Financed by Development Charge Reserve Funds
December 31, 2013

Appendix 3

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PROJECT NUMBER	DESCRIPTION	2013 DEVELOPMENT CHARGE FINANCING		2013 OTHER FINANCING			TOTAL PROJECT FINANCING TO DATE (Transfers To/From Reserves)			TOTAL PROJECT NET FINANCING
		TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	DEBT FINANCING	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	Debt Financing	
13134	Monitoring and minor modification Storm Water - 31350		(80,000.00)				(80,000.00)	0.00		(80,000.00)
13135	Loyalist Creek Erosion Control upstream Storm Water - 31350 Capital Reserve -33121		(2,000.00)		(88,000.00)		0.00	(2,000.00) (88,000.00)		(90,000.00)
13136	Saw Creek Erosion Ctrl-Swallowdake Storm Water - 31350 Debt Financing -575107		(62,000.00)			(1,000,000.00)	0.00	(62,000.00)	(1,000,000.00)	(1,062,000.00)
13138	Development Charges Update Storm Water - 31350		(80,000.00)				0.00	(80,000.00)		(80,000.00)
13140	Cooksville Creek Erosion Ctrl-Rathburn Storm Water - 31350 Debt Financing -575107		(96,000.00)			(3,000,000.00)	0.00	(96,000.00)	(3,000,000.00)	(3,096,000.00)
13141	Cooksville Creek - Dyking D/S of CPKY Storm Water - 31350 Capital Reserve -33121		(9,000.00)		(291,000.00)		0.00	(9,000.00) (291,000.00)		(300,000.00)
13143	Cooksville Creek- Burn to Miss Valley Storm Water - 31350 Capital Reserve -33121		(28,000.00)		(912,000.00)		0.00	(28,000.00) (912,000.00)		(940,000.00)
13145	Minor Erosion Ctrl Work Various Location Storm Water - 31350 Capital Reserve -33121		(3,000.00)		(77,000.00)		0.00	(3,000.00) (77,000.00)		(80,000.00)
13165	Sidewalks DC City-wide -31335		(1,000,000.00)				0.00	(1,000,000.00)		(1,000,000.00)
13167	Cycling Program DC City-wide -31335		(1,770,000.00)				0.00	(1,770,000.00)		(1,770,000.00)
13171	Traffic Signal Equipment Enhancements DC City-wide -31335		(155,000.00)				0.00	(155,000.00)		(155,000.00)
13173	Traffic System and ITS DC City-wide -31335		(100,000.00)				0.00	(100,000.00)		(100,000.00)
13198	Traffic Signals DC City-wide -31335 Roadway Infr. - 33131 Traffic Signals - 35209		(402,000.00)		(555,000.00) (610,000.00)		0.00	(402,000.00) (555,000.00) (610,000.00)		(1,567,000.00)
13224	Transit Bus Stops/Pads/Signs - Growth DC Transit - 31330		(121,500.00)				0.00	(121,500.00)		(121,500.00)
13270	Meadowvale Library Construction DC Library - 31325 Capital Reserve -33121		(180,000.00)		(20,000.00)		0.00	(180,000.00) (20,000.00)		(200,000.00)
13278	Library Master Plan DC Library - 31325 Capital Reserve -33121		(90,000.00)		(10,000.00)		0.00	(90,000.00) (10,000.00)		(100,000.00)
13303	Future Directions Review DC Recreation - 31315 Capital Reserve -33121		(180,000.00)		(20,000.00)		0.00	(180,000.00) (20,000.00)		(200,000.00)

Capital Projects Financed by Development Charge Reserve Funds
December 31, 2013

Appendix 3

Description: This report highlights all Development Charge Reserve Fund transfers to Capital Projects in 2013 identifying where the Development Charges are allocated.

PROJECT NUMBER	DESCRIPTION	2013 DEVELOPMENT CHARGE FINANCING		2013 OTHER FINANCING			TOTAL PROJECT FINANCING TO DATE (Transfers To/From Reserves)			TOTAL PROJECT NET FINANCING
		TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	DEBT FINANCING	TRANSFERS TO RESERVE	TRANSFERS FROM RESERVE	Debt Financing	
13307	Multi-Use Trails - Edward L. Scarlett DC Recreation - 31315 Capital Reserve -33121		(105,200.00)		(11,700.00)		0.00	(105,200.00) (11,700.00)		(116,900.00)
13308	Multi-Use Trails - Glen Erin Woodlands DC Recreation - 31315 Capital Reserve -33121		(39,100.00)		(4,400.00)		0.00	(39,100.00) (4,400.00)		(43,500.00)
13310	Multi-Use Trails - Clover Meadows DC Recreation - 31315 Capital Reserve -33121		(63,500.00)		(7,000.00)		0.00	(63,500.00) (7,000.00)		(70,500.00)
13326	Malton Village Park - Design DC Recreation - 31315 Capital Reserve -33121		(292,400.00)		(32,500.00)		0.00	(292,400.00) (32,500.00)		(324,900.00)
13327	Park P_508 Development - Construction DC Recreation - 31315 Capital Reserve -33121		(624,200.00)		(69,400.00)		0.00	(624,200.00) (69,400.00)		(693,600.00)
13328	F_301 Basic Development - Design DC Recreation - 31315 Capital Reserve -33121		(41,100.00)		(4,600.00)		0.00	(41,100.00) (4,600.00)		(45,700.00)
13329	Site Work - Ninth Line North of Eglinton DC Recreation - 31315 Capital Reserve -33121		(250,000.00)		(27,800.00)		0.00	(250,000.00) (27,800.00)		(277,800.00)
13331	Multi- Use Trails - ORT-07 CH PKY - L Eto Ck DC Recreation - 31315 Capital Reserve -33121		(119,700.00)		(13,300.00)		0.00	(119,700.00) (13,300.00)		(133,000.00)
13332	Multi -Use Trails - ORT - 07 Tomken-Fieldgate DC Recreation - 31315 Capital Reserve -33121		(119,700.00)		(13,300.00)		0.00	(119,700.00) (13,300.00)		(133,000.00)
13333	Multi - Use Trails -ORT -04 Queensway Trail DC Recreation - 31315 Capital Reserve -33121		(340,800.00)		(37,900.00)		0.00	(340,800.00) (37,900.00)		(378,700.00)
13335	Trail-Sawmill Valley Tr-Bird Property DC Recreation - 31315 Capital Reserve -33121		(57,800.00)		(6,400.00)		0.00	(57,800.00) (6,400.00)		(64,200.00)
13423	Park Growth Related Equipment Public Works - 31340 Capital Reserve -33121		(162,000.00)		(18,000.00)		0.00	(162,000.00) (18,000.00)		(180,000.00)
13601	DC background Study 2013 DC General Government - 31310 Capital Reserve -33121		(360,000.00)		(40,000.00)		0.00	(360,000.00) (40,000.00)		(400,000.00)
TOTAL FINANCING ALL YEARS ALL SOURCES							42,255,644.95	(177,966,579.66)	(4,000,000.00)	(135,710,934.71)
TOTAL FINANCING TRANSFERRED 2013		19,025,232.95	(11,403,376.56)	2,648,948.00	(8,798,962.00)	(4,000,000.00)				
NET FINANCING TOTALS		7,621,856.39								

Development Levy Credit Continuity Schedule

December 31, 2013

Appendix 4

Section 14 Development Levy Credits represent payments made by our developers under the old lot levy regime that can be applied against future development charge activity. These credits are recognized by the City as a liability on our Financial Statements.

M Plan	Applicant	Value of Prepaid City Credits @ Jan 1/2013	Storms Waived @Jan 1/2013	Roads Waived @Jan 1/2013	Other Services Waived @Jan 1/2013	Value of Prepaid and Waived Credits @ Jan 1/2013	Prepaid Credits Redeemed	Waived Services Redeemed	Value of Prepaid and Waived Credits @ Dec 31/2013
M-957	1181482 Ontario Ltd	63,201.32	140,245.48	-		203,446.80			203,446.80
M-915	1234778 Ontario Inc.	0.00	51,763.04	-		51,763.04			51,763.04
M-948	1236236 Ontario Inc.	21,281.68				21,281.68			21,281.68
M-957	1251914 Ontario Ltd.	25,873.79	57,424.62	-		83,298.41			83,298.41
M-901	763442 Ontario Limited (Indrio)	77,232.66		-		77,232.66			77,232.66
M-915	Annovator Investments	80,861.45	224,845.71	0.00		305,707.15			305,707.15
OZ-50/90	Bohler Uddeholm Thermo Tech	10,102.07	21,554.45	-		31,656.52			31,656.52
M-915	Boldco Group Inc.	87,551.41	306,534.26	0.00		394,085.66			394,085.66
M-584	Brookfield Commercial Properties/Gentra Inc.	0.00	270,138.37			270,138.37			270,138.37
M-284	Cadillac Fairview Corp Ltd	0.00	257,540.62	325,529.61		583,070.22			583,070.22
M-425	Canonfield Inc	0.00	544,967.76	824,654.39		1,369,622.14			1,369,622.14
M-793	Canonfield Inc.	524,640.78	1,594,058.99	-		2,118,699.77	(303,079.75)	(921,220.35)	894,399.67
43R-13128	City Centre Plaza	0.00	305,482.82	2,514,677.77		2,820,160.58			2,820,160.58
M-814	Dariusz Krowiak	1,212.32	0.00	-		1,212.32			1,212.32
M-852	Dundee Realty Corp	24,274.01	63,895.00	-		88,169.01			88,169.01
M-539	Eric Robbins	4,077.79	8,896.77	-		12,974.56			12,974.56
M-592	Erin Mills Development Corporation	59,314.13	252,344.82	-		311,658.95			311,658.95
M-781	Erin Mills Development Corporation	99,252.79	70,365.37	-		169,618.16			169,618.16
M-823	Erin Mills Development Corporation	13,520.02	511,946.44	1,088,155.69		1,613,622.15			1,613,622.15
M-871	Erin Mills Development Corporation	0.00	5,446.85	0.00		5,446.85			5,446.85
M-908 & R-22964	Erin Mills Development Corporation	0.00	132,157.51	1,210,848.72		1,343,006.23			1,343,006.23
OZ-88/86	Erin Mills Development Corporation	0.00	744,659.86	3,187,901.66		3,932,561.52			3,932,561.52
RP1542	Erin Mills Development Corporation	0.00	1,897,710.62	2,131,458.78		4,029,169.41			4,029,169.41
T-84051 R-23352 RCP 1003	Erin Mills Development Corporation	0.00	1,237,301.65	496,298.88		1,733,600.54		(181,807.75)	1,551,792.79
T-86106 & 43R-22605	Erin Mills Development Corporation	0.00	1,310,408.86	2,313,040.51		3,623,449.37			3,623,449.37
B-111/87	Everlast Construction	710.17	39,275.21	59,431.90		99,417.28			99,417.28
M-677	Great West Life Assurance Company	14,821.29	149,627.54	-		164,448.83			164,448.83
M-948	Impulse Technologies Ltd.	6,198.05	15,075.01	-		21,273.06			21,273.06
M-757	Kaiser Photo Products	5,163.45	15,383.33	-		20,546.78			20,546.78
OZ-50/90	Keanall Holdings Ltd.	123,195.93	262,859.19	-		386,055.12			386,055.12
M-1015	Kee Group Inc.	28.38	64.70	-		93.08			93.08
M-635	Kee Group Inc.	2,922.12	13,749.56	-		16,671.68			16,671.68

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Development Levy Credit Continuity Schedule

December 31, 2013

Appendix 4

Section 14 Development Levy Credits represent payments made by our developers under the old lot levy regime that can be applied against future development charge activity. These credits are recognized by the City as a liability on our Financial Statements.

M Plan	Applicant	Value of Prepaid City Credits @ Jan 1/2013	Storms Waived @Jan 1/2013	Roads Waived @Jan 1/2013	Other Services Waived @Jan 1/2013	Value of Prepaid and Waived Credits @ Jan 1/2013	Prepaid Credits Redeemed	Waived Services Redeemed	Value of Prepaid and Waived Credits @ Dec 31/2013
M-728	Kee Group Inc.	3,880.54	16,984.74	-		20,865.28			20,865.28
M-533	Lord Realty Holdings Ltd	0.00	524,181.66	-		524,181.66			524,181.66
M-793	Lord Realty Holdings Ltd	7,008.26	60,659.81	-		67,668.07			67,668.07
M-852	Meadowpines Development Corporation	202,513.34	783,053.48	-		985,566.82			985,566.82
M-689	Menkes Industrial Parks Ltd	36,003.56	145,583.55	-		181,587.11			181,587.11
M-845	N.H.D. Developments Limited	17,058.80	43,795.58	-		60,854.38			60,854.38
M-1010	OMERS REALTY MGMT CORP	0.00	4,518,176.37	8,785,032.45	4004592.517	17,307,801.34		(283,530.98)	17,024,270.36
M-401	OMERS REALTY MGMT CORP	15,124.80	196,537.79	-		211,662.59			211,662.59
M-1023	Orlando Corporation	36,817.78	72,791.79	-		109,609.57			109,609.57
M-832	Orlando Corporation	75,996.85	221,493.52	-		297,490.37			297,490.37
M-900	Orlando Corporation	0.00	404.40	546,138.73		546,543.13			546,543.13
M-948	Richill Construction Limited	40,900.72	99,482.09	-		140,382.81			140,382.81
M-886	Riello Burners	15,768.31	38,013.48	-		53,781.79			53,781.79
M-1326	Rivergrove Development	98,843.63	285,408.46	-		384,252.09			384,252.09
M-901	Slough Estates Canada Ltd	83,970.83	302,838.04	-		386,808.87			386,808.87
M-435	Tordar Investments Ltd	11,774.25	133,451.60	-		145,225.85			145,225.85
M-922	Trailmobile Canada Inc	1,868.71	4,424.13	-		6,292.84			6,292.84
M-926	Tridel	0.60	0.00	-		0.60			0.60
M-886	Uddeholm	15,347.11	37,204.69	-		52,551.80			52,551.80
OZ-50/90	Uddeholm	6,478.21	13,822.35	-		20,300.56			20,300.56
	Total	1,914,791.91	18,004,031.93	23,483,169.10	4,004,592.52	47,406,585.45	303,079.75	1,386,559.08	45,716,946.62
Note: Opening Balance for Waived Services will fluctuate with Rate Changes									

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Development Charge Credits Continuity Schedule

December 31, 2013

Appendix 5

Represents Development Charge Credits (charges waived by Council) for works to be undertaken by the Developer. Municipalities have the ability to waive development charges in exchange for other services and development which are paid for by the Developer.

M Plan	Developer	Type of DC Credit	DC Credit Amount Issued	Total Credit Used in Prior Years	DC Credit Balance @ Jan 1/13	DC Credits Used during 2013	DC Credits Issued during 2013	DC Credit Balance @ Dec 31/13	GC Approval
M-1447	1298421 Ontario Inc.	Storm Water Mgmt	858,653.40	(681,906.34)	176,747.06			176,747.06	276-2000
M-1814	2096553 Ontario Inc. c/o Hush Homes Inc.	Park Development	22,308.00	(16,224.00)	6,084.00			6,084.00	GC 0663-2009
M-1759	678604 Ontario Inc.	Park Development	12,981.10	(11,553.84)	1,427.26			1,427.26	GC 0574-2007
T-11001	678604 Ontario Inc. and 1105239 Ontario Inc.	Other Services	219,607.04	0.00	219,607.04			219,607.04	GC 0548-2011
M-1484	919848 Ontario Inc & 1368781 Ontario Inc.	Park Development	27,573.92	(8,684.82)	18,889.10			18,889.10	178-2001
M-1474 & M-1475	968907 Ontario Inc & Gasmuz Construction Inc.	Park Development	334,834.50	(334,833.02)	1.48			1.48	329-2001
M-1272	996075 Ontario Ltd	Park Development	19,600.00	(615.35)	18,984.65			18,984.65	597-97
M-1894	Argo Park Developments Corporation	Park Development	234,840.38	(234,839.36)	1.02			1.02	GC 0408-2012
M-1894	Argo Park Developments Corporation	Other Services	75,400.00	(75,398.40)	1.60			1.60	GC 0446-2012
M-950, M-1263	Berlen Development Corp	Park Development	32,891.65	(31,895.03)	996.62			996.62	604-1997
M-1460 & M-1461	Britannia Holdings	Other Services	234,466.63	(234,467.19)	(0.56)			(0.56)	161-2001
M-1366	Britannia Meadows Development Corp	Transportation Credit	187,250.00	(183,484.20)	3,765.80			3,765.80	442-1999
M-1366	Britannia Meadows Development Corp	Park Development	292,432.10	(287,485.25)	4,946.85			4,946.85	650-1999
M-1493 & M-1494	Britannia North Holdings Inc	Other Services	187,675.00	(187,674.34)	0.66			0.66	546-2001
M-1493 & M-1494	Britannia North/Central/South Holdings Inc	Park Development	94,977.60	(94,977.40)	0.20			0.20	549-2001
M-1758	Cabot Trail Estates	Other Services	12,139.26	(12,139.38)	(0.12)			(0.12)	GC 0131-2007
M-1758	Cabot Trail Estates Ltd.	Park Development	10,568.36	(10,568.25)	0.11			0.11	GC 0199-2007
M-1663, M-1664, M-1665	Erin Mills Development Corporation	Storm Water Mgmt	1,503,000.00	(1,503,029.10)	(29.10)			(29.10)	437-2002
M-1635, M-1636, M-1637	Erin Mills Development Corporation	Transportation Component	276,750.00	(276,751.20)	(1.20)			(1.20)	076-2004
M-1700 M-1701 M-1702	Erin Mills Development Corporation	Park Development	573,804.68	(573,805.76)	(1.08)			(1.08)	GC 0623-2005
M-1767 & M-1768	Erin Mills Development Corporation	Park Development	253,578.42	(253,578.00)	0.42			0.42	GC 0132-2008
M-1606, M-1607, M-1607, M-1608, M-1609	Erin Mills Development Corporation	Other Services	423,750.00	(423,749.35)	0.65			0.65	527-2003
M-1635, M-1636, M-1637	Erin Mills Development Corporation	Park Development	265,930.10	(265,928.96)	1.14			1.14	077-2004

Development Charge Credits Continuity Schedule

December 31, 2013

Appendix 5

Represents Development Charge Credits (charges waived by Council) for works to be undertaken by the Developer. Municipalities have the ability to waive development charges in exchange for other services and development which are paid for by the Developer.

M Plan	Developer	Type of DC Credit	DC Credit Amount Issued	Total Credit Used in Prior Years	DC Credit Balance @ Jan 1/13	DC Credits Used during 2013	DC Credits Issued during 2013	DC Credit Balance @ Dec 31/13	GC Approval
M-1606, M-1607, M-1607, M-1608, M-1609	Erin Mills Development Corporation	Park Development	873,957.30	(873,955.45)	1.85			1.85	552-2003
M-1767 & M-1768	Erin Mills Development Corporation	Park Development	612,974.02	(612,971.97)	2.05			2.05	GC 0335-2008
M-1077 & M-1078 & M-1080	Erin Mills Development Corporation	Park Development	59,340.50	(58,814.91)	525.59			525.59	247-93
M-1553/ M-1554	Erin Mills Development Corporation	Storm Water Mgmt	698,287.99	(694,674.97)	3,613.02			3,613.02	324-2001
M-1700 M-1701 M-1702 PN04-140	Erin Mills Development Corporation	Storm Water Mgmt	3,130,400.00	(3,125,900.00)	4,500.00			4,500.00	GC 0571-2005
M-1079 & M-1081 & M-1082	Erin Mills Development Corporation	Park Development	476,213.65	(465,970.96)	10,242.69			10,242.69	212-93
M-1663, M-1664, M-1665	Erin Mills Development Corporation	Park Development	177,344.90	(153,615.50)	23,729.40			23,729.40	532-2004
T-90019	Erin Mills Development Corporation	Transportation Component	25,000.00	0.00	25,000.00			25,000.00	107-93
M-1537 & M-1538	Erin Mills Development Corporation	Other Services	225,000.00	(198,876.10)	26,123.90			26,123.90	358-2002
Neighbourhood 603	Erin Mills Development Corporation	Transportation Component	40,000.00	0.00	40,000.00			40,000.00	107-93
T-94025 Phase 2A	Erin Mills Development Corporation	Storm Water Mgmt	299,200.00	0.00	299,200.00			299,200.00	527-2003
M-1733, M-1734, M-1735, M-1736	Erin Mills Development Corporation	Park Development	617,888.21	(618,740.20)	(851.99)			(851.99)	GC 0603-2006
M-1795	Erin Mills Development Corporation	Park Development	84,871.60	(84,871.53)	0.07			0.07	GC 0689-2009
M-1792	Erin Mills Development Corporation	Park Development	11,047.50	(11,047.36)	0.14			0.14	GC 0450-2009
T-94025 Phase 3B	Erin Mills Development Corporation	Storm Water Mgmt	2,782,263.40				2,782,263.40	2,782,263.40	GC 0672-2013
M-1419 & M-1420	Fieldrun Development Corporation	Park Development	457,149.00		457,149.00			457,149.00	222-2000
M-1305	Fourth Terraqar Holdings Ltd	Park Development	13,588.58	(13,685.10)	(96.52)			(96.52)	161-1998
M-1213 & M-1214 & M-1675	Fourth Terraqar Holdings Ltd	Park Development	95,108.20	(95,107.34)	0.86			0.86	531-2002
M-1557	Gadan Properties Inc	Park Development	254,199.00	(251,309.94)	2,889.06			2,889.06	600-2002
M-1335	Gravlight Properties Ltd	Transportation Component	203,490.00	(198,896.22)	4,593.78			4,593.78	812-1998
M-1128	Jannock Properties	Park Development	181,838.05	(181,841.38)	(3.33)			(3.33)	163-94
M-1483	KZK Group	Park Development	3,770.56	(2,606.48)	1,164.08			1,164.08	216-2001
M-1653	Matqo Developments Inc.	Park Development	174,652.50	(163,310.40)	11,342.10			11,342.10	477-2004
M-1563	Mattamy (Country Club) Ltd	Park Development	24,750.00	(21,656.25)	3,093.75			3,093.75	532-2002
M-1565	Mattamy Homes (Lorne Park)	Storm Water Mgmt	109,951.09	(109,378.40)	572.69			572.69	9-2001

Development Charge Credits Continuity Schedule

December 31, 2013

Appendix 5

Represents Development Charge Credits (charges waived by Council) for works to be undertaken by the Developer. Municipalities have the ability to waive development charges in exchange for other services and development which are paid for by the Developer.

M Plan	Developer	Type of DC Credit	DC Credit Amount Issued	Total Credit Used in Prior Years	DC Credit Balance @ Jan 1/13	DC Credits Used during 2013	DC Credits Issued during 2013	DC Credit Balance @ Dec 31/13	GC Approval
M-1468	Mattamy Homes (Lorne Park)	Storm Water Mgmt	184,336.35	(182,520.06)	1,816.29			1,816.29	9-2001
M-1565	Mattamy Ltd	Park Development	300,835.92	(299,243.36)	1,592.56			1,592.56	125-2001
M-1468	Mattamy Ltd	Park Development	451,253.88	(126,707.00)	324,546.88			324,546.88	125-2001
M-1626	Monarch Construction Ltd	Park Development	7,378.03	(6,905.07)	472.96			472.96	527-2001
M-1497	Monarch Construction Ltd	Park Development	11,067.05	(9,881.00)	1,186.05			1,186.05	527-2001
M-1776	Orlando Corporation	Other Services	157,250.00	0.00	157,250.00			157,250.00	GC 0397-2005
M-1844	Paradise Homes Cobblestone Inc	Park Development	28,160.00	(28,160.44)	(0.44)			(0.44)	GC 0150-2011
M-1781	Partacc Mississauga Dev. Inc.	Park Development	15,794.40	(15,792.00)	2.40			2.40	GC 0804-2008
SP 12/80	Pinnacle International (Ontario) Limited	Bridge Crossing & Multi-use Trail	542,472.00	0.00	542,472.00		542,472.00	542,472.00	Council Resolution 0129-2013
PN 10-149	Prologis Canada LLC	Storm Water Mgmt	605,475.23		605,475.23			605,475.23	Council Resolution 0215-2012
M-1693	Shelltown Construction Ltd.	Park Development	53,593.40	(53,593.60)	(0.20)			(0.20)	553-2005 & 652-2005
M-1596	Southlawn Developments Inc.	Park Development	26,500.04	(26,497.25)	2.79			2.79	455-2003
M-1526	Steelgate Security Products Ltd	Park Development	48,476.56	(43,931.81)	4,544.75			4,544.75	548-2001 & 481-2001
M-1741	Stone Manor Developments	Park Development	30,456.00	(30,452.76)	3.24			3.24	GC 0518-2006
M-1502	Summit Meadow Ltd	Park Development	45,924.28	(6,560.55)	39,363.73			39,363.73	528-2001
M-1726	Sundance Vintage Developments Inc.	Park Development	6,475.00	(6,475.20)	(0.20)			(0.20)	GC 0293-2006
M-1772	Taccpar Gate Developments Inc.	Park Development	211,686.75	(211,686.12)	0.63			0.63	GC 0470-2008
M-1246	Tarmac Canada Inc	Park Development	443,299.10	(439,842.44)	3,456.66			3,456.66	344-97
M-1476 & M-1477	Todbrook Investors Inc & Gasmuz Construction Inc	Park Development	214,151.85	(202,219.02)	11,932.83	(628.01)		11,304.82	330-2001
M-1476 & M-1477	Todbrook Investors Inc & Gasmuz Construction Inc	Other Services	340,775.00	(321,787.48)	18,987.52	(999.34)		17,988.18	323-2001
M-1535 & M-1536	Westport Realty Ltd	Park Development	4,884.00	(2,394.00)	2,490.00			2,490.00	156-2002
M-1509	Woodhaven Investments (1996) Inc	Park Development	410,267.00	(409,621.06)	645.94			645.94	547-2001
Total			21,927,810.03	(16,065,089.22)	3,080,457.41	(1,627.35)	3,324,735.40	5,861,093.46	

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Development Charge Credits Continuity Schedule

December 31, 2013

Appendix 5

Represents Development Charge Credits (charges waived by Council) for works to be undertaken by the Developer. Municipalities have the ability to waive development charges in exchange for other services and development which are paid for by the Developer.

M Plan	Developer	Type of DC Credit	DC Credit Amount Issued	Total Credit Used in Prior Years	DC Credit Balance @ Jan 1/13	DC Credits Used during 2013	DC Credits Issued during 2013	DC Credit Balance @ Dec 31/13	GC Approval
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Type of DC Credit	DC Credit Amount Issued	Total Credit used in Prior Years	Total 2012 Credits Used	DC Credit Balance @ Dec 31, 2012
Bridge Crossing & Multi-use Trail	542,472.00	0.00	0.00	542,472.00
Park Development	8,605,217.64	(7,654,456.49)	(628.01)	950,133.14
Storm Water Mgmt	10,171,567.46	(6,297,408.87)	0.00	3,874,158.59
Other Services	1,876,062.93	(1,454,092.24)	(999.34)	420,971.35
Transportation Component	545,240.00	(475,647.42)	0.00	69,592.58
Transportation Credit	187,250.00	(183,484.20)	0.00	3,765.80
Total	21,927,810.03	(16,065,089.22)	(1,627.35)	5,861,093.46

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Corporate Report

Clerk's Files

Originator's
Files

General Committee

SEP 03 2014

DATE: August 14, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: Financial Report as at June 30, 2014

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

**REPORT
HIGHLIGHTS:**

- **Ice Storm Recovery Update**

A total of \$12.6M in eligible costs related to the December 2013 ice storm has been submitted to the Ontario Ice Storm Assistance Program for reimbursement. This report assumes that these costs will be recovered from the Province or by reserves, as outlined in the corporate report dated April 10, 2014 and approved by Council April 23, 2014. No impact to the year-end financial results is expected from these eligible costs.

• Operating Forecast

A surplus of \$3.8 million is forecasted by the end of 2014. This represents 1.0% of the City's net budget of \$394.5 million.

The surplus includes lower than budgeted labour expenses of \$9.3 million. This is partially offset by higher than budgeted costs of:

- \$4.1 million of winter maintenance costs;
- \$1.3 million of transit diesel fuel; and
- \$1.1 million of higher street-lighting rates.

• Capital Summary

Recommended adjustments to the capital program result in a revised net capital program funding of \$898.8 million allocated to 772 projects.

- 48 projects are recommended for closure.
- \$24.4 million is being returned to Reserve Funds from 56 projects, including \$16.4 million to tax-based Reserve Funds.

• Reserve and Reserve Funds

The year-end operating and capital reserve and reserve fund total forecast is \$505.1 million. This is a \$13.3 million decrease from the January 1st, 2014 opening balance due to mainly due to draw downs from:

- Insurance Reserve Fund;
- Worker's Compensation Reserve Fund;
- Election Reserve; and
- Development Charges Reserve Funds

BACKGROUND:

In accordance with the Budget Control and Reserve and Reserve Fund By-laws, the Finance Division provides Council with a review of the City's financial position a minimum of two times a year. This report covers information related to the Operating Program, and the status of Capital Work-in-Progress and Reserves and Reserve Funds.

COMMENTS

This report summarizes:

Part 1 – Ice Storm Recovery Update and Operating Forecast as of June 30, 2014

Part 2 - Capital Status as of May 31, 2014

Part 3 - Reserves and Reserve Fund balance forecast as of May 31, 2014

PART 1: ICE STORM RECOVERY UPDATE AND OPERATING FORECAST

• Ice Storm Recovery Update

Total claims of \$12.6 million have been submitted to the Ontario Ice Storm Assistance Program of which \$8.0 million in City costs are incurred before the Province's program end date of June 22nd and \$4.6 million is expected to be incurred after June 22nd up to the end of 2014. If full recovery of the post-June 22nd claims is not received, Council has approved funding from the Contingency Reserve (up to \$3 million) and the Capital Reserve Fund (for the balance).

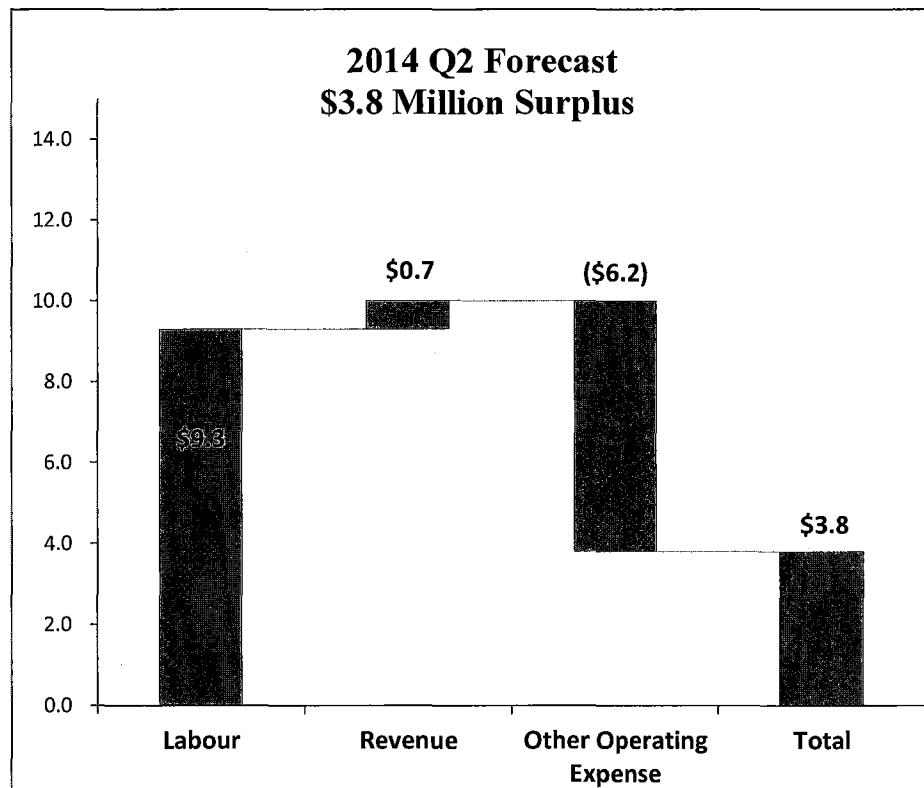
• Operating Forecast as of June 30, 2014

Based on actual results as at June 30, 2014, it is forecasted that the City will end the year with a surplus of \$3.8 million or 1.0% of the net budget.

The following chart is the operating summary by service area. More detail can be found in Appendix 1-1, Operating Forecast Details by Service Area.

Service Area (\$ Millions)	Net Budget	Year End Forecast	Actual Year End Variance	
			\$ Fav/(Unfav)	% of Budget
Fire and Emergency Services	92.9	92.1	0.8	0.8%
Roads, Storm Drainage and Watercourses	71.2	75.0	(3.8)	(5.4%)
Mississauga Transit	57.8	57.5	0.3	0.4%
Parks and Forestry	30.5	28.9	1.7	5.5%
Mississauga Library	24.3	23.9	0.4	1.5%
Business Services	25.6	24.8	0.8	3.1%
Facilities and Property Management	19.8	19.3	0.5	2.6%
Recreation	20.8	20.9	(0.2)	(0.9%)
Information Technology	20.6	20.6	0.0	0.0%
Strategic Policy	11.9	12.2	(0.3)	(2.7%)
Land Development Services	7.7	8.3	(0.6)	(7.5%)
Arts and Culture	6.8	6.8	(0.0)	(0.2%)
Mayor & Council	4.3	4.3	0.0	0.0%
Regulatory Services	1.2	1.2	0.0	0.0%
Legislative Services	(2.9)	(3.7)	0.8	(27.9%)
Environmental Services	0.9	0.9	0.0	0.0%
Financial Transactions	1.2	(2.3)	3.5	288.9%
City	394.5	390.7	3.8	1.0%

Note: Numbers may not add due to rounding



Year-End Operating Forecast Highlights - The major areas of variance from budget are highlighted in the chart above and are detailed below:

Labour & Benefits

An overall favourable variance to budget of \$9.3 million is forecasted. This is due to staff turnover, retirements and vacant positions. Some service areas experiencing labour gapping include:

- Transit – \$4.1 million forecasted surplus due to LTD above average staff vacancies, staff turnover and recruitment challenges;
- Financial Transactions –\$1.4 million surplus in benefit cost savings;
- Fire & Emergency Services - \$1.1 million projected surplus of over the normal labour gapping target due to the delayed hiring of 15 Firefighters until the Fall and a high number of retirements; and
- Library Services –\$0.4 million savings due to the self check-out being implemented earlier than planned.

Staff will continue to review and assess current surpluses and deficits to determine whether adjustments are required to the 2015 Business Plan and Budget.

Revenues

The overall favourable variance in revenues of \$0.7 million is comprised of forecasted higher revenues from:

- Supplementary Taxes;
- Payment in Lieu of Taxes revenues;
- Provincial Offences; and
- Aquatics, Sports and Hershey revenues.

Unfavourable variances that offset the surplus include shortfalls of:

- \$2.5 million in Transit revenues due to increased usage of the Presto Card and lower revenues from other fare media; and
- \$1.0 million in Golf fee revenues as a result of closures and delayed openings due to significant damage from harsh winter conditions.

Other Operating Costs

An overall unfavourable variance to budget of \$6.2 million is projected. This is driven primarily by:

Roads, Storm Drainage and Watercourses - \$5.2 million unfavourable variance to budget due to:

- \$4.1 million of Winter maintenance costs expected to be above budget due to severe winter conditions; and
- \$1.1 million of Streetlighting energy costs due to higher than expected rates;

Transit –\$1.3 million unfavourable variance is mainly due to higher than budgeted costs per litre of diesel fuel.

Operating Budget Adjustments

According to the Budget Control Bylaw, all inter-program adjustments require Council authorization. There is no change to the City's net operating budget as a result of these adjustments as these adjustments reallocate budget funds from one program/account to another. Appendix 1-2, Operating Budget Adjustments by Service Area details operating budget movements which require approval by Council.

PART 2: CAPITAL STATUS

As required under the City's Budget Control Policy, staff is required to report to Council at least twice a year on the Capital works-in-

progress review. Included as part of this review is the on-going monitoring, evaluation and identification of projects that can be closed and any funds that can be returned to reserves, or conversely projects requiring additional funding.

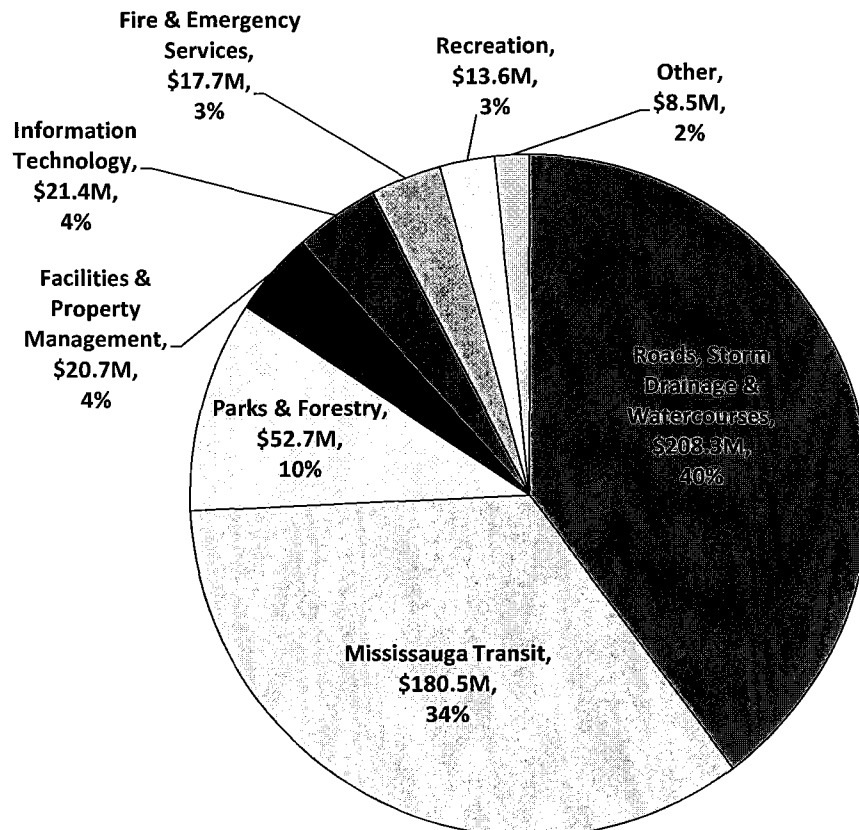
The Council approved capital program totals \$993.9 million. Staff is recommending returning approximately \$24.4 million to reserve funds. This results in a revised net capital budget totalling \$969.6 million.

As of May 31, 2014, of the \$969.6 million total,

- \$446.2 million or 46.0% has been spent; and
- \$523.4 million is still to be incurred.

The chart below shows the distribution of the City's capital expenditures still to be incurred by service. See Appendix 2-1 for more details.

Total Capital Work- in-Progress
Net Future Expenditures to be Incurred by Service Area
\$ 523.4 Million



City staff continue to evaluate older projects and return unspent funds to reduce the amount of capital funds that are needed to be borrowed for future projects. The \$523.4 million of unspent funds earns interest revenue that is used to support both the capital and operating programs including contributions to the reserves and reserve funds.

The second quarter review has \$24.4 million being returned as a result of all budget adjustments, transfers and project closures.

Of the \$24.4 million in returned funds,

- \$16.4 million is returning to Capital Tax Reserve Funds;
- \$7.0 million to Cash In Lieu of Parkland Dedication Reserve Fund; and
- \$1.0 million to Development Charges Reserve Funds.

The following are project highlights for open projects that require adjustments. See Appendix 2-3 for details of all projects.

Roads, Storm Drainage and Watercourses

- Property Acquisition (PN 13197) - returning funding of \$2.25 million due to a land exchange agreement with the developer. Property acquisition is ongoing for Square One Drive and the remaining funds are required for legal, land transfer fees and other costs associated with the agreement that is anticipated to be completed by year-end 2014.
- Mississauga Road over Mullet Creek (PN 14150) - additional funding of \$0.6 million as the tender proposal received is higher than the initial professional engineering estimates. Funding for engineering fees and utility costs included within the original project budget were required for contract award to ensure construction started over the summer period. Project completion is anticipated by year-end 2014.
- Burnhamthorpe Road - Hurontario Street to Dixie Road - Phase 1 of 2 Construction (PN 9102) - returning funding of \$0.5 million due to savings from asphalt paving. Project is under 1 year maintenance period. Planting work will be carried out by Community Services. Anticipated completion by year-end 2014.
- Road Resurfacing - West (PN 10124) - returning funding of \$0.45 million due to favourable contract pricing. Outstanding works include Christopher Road, Riley Court, Pinemeadow Avenue and

Haines Road. Anticipated completion in Fall 2014 with a one year maintenance period to follow.

- Etobicoke Creek Channel Dredging - Universal Drive Drainage (PN 12140) - requires additional funding of \$0.215 million as the tender proposal received for waste disposal costs is higher than initially anticipated. Project to be awarded August 2014. Anticipated completion in Fall 2014 with a two year maintenance period to follow.

Mississauga Transit

- Transit Satellite # 2 - Land Acquisition (PN 8234) - returning funding of \$1.524 million as the land transaction has been completed between the city and the land owner. The remaining funds are required for contingency costs associated with site preparation that is anticipated to be completed by year-end 2014.

Transit BRT Construction (PN 8232) – returning funding of \$14.765 million due to funding modifications in order to comply with current requirements related to Appendix 2-4. The project funding cashflow will be updated in the 2015 Budget.

The following appendices detail all capital project updates, changes, and funding adjustments:

Appendix 2-2: Projects Completed, Delayed or Cancelled and To Be Closed- 37 projects with an approved budget of \$22.0 million. The total 37 projects are being closed with \$0.3 million or 0.2% of the approved budget amount being requested from the reserves.

Appendix 2-3: Open Projects Requiring Funding Adjustments- 28 projects with an approved budget of \$219.6 million, returning a net \$24.6 million to reserves.

Appendix 2-4: Project Funding Transfers with No Net Capital Impact- 44 projects that require funding modifications in order to comply with current requirements.

Appendix 2-5: Projects Adjustments with No Net Capital Impact -29 projects that are being combined with no net financial impact.

HOUSEKEEPING

Transfer of Funds

- The Cooksville Creek Storm Water Management Pond #3702 is being built on City-owned lands known as Park 317. Funding of \$6.5 million from Development Charges for the land acquisition project for the Cooksville Creek Storm Water Management Pond #3702 (PN 14129) is to be transferred to the Cash in Lieu of Parkland Dedication Reserve Fund in this mid-year Works in Progress report. This project is cash-flowed over a number of years and this is the first installment of the funding plan to compensate Cash in Lieu of Parkland Dedication Reserve Fund for the changed use of this land.
- A number of projects require funding transfers in order to comply with current requirements. These revisions have no net budget impact. See Appendix 2-4 for details.

Debt Funding Adjustments – To adjust By-law 0210-2013 related to the May 31, 2013 works in progress report, and return debt funding to comply with debt guidelines:

- Request to return \$2.1 million in debt financing to the Dundas Street East Over Cooksville Creek project (PN 12152);
- Request to return \$1.0 million in debt financing from Roadways Rehabilitation (PN 13100);
- The Transit Facility Construction (Major)-CPKY Campus Expansion project (PN 7236) originally requested \$1.0 million of debt financing to close but the funding source has been changed in this report to the Capital Reserve Fund (See Appendix 2-2).

Once the debt financed projects are completed, any surplus debt financing will be allocated to an appropriate project as required under the Municipal Act.

PART 3: RESERVE AND RESERVE FUNDS

The forecasted results and recommendations contained in this report have direct implementations on both Operating and Capital Reserve funds. Reserve and Reserve Funds are established by Council to assist with long term financial stability and financial planning. These funds are set aside to help offset future capital needs, obligations, pressures and costs. They are drawn upon to finance specific purpose capital and operating expenditures as designated by Council, to minimize tax rate

fluctuations due to unanticipated expenditures and revenue shortfalls, and to fund ongoing projects and programs (i.e. insurance and employee benefits).

The year-end operating and capital reserve and reserve fund forecast is \$505 million, a \$13.3 million decrease from January 1st, 2014 balance. The chart below provides consolidated Reserve and Reserve Fund balances by reserve type as at June, 30, 2014.

See Appendix 3-1 for details on each reserve and reserve fund.

Reserves and Reserve Funds	Balance January 1, 2014 (\$000)	Projected Balance December 31, 2014 (\$000)	Change in 2014 Projected Balances	
			(\$000's)	%
Operating Program				
Total Operating Reserves	49,053	47,895	(1,158)	(2.4%)
Total Operating Reserve Funds	67,265	63,608	(3,658)	(5.4%)
Total Operating Reserves and Reserve Funds	116,318	111,503	(4,815)	(4.1%)
Capital Program				
Total Tax Funded	56,176	68,814	12,638	22.5%
Total Gas Tax and Other Contributions	84,451	88,319	3,867	4.6%
Total Development Funding	261,461	236,363	(25,098)	(9.6%)
Total Capital Program Reserve Funds	402,089	393,496	(8,593)	(2.1%)
Grand Total	518,407	504,999	(13,408)	(2.6%)

The Total Operating Reserve and Reserve Funds are expected to decrease by \$4.8 million or 4.1%, with a year-ending balance of \$111.5 million. The withdrawals from the Operating reserve and reserve funds are primarily related to insurance claims, Worker's Compensation payments, and elections operating costs. It should be noted that the operating reserves forecast at December 31, 2014, has not fully allocated the projected year end surplus of \$3.8 million.

It is forecasted that the projected year-ending balance for Capital Reserve and Reserve Funds will be \$393.5 million, a decrease of \$8.6 million from the balance of \$402.1 million as of January 1, 2014. This is primarily due to the draw of the Development Charges Reserve Fund to cover costs.

ATTACHMENTS:	Appendix 1-1:	Operating Forecast Details by Service Area
	Appendix 1-2	Operating Budget Adjustments by Service Area
	Appendix 2-1	Summary of Capital Works-In-Progress by Service Area
	Appendix 2-2	Projects Completed, Delayed or Cancelled and to Be Closed
	Appendix 2-3	Open Projects Requiring Funding Adjustments
	Appendix 2-4	Project Funding Transfers with No Net Capital Impact Project
	Appendix 2-5	Project Adjustments With No Net Capital Impact
	Appendix 3-1	Continuity Schedule of Reserves and Reserve Funds



Gary Kent

Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Ann Wong, Manager, Budgets

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Operating Details by Service Area

Appendix 1-1

Fire & Emergency Services

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(1.3)	(1.3)	0.0	0.0%	
Other Operating Expenses	3.6	3.8	(0.2)	(5.7%)	Unfavourable variance due to emergency engine work completed to meet health and safety standards including additional repairs for a truck damaged in the Thamesgate fire.
Labour Costs	90.0	88.9	1.1	1.2%	Fire is projecting a labour gapping surplus of \$1.1M over the normal labour gapping target due to the delay in the hiring of 15 Firefighters and the high number of retirements. This surplus excludes any potential impact due to a future labour settlement.
Total Net Cost before Administrative and Support Costs	92.2	91.3	0.9	1.0%	
Administrative and Support Costs	0.7	0.8	(0.1)	(20.6%)	
Total Net Cost	92.9	92.1	0.8	0.8%	

Roads

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(9.2)	(11.1)	1.9	20.7%	This amount is primarily comprised of a \$1.6M recovery related to the ice storm clean up costs.
Other Operating Expenses	47.3	54.1	(6.8)	(14.3%)	Winter Maintenance costs are \$4.1 unfavourable due to severe winter conditions - comprised of \$2.0M in contractors and \$2.1M in salt over expenditures; \$1.6M in contractor over expenditures related to ice storm clean up costs which are offset by a corresponding recovery and \$1.1M in streetlighting energy costs due to higher rates.
Labour Costs	32.9	31.9	1.0	3.1%	Labour surplus of \$1.0M in excess of the labour gapping target is due to staff turnover and vacant positions
Total Net Cost before Administrative and Support Costs	71.0	74.8	(3.8)	(5.4%)	
Administrative and Support Costs	0.1	0.1	0.0	0.0%	
Total Net Cost	71.2	75.0	(3.8)	(5.4%)	

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Mississauga Transit

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(99.9)	(97.4)	(2.5)	(2.5%)	Total Revenues forecast indicates an unfavourable variance due to steady migration to the Presto categories from other fare media categories including cash, tickets, weekly and monthly passes. Presto riders are benefitting from the MiWay loyalty program designed to incent this migration through free ride offers based on usage.
Other Operating Expenses	36.2	37.5	(1.3)	(3.6%)	Other Operating Expenses forecast indicates an unfavourable variance predominantly due to the actual average cost per litre of diesel of \$1.10 versus the budgeted cost per litre of \$1.04.
Labour Costs	120.7	116.6	4.1	3.4%	Labour Costs forecast indicates a favourable variance due to gapping in transit operators, salaried staff and temporary staff. This gapping is a product of LTD, staff turnover and recruitment challenges.
Total Net Cost before Administrative and Support Costs	57.0	56.7	0.3	0.5%	
Administrative and Support Costs	0.8	0.8	0.0	0.0%	
Total Net Cost	57.8	57.5	0.3	0.4%	

Parks and Forestry

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(3.8)	(5.5)	1.7	44.8%	Favourable revenue variance is primarily due to implementation of seasonal slips, higher rental volume for weekly rentals at Credit Village Marina, and higher than anticipated lease revenues for a total of \$0.2 million. A portion of the revenue surplus is a result of anticipated recoveries for the Ice Storm which relate to costs incurred in 2013.
Other Operating Expenses	10.8	10.8	0.0	0.1%	Included are cost related for the Ice Storm at a costs of \$10.8 million for first response, immediate clean-up, long term clean-up and priority backlog removal. The \$10.8 variance is offset by the anticipated recovery from the Province. Additionally, higher winter maintenance and material costs of \$0.2 million are due to extreme winter conditions.
Labour Costs	23.8	23.8	(0.0)	(0.2%)	Ice Storm related overtime of \$0.3 million is mostly offset by \$0.3 million in normal labour gapping.
Total Net Cost before Administrative and Support Costs	30.8	29.2	1.7	5.4%	
Administrative and Support Costs	(0.3)	(0.3)	0.0	0.0%	
Total Net Cost	30.5	28.9	1.7	5.5%	

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Operating Details by Service Area

Appendix 1-1

Mississauga Library

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(2.2)	(2.0)	(0.1)	(6.8%)	Unfavourable variance is primarily due to a decline in fine revenues.
Other Operating Expenses	5.3	5.2	0.2	2.9%	Favourable variance primarily due to savings in utilities and equipment repairs.
Labour Costs	20.7	20.3	0.4	1.8%	Savings due to normal labour gapping and planning for implementation of self check-out.
Total Net Cost before Administrative and Support Costs	23.9	23.5	0.4	1.6%	
Administrative and Support Costs	0.4	0.4	0.0	0.0%	
Total Net Cost	24.3	23.9	0.4	1.5%	

Business Services

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(1.9)	(2.3)	0.4	21.2%	Revenue surplus is primarily attributable to fees related to new tax account additions and miscellaneous other revenues.
Other Operating Expenses	2.7	2.7	0.0	0.0%	
Labour Costs	24.8	24.4	0.4	1.6%	Normal labour gapping.
Total Net Cost before Administrative and Support Costs	25.6	24.8	0.8	3.1%	
Administrative and Support Costs	0.0	0.0	0.0	0.0%	
Total Net Cost	25.6	24.8	0.8	3.1%	

Facilities and Property Management

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(0.5)	(0.5)	0.0	0.0%	
Other Operating Expenses	7.9	7.8	0.2	2.0%	Hydro rates on invoices paid to date are lower than the budgeted rate.
Labour Costs	13.4	13.0	0.4	2.7%	Normal labour gapping.
Total Net Cost before Administrative and Support Costs	20.9	20.3	0.5	2.5%	
Administrative and Support Costs	(1.1)	(1.1)	0.0	0.0%	
Total Net Cost	19.8	19.3	0.5	2.6%	

Recreation

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(43.8)	(43.2)	(0.6)	(1.3%)	Revenue shortfall is primarily due to the significant damage at the Golf Courses caused by the harsh winter. Lakeview revenue shortfall of \$0.5 million due to delayed spring start, extensive course clean up and repair and the continuation of the irrigation project which will result in a fall closure of 9 holes. BraeBen's revenue shortfall of \$0.5 million will be mitigated by overall expense efficiencies. Partially offsetting revenue pressures are increases in Aquatics programming and therapy pool rental of \$0.2 million, increases in Sports programming of \$0.1 million, increases in leagues and program revenue at Hershey of \$0.1 million. Also, revenue shortfall is partially offset by \$0.3 million labour savings.
Other Operating Expenses	22.4	22.5	(0.1)	(0.3%)	Increases in the rental of external programming space are partially offset by utility savings.
Labour Costs	42.0	41.7	0.3	0.7%	Savings due to normal labour gapping and ongoing Golf Course cost mitigation strategies to offset revenue shortfalls.
Total Net Cost before Administrative and Support Costs	20.6	20.9	(0.3)	(1.6%)	
Administrative and Support Costs	0.2	0.0	0.1	88.0%	
Total Net Cost	20.8	20.9	(0.2)	(0.9%)	

Information Technology

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(0.6)	(0.6)	0.0	0.0%	
Other Operating Expenses	5.0	5.0	0.0	0.0%	
Labour Costs	17.2	17.2	0.0	0.0%	
Total Net Cost before Administrative and Support Costs	21.6	21.6	0.0	0.0%	
Administrative and Support Costs	(1.0)	(1.0)	0.0	0.0%	
Total Net Cost	20.6	20.6	0.0	0.0%	

Strategic Policy

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(0.8)	(0.9)	0.1	15.5%	
Other Operating Expenses	3.0	3.3	(0.3)	(8.3%)	Legal Services Division is anticipating an overexpenditure in professional services related to litigation, planning items and for an actuarial review required by external auditor KPMG.
Labour Costs	9.7	9.9	(0.2)	(2.0%)	
Total Net Cost before Administrative and Support Costs	11.9	12.2	(0.3)	(2.7%)	
Administrative and Support Costs	0.0	0.0	0.0	0.0%	
Total Net Cost	11.9	12.2	(0.3)	(2.7%)	

Land Development Services

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(12.4)	(11.7)	(0.7)	(5.6%)	Building Permit revenues, after a slow first quarter, are improving. The increase in Development Charge rates later in 2014 is accelerating building project schedules and as a result a significant increase in early applications and conditional permits is expected. At this point a year-end shortfall of \$0.3 million is anticipated. The Rezoning and Subdivision revenue forecast for Q2 is \$0.4 million unfavourable. To the end of June 2014 only 3 rezoning/OPA applications have been received.
Other Operating Expenses	1.7	1.7	0.0	0.0%	
Labour Costs	18.4	18.3	0.1	0.7%	Normal labour gapping.
Total Net Cost before Administrative and Support Costs	7.7	8.3	(0.6)	(7.5%)	
Administrative and Support Costs	0.0	0.0	0.0	0.0%	
Total Net Cost	7.7	8.3	(0.6)	(7.5%)	

Arts & Culture

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(1.6)	(1.6)	0.0	0.0%	
Other Operating Expenses	3.9	3.9	(0.0)	(0.4%)	
Labour Costs	4.5	4.5	(0.0)	(0.0%)	
Total Net Cost before Administrative and Support Costs	6.7	6.7	(0.0)	(0.2%)	
Administrative and Support Costs	0.0	0.0	0.0	0.0%	
Total Net Cost	6.8	6.8	(0.0)	(0.2%)	

Mayor & Council

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	0.0	0.0	0.0	0.0%	
Other Operating Expenses	0.6	0.6	0.0	0.0%	
Labour Costs	3.7	3.7	0.0	0.0%	
Total Net Cost before Administrative and Support Costs	4.3	4.3	0.0	0.0%	
Administrative and Support Costs	0.0	0.0	0.0	0.0%	
Total Net Cost	4.3	4.3	0.0	0.0%	

Regulatory Services

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(12.5)	(11.7)	(0.8)	(6.5%)	Revenue shortfall is due to delay in the implementation of the Administrative Penalties System (APS) until June and parking enforcement unattended shifts in the harsh weather in the winter months.
Other Operating Expenses	2.1	1.6	0.5	25.0%	Various favourable variances.
Labour Costs	11.5	11.2	0.3	2.5%	Savings due to normal labour gapping.
Total Net Cost before Administrative and Support Costs	1.0	1.0	0.0	0.0%	
Administrative and Support Costs	0.1	0.1	0.0	0.0%	
Total Net Cost	1.2	1.2	0.0	0.0%	

Legislative Services

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(12.8)	(13.5)	0.7	5.5%	Favourable variance is primarily due to an increase in the average Provincial Offences Act (POA) fine revenue per ticket.
Other Operating Expenses	3.2	3.2	0.0	0.0%	
Labour Costs	6.7	6.6	0.1	1.5%	
Total Net Cost before Administrative and Support Costs	(2.9)	(3.7)	0.8	27.9%	
Administrative and Support Costs	0.0	0.0	0.0	0.0%	
Total Net Cost	(2.9)	(3.7)	0.8	27.9%	

Financial Transactions

Item	2014 Budget	2014 Year-End Forecast	Year-End Variance		Comments and Action Plan
			\$ Fav/ (Unfav)	% of Budget	
Total Revenues	(75.0)	(77.2)	2.2	2.9%	Surplus from supplementary taxes and payment in lieu of taxes.
Other Operating Expenses	71.2	71.3	(0.1)	(0.1%)	Unfavourable variance due to charity and senior's tax rebates partially offset by tax savings from city-owned properties.
Labour Costs	5.0	3.6	1.4	28.2%	Surplus from benefit cost savings.
Total Net Cost before Administrative and Support Costs	1.2	(2.3)	3.5	288.9%	
Administrative and Support Costs	0.0	0.0	0.0	0.0%	
Total Net Cost	1.2	(2.3)	3.5	288.9%	

City Grand Total Net Cost	394.5	390.7	3.8	1.0%	
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Operating Budget Adjustments by Service

Appendix 1-2

Change Request Number	Service Description	Reason	2014 Budget
1155	LEGISLATIVE SERVICES	BR770 - Administrative Penalties System	281,914
	REGULATORY SERVICES	BR770 - Administrative Penalties System	-281,914
	Total		0
1156	BUSINESS SERVICES	Position moved from Transit to Human Resources	102,391
	MISSISSAUGA TRANSIT SERVICES	Position moved from Transit to Human Resources	-102,391
	Total		0
1157	PARKS & FORESTRY	BR771 - Transferred to IT	-100,000
		BR771 - Transferred to IT	100,000
	INFORMATION TECHNOLOGY SERVICES	BR771 - Transferred to IT	100,000
		BR771 - Transferred to IT	-100,000
	Total		0
1158	FACILITY PROPERTIES MANAGEMENT	Transfer Transit Position to Facilities and Property Management	81,501
	MISSISSAUGA TRANSIT SERVICES	Transfer Transit Position to Facilities and Property Management	-81,501
	Total		0
1160	PARKS & FORESTRY	Transfer Loyola Washrooms Operation to Recreation	-12,228
	RECREATION	Transfer Loyola Washrooms Operation to Recreation	12,228
	Total		0
1162	BUSINESS SERVICES	DSS Adjustment for Fringe	348
	FACILITY PROPERTIES MANAGEMENT	DSS Adjustment for Fringe	-155
	LEGISLATIVE SERVICES	DSS Adjustment for Fringe	-53
	INFORMATION TECHNOLOGY SERVICES	DSS Adjustment for Fringe	-140
	Total		0
1164	MISSISSAUGA TRANSIT SERVICES	Move Traffic Technologist BR 552 to Engineering & Works	-90,000
		Move recovery from Region for Traffic Technologist	90,000
	ROADS, STORM DRAINAGE AND WATERCOURSES	Move Traffic Technologist BR 552 to Engineering & Works	90,000
		Move recovery from Region for Traffic Technologist	-90,000
	Total		0
1166	BUSINESS SERVICES	Operating Budget Reserve Reversals from 2013	-45,000
		2014 LEAN Training	45,000
		Operating Budget Reserve Reversals from 2013	-25,000
		2014 Proci Change Mgmt	25,000
		Operating Budget Reserve Reversals from 2013	-15,000
		2014 Metrics @Work Inc.	15,000
		Operating Budget Reserve Reversals from 2013	-22,600
		2014 Stratford Managers	22,600
	MISSISSAUGA TRANSIT SERVICES	Operating Budget Reserve Reversals from 2013	-750,000
		2014 Martin & Levesque Inc - Transit Uniforms	750,000
	Total		0
1167	ROADS, STORM DRAINAGE AND WATERCOURSES	Position transferred from Traffic Management to IT	-53,481
	INFORMATION TECHNOLOGY SERVICES	Position transferred from Traffic Management to IT	53,481
	Total		0
1171	FINANCIAL TRANSACTIONS	Allocations Adjustment (799999) to zero out Corporate-wide & rounding	20,305
	MISSISSAUGA TRANSIT SERVICES	Allocations Adjustment (799999)	-8,300
	PARKS & FORESTRY	Allocations Adjustment (799999)	-5
	REGULATORY SERVICES	Allocations Adjustment (799999)	-2,600
	ROADS, STORM DRAINAGE AND WATERCOURSES	Allocations Adjustment (799999)	-9,400
	Total		0

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Operating Budget Adjustments by Service

Appendix 1-2

Change Request Number	Service Description	Reason	2014 Budget
1184	LAND DEVELOPMENT SERVICES	IT Re-org budget adjustments	-214,985
	INFORMATION TECHNOLOGY SERVICES	IT Re-org budget adjustments	214,985
	Total		0
1185	LIBRARY SERVICES	Positon Reallocation	123,871
	INFORMATION TECHNOLOGY SERVICES	Positon Reallocation	-123,871
	Total		0
1190	ROADS, STORM DRAINAGE AND WATERCOURSES	IT Re-org budget adjustments	5,300
	INFORMATION TECHNOLOGY SERVICES	IT Re-org budget adjustments	-5,300
	Total		0
1193	ARTS & CULTURE	Realign DSS Allocation	-26
	FIRE AND EMERGENCY SERVICES	Realign DSS Allocation	-179
	LIBRARY SERVICES	Realign DSS Allocation	-134
	PARKS & FORESTRY	Realign DSS Allocation	903
	RECREATION	Realign DSS Allocation	-564
	Total		0
1198	PARKS & FORESTRY	IT reorg CMS to IT	-14,400
	INFORMATION TECHNOLOGY SERVICES	IT reorg CMS to IT	14,400
	Total		0
1470	ARTS & CULTURE	Removal of the CMS Admin Allocation	-39,691
	FIRE AND EMERGENCY SERVICES	Removal of the CMS Admin Allocation	-194,486
	LIBRARY SERVICES	Removal of the CMS Admin Allocation	-260,638
	PARKS & FORESTRY	Removal of the CMS Admin Allocation	-415,433
	RECREATION	Removal of the CMS Admin Allocation	-365,157
	INFORMATION TECHNOLOGY SERVICES	Removal of the CMS Admin Allocation	1,275,405
	Total		0
1490	PARKS & FORESTRY	Separate Environmental Lease cost from Parks & Forestry	-23,100
	ENVIRONMENT	Separate Environmental Lease cost from Parks & Forestry	23,100
	Total		0
1519	BUSINESS SERVICES	Removal of allocations	-7,598
	FACILITY PROPERTIES MANAGEMENT	Removal of allocations	-302,726
	LEGISLATIVE SERVICES	Removal of allocations	-103,795
	INFORMATION TECHNOLOGY SERVICES	Removal of allocations	414,119
	Total		0
1525	ROADS, STORM DRAINAGE AND WATERCOURSES	201 Lease Transfer IT to Roads	54,050
	INFORMATION TECHNOLOGY SERVICES	201 Lease Transfer IT to Roads and Storm Dainage & Watercourse	-108,100
	ROADS, STORM DRAINAGE AND WATERCOURSES	201 Lease Transfer IT Storm Dainage & Watercourse	54,050
	Total		0
1563	BUSINESS SERVICES	DSS Allocations reversal	0
	MISSISSAUGA TRANSIT SERVICES	DSS Allocations reversal	-1,338,900
	REGULATORY SERVICES	DSS Allocations reversal	-425,500
	ROADS, STORM DRAINAGE AND WATERCOURSES	DSS Allocations reversal	878,258
	INFORMATION TECHNOLOGY SERVICES	DSS Allocations reversal	886,142
	Total		0
1606	LEGISLATIVE SERVICES	BR770 - Administrative Penalties System	-652,003
	REGULATORY SERVICES	BR770 - Administrative Penalties System	652,003
		BR770 - Administrative Penalties System	-950,000
		BR770 - Administrative Penalties System	950,000
	Total		0

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Operating Budget Adjustments by Service

Appendix 1-2

Change Request Number	Service Description	Reason	2014 Budget
1626	BUSINESS SERVICES	Allocation of labour gapping to various service areas	-3,800
	FACILITY PROPERTIES MANAGEMENT	Allocation of labour gapping to various service areas	-3,800
	FINANCIAL TRANSACTIONS	Allocation of labour gapping to various service areas	172,400
	FIRE AND EMERGENCY SERVICES	Allocation of labour gapping to various service areas	-21,700
	LEGISLATIVE SERVICES	Allocation of labour gapping to various service areas	-5,100
	LIBRARY SERVICES	Allocation of labour gapping to various service areas	-8,600
	MISSISSAUGA TRANSIT SERVICES	Allocation of labour gapping to various service areas	-97,100
	PARKS & FORESTRY	Allocation of labour gapping to various service areas	-7,800
	RECREATION	Allocation of labour gapping to various service areas	-14,100
	INFORMATION TECHNOLOGY SERVICES	Allocation of labour gapping to various service areas	-10,400
	Total		0
1633	MISSISSAUGA TRANSIT SERVICES	TW position changes to reflect the revised structure	-15,036
	REGULATORY SERVICES	TW position changes to reflect the revised structure	-99,342
	ROADS, STORM DRAINAGE AND WATERCOURSES	TW position changes to reflect the revised structure	114,378
	Total		0
1642	ARTS & CULTURE	Position transfers within Service Area and/or Department	96,074
		Position transfers within Service Area and/or Department	-96,074
	FIRE AND EMERGENCY SERVICES	Position transfers within Service Area and/or Department	789,933
		Position transfers within Service Area and/or Department	-908,337
	LIBRARY SERVICES	Position transfers within Service Area and/or Department	111,262
		Position transfers within Service Area and/or Department	-111,262
	PARKS & FORESTRY	Position transfers within Service Area and/or Department	269,938
		Position transfers within Service Area and/or Department	-151,535
	RECREATION	Position transfers within Service Area and/or Department	327,477
		Position transfers within Service Area and/or Department	-327,477
	Total		0
1643	BUSINESS SERVICES	Position transfers within Service Area and/or Department	123,524
		Position transfers within Service Area and/or Department	-123,524
	FACILITY PROPERTIES MANAGEMENT	Position transfers within Service Area and/or Department	106,634
		Position transfers within Service Area and/or Department	-106,634
	LAND DEVELOPMENT SERVICES	Position transfers within Service Area and/or Department	74,057
		Position transfers within Service Area and/or Department	-74,057
	INFORMATION TECHNOLOGY SERVICES	Position transfers within Service Area and/or Department	81,501
		Position transfers within Service Area and/or Department	-81,501
	Total		0
Total			0

Appendix 2-1: Summary of Capital Works-In-Progress by Service Area As of May 31, 2014

Service Area	# of Active Projects/ Programs	Revised Net City Cost (\$000)	Approved Net City Cost (\$000)	(Surplus) / Additional Funds Required (\$000)	Net Expenditures to May 31/2014 (\$000)	Net Expenditures as a % of Revised Net City Cost	Balance of Net Expenditure to be Incurred (\$000)
Summary of All Projects/Programs *							
Fire & Emergency Services	32	46,707	46,766	(59)	28,973	62%	17,734
Roads, Storm Drainage & Watercourses	221	387,448	395,656	(8,209)	179,106	46%	208,342
Mississauga Transit	44	313,700	329,185	(15,485)	133,234	42%	180,466
Parks & Forestry	187	100,677	101,139	(462)	47,950	48%	52,727
Mississauga Library	14	8,695	8,695	(0)	4,155	48%	4,540
Business Services	11	1,436	1,436	0	602	42%	834
Facilities & Property Management	74	33,974	33,982	(8)	13,274	39%	20,700
Recreation	23	34,513	34,513	0	20,949	61%	13,563
Information Technology	130	37,282	37,311	(29)	15,920	43%	21,362
Land Development Services	16	3,591	3,691	(100)	1,530	43%	2,061
Arts & Culture	18	1,532	1,532	0	472	31%	1,060
Legislative Services	2	30	30	0	0	0%	30
TOTAL CITY	772	969,583	993,935	(24,352)	446,165	46.0%	523,419
Summary of 2014 Projects/Programs							
Fire & Emergency Services	7	3,832	3,832	0	72	2%	3,760
Roads, Storm Drainage & Watercourses	54	67,975	74,523	(6,548)	51	0%	67,925
Mississauga Transit	10	11,849	12,329	(480)	664	6%	11,185
Parks & Forestry	40	20,276	22,303	(2,027)	303	1%	19,973
Mississauga Library	3	693	693	0	0	0%	693
Business Services	2	45	45	0	0	0%	45
Facilities & Property Management	33	9,038	8,918	120	30	0%	9,008
Recreation	6	1,075	1,175	(100)	45	4%	1,030
Information Technology	24	6,704	6,704	0	6	0%	6,698
Land Development Services	3	345	345	0	0	0%	345
Arts & Culture	5	423	423	0	0	0%	423
TOTAL CITY - 2014	187	122,256	131,291	(9,035)	1,171	1%	121,085

Appendix 2-1: Summary of Capital Works-In-Progress by Service Area As of May 31, 2014

Service Area	# of Active Projects/ Programs	Revised Net City Cost (\$000)	Approved Net City Cost (\$000)	(Surplus) / Additional Funds Required (\$000)	Net Expenditures to May 31/2014 (\$000)	Net Expenditures as a % of Revised Net City Cost	Balance of Net Expenditure to be Incurred (\$000)
Summary of 2013 Projects/Programs							
Fire & Emergency Services	5	2,168	2,168	0	357	16%	1,811
Roads, Storm Drainage & Watercourses	46	55,655	58,035	(2,379)	24,327	44%	31,328
Mississauga Transit	12	4,620	4,250	370	2,486	54%	2,134
Parks & Forestry	63	23,871	22,484	1,386	11,286	47%	12,585
Mississauga Library	3	1,226	1,226	0	167	14%	1,058
Business Services	7	929	929	0	298	32%	631
Facilities & Property Management	22	8,989	9,145	(156)	3,251	36%	5,738
Recreation	8	5,265	5,265	0	4,404	84%	861
Information Technology	35	10,224	10,224	0	4,466	44%	5,759
Land Development Services	9	1,300	1,400	(100)	245	0%	1,055
Arts & Culture	5	195	195	0	25	13%	169
Legislative Services	1	20	20	0	0	0%	20
TOTAL CITY - 2013	216	114,461	115,340	(879)	51,312	45%	63,149
Summary of 2012 Projects/Programs							
Fire & Emergency Services	12	12,469	12,167	302	4,966	40%	7,502
Roads, Storm Drainage & Watercourses	39	70,626	70,255	371	37,402	53%	33,224
Mississauga Transit	7	3,421	3,483	(62)	370	11%	3,051
Parks & Forestry	37	12,634	11,905	729	3,770	30%	8,863
Mississauga Library	4	311	311	0	52	17%	260
Business Services	1	62	62	0	56	90%	6
Facilities & Property Management	15	10,417	10,399	18	6,350	61%	4,068
Recreation	4	11,375	11,375	0	7,121	63%	4,254
Information Technology	31	8,996	8,996	0	4,164	46%	4,832
Land Development Services	2	946	946	0	527	56%	419
Arts & Culture	4	283	283	0	144	51%	139
TOTAL CITY - 2012	156	131,540	130,183	1,357	64,922	49%	66,618

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Appendix 2-1

Appendix 2-1: Summary of Capital Works-In-Progress by Service Area As of May 31, 2014

Service Area	# of Active Projects/ Programs	Revised Net City Cost (\$000)	Approved Net City Cost (\$000)	(Surplus) / Additional Funds Required (\$000)	Net Expenditures to May 31/2014 (\$000)	Net Expenditures as a % of Revised Net City Cost	Balance of Net Expenditure to be Incurred (\$000)
Summary of 2011 and Prior Project/Programs							
Fire & Emergency Services	8	28,238	28,599	(361)	23,578	83%	4,661
Roads, Storm Drainage & Watercourses	82	193,191	192,843	348	117,326	61%	75,866
Mississauga Transit	15	293,810	309,122	(15,313)	129,713	44%	164,097
Parks & Forestry	47	43,896	44,447	(551)	32,590	74%	11,306
Mississauga Library	4	6,465	6,465	(0)	3,936	61%	2,529
Business Services	1	400	400	0	248	62%	152
Facilities & Property Management	4	5,530	5,520	10	3,644	66%	1,886
Recreation	5	16,798	16,698	100	9,380	56%	7,418
Information Technology	40	11,357	11,386	(29)	7,284	64%	4,073
Land Development Services	2	1,000	1,000	0	758	0%	242
Arts & Culture	4	631	631	0	302	48%	329
Legislative Services	1	10	10	0	0	0%	10
TOTAL CITY - 2011 & Prior	213	601,326	617,121	(15,795)	328,759	55%	272,567

Appendix 2-2: Projects Completed, Delayed or Cancelled and To Be Closed

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Fire & Emergency Services						
8252	New Construction - Relocation Station 116	Project completed, to be closed and remaining funds returned. Project is in litigation and may take years to settle.	2,755	2,793	(38)	DCA -Fire Services RF
11254	Traffic Signal Pre-emption Equipment	Project completed, to be closed and remaining funds returned.	0	20	(20)	Tax -Fire Vehicle & Equipment Replacement RF
11256	Replacement of fire vehicles	Project completed, to be closed and remaining funds returned.	1,292	1,295	(3)	Tax -Fire Vehicle & Equipment Replacement RF
12257	Interface Fire/Medical Dispatch Computer Systems	Project completed, to be closed and requesting additional funding.	80	80	1	Tax -Capital RF
12260	Refurbish Fire Vehicles	Project completed, to be closed and requesting additional funds.	210	209	1	Tax -Fire Vehicle & Equipment Replacement RF
Total - Fire & Emergency Services			4,338	4,397	(59)	
Road, Storm Drainage & Watercourses						
9001	Sheridan Square One Drive Construction	Project is complete and can be closed and balance of funds are being returned.	837	851	(14)	Tax -Capital RF
11151	Bridge Structure Detail Inspections & Design at various locations	Project is complete and can be closed and balance of funds are being returned.	127	140	(13)	Tax -Capital RF
11160	Vehicle & Equipment Replacement	Project is complete and can be closed and balance of funds are being returned.	1,563	1,570	(7)	Tax -Main Fleet Vehicle & Equipment Replacement RF
12154	Bridge & Structure Rehabilitation	Project is complete and can be closed and balance of funds are being returned.	131	150	(19)	Tax -Capital RF
Total - Road, Storm Drainage & Watercourses			2,657	2,711	(54)	

Appendix 2-2: Projects Completed, Delayed or Cancelled and To Be Closed

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Mississauga Transit						
7236	Transit Facility Construction (Major)-CPKY Campus Expansion	Unable to close project in May 2013 WIP report because of ineligible debt funding source request. Funds that comply with current requirements requested to close project.	93,030	92,030	1,000	Gas Tax -Federal Gas Tax -City Allocation RF, Gas Tax -Federal Public Transit Reserve Fund, Gas Tax -Federal Gas Tax -Regional Allocation To City RF, Tax -Capital RF
11208	Transit Change-Off Vehicle Acquisitions - Replacement	Project is complete and can be closed and balance of funds are being returned.	95	100	(5)	Tax -Transit Vehicle & Equipment Replacement RF
12208	Transit Change-Off Vehicle Acquisitions - Replacement	Project is complete. Additional funds required to close this project.	156	150	6	Tax -Transit Vehicle & Equipment Replacement RF
12223	Transit Farecard (PRESTO) units for BRT stations	Project to be closed. Funds in current project deemed inadequate. Future consideration for increased amount to be included in capital budget.	0	68	(68)	Tax -Capital RF
13203	Transit Capital Bus Maintenance - Major Component Rehabilitation/Replacement	Project is complete and can be closed and balance of funds are being returned.	1,899	1,900	(1)	Gas Tax -Federal Gas Tax -City Allocation RF
13232	Transit Customer Satisfaction Survey	Project is complete and can be closed and balance of funds are being returned.	170	200	(30)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF
14211	Transit Security Vehicles & Equipment - Growth - BRT	Project is complete and can be closed and balance of funds are being returned.	0	40	(40)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF, DCA - Transit RF
14219	Transit Change-Off Vehicle Acquisitions - Replacement	Project is complete and can be closed and balance of funds are being returned.	0	40	(40)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF
Total - Mississauga Transit			95,349	94,528	822	

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Appendix 2-2: Projects Completed, Delayed or Cancelled and To Be Closed

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Parks & Forestry						
8317	Wayfinding and park signs, bunker and irrigation system	Project completed, to be closed and remaining funds returned.	507	519	(12)	DCA -Recreation RF
9347	Tobias Mason Park	Project completed, to be closed and remaining funds returned.	579	582	(3)	Tax -Capital RF
10313	Lions Park Improvements & Play Equipment	Project completed, to be closed and remaining funds returned.	1,044	1,049	(5)	Developer Contributions - Parks RF
11321	Stone entrance wall	Project completed, to be closed and remaining funds returned.	28	30	(2)	Developer Contributions - Parks RF
11385	Pond Repair	Project completed, to be closed and remaining funds returned.	105	107	(2)	Tax -Capital RF
11405	Woodland Management	Project completed, to be closed and remaining funds returned.	59	59	(0)	Tax -Capital RF
12305	Site Investigations/ Appraisals/ Audits	Project completed, to be closed and remaining funds returned.	9	81	(72)	CIL Cash In Lieu Of Parkland Dedication RF
12388	Turf Rehabilitation - Aerification and overseeding	Project completed, to be closed and remaining funds returned.	23	25	(2)	Tax -Capital RF
13337	CourtneyPark Track Resurfacing	Project completed, to be closed and remaining funds returned.	221	225	(4)	Tax -Courtneypark Artificial TuRF/Synthetic Track Capital Asset Replacement RF
13338	Pheasant Run – Land Acquisition	Project completed, to be closed and remaining funds returned.	6,454	6,480	(26)	CIL Cash In Lieu Of Parkland Dedication RF
13407	Conversion of Park Areas to Natural Areas	Project completed, to be closed and remaining funds requested.	32	31	1	Tax -Capital RF
13413	Greenbelt Plantings	Project completed, to be closed and remaining funds returned.	43	43	0	Tax -Capital RF
13340	Emergency Repair due to flood	Project completed, to be closed and remaining funds returned.	187	245	(58)	Tax -Capital RF
13388	Turf Rehabilitation - Aerification and overseeding	Project completed, to be closed and remaining funds returned.	30	30	(0)	Tax -Capital RF
Total - Parks & Forestry			9,321	9,506	(185)	
Mississauga Library						
11273	Library Collection Increases to reflect the growth in City	Project is complete and closed.	442	442	(0)	Tax -Capital RF, DCA - Library RF
Total - Mississauga Library			442	442	(0)	

Appendix 2-2: Projects Completed, Delayed or Cancelled and To Be Closed

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Facilities & Property Management						
12728	Erin Meadows CC-Main door replacements	Project completed. Savings of \$22K due to better pricing received from competitive bidding.	34	56	(22)	Tax -Facility Repairs & Renovations RF
Total - Facilities & Property Management			34	56	(22)	
Recreation						
14426	Self Service Kiosks -New	Project will not be moving forward. Close project and return funding.	0	100	(100)	Tax -Capital RF
Total - Recreation			0	100	(100)	
Information Technology						
6561	Call Centre Consolidation - 2006	Project completed.	2,099	2,100	(1)	Tax -Capital RF
10503	CLASS POS Expansion to other Rec facilities - 2010	Project completed. Savings of \$28K due to reduced scope.	52	80	(28)	Tax -Capital RF
Total - Information Technology			2,151	2,180	(29)	
Land Development Services						
13965	Parking Strategy	Project to be closed and dollars returned.	0	100	(100)	Reserve for Planning Process Updates
Total - Land Development Services			0	100	(100)	
TOTAL - CITY			114,293	114,020	273	

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Roads, Storm Drainage and Watercourses						
8111	McLaughlin Road - Bristol Road to Britannia Road	EA is ongoing. Additional funding of \$75K is being requested due to project has faced unanticipated delays, requiring additional meetings, renderings and presentations. A Third Public Information Consultation will be scheduled in early 2015 to complete the project.	425	350	75	Tax -Capital RF, DCA - City Wide Engineering RF
8158	Lakeshore Road East Bridge over Etobicoke Creek	Toronto is the proponent for this project. This funding represents the City's contribution to the project. Increase funding of \$150K is needed as Toronto has recently communicated additional works and over-runs. Anticipated completion is Summer 2014 due to delays with utilities with a 1 year maintenance period to follow.	2,750	2,600	150	Tax -Capital RF
9102	Burnhamthorpe Road East - Arista Way to Cawthra Road	Project is under 1 year maintenance. Plantings to be carried out by Community Services in 2014. Anticipated completion is end of year 2014. Funding in the amount of \$500K is being returned due to saving from asphalt paving.	12,549	13,049	(500)	Tax -Roadway Infrastructure Maintenance & Replacement RF, Tax - Provincial Road & Bridge Infrastructure RF
10124	Roadway Rehabilitation West	Outstanding works include Christopher Rd, Riley Crt, Pinemeadow Ave and Haines Rd. Anticipated completion is Fall 2014 with a 1 year maintenance period to follow. Funding in the amount of \$450K is being returned.	7,460	7,910	(450)	Tax -Roadway Infrastructure Maintenance & Replacement RF
11131	Applewood Creek Crossing Improvement - Culvert under Lakeshore Road East	CVC changed peak flows, 40% increase on the Applewood Creek which will have an impact on Culvert size. Additional funding in the amount of \$100K is being requested for increase consultant costs due to complexity of work. EA and design are anticipated to be completed by Fall 2014	540	440	100	Tax -Capital RF, DCA - Storm Water Management RF
12105	Creditview Road from Argentinia Road to Old Creditview Road	Project is ongoing. Additional meetings, presentations and related materials are required to complete the project. A second Public Information Consultation is anticipated for January 2015. Additional funding in the amount of \$100K is requested as a result. Anticipated completion is Spring 2015.	400	300	100	DCA -City Wide Engineering RF
12140	Etobicoke Creek Channel dredging - Universal Drive Drainage Channel	Tender Issued Spring 2014. Proposals received were higher than initial estimate due to waste disposal costs. Project requires additional funding of \$215K to award contract. Project to be awarded August 2014. Anticipated completion in Fall 2014 with a two year maintenance period to follow.	1,215	1,000	215	Tax -Capital RF, DCA - Storm Water Management RF
12150	Bridge Repairs	Project has not yet commenced. Works to include Rena Rd upgrade design and flood plain mapping and modelling at Mimico Creek. Anticipated completion is year-end 2014. Additional funding of \$75K required to cover consultants fees.	175	100	75	Tax -Capital RF

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
13139	SWM Pond Dredging and Rehabilitation - Pre-Engineering	Proposal for Eastgate Business Park Pond Dredging received from consultants. Qualifies bid for Design and Construction Administration required additional funding of \$30K. Project design phase to commence June 2014. Construction Administration to commence Fall 2014 and completion Spring 2015	80	50	30	Tax -Capital RF
13165	Sidewalks	Project is ongoing. Anticipated completion is Summer 2014 with a 1 year maintenance period to follow. Additional work completed for Transportation & Works - Maintenance Section for \$50K and will be an internal recovery. Increase funding in the amount of \$100K is being requested due to additional sidewalk construction limits of 200 metres for Meadowpine Blvd. and 400 metres for Cooper Ave./Kennedy Rd.	1,100	1,000	100	DCA -City Wide Engineering RF
13197	Property Acquisition	Property acquisition is ongoing for Square One Drive. Funding in the amount of \$2.25M is being returned due to land swap agreement. The remaining funds are required for legal, land transfer fees and other costs associated with the agreement. Anticipated completion is year-end 2014.	500	2,750	(2,250)	Tax -Capital RF
14129	Land/Cooksville Creek SWM Pond#3702/N of Matheson Blvd	Land has been acquired from City-owned lands from Community Services - Park 317. Funding of \$6.5M is being transferred to reserve account #32121 - Cash in Lieu Parkland Dedication, for use of this land based on transfer schedule.	0	6,500	(6,500)	CIL Cash In Lieu Of Parkland Dedication RF
14150	Bridge Repairs	Project has been tendered and construction to commence Summer 2014 and anticipated to be completed by year end 2014. Tender proposals received were higher than professional engineering estimates and project requires additional funding of \$600K.	6,800	6,200	600	Gas Tax -Federal Gas Tax -City Allocation RF
14151	Bridge Structure Detail Inspections & Design at various locations	Contract was just awarded. Project is on going and additional funding in the amount of \$100K is being requested for expected increase design cost for the Bloor Street & Eglinton Avenue bridge design work by Toronto. Expected completion of Phase 1 will be completed end of 2014. Phase 2 is expected to be complete Spring 2015.	400	300	100	Gas Tax -Federal Gas Tax -City Allocation RF
Total - Roads, Storm Drainage and Watercourses			34,394	42,549	(8,155)	

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Mississauga Transit						
8232	Transit BRT Construction	Contract #1, #2 and #3 are ongoing. Contract #3 was tendered in May 2014. Anticipated completion is year-end 2016 with a 2 year maintenance period to follow. Returning funding of \$14.765 million due to funding modifications in order to comply with current requirements related to Appendix 2-4. The project cashflow will be updated in the 2015 Budget.	137,592	152,357	(14,765)	Tax -Capital RF, Gas Tax -Federal Public Transit Reserve Fund, Gas Tax -Bus Rapid Transit (BRT) - Provincial Allocation RF, Debt
8234	Transit Satellite # 2 Land Acquisition	Funding in the amount of \$1.54M is being returned. The remaining funds are required for contingency costs associated with site preparation. Anticipated completion is year end 2014.	8,108	9,650	(1,542)	Gas Tax -Federal Public Transit Reserve Fund, Gas Tax -Federal Gas Tax -City Allocation RF, DCA -Transit RF
Total - Mississauga Transit			145,700	162,007	(16,307)	
Parks & Forestry						
9354	Land Acquisition-Future Park NoNameF-424	Demolition is underway. Expected completion November 2014.	9,098	9,298	(200)	CIL Cash In Lieu Of Parkland Dedication RF
10330	Future Park #301 – Land Acquisition	Project completed and will be closed in December 2014 .	1,745	1,995	(250)	CIL Cash In Lieu Of Parkland Dedication RF
11323	Playground Redevelopment - Various Sites	Construction underway to be complete December 2014.Funding of \$77K for Meadowvale Hall playground replacement to be returned.	1,328	1,405	(77)	Tax -Capital RF
13326	Malton Village Park Construction	Project to be combined with Project 14-316. Remaining funds to be returned from Project 14-316 and be requested for Project 13-326 . Detailed design underway. Construction scheduled for completion in July 2015. Request additional funding of \$150K to address requested scope changes to include sand volleyball court, replace perimeter fencing and to increase pavement widths to 3m.	475	325	150	Tax -Capital RF, DCA - Recreation RF
13382	Purchase and Installation of New Columbaria - Various Cemeteries	Detailed design underway. Construction scheduled for completion December 2014. Request additional funding of \$30K for geotechnical investigation and additional extra depth footing requirements.	80	50	30	Tax -Capital RF
14325	Tennis Court Maintenance - Various Locations (5 sites)	Work to be coordinated with Tennis Clubs to finalize scope. Construction timing based on Club funding availability.Additional funding of \$70K requested for Meadowvale Hall Tennis Court rehabilitation.	70	0	70	CIL Cash In Lieu Of Parkland Dedication RF
Total - Parks & Forestry			12,796	13,073	(277)	

Appendix 2-3: Open Projects Requiring Funding Adjustments

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Facilities & Property Management						
10770	Cost consulting & inspection requirements-Various locations	Closing in Q3, finishing paperwork on final commitment. Will be approximately \$10K over because site conditions require additional work.	116	106	10	Tax -Facility Repairs & Renovations RF
12720	Parking lot Drainage repairs-Rivergrove CC	Work is part of the River Grove Community Centre redevelopment project. Requesting additional \$40K because site conditions require additional work.	122	82	40	Tax -Facility Repairs & Renovations RF
13713	Electrical Repairs-Various Locations	Returning funds. Savings of \$143K primarily due to better pricing received from competitive bidding and reduced scope due to site conditions.	200	343	(143)	Tax -Facility Repairs & Renovations RF
13726	Video Surveillance-Phase 2-Various Locations	Returning funds from PN B13726. Savings of \$14K from reduced scope due to site conditions.	527	541	(14)	Tax -Facility Repairs & Renovations RF
14729	Refrigeration Piping Replacement-Carmen Corbasson Community Centre	Trench Replacement. Additional funding of \$120K to be requested due to tender results; uncertainty regarding brine line; some de-scoping for work to be done now prior to work commencing next year.	212	92	120	Tax -Facility Repairs & Renovations RF
Total - Facilities & Property Management			1,178	1,164	14	
Recreation						
11363	Lakeview GC - Upgrade Irrigation System	Due to limited opportunities to replace the irrigation system, the estimated completion date is now targeted for May 2015. The actual cost of the project is more than the estimated cost budgeted in 2010 and we require additional funding of \$100K to complete all the work for this project.	885	785	100	Tax -Capital RF
Total - Recreation			885	785	100	
TOTAL - CITY			194,953	219,578	(24,626)	

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Appendix 2-4: Project Funding Substitutions with No Net Capital Impact

PROJECT NUMBER	PROJECT NAME	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Tax -Capital RF (\$000)	Gas Tax -Federal Public Transit Reserve Fund (\$000)	Gas Tax -Federal Gas Tax -City Allocation RF (\$000)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF (\$000)	Net Change (\$000)
Road, Storm Drainage & Watercourses								
10152	Hurontario Street, 0.30 km South of Highway 403	1,800	1,800	(496)	0	0	496	0
10172	LED City Wide Traffic Signal Lenses Replacement	1,500	1,500	(500)	0	353	147	0
11131	Applewood Creek Crossing Improvement - Culvert under Lakeshore Road East	440	440	(400)	0	0	400	0
11154	Bridge & Structure Rehabilitation	4,980	4,980	(3,300)	0	0	3,300	0
12131	Credit River Erosion Ctrl-Construction	850	850	(727)	0	0	727	0
12132	Credit River Erosion Control - South of Dundas Street West behind Jarvis Street	820	820	(805)	0	0	805	0
12136	Cooksville Creek Erosion Control - North of Dundas Street East behind Jaguar Valley drive	1,500	1,500	(1,456)	0	0	1,456	0
12137	Cooksville Creek Erosion Control - Camilla Road to North Service Road	630	630	(612)	0	0	612	0
12139	Cooksville Creek Crossing Flood Imprv-King Street East & Paisley Boulevard East	1,270	1,270	(1,233)	0	0	1,233	0
12140	Etobicoke Creek Channel dredging - Universal Drive Drainage Channel	1,000	1,000	(1,000)	0	0	1,000	0
13131	Sawmill Creek Erosion Control - Burnhamthorpe Road West to Swallowdale Court	780	780	(739)	0	0	739	0
13132	Sawmill Creek Erosion Control - Erin Mills Parkway to Burnhamthorpe Road West	980	980	(850)	0	0	850	0
13133	Applewood Creek Erosion Control - Behind Dixie Outlet Mall	290	290	(250)	0	0	250	0
13142	Lisgar District Sump Pump Subsidy Program	278	278	(250)	0	0	250	0

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Appendix 2-4: Project Funding Substitutions with No Net Capital Impact

PROJECT NUMBER	PROJECT NAME	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Tax -Capital RF (\$000)	Gas Tax -Federal Public Transif Reserve Fund (\$000)	Gas Tax -Federal Gas Tax -City Allocation RF (\$000)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF (\$000)	Net Change (\$000)
13143	Cooksville Creek Erosion Control (E Branch) - Burnhamthorpe Rd E to Mississauga Valley Blvd	940	940	(825)	0	0	825	0
13150	Bridge Repairs	120	120	6	0	(6)	0	0
13151	Bridge Structure Detail Inspections & Design at various locations	300	300	15	0	(15)	0	0
13152	Pedestrian Overpass Ogden Avenue to North Service Road	2,900	2,900	145	0	(145)	0	0
13153	Mineola Road West over Mary Fix Creek	130	130	7	0	(7)	0	0
14107	Ninth Line Widening - Derry Road to North Limit - Phase 1	3,000	3,000	(300)	0	300	0	0
14131	Cooksville Creek Flood Storage- Eglinton Avenue East and Kennedy Road (Eastgate Park)	460	460	(415)	0	415	0	0
14132	Cooksville Creek Flood Protection Berm Improvement - Helen Molasy Memorial Park	150	150	(140)	0	140	0	0
14140	SWM Pond Dredging and Rehabilitation - Pond 2601A (Eastgate Business Park)	1,150	1,150	(1,000)	0	0	1,000	0
14150	Bridge Repairs	6,200	6,200	340	0	(340)	0	0
14151	Bridge Structure Detail Inspections & Design at various locations	300	300	20	0	(20)	0	0
Total - Road, Storm Drainage & Watercourses		32,768	32,768	(14,765)	0	675	14,090	0

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Appendix 2-4: Project Funding Substitutions with No Net Capital Impact

PROJECT NUMBER	PROJECT NAME	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Tax -Capital RF (\$000)	Gas Tax -Federal Public Transit Reserve Fund (\$000)	Gas Tax -Federal Gas Tax -City Allocation RF (\$000)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF (\$000)	Net Change (\$000)
Mississauga Transit								
7223	Transit GTA Farecard Project	5,490	5,490	0	800	0	(800)	0
8217	Transit Operating Systems (TOS) Replacement - Phase 1	890	890	0	700	(500)	(200)	0
8243	Transit Radio Frequency Identification Devices	500	500	0	500	(500)	0	0
9241	Transit 2010 Information Systems	18,934	18,934	0	8,700	0	(8,700)	0
12219	Transit Radio System Acquisitions - Replacement	2,500	2,500	0	2,500	0	(2,500)	0
12230	Transit Hastus Module	400	400	0	400	0	(400)	0
13210	Transit Maintenance Vehicle Acquisitions - Replacement	40	40	0	40	0	(40)	0
13212	Transit Security Vehicles & Equipment - Replacement	100	100	0	100	0	(100)	0
13214	Transit Terminal Departure Displays	500	500	0	500	0	(500)	0
13225	Transit Bus Stops/Pads/Signs - Replacement	140	140	0	100	0	(100)	0
13230	Transit Hastus Module - Customer System	70	70	0	70	0	(70)	0
14201	Transit Bus Acquisitions - Growth	3,000	3,000	0	540	0	(540)	0
14203	Transit Capital Bus Maintenance - Major Component Rehabilitation/Replacement	2,100	2,100	0	1,200	(1,200)	0	0
14210	Transit Capital Equipment Acquisition - Maintenance Section	145	145	0	145	(145)	0	0
14222	Transit Farebox Refurbishment	2,500	2,500	0	2,500	(2,500)	0	0
14225	Transit Bus Stops/Pads (Accessibility Plan) - Replacement	140	140	0	140	0	(140)	0

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Appendix 2-4: Project Funding Substitutions with No Net Capital Impact

PROJECT NUMBER	PROJECT NAME	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Tax -Capital RF (\$000)	Gas Tax -Federal Public Transit Reserve Fund (\$000)	Gas Tax -Federal Gas Tax -City Allocation RF (\$000)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF (\$000)	Net Change (\$000)
14227	Transit Mini Terminals/Bays/Bus Loops - Replacement	100	100	0	100	(100)	0	0
14234	Transit Facility Repairs (Minor)	40	40	0	40	(40)	0	0
14235	Transit Facility Repairs - CCTT Washroom Upgrades	425	425	0	425	(425)	0	0
Total - Mississauga Transit		38,014	38,014	0	19,500	(5,410)	(14,090)	0
TOTAL - CITY		70,781	70,781	(14,765)	19,500	(4,735)	0	0

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
Fire & Emergency Services						
8250	Construction -Training & Mechanical Centre	Project is complete. Capital recoveries and reconciliations underway with the Department of Nation Defence and Peel Police. Expected date of completion December 2014.	18,740	19,040	(300)	Tax -Capital RF, DCA - Fire Services RF
12268	Design and Construction Leased Station 119	Design completed. Construction to commence in Q3. Additional funds required as Tender was overbudget. Expected to be completed by November 2015.	3,200	2,900	300	Tax -Capital RF, Debt
Total - Fire & Emergency Services			21,940	21,940	0	
Road, Storm Drainage & Watercourses						
8171	Traffic Signal Equipment Enhancements	Project is ongoing. Approximately 100 traffic signals have been converted to wireless technologies. Anticipated completion is year-end 2016 in advance of the Traffic Control System & field equipment replacement. Transferring funding from PN11175 - Traffic Management Centre to this project. Gross budget of \$1.2M & recovery budget of \$493K.	2,348	1,641	707	Tax -Capital RF, Developer Contributions -Roads RF, DCA -City Wide Engineering RF
8173	Traffic System and Intelligent Transportation System (ITS)	The RFP for the Traffic Control System is in progress with award expected by year-end 2014. This project is anticipated to continue for 4 years. Transferring funding from PN11175 - Traffic Management Centre to this project. Gross budget \$1.225M & recovery budget of \$525K.	2,300	1,600	700	Tax -Capital RF, Developer Contributions -Roads RF, DCA -City Wide Engineering RF
11175	Traffic Management Centre	Work space construction and furnishings is complete. Video wall display to be acquired and installed by year-end 2015. Transferring funding to PN8171 - Traffic Signals - Equipment Enhancements. Gross budget of \$1.2M & recovery budget of \$493K. In addition transferring funding to PN8173 - Traffic Signals - Traffic System and Intelligent Transportation System (ITS). Gross budget \$1.225M & recovery budget of \$525K.	1,925	3,332	(1,407)	Tax -Capital RF, Developer Contributions -Roads RF, DCA -City Wide Engineering RF
10197	Property Acquisition	Property acquisitions for Whittle Road Extension and Torbram Road grade separation. Additional funding transferred from PN14197-Property Acquisition in the amount of \$1.01M to fund Torbram Road grade separation. Project is complete and can be closed.	3,417	2,410	1,007	DCA -City Wide Engineering RF, Developer Contributions -Other Engineering RF
14197	Property Acquisition	There are 3 properties identified for acquisition: Lakeshore Rd @ Stavebank, McLaughlin Rd (Widening)and Courtneypark Drive (Widening). Negotiations are currently underway, it is expected that all the acquisitions will be finalized in 2015. Funding transferred to PN10197-Property Acquisition in the amount of \$1.01M to fund Torbram Road grade separation.	1,533	2,540	(1,007)	DCA -City Wide Engineering RF

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
13141	Cooksville Creek-Dyking downstream of Central Parkway East, behind Rhonda Valley	Construction is anticipated to be completed by Spring 2015 with a 2 year maintenance period to follow. For ease of project management this project is being closed and combined with PN14146- Cooksville Creek Flood Protection.	41	300	(259)	Tax -Capital RF, DCA - Storm Water Management RF
14146	Cooksville Creek-Dyking downstream of Central Parkway East, behind Rhonda Valley	Construction is anticipated to be completed by Spring 2015 with a 2 year maintenance period to follow. For ease of project management, PN13141 - Cooksville Creek Flood Protection will be combined with this project.	2,046	1,787	259	Tax -Capital RF, DCA - Storm Water Management RF, Debt
Total - Road, Storm Drainage & Watercourses			13,610	13,610	(0)	
Mississauga Transit						
13215	Transit Bus Signs	The procurement request form has been signed and the procurement process has begun. This project is anticipated to continue for 4 years. For ease of project management, PN 14-215 - Transit MiWay Signs is being combined with this project.	800	400	400	Gas Tax -Federal Gas Tax -Regional Allocation To City RF
14215	Transit MiWay Signs	For ease of project management, this project is being closed and combined with PN 13-215 - Transit Bus Signs.	0	400	(400)	Gas Tax -Federal Gas Tax -Regional Allocation To City RF
Total - Mississauga Transit			800	800	0	
Parks & Forestry						
12325	Undertake the Planning Approvals Park P-459	Project to be combined with Project 12-449. Remaining funds to be returned from Project 12-325 and be requested for Project 12-449.	1	100	(99)	Tax -Capital RF, DCA - Recreation RF
12449	P459-Sports Park-concept plan,site testing, environ impact	Project to be combined with Project 12-325. Remaining funds to be returned from Project 12-325 and be requested for Project 12-449. Functional servicing study complete. Consultant procurement for detailed background studies underway. Studies to be complete October 2014. In-House development concepts underway. Concepts to be complete December 2014.	299	200	99	Tax -Capital RF, DCA - Recreation RF
12326	Road works to provide Fire/EMS access	Project to be combined with Project 14-319 for administrative purposes. Remaining funds to be returned from Project 12-326 and be requested for Project 14-319. Detailed design underway by Region of Peel. Existing bridge demolition and new construction scheduled to commence fall 2014 and be complete spring 2015. City providing cost sharing and site review based on cost sharing agreement currently underway.	1	150	(149)	Tax -Capital RF, DCA - Recreation RF

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Appendix 2-5: Project Adjustments with No Net Capital Impact

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
14319	Community Parks - Design & Construction of Bridge - Not Yet Named (P_505) (Harris Property)	Project to be combined with Project 12-326 for administrative purposes. Remaining funds to be returned from Project 12-326 and be requested for Project 14-319 Detailed design underway by Region of Peel. Existing bridge demolition and new construction scheduled to commence fall 2014 and be complete spring 2015. City providing cost sharing and site review based on cost sharing agreement currently underway.	448	299	149	Tax -Capital RF, DCA - Recreation RF, CIL Cash In Lieu Of Parkland Dedication RF
13309	Multi-Use Trails - Erindale Park Capital Maintenance	Project to be combined with Project 14-304 for administrative purposes. Remaining funds to be returned from Project 13-309 and be requested for Project 14-304. Project in planning stages. Finalizing scope with Credit Valley Conservation to realign trail outside of hazard areas. Consultant procurement rescheduled for September 2014. Construction to be complete September 2015.	0	185	(185)	Tax -Capital RF
14304	Bicycle/Pedestrian System - Multi-Use Trails - Maintenance - Erindale Park (P_060)	Project to be combined with Project 13-309 for administrative purposes. Remaining funds to be returned from Project 13-309 and be requested for Project 14-304 Project in planning stages. Finalizing scope with Credit Valley Conservation to realign trail outside of hazard areas. Consultant procurement rescheduled for September 2014. Construction to be complete September 2015.	409	224	185	Tax -Capital RF
12371	Tennis Court Maintenance - Various Locations	Project to be combined with Project 13-373. Remaining funds to be returned From Project 13-373 and be requested for Project 12-373 Sherwood Green complete. Ron Searle cost sharing negotiation delayed, to be complete June 2015.	150	120	30	Tax -Capital RF
13373	Tennis Court Fencing Repair at Ron Searle Park	Project to be combined with Project 12-371 for administrative purposes. Remaining funds to be returned from Project 13-373 and be requested for Project 12-371.	0	30	(30)	Tax -Capital RF
12307	Multi-Use Trails - Design	Project to be combined with Project 14-305. Remaining funds to be returned From Project 14-305 and be requested for Project 12-307 Detailed Design underway Winston Churchill to Mississauga Road. Awaiting Hydro review and approval process. Anticipated completion of approvals February 2015.	1,222	300	922	Tax -Capital RF, DCA - Recreation RF
14305	Bicycle/Pedestrian System - Multi-Use Trails - Construction - Various Locations	Project to be combined with Project 12-307. Remaining funds to be returned From Project 14-305 and be requested for Project 12-307. Detailed Design underway Winston Churchill to Mississauga Road. Awaiting Hydro review and approval process. Anticipated completion of approvals February 2015.	0	922	(922)	Tax -Capital RF, DCA - Recreation RF

12/2/15

Appendix 2-5

Appendix 2-5: Project Adjustments with No Net Capital Impact

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
13328	Future Park-301 Basic Development - Design	Project to be combined with Project 14-317. Remaining funds to be returned From Project 14-317 and be requested for Project 13-328 . Detailed design is underway to restore demolition site and incorporate trail and natural area feature. Construction to be coordinated with T&W and be complete December 2014.	356	46	310	Tax -Capital RF, DCA - Recreation RF
14317	Community Parks - Basic Development - Constr - Not Yet Named F_301 (3669 Mississauga Rd)	Project to be combined with Project 13-328. Remaining funds to be returned From Project 14-317 and be requested for Project 13-328 . Detailed design is underway to restore demolition site and incorporate trail and natural area feature. Construction to be coordinated with T&W and be complete December 2014.	0	310	(310)	Tax -Capital RF, DCA - Recreation RF
13327	Park P-508 Development - Construction	Project to be combined with Project 14-318. Remaining funds to be returned From Project 14-318 and be requested for Project 13-327. Demolition of shed and glass roofs to be complete June 2014. Consultant remediation report and preliminary concept development underway. Detailed design to be completed by September 2014. Construction anticipated for completion December 2015.	1,294	694	600	Tax -Capital RF, DCA - Recreation RF
14318	Community Parks - Park Development Construction - Not Yet Named P_508	Project to be combined with Project 13-327. Remaining funds to be returned From Project 14-318 and be requested for Project 13-327. Demolition of shed and glass roofs to be complete June 2014. Consultant remediation report and preliminary concept development underway. Detailed design to be completed by September 2014. Construction to follow.	0	600	(600)	Tax -Capital RF, DCA - Recreation RF
13335	Multi-Use Trails-Design & Construction - Sawmill Valley Trail - Bird Property	Project to be combined with Project 14-306. Remaining funds to be returned From Project 13-335 and be requested for Project 14-306. Project in planning stages. Detailed design to be complete December 2014.	2	64	(62)	Tax -Capital RF, DCA - Recreation RF
14306	Bicycle/Pedestrian System - Construction- Sawmill Valley Trail - Bird Property Link (ORT17A)	Project to be combined with Project 13-335. Remaining funds to be returned From Project 13-335 and be requested for Project 14-306. Expected completion December 2015. Project in planning stages. Detailed design to be complete May 2015. Construction to follow.	283	221	62	Tax -Capital RF, DCA - Recreation RF

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Appendix 2-5: Project Adjustments with No Net Capital Impact

PROJECT NUMBER	PROJECT NAME	STATUS	Revised Net Cost (\$000)	Approved Net Cost (\$000)	Additional / (Surplus) Approval Required (\$000)	Funding Source
13326	Malton Village Park Construction	Project to be combined with Project 14-316. Remaining funds to be returned from Project 14-316 and be requested for Project 13-326. Detailed design underway. Construction scheduled for completion in July 2015. Request additional funding of \$150K to address requested scope changes to include sand volleyball court, replace perimeter fencing and to increase pavement widths to 3m.	986	325	661	Tax -Capital RF, DCA - Recreation RF
14316	Community Parks - Construction - Malton Village Park (P_270)	Project to be combined with Project 13-326. Remaining funds to be returned From Project 14-316 and be requested for Project 13-326.	0	661	(661)	Tax -Capital RF, DCA - Recreation RF
Total - Parks & Forestry			5,450	5,450	(0)	
TOTAL - CITY			41,800	41,800	(0)	

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Appendix 3-1: Continuity Schedule of Reserves and Reserve Funds

Reserves and Reserve Funds	Balance January 1, 2014 (\$000)	2014 Projected Contributions (\$000)	2014 Projected Interest (\$000)	2014 Projected Expenditures (\$000)	Projected Balance December 31, 2014 (\$000)
Operating Program					
Reserve for the Arts	1,405			(250)	1,155
Reserve for Assessment Appeals	5,195	1,618			6,813
Reserve for Building Permits Revenue Stabilization	49				49
Reserve for Bus Shelter Advertising	1,817	850			2,667
Reserve for Commodities	5,046				5,046
Reserve for Current Budget	858			(858)	0
Reserve for Development Stabilization	2,730			(204)	2,526
Reserve for Early Retirement	500				500
Reserve for Elections	2,679	500		(2,445)	734
Reserve for General Contingencies	6,607	78		(248)	6,437
Reserve for Labour Settlements	5,266			(100)	5,166
Reserve for Legal Settlements	1,841				1,841
Reserve for Planning Process Updates	927			(100)	827
Reserve for Vacation Pay	5,820				5,820
Reserve for Winter Maintenance	8,313				8,313
Total Operating Reserves	49,053	3,046	0	(4,204)	47,895
Operating Programs -Reserve Funds					
Group Benefits Reserve Fund	5,209	78	145	(20)	5,412
Insurance Reserve Fund	34,350	2,446	860	(5,510)	32,147
Reserve Fund - Other	740		20	(20)	740
Sick Leave Reserve Fund	8,508		198	(1,300)	7,406
Workers' Compensation Reserve Fund	18,457	1,400	479	(2,434)	17,902
Total Operating Reserve Funds	67,265	3,924	1,702	(9,284)	63,608
Total Operating Reserves and Reserve Funds	116,318	6,971	1,702	(13,488)	111,503

Note: Numbers may not add due to rounding.

Appendix 3-1: Continuity Schedule of Reserves and Reserve Funds

Reserves and Reserve Funds	Balance January 1, 2014 (\$000)	2014 Projected Contributions (\$000)	2014 Projected Interest (\$000)	2014 Projected Expenditures (\$000)	WIP	Projected Balance December 31, 2014 (\$000)
Capital Program - Tax Funded						
2009 Special Projects Capital Reserve Fund	6,481	0	148	(1,097)	(3,184)	2,348
Britannia Hills Golf Course	101	60	4	0		166
Capital Reserve Fund	41,860	32,463	1,046	(36,273)	18,662	57,758
Community Facility Redevelopment Reserve Fund	398	0	11	0		409
Courtneypark Artificial Turf Reserve Fund	743	91	23	0	4	861
Facility Repair & Renovations Reserve Fund	387	9,000	14	(8,876)	8	534
Fire Vehicles & Equipment Reserve Fund	286	3,600	9	(3,562)	21	354
Main Fleet Vehicle & Equip. Reserve Fund	213	1,500	6	(1,500)	7	226
Roadway Infrastructure Reserve Fund	3,654	0	93	(271)	574	4,050
Transit Vehicles & Equipment Reserve Fund	2,053	0	56	0	(1)	2,108
Total Tax Funded	56,176	46,714	1,411	(51,579)	16,092	68,814
Capital Program - Gas Tax and Other Contributions						
Federal & Provincial Gas Tax	35,073	53,029	1,521	(32,804)		56,819
Federal & Provincial Contributions	48,399	0	842	(17,765)		31,476
Total Gas Tax and Other Contributions	84,451	53,029	2,366	(51,433)	(95)	88,319
Capital Program - Development Funding						
Development Charges Reserve Fund	76,555	19,909	744	(46,836)	1,193	51,566
Parkland Dedication Reserve Fund	56,403	7,804	1,360	(14,758)	7,055	57,864
Developer Contributions Reserve Fund	60,424	1,552	1,567	(5,000)	7	58,549
General Mun. Dev. Reserve Fund-Lot Levy	58,909	-1,545	1,577	(7)		58,935
General Mun. Dev. Reserve Fund-Other	9,170	187	253	(160)		9,450
Total Development Funding	261,461	27,906	5,501	(66,761)	8,255	236,363
Total Capital Program Reserve Funds	402,089	127,649	9,279	(169,774)	24,252	393,496
Grand Total	518,407	134,620	10,981	(183,262)	24,252	504,999

Note: Numbers may not add due to rounding.

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Corporate Report

Clerk's Files

Originator's
Files

CA.11.DEL

13

DATE: August 13, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Delegation of Authority – Acquisition, Disposal, Administration
and Lease of Land and Property – January 1, 2014 to June 30,
2014**

General Committee

SEP 03 2014

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

BACKGROUND: The Delegation of Authority By-law 375-2008, approved by Council on November 12, 2008, provides delegated authority for the approval and execution of real estate agreements. Sections 3 and 4 of the by-law provide delegated authority to approve and conclude real property transactions at four staff levels – Manager, Director Commissioner and City Manager, depending on the value of the transaction.

Delegated authority to approve and conclude real estate transactions is subject to the provisions outlined in Corporate Policy No. 05-04-01, Acquisition and Disposal of Real Property. Prior to the completion of any real estate transaction, all criteria of the Policy and the Delegation of Authority By-law must be met.

Section 4.5 of the Delegation of Authority By-law 0375-2008 requires that the exercise of Delegated Authority be reported to Council on a semi-annual basis. This report covers the real property transactions which were completed under the delegation by-law in the first half of 2014.

COMMENTS:

During the period January 1, 2014 to June 30, 2014, a total of 52 real estate matters were approved under Delegated Authority. A breakdown of these real estate matters is as follows:

- Acquisitions: 1
- Acquisitions – Easements: 1
- Disposals – Land: 6
- Disposals - Easements: 1
- Encroachment: 1
- Leases, Licenses and Other Agreements (City Use): 15
- Leases, Licenses and Other Agreements (Third Party Use): 27

In addition to the above-noted transactions, six (6) easement transactions were completed with the Region of Peel under the Easement Protocol By-law 0296-2007, and four (4) encroachment agreements were executed under the Encroachment By-law 0057-2004.

FINANCIAL IMPACT:

A breakdown of the financial implications of the real estate transactions for the period January 1, 2014 to June 30, 2014 is shown on Appendices 1 – 5 of this report.

Prior to transaction approval, where applicable, Realty Services staff have confirmed with Financial Services staff that the appropriate funds are available in the budget. The availability of funds is a condition and requirement for approval under Delegated Authority.

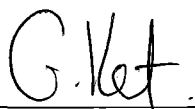
CONCLUSION:

This report is forwarded for information pursuant to Delegation of Authority By-law 0375-2008.

Realty Services confirms that all transactions approved under Delegation of Authority for the period January 1, 2014 to June 30, 2014 are in compliance with the Delegation of Authority By-law 0375-2008, Corporate Policy No. 05-04-01, and the Notice By-law 215-2008, as amended, where applicable.

ATTACHMENTS:

- Appendix 1: Acquisition of Land and Easements - January 1, 2014 to June 30, 2014
- Appendix 2: Disposition of Land and Easements - January 1, 2014 to June 30, 2014
- Appendix 3: Leases, Licenses and Other Agreements (City Use) - January 1, 2014 to June 30, 2014
- Appendix 4: Leases, Licenses and Other Agreements (Third Party Use) - January 1, 2014 to June 30, 2014
- Appendix 5: Encroachments – January 1, 2014 to June 30, 2014



Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Ron Sanderson, Manager, Realty Services

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Acquisition of Land - January 1, 2014 to June 30, 2014					
File Number	Approved By	Date of Approval	Report Title	Total Area (sq.m.)	Total Consideration
PO.10.MAT	Commissioner of Corporate Services	12-Jun-14	Agreement of Purchase and Sale between 1880 Matheson Portfolio Inc. and The Corporation of the City of Mississauga – Extension of Creekbank Road Project (Ward 5)	92	\$18,200 plus 1) up to \$106,000 for the installation of a security gate and 2) up to \$2,000 in legal fees.

Acquisition of Easements - January 1, 2014 to June 30, 2014					
File Number	Approved By	Date of Approval	Report Title	Total Area (sq.m.)	Total Consideration
PO.12.TOM	Manager, Realty Services	23-May-14	Grant of Permanent Easement to the City of Mississauga from the Dufferin-Peel Catholic District School Board on part of premises known as 4555 Tomken Road (Ward 3)	126	\$2 plus payment of the Vendor's reasonable legal fees up to a maximum of \$2,500.

Disposition of Land - January 1, 2014 to June 30, 2014					
File Number	Approved By	Date of Approval	Report Title	Total Area (sq.m.)	Total Consideration
PO.11.CRE	Manager, Realty Services	28-Jan-14	Property Purchase Agreement between The City of Mississauga and The Ministry of Transportation of Ontario for the purchase of a strip of land from Part Lot 8, Concession 3 WHS (Creditview Road and Highway 401) (Ward 11)	8,435.50	\$32,000
PO.11.SEC	Manager, Realty Services	28-Jan-14	Property Purchase Agreement between The City of Mississauga and The Ministry of Transportation of Ontario for the purchase of a strip of land from Part Lot 9, Concession 3 WHS (Second Line West and Highway 401) (Ward 11)	1,656.80	\$6,200
PO.11.MAV	City Manager	10-Feb-14	Property Purchase Agreement between The City of Mississauga and The Ministry of Transportation of Ontario for the purchase of a strip of land described as Part of Block 12, Plan 43M-1363 (Belgrave Road and Highway 401) (Ward 5)	1,659.10	\$478,000
PO.11.DEL	Commissioner of Corporate Services	30-Jan-14	Property Purchase Agreement between The City of Mississauga and The Ministry of Transportation of Ontario for the purchase of a strip of land from Block 191, Plan 43M-1397 (Delgado Drive and Highway 401) (Ward 11)	3,112.80	\$121,600
PO.11.BRI	Manager, Realty Services	22-Apr-14	Agreement of Purchase and Sale between The City of Mississauga as Vendor and Region of Peel as Purchaser for the transfer of lands located on the southeast corner of Britannia Road East and Dixie Road adjacent to 5977 Dixie Road (Ward 5)	172.80	\$2.00
PO.11.AIR	Manager, Realty Services	06-Jun-14	Agreement of Purchase and Sale between The City of Mississauga as Vendor and 1277603 Ontario Inc. as Purchaser for the transfer of part of Closed 12-foot Lane located adjacent to 7160-7174 Airport Road (Ward 5)	165.46	\$17,000

Disposition of Easements - January 1, 2014 to June 30, 2014					
File Number	Approved By	Date of Approval	Report Title	Total Area (sq.m.)	Total Consideration
PO.12.CRE	Manager, Realty Services	16-Jan-14	Authority to Execute Closing Documentation and Pay all Costs to Purchase a Permanent Easement for Enersource from Tech Avenue PTC Inc. at 5345 Creekbank Road – Extension of Creekbank Road (Ward 5)	55.00	\$16,122

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Fees To Be Paid Associated with Leases, Licenses, and Other Agreements - January 1, 2014 to June 30, 2014						
File Number	Approved By	Date of Approval	Report Title	Total Area (sq.m.)	Term	Total Consideration
PO.13.SOU	Manager, Realty Services	20-Jan-14	License Agreement between Ivanhoe Cambridge II Inc. and The City of Mississauga - 1250 South Service Road, Mississauga (Ward 1)	1,485.00	10 years	\$2.00
PO.13.QUE	Manager, Realty Services	20-Jan-14	Lease Agreement for new Streetsville Parking Lot - 279 Queen Street (Ward 11)	129.00	25 years	\$2.00
PO.13.ERI	Manager, Realty Services	13-Mar-14	License Amending Agreement between The Corporation of the City of Mississauga and the Ontario Realty Corporation for Hydro One owned lands located at Erin Mills Parkway and Hwy. 403 – Erin Mills Soccer Field (Ward 8)	11.1 ac.	5 years	\$2.00 per annum plus 50% of all taxes
PO.13.LON	Director, Facilities & Property Management	17-Apr-14	License Extension and Amending Agreement with Toronto Transit Commission for the use by Mississauga Transit of the Long Branch Loop, located at Lakeshore Boulevard West and Browns Line, in the City of Toronto	-	5 years	\$95,691.78
PO.13.MEA	Manager, Realty Services	13-May-13	Lease Amending Agreement with First Capital (Meadowvale) Corporation for the existing Meadowvale Library located at 6677 Meadowvale Town Centre Circle (Ward 9)	1840	18 months	\$399,939.80
PO.13.ERI	Manager, Realty Services	12-May-14	License Agreement between The City of Mississauga and Ontario Infrastructure and Lands Corporation for lands owned by the Province of Ontario located at Erin Mills Parkway and Hwy. 403 – Access to Erin Mills Soccer Field (Ward 8)	2.7 ac.	5 years	\$15,748.22
PO.13.ONT	Manager, Realty Services	12-May-14	License Renewal Agreement – Lands for Public Recreational Purposes between Her Majesty The Queen, in Right of Ontario, as Represented by The Minister of Infrastructure and The Corporation of the City of Mississauga, for the purpose of the Queensway Trail – Phase 1 (Winston Churchill to Fifth Line) (Ward 2)	4.68 ac.	1 year	\$2.00
PO.13.COR	Manager, Realty Services	12-May-14	License Renewal Agreement - Lands for Public Recreational Purposes between Her Majesty The Queen, in Right of Ontario, as Represented by The Minister of Infrastructure and The Corporation of the City of Mississauga, located at Coram Park (Ward 1)	1.96 ac	5 years	\$2.00
PO.13.MAT	Manager, Realty Services	12-May-14	License Renewal Agreement with Ontario Infrastructure and Lands Corporation acting as agent on behalf of Her Majesty the Queen in Right of Ontario as represented by The Minister of Infrastructure, for lands located south of Matheson Boulevard East and north of Eglinton Avenue East (Ward 5)	12.1 ac	5 years	\$2.00
PO.13.WHA	Manager, Realty Services	12-May-14	License Renewal Agreement with Her Majesty the Queen in Right of Ontario as represented by The Minister of Infrastructure Renewal, located west of Wharton Way and north of Dundas Street East (Ward 3)	.74 ac	5 years	\$2.00
PO.13.FOU	Manager, Realty Services	12-May-14	License Renewal Agreement between Her Majesty the Queen in Right of Ontario as represented by The Minister of Infrastructure and The Corporation of the City of Mississauga, located at Serson Park (Ward 1)	5.72 ac.	5 years	\$2.00
PO.13.HUR	City Manager	13-May-14	Lease Renewal Agreement with 627092 Ontario Inc. for the existing Cooksville Library located at 3024 Hurontario Street (Ward 7)	5,738.00	5 years	\$103,284.00
PO.13.SHI	Manager, Realty Services	12-May-14	Consent to Enter over portion of lands on the west side of Shipp Drive, south of Rathburn Road for Remediation Work - Cooksville Creek (Ward 4)	2,500.00	4 months	\$15,000.00
PO.13.ARG	Manager, Realty Services	30-May-14	Consent to Enter over 2200 Argentinia Road to provide Access to Mullet Creek (Ward 9)	-	May 24, 2014 to June 7, 2014	\$2.00

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Appendix 3
Leases, Licenses and Other Agreements (City Use)
File: CA.11.DEL

Fees To Be Paid Associated with Leases, Licenses, and Other Agreements - January 1, 2014 to June 30, 2014						
PO.13.BRO	Manager, Realty Services	02-Jun-14	License Renewal Agreement between Her Majesty the Queen, in Right of Ontario, as Represented by The Minister of Infrastructure, and The Corporation of the City of Mississauga – Lands for Public Recreational Purposes along the Royal Windsor Hydro Corridor from Winston Churchill to Southdown Road (Ward 2)	19 ac.	2 years	\$2.00

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Fees To Be Collected Associated with Leases, Licenses and Other Agreements - January 1, 2014 to June 30, 2014						
File Number	Approved By	Date of Approval	Report Title	Total Area (sq.m.)	Term	Total Consideration
PO.13.CHU	Manager, Realty Services	28-Jan-14	Amending Agreement for an existing Concessionaire License Agreement between The Corporation of the City of Mississauga and Milan Krijan for space located at Streetsville Memorial Park (Ward 11)	18.33	5 years	\$2,500 per annum
PO.13.TER	Manager, Realty Services	30-Jan-14	License Extension and Amending Agreement with Integrated Gas Recovery Services Inc., Terry Fox Way (Ward 6)	100.95	5 years	\$1,400 per annum
PO.13.TOM	Manager, Realty Services	23-Apr-14	License Agreement between The City of Mississauga and The Regional Municipality of Peel – Near Tomken Road and Eastgate Parkway (Ward 3)	1,010.00	5 years	\$ 2 per annum
PO.13.MOR	City Manager	21-Mar-14	Lease with YMCA of Greater Toronto, for Childcare Centre at Malton Community Centre (Ward 5)	448.54	5 years	\$43,452 per annum
PO.13.MIS	City Manager	21-Mar-14	Lease with YMCA of Greater Toronto,, for Childcare Centre at Mississauga Valley Community Centre (Ward 4)	750.28	5 years	\$88,836 per annum
PO.13.ELI	Manager, Realty Services	07-Mar-14	Full & Final Mutual Release for parts of Helene Street and Elizabeth Street located south of Port Street East, and License Agreement of Part of Elizabeth Street, south of Port Street East with Canada Lands Company CLC Limited (Ward 1)	1,774.00	February 20, 2014 to April 30, 2023	\$2 per annum
PO.13.LYN	Manager, Realty Services	14-Mar-14	Consent to Enter Agreement for the Regional Municipality of Peel to enter on City lands located on Lynchmere Avenue (Ward 7)	259.00	March 1, 2014 to August 1, 2014	\$2.00
PO.13.WIL	City Manager	21-Mar-14	Lease with YMCA of Greater Toronto, for the Ernest Majury Child Care Centre at 1320 Williamsport Drive (Ward 3)	573.49	5 years	\$61,730 per annum
PO.13.DER	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long term water quality monitoring station at Park 434 (Not Yet Named) (Levi Creek) (Ward 11)	1.49	30 years	\$ 2 per annum
PO.13.FIN	Manager, Realty Services	11-Apr-14	.License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long-term, real time, stream flow, water monitoring station at Levi's Valley (P-384) (Levi Creek) (Ward 11)	1.49	30 years	\$ 2 per annum
PO.13.CEN	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long-term, real time stream flow water monitoring station at Mullet Creek Park (P-141) (Mullet Creek) (Ward 9)	1.49	30 years	\$ 2 per annum
PO.13.MIS	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long term real time stream flow water monitoring station at Glen Erin Trail (P-079) (Sawmill Creek) (Ward 8)	1.49	30 years	\$ 2 per annum
PO.13.SAI	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long-term, real time stream flow water monitoring station at Appledale Park (P-329) (Applewood Creek) (Ward 1)	1.49	30 years	\$ 2 per annum
PO.13.CRE	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long-term precipitation monitoring station at Park 250 (Carolyn Creek) (Ward 6)	1.49	30 years	\$ 2 per annum
PO.13.FIF	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long-term, real time, stream flow water monitoring station at Thornlodge Park (P-051) (Loyalist Creek) (Ward 2)	1.49	30 years	\$ 2 per annum
PO.13.TRU	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long-term, real time, stream flow water monitoring station at Sheridan Creek Trail (P171) (Sheridan Creek) (Ward 2)	1.49	30 years	\$ 2 per annum
PO.13.CLA	Manager, Realty Services	11-Apr-14	License Agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the installation of a long-term water quality monitoring station at Sheridan Creek (Clarkson Road) (Ward 2)	1.49	30 years	\$ 2 per annum

Fees To Be Collected Associated with Leases, Licenses and Other Agreements - January 1, 2014 to June 30, 2014						
PO.11.PHE	Manager, Realty Services	27-Mar-14	Consent to Enter Agreement between The Corporation of the City of Mississauga and Hearhouse Hospice Inc. for the demolition of existing buildings at 4140 Pheasant Run (Ward 8)		- 2 months	\$ 2 per annum
PO.13.SOU	Manager, Realty Services	30-Apr-14	License Extension and Amending Agreement with Sheridan Nurseries Limited for landscape buffer on part of the City's road allowance adjacent to 592 Southdown Road (Ward 2)	315.00	5 years	\$1,700 per annum (increased by 3% per year thereafter)
PO.13.MER	Manager, Realty Services	22-May-14	License Agreement between The Corporation of the City of Mississauga and Toronto French School for the use and maintenance of a portion of City lands located at Petrescue Park (P-104) for a Playground Structure (Ward 1)	234.24	5 years	\$ 2 per annum
PO.13.MAT	Manager, Realty Services	20-May-14	License Agreement with Modern Day Goaltending Ltd. and Jonathan Elkin - Space at Iceland Arena (Ward 5)	69.49	5 years	Year 1-\$8,490 Year 2-\$8,702 Year 3-\$8,920 Year 4-\$9,143 Year 5-\$9,372
PO.13.CAW	City Manager	03-Jun-13	Lease Agreement with 2016169 Ontario Inc. (o/a Blyth Academy) for a house known as Cawthra-Elliot House at 1507 Cawthra Road (Ward 1)	577.86	5 years	\$114,137 per annum
PO.13.PAR	Manager, Realty Services	27-Jun-14	Consent to Enter Agreement with Metrolinx for Enter on City Lands Located at 91 Park Street East (Ward 1)	2,759.00	4 – 5 years	\$ 2 per annum
PO.13.CRE	Manager, Realty Services	03-Jun-14	License Extension and Amending Agreement between Allan Humphries and the City of Mississauga for lands located at 6545 Creditview Road (Ward 11)	57.18 ac.	1 year	\$4,000
PO.13.MIS	Manager, Realty Services	06-Jun-14	Consent to Enter Agreement for the Regional Municipality of Peel to enter on City Owned lands located south of 2901 Mississauga Road (Ward 8)	1,494.00	May 12, 2014 to September 12, 2014	\$2.00
PO.13.PAR	Manager, Realty Services	17-Jun-14	Consent to Enter Agreement for Amacon Development (City Centre) Corporation and Amacon Construction Limited to enter on City Owned lands identified as Zonta Meadows Park (Ward 4)	2,085.00	1 year	\$46,350
PO.13.MAT	Manager, Realty Services	27-Jun-14	License Agreement between The City of Mississauga as Licensor and Irene Nicowski, Nancy Nicowski and Irene Gryniewski, as Trustees of the Nicowski Family Trust – 1905 Mattawa Avenue (Ward 1)	0.09	May 12, 2014 to December 31, 2021	\$200 per annum

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Encroachments - January 1, 2014 to June 30, 2014						
File Number	Approved By	Date of Approval	Report Title	Term	Total Area (sq.m.)	Total Consideration
PO.16.TOR	Manager, Realty Services	28-Mar-14	Authority to Execute Encroachment Agreement Obligating City of Mississauga to Cover Costs – Enersource Encroachment over Region of Peel easement– Torbram Grade Separation Project (Ward 5)	December 31, 2013 to November 30, 2043	-	\$9,571.30



Corporate Report

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PO.13.AIR

DATE: July 31, 2014

General Committee

SEP 03 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Surplus land declaration of a portion of City owned property, municipally known as 6375 Airport Road, described as Part 5 on Reference Plan 43R-35890, for the purpose of a proposed transfer to Regional Municipality of Peel (Ward 5)**

- RECOMMENDATION:**
1. That a portion of City owned property containing a site area of approximately 3 square metres (32.29 square feet), municipally known as 6375 Airport Road and legally described as Part 5 on Reference Plan 43R-35890, City of Mississauga, Regional Municipality of Peel, in Ward 5, be declared surplus to the City's requirements for the purpose of a proposed gratuitous dedication to the Regional Municipality of Peel (Peel Region) to establish a 0.3 metre reserve.
 2. That the Commissioner of Community Services and the City Clerk be authorized to execute on behalf of the City, all closing documentation that may be required in connection with the transfer of a portion of City owned property at 6375 Airport Road, described as Part 5 on Reference Plan 43R-35890, to Peel Region.

3. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week prior to the transfer of the subject lands.
4. That following Council approval of the surplus declaration, easements be granted to protect the existing services and utilities within Part 5 on Reference Plan 43R-35890.

BACKGROUND:

With the adoption of By-law 0104-2011 on April 27, 2011, City Council authorized staff to enter into an Agreement of Purchase and Sale for the purchase of the property municipally known as 6375 Airport Road ("City owned lands"), for the relocation of Fire Station 119. Over the course of 2012, discussions were held with Peel Region Paramedic Services regarding the suitability of co-locating a Fire/Paramedic Station. With the adoption of By-law 0106-2013, on May 8, 2013, City Council authorized staff to enter into a Memorandum of Understanding between the City and Peel Region for the joint development of Fire Station 119 and a Paramedic Satellite Station ("Joint Development") at this location.

The previous owner of the City owned lands had dedicated a 0.3 metre reserve along the entire frontage of the property at 6375 Airport Road to the Peel Region, except a section, being Part 5 on Reference Plan 43R-35890. During the review of the City's site plan application for the Joint Development, one of the requirements by Peel Region involved the gratuitous dedication of the remaining section of the frontage along Airport Road as a 0.3 metre reserve, being Part 5 on Reference Plan 43R-35890, in order to control access. In accordance with the site plan drawing, there will be a fully signalized ingress and egress access to Airport Road at the southwest corner of the City owned lands.

COMMENTS:

Realty Services has completed its circulation and has received confirmation that all City departments have no concerns with declaring Part 5 on Reference Plan 43R-35890 surplus for the purposes of a proposed transfer to Peel Region as a 0.3 metre reserve.

Prior to completion of this proposed transaction, public notice will have been given by the posting of a notice of proposed transfer on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the completion of the transfer of the subject lands. This notice satisfies the requirements of the City Notice By-law 0215-2008 as amended by By-law 0376-2008.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: It is reasonable to declare the subject property, described as Part 5 on Reference Plan 43R-35890, surplus for the ultimate purpose of transfer to the Peel Region to satisfy one of the conditions for site plan approval for the joint development of the Fire Station 119 and a Paramedic Satellite Station.

ATTACHMENTS: Appendix 1: Location of City's Surplus Lands at 6375 Airport Road (Ward 5)

Appendix 2: Copy of Reference Plan 43R-35890



Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Stephen Law, Project Leader







Corporate Report

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PO.11.BEV

15

DATE: August 12, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: Surplus land declaration - Part of 29 Beverley Street (Ward 5)

General Committee

SEP 03 2014

- RECOMMENDATION:**
1. That a portion of City owned lands containing an area of approximately 560 square metres (6,028 square feet), located on the north side of Beverley Street and municipally known as 29 Beverley Street, being *Land Titles Act* PIN 13273-0461LT and described as Parts 11, 12, 13 and 14 on Reference Plan 43R-32465, in the City of Mississauga, Regional Municipality of Peel, in Ward 5, be declared surplus to the City's requirements.
 2. That following the subject lands being declared surplus the Realty Services Section of the Corporate Services Department be authorized to dispose of the subject lands at fair market value in accordance with Corporate Policy 05-04-01, Acquisition and Disposal of Real Property.
 3. That following the subject lands being declared surplus, easements be granted to protect existing services and utilities within the subject lands prior to disposal.
 4. That all steps necessary to comply with the requirements of Section 2. (1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.

BACKGROUND:

The City of Mississauga acquired the former Our Lady of the Airways School site, municipally known as 29 Beverley Street, from the Dufferin-Peel Catholic School Board in 2012 for the development of Malton Village Park. As part of the park design and development, it was identified that the subject lands, being Parts 11, 12, 13 and 14 on Reference Plan 43R-32465, which had been a pedestrian access to the former school from Beverley Street, were not integral to the future park development and could be declared as surplus as two other access points to the future park also exist from Beverley Street.

COMMENTS:

Realty Services has completed its circulation to all City Departments and confirms that there are no objections to the subject lands being declared surplus for the purpose of disposition.

Due to the subject lands' limited size, Realty Services is investigating whether these lands can be deemed to be a viable building lot to be sold on the open market or, if too small, sold to the abutting owner for incorporation into their residential property.

FINANCIAL IMPACT: Not applicable.

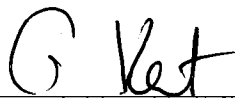
CONCLUSION:

The subject lands are not required for municipal purposes and can be declared surplus for the purpose of disposition at fair market value in accordance with Corporate Policy 05-04-01, Acquisition and Disposal of Real Property.

ATTACHMENTS:

Appendix 1: Approximate location of the lands to be declared surplus.

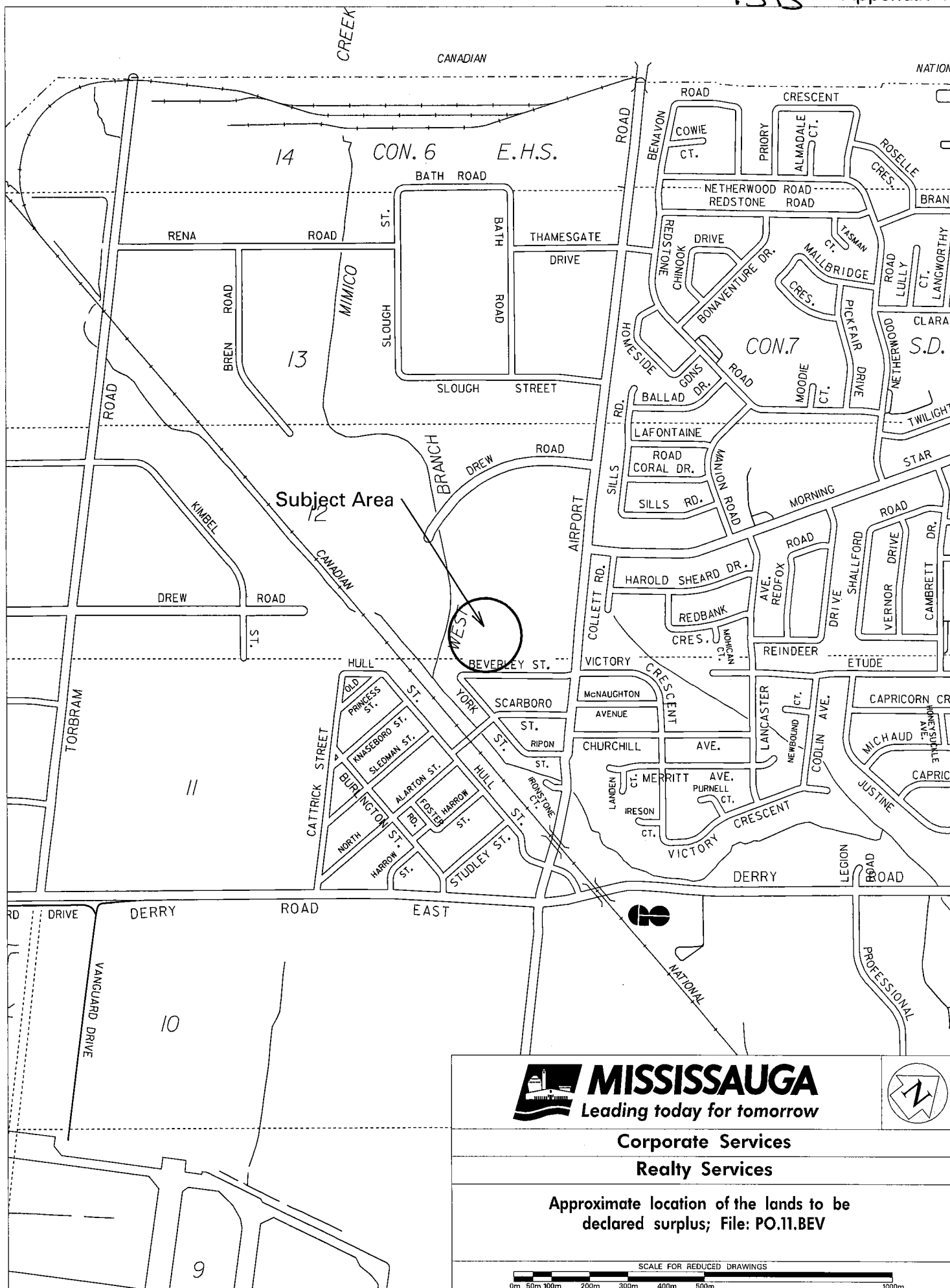
Appendix 2: Sketch of surplus lands.

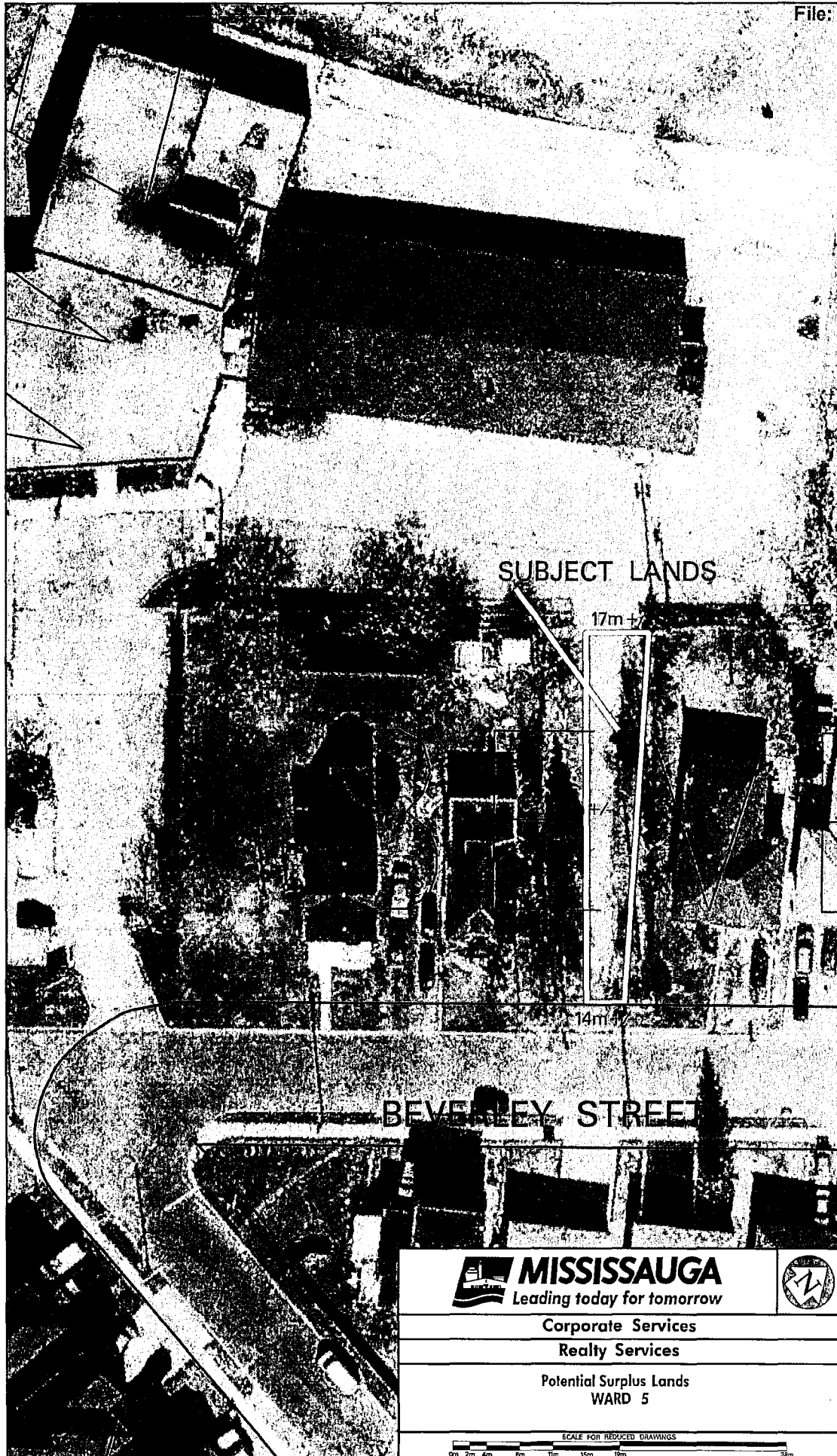


Gary Kent

Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Kevin Nutley, Realty Services





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Corporate Services

Realty Services

Potential Surplus Lands
WARD 5

SCALE FOR REDUCED DRAWINGS





Corporate Report

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PO.11.EGL

DATE: August 21, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Surplus land declaration and Transfer of Lands to Metrolinx for
Mississauga Transitway Project (Ward 5)**

- RECOMMENDATION:**
1. That the following City owned lands be declared surplus to the City's requirements for the purpose of transfer to Metrolinx, at market value:
 - i) Located on the north side of Eglinton Avenue West, between Commerce Boulevard and Renforth Drive, containing a site area of approximately 1,382 square metres (14,875.7 square feet) and legally described under the *Land Titles Act* as part of PIN 07424-0215 (LT) and designated as Parts 1 and 2 on the draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-3N), in the City of Toronto;
 - ii) Located at the southeast corner of Eglinton Avenue West and Renforth Drive, containing a site area of approximately 416 square metres (4,477.8 square feet) and legally described under the *Land Titles Act* as part of PIN 07441-0216 (LT) and designated as Parts 12, 13, 14, 19, 20, 21 and 32 on the draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-3N), in the City of Toronto;

General Committee

SEP 03 2014

- iii) Located on the north side of Eglinton Avenue West, west of Renforth Drive, containing a site area of approximately 1,110 square metres (11,949.9 square feet) and legally described under the *Land Titles Act* as part of PIN 13297-0295 (LT) and designated as Part 13 on the draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-5H), in the City of Mississauga, Regional Municipality of Peel (Ward 5).
2. That all steps necessary to comply with the requirements of Section 2. (1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.
3. That following Council approval of the surplus declaration, easements be granted to protect any existing services and utilities within these properties.
4. That a by-law be enacted authorizing the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to an Agreement, in a form and content satisfactory to the City Solicitor, to authorize the transfer of land to Metrolinx, as may be required in connection with the eastern leg of the Mississauga Transitway.

BACKGROUND:

The Mississauga Transitway project will see the creation of a dedicated east-west transit corridor (bus way) across Mississauga which will run along the Highway 403 (combining the use of the existing bus by-pass shoulders), Eastgate Parkway and Eglinton Avenue corridors connecting Winston Churchill Boulevard in the west to Renforth Drive in the east. The Renforth Gateway Station and transitway connection from Commerce Boulevard to east of Matheson Boulevard onto Eglinton Avenue in Toronto, will be the responsibility of GO Transit/Metrolinx. The lands to be sold to Metrolinx, as identified on Appendix 1, comprise a total area of approximately 2,908 sq. m. (31,301.5 square feet) and are located within that section of the Mississauga Transitway connection to be built by GO Transit/Metrolinx. Metrolinx has requested that these lands be transferred at market value.

In addition, Metrolinx has requested that easements be conveyed over other Mississauga-owned lands for the purpose of this project. The locations of these easements will be finalized shortly.

COMMENTS:

The subject lands to be sold to Metrolinx, comprise a total area of approximately 2,908 sq. m (31,301.5 square feet), and include lands owned by the City of Mississauga which are located in both the City of Toronto and the City of Mississauga. In addition, Metrolinx requires easements be conveyed to it over Mississauga-owned lands, at market value. As the lands are required this Fall to accommodate Metrolinx' construction schedule, and in consideration of the Municipal Election and the fact that the value of these transactions makes them ineligible for approval by way of Delegated Authority, this report requests authorization to enter into an agreement in a form and content satisfactory to the City Solicitor.

The proposed surplus declaration of the subject lands has been circulated to all City Departments, and no objections were received.

Prior to any sale of the subject lands to Metrolinx, public notice will have been given by the posting of a notice of proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the said lands. This notice satisfies the requirements of the City Notice By-law 0215-2008, as amended by By-law 0376-2008.

FINANCIAL IMPACT: The proposed transfer of lands to Metrolinx will be at fair market value as estimated by an independent appraisal report.


CONCLUSION: It is reasonable to declare the subject lands surplus and authorize the sale of lands to Metrolinx to accommodate the Mississauga Transitway project.

ATTACHMENTS:

Appendix 1: Approximate location of the lands to be declared surplus (City of Toronto and Ward 5)

Appendix 2: Copy of draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-3N)

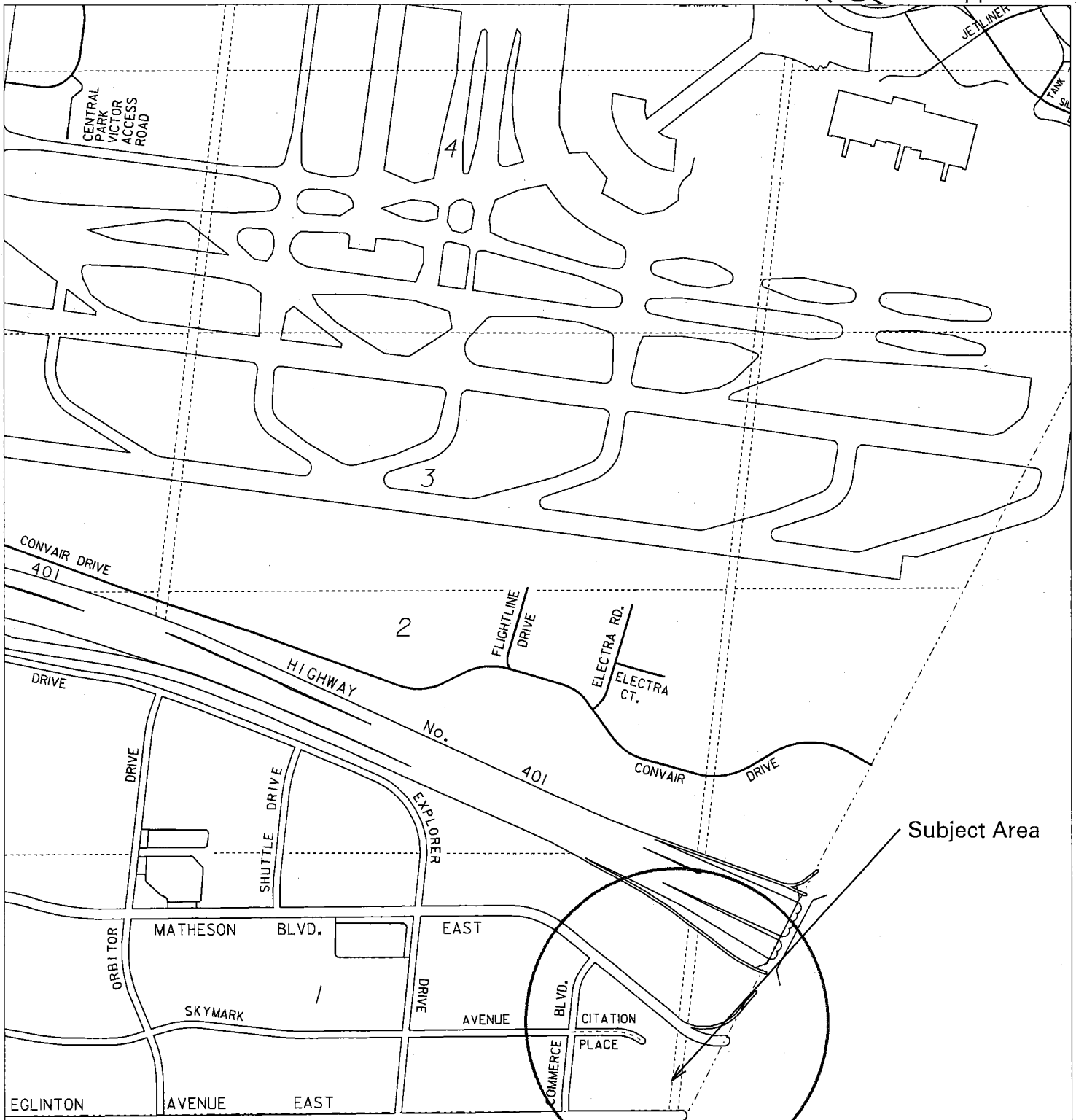
Appendix 3: Copy of draft reference plan prepared by Cunningham McConnell Limited (O.L.S. File No. 12-100-5H)



in Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Sheryl Badin, Realty Services

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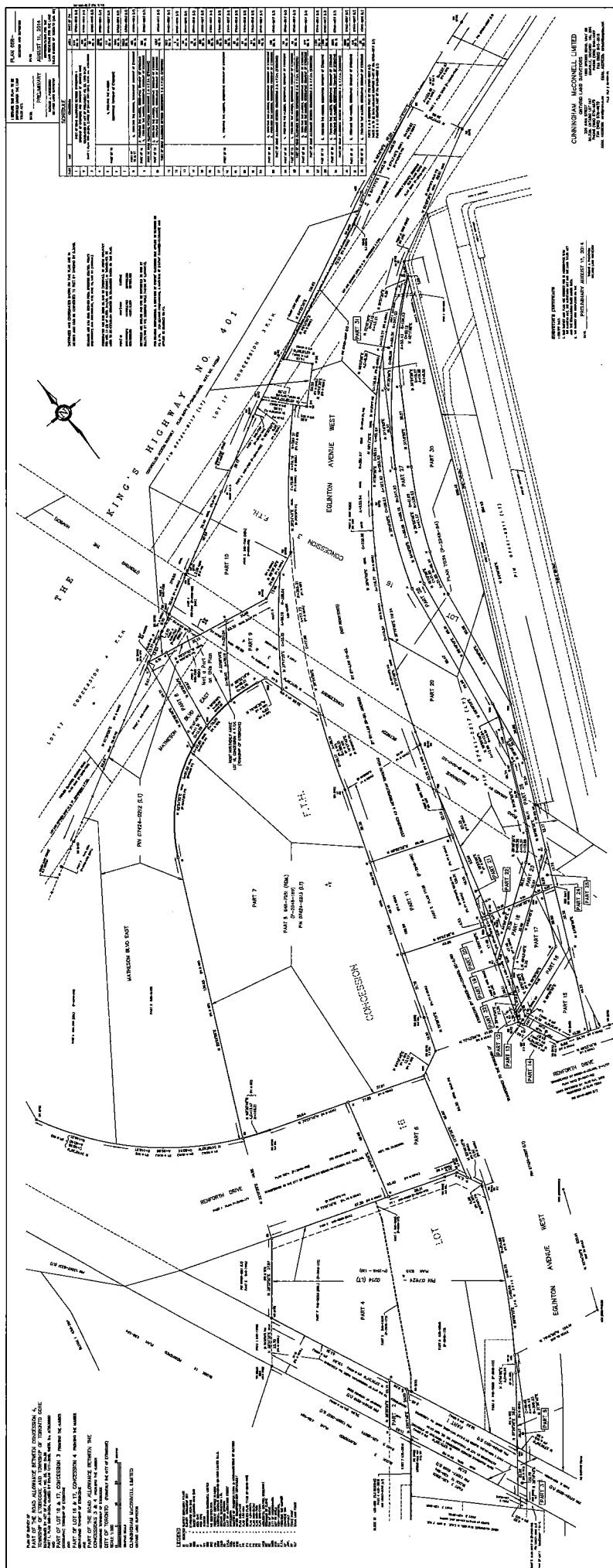
Corporate Services

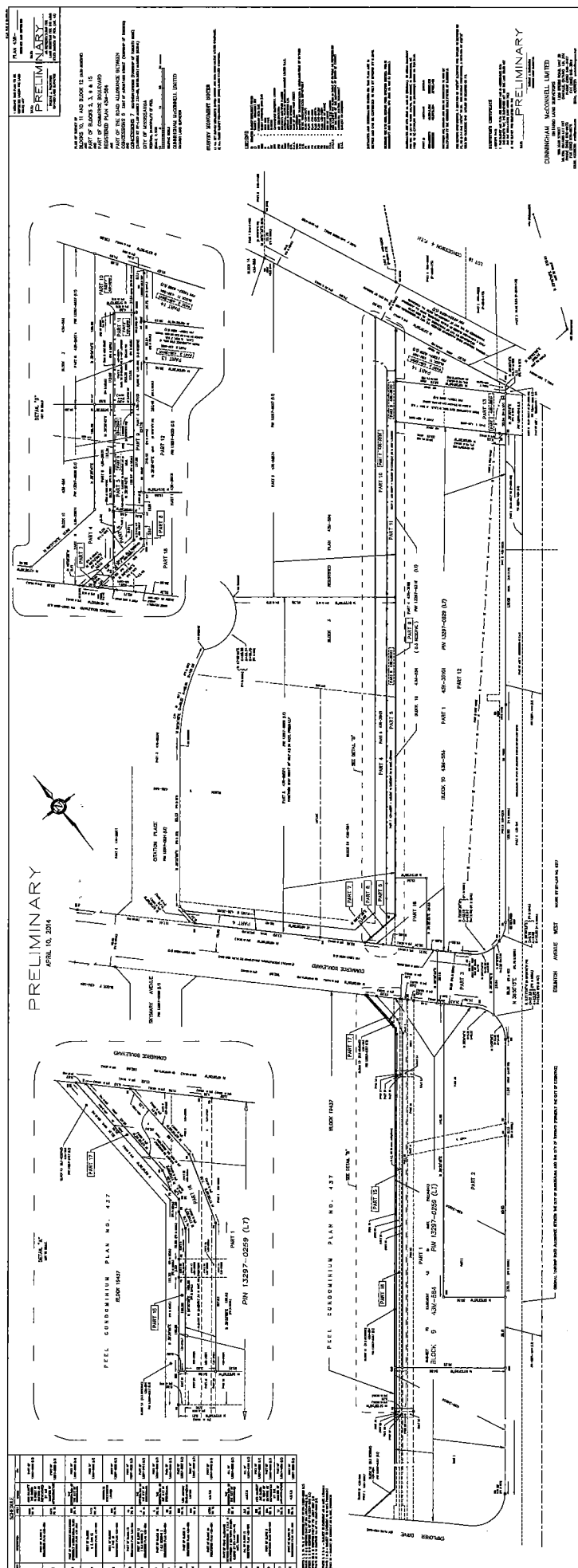
Realty Services

Approximate location of the lands to be
declared surplus. (City of Toronto and Ward 5)
File: PO.11.EGL

SCALE FOR REDUCED DRAWINGS









Corporate Report

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17

DATE: August 12, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: Surplus land declaration - Part of 134 Burnhamthorpe Road West
(Ward 7)

General Committee

SEP 03 2014

- RECOMMENDATION:**
1. That a portion of City owned lands located on the south side of Burnhamthorpe Road West, municipally known as 134 Burnhamthorpe West, being part of *Land Titles Act* PIN 13144-0249 LT and described as Part 8 on the draft reference plan prepared by Young & Young surveying Inc. (Project 14-B6662-2, containing a site area of approximately 669.3 square metres (.165 acres), in the City of Mississauga, Regional Municipality of Peel, in Ward 7, be declared surplus to the City's requirements.
 2. That, once the subject lands are declared surplus, the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations for a Land Exchange Agreement, at fair market value, between The Corporation of the City of Mississauga ("City") and Enersource Corporation ("Enersource"), including all documents ancillary thereto, and, any amending agreements as may be required to exchange title to their respective lands.
 3. That all steps necessary to comply with the requirements of Section 2. (1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's

website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.

**REPORT
HIGHLIGHTS:**

- Portion of the property at 134 Burnhamthorpe Road West to be declared surplus for the purposes of disposal.
- Realty Services Section of the Corporate Services Department be authorized to enter into negotiations for a Land Exchange Agreement with Enersource Corporation.
- The proposed land exchange will assist both the City and Enersource in addressing the existing hydro-electric energy shortfall on the north and south sides Burnhamthorpe Road West, west of Kariya Drive eventually leading to the construction of a new municipal substation to service future development in the immediate area.

BACKGROUND:

The subject lands, as identified on Appendix 1 and municipally known as 134 Burnhamthorpe Road West, comprise a total area of approximately 1,106 sq. m (0.273 Acres). The same lands were previously the site of a Hydro Mississauga transformer substation which was decommissioned and demolished in 1996. Pursuant to Council's approval of a Corporate Report in January 2000, the subject lands were vested to the City following the restructuring of Hydro Mississauga to Enersource under Bill 35, the *Energy Competition Act 1998*, as such lands were considered an asset no longer required for hydro purposes and were therefore to remain the property of the City.

COMMENTS:

A portion of the subject City owned lands located at 134 Burnhamthorpe Road West (Parts 6 and 7, as shown on Appendix 2), are required to be incorporated into the municipal right-of-way at this location to provide the ultimate road width of 60 m (196.85 ft.), as per the City's Official Plan (Mississauga Official Plan), with the remainder of the vacant lands (Part 8, shown on Appendix 2), containing an area of approximately 669.3 sq.m (.165 Acres), to be declared surplus to the City's requirements.

Initially, the subject lands were circulated for the purpose of declaring that portion of land not required for right-of-way purposes surplus to the City's requirements in order that the lands could be sold and incorporated into the abutting residential development located on the south side of Burnhamthorpe Road West, west of Kariya Drive. However, representatives from the Planning & Building and Transportation & Works Departments identified that there is an energy shortfall in downtown Mississauga, with one of the priority areas being situated on the south side of Burnhamthorpe Road West, west of Kariya Drive. In order for sufficient electrical power to be available for future developments, a new municipal hydro electrical substation will need to be constructed in this area.

Following discussions amongst City staff, it was determined that the best course of action to address this energy shortfall would be for the City to declare a portion of the vacant lands at 134 Burnhamthorpe Road West surplus to the requirements of the City and, dispose of the surplus lands to Enersource. Once in ownership of the surplus lands, Enersource can then pursue a land exchange with the abutting landowner and secure the lands necessary for the municipal substation, to be situated at the northwest corner of Webb Drive and the future north- south road, as shown on Appendix 3.

Enersource staff have indicated that they are in favour of pursuing a land exchange with the abutting land owner for the proposed municipal substation location, once they are in ownership of the subject City lands.

Enersource staff have also proposed that they negotiate a land exchange with the City, at fair market value, that would see the exchange of the potential subject surplus City lands to Enersource for lands that are presently owned by Enersource that are of potential interest to the City. The Enersource lands of potential interest to the City, as identified by Community Services, include but are not limited to:

- Vacant land adjacent to Vista Heights Park, east of Erin Mills Parkway off Turney Drive, formerly occupied by a water tower that would be incorporated into the existing park, Ward 11;

- Land adjacent to Port Credit Memorial Park at the rear of the existing substation at 30 Stavebank Road and abutting the Port Credit Arena that would be incorporated into the existing park, Ward 1; and
- Lands adjacent to Clarkson Park that form part of the Parkwest Substation at 1155 Winston Churchill Boulevard that are required for park access purposes, east side of Winston Churchill Boulevard north of Royal Windsor Drive, Ward 2

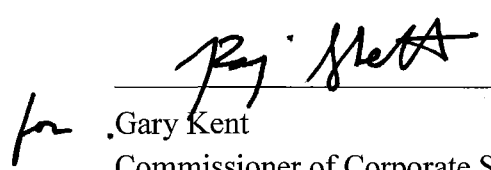
STRATEGIC PLAN: No impact is anticipated.

FINANCIAL IMPACT: The proposed land exchange with Enersource of the subject lands is to be based on the City receiving lands of equal fair market value from Enersource.

CONCLUSION: It is reasonable to declare the subject lands, Part 8 as shown on Appendix 2, surplus and enter into negotiations for a Land Exchange Agreement with Enersource.

ATTACHMENTS:

- Appendix 1: Approximate location of the lands to be declared surplus (Ward 7)
- Appendix 2: Copy of draft reference plan prepared by Young & Young surveying Inc. (Project 14-B6662-2)
- Appendix 3: Preliminary drawing showing Parcel A (right-of-way lands along Burnhamthorpe Road West) Parcel B (proposed surplus lands) and Webb MS (future municipal hydro-electrical substation)

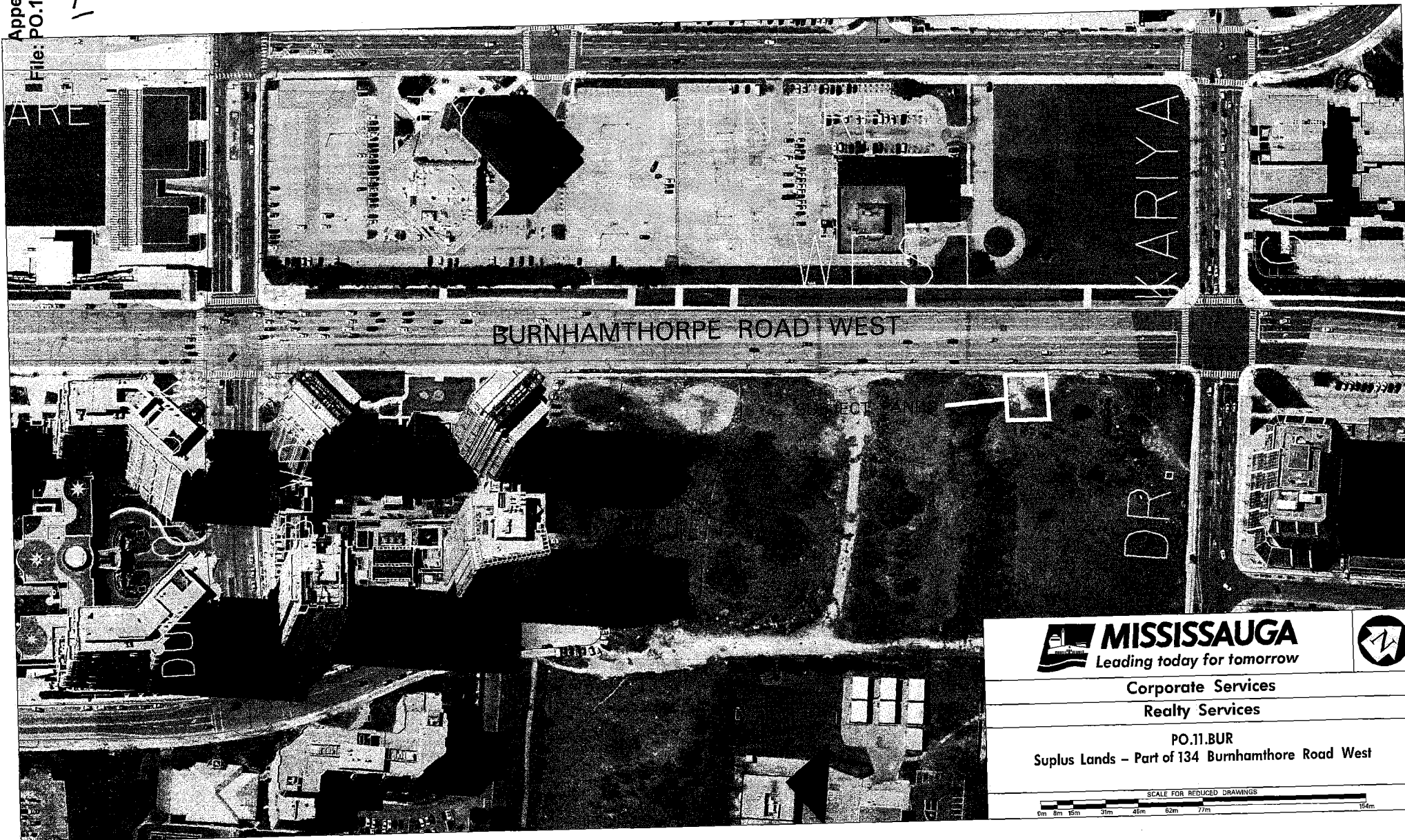


Gary Kent

Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Kevin Nutley, Realty Services

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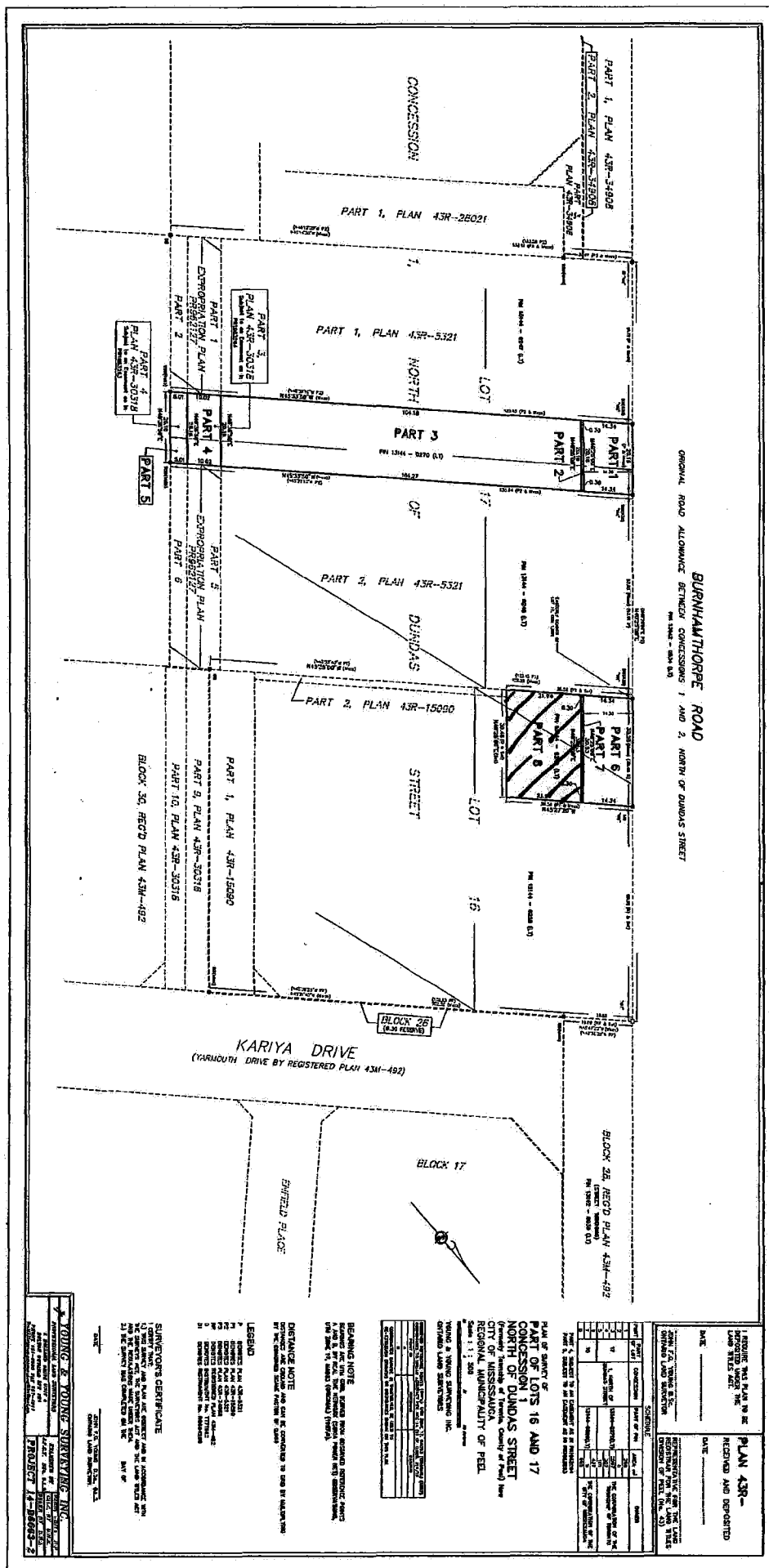
Corporate Services

Realty Services

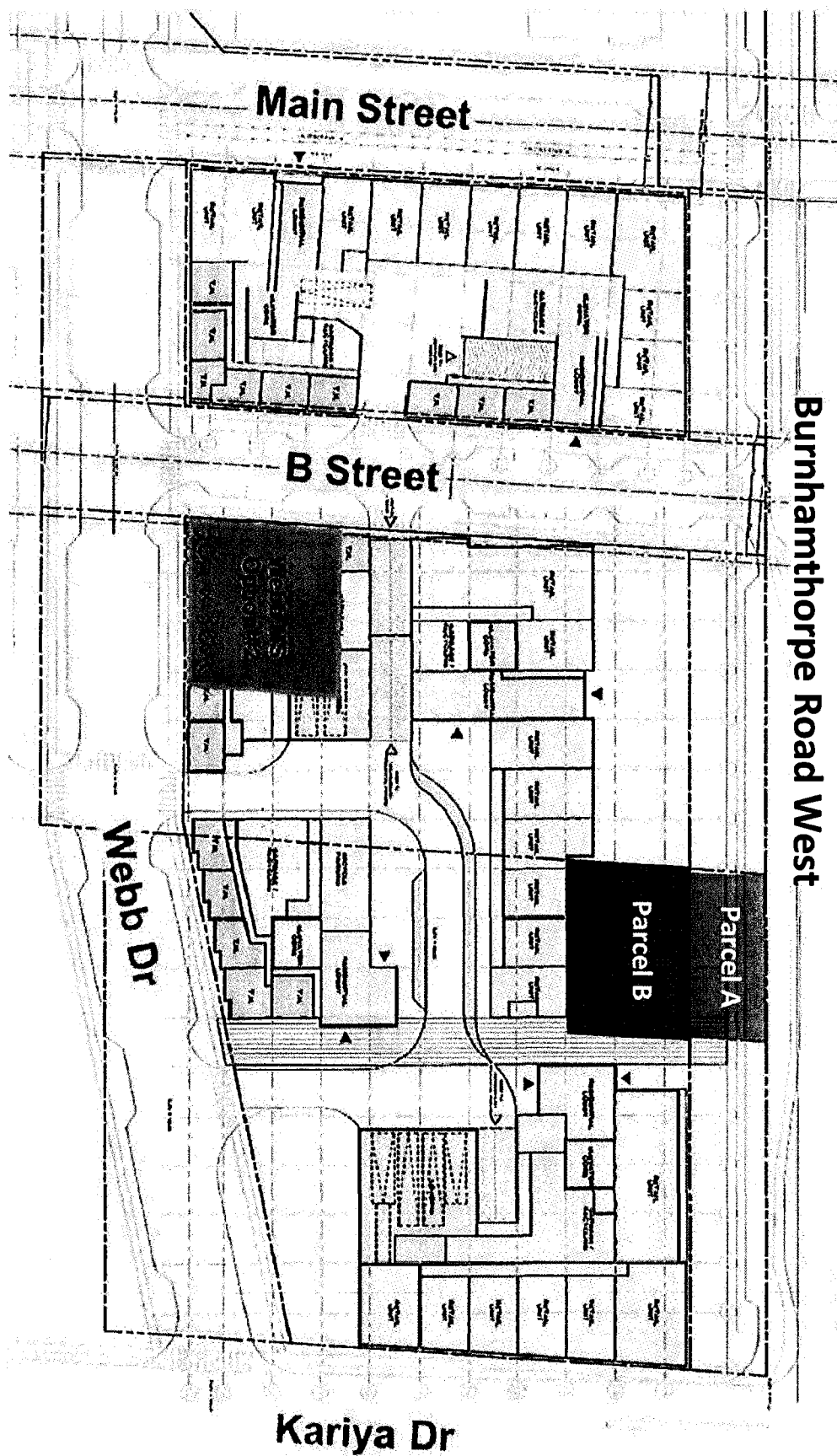
PO.11.BUR
Suplus Lands - Part of 134 Burnhamthorpe Road West

SCALE FOR REDUCED DRAWINGS

0m 6m 15m 31m 46m 62m 77m 154m



178





Corporate Report

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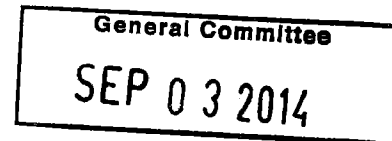
PO.11.MIL

DATE: August 12, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Surplus land declaration - Part of 41 Mill Street (Timothy Street House) – Streetsville Memorial Park (Ward 11)**



- RECOMMENDATION:**
1. That a portion of City owned lands located on the south side of Mill Street, forming part of Streetsville Memorial Park (P-114), municipally known as 41 Mill Street (Timothy Street House), containing an area of approximately 0.23 ha. (0.57 ac.) and legally described under the *Land Titles Act* as PIN number 13196-0632 (LT), City of Mississauga, Regional Municipality of Peel, in Ward 11, be declared surplus to the City's requirements.
 2. That Realty Services staff be authorized to proceed to dispose of the subject lands at fair market value, on the open market, once they are declared surplus.
 3. That all steps necessary to comply with the requirements of Section 2.(1) of the City Notice by-law 215-08 be taken, including giving notice of the proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the subject lands.

**REPORT
HIGHLIGHTS:**

- Portion of the property at 41 Mill Street (Timothy Street House) to be declared surplus for the purposes of sale on the open market;
- Structure has been used primarily for residential purposes;
- With a sale, City will alleviate itself of ongoing maintenance costs for the structure;
- No official plan or zoning change is required prior to the sale of the property;
- A heritage easement shall be registered on title to the property at the time of transfer to ensure preservation of the house.

BACKGROUND:

The Timothy Street House is located at the foot of Mill Street, adjacent to the Credit River in Streetsville (see Appendix 2). This is a City-owned heritage designated property, the original home of Streetsville's founder, Timothy Street. The house is believed to be the first brick home built in Peel County in 1825, and is the last remaining house in Streetsville from that period. The modest brick structure and its association with Timothy Street; the former industrial complex of Street Mills (grist mill, distillery, saw mill, tannery); and its location adjacent to the Credit River, identifies this site as a significant cultural heritage landscape and cultural heritage resource. Due to the age and understanding of the heritage resources on this site, the site has a high archaeological potential. In consideration of its heritage value, the property was acquired by the City of Mississauga in the early 1970s. The property received heritage designation in 1977. Over the years, numerous proposals have been put forward and studied to find a public use for the house and site, however, none have come to fruition. While the structure has been in City ownership, it has been leased for residential purposes. It is anticipated that the sale of the lands will result in operational and maintenance savings, and will absolve the City from future liability.

Streetsville Memorial Park, including 41 Mill Street, is legally described under *Land Titles Act* PIN number 13196-0632 (LT). The portion of these lands recommended for surplus declaration and sale, includes the Timothy Street House, municipally identified as 41 Mill Street, and adjoining lands containing an area of approximately 0.57 acres (0.23 ha) (see Appendix 1).

COMMENTS:

The proposed surplus declaration and sale of the subject lands has been circulated to all City Departments, and no objections were received.

In the event Realty Services is successful in securing an agreement to purchase the subject property, Realty staff will secure authorization to enter into the agreement on behalf of the City.

Prior to any potential sale of the subject lands, public notice will have been given by the posting of a notice of proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the said lands. This notice satisfies the requirements of the City Notice By-law 0215-2008, as amended by By-law 0376-2008.

Official Plan Designation/Zoning

Planning staff advise that the parcel is presently zoned Greenbelt (G1) within the Zoning By-law and designated as Greenbelt under Mississauga's Official Plan. Historically, the land was zoned Residential (R2) through the former Town of Streetsville before the existing zoning came into force. The residential use of the historical dwelling has continued, uninterrupted, on the property and, as such, the residential use is considered legal non-conforming.

Consequently no official plan or zoning change is required prior to the sale of the lands.

Heritage

In order to protect the heritage value of the property, a heritage easement will be retained by the City, in perpetuity. A heritage easement is a legal, binding agreement providing that the property owner be subject to an annual inspection of the property and agrees to maintain the property to a high standard of heritage conservation. The easement will be registered on title and run with the ownership should it change hands in the future.

The requirement for a heritage easement will be included as a condition of any sale. This easement will provide for perpetual preservation of the heritage aspects of the property once ownership is transferred to the new owner and any further owners. The Culture Division will undertake this review to establish a heritage easement.

Servicing Connections

The residential property is currently connected to municipal water services but not sanitary. The waterline was upgraded with the development of the townhomes across the street at 43-61 Main Street. There is an existing septic tank and bed located at the rear of the house in the southeast corner of the property.

It is anticipated that connections to sanitary services and natural gas may be considered in the future.

STRATEGIC PLAN: No impact is anticipated.

FINANCIAL IMPACT: Revenue generated by the sale of the subject lands will be credited to the cash-in lieu account. The disposal of the site will alleviate future costs to maintain the heritage building.

CONCLUSION: It is reasonable to declare the subject lands surplus and offer them for sale on the open market, at a fair market value, as determined by an independent appraiser. The sale of the subject lands will be subject to a heritage easement agreement and any other easement protection that may be required.

Should negotiations be successful, Realty Services will secure authorization to enter into an Agreement of Purchase and Sale.

ATTACHMENTS:

Appendix 1: Sketch of lands to be declared surplus

Appendix 2: Approximate location of the lands to be declared surplus located south of Britannia Road and east of Queen Street (Ward 11)





Gary Kent

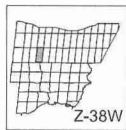
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Susy Costa, Project Leader



41 Mill St.

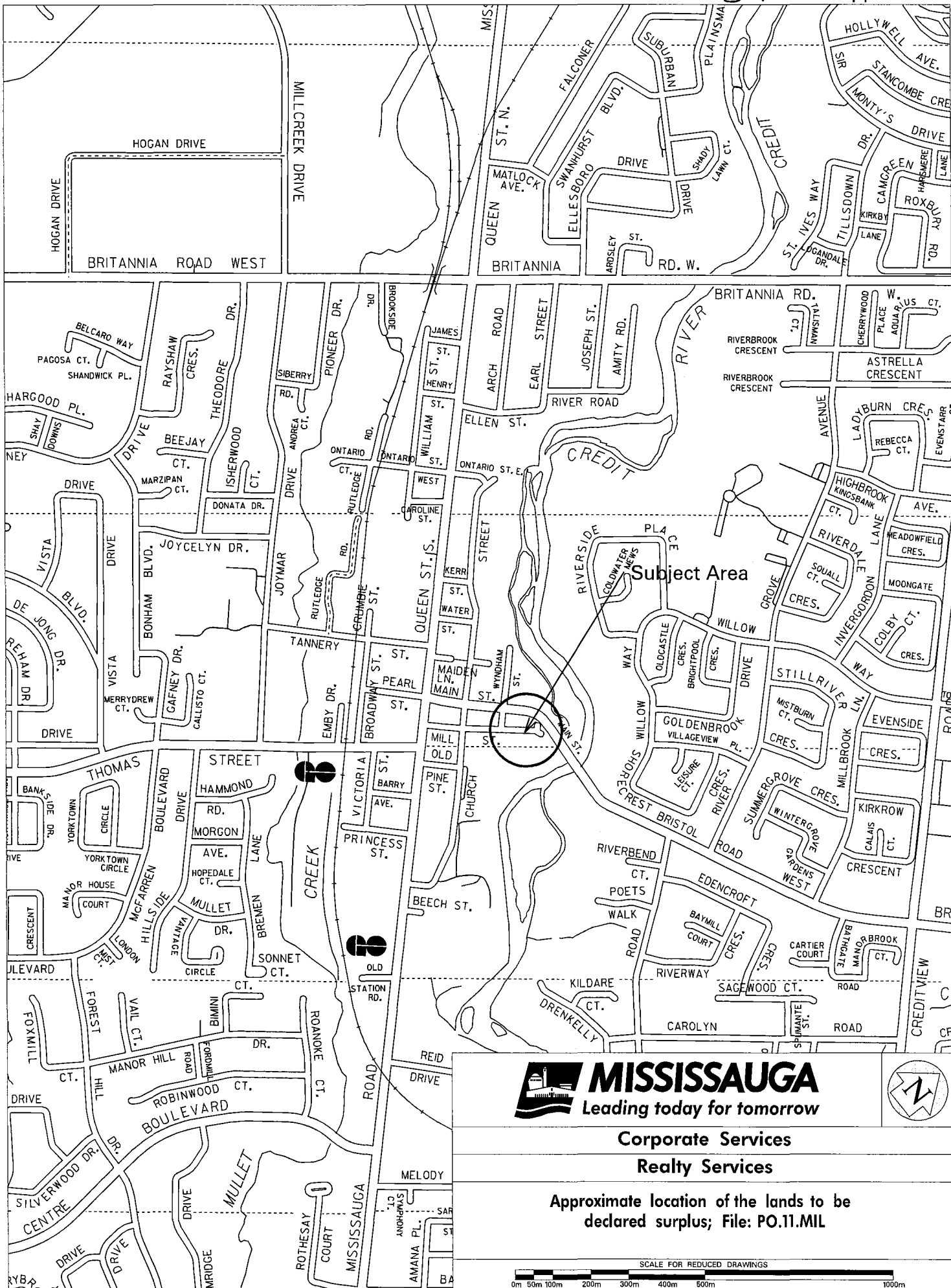
- | | | |
|---|------------------------------|-------------------|
|  | Lands to be declared surplus | 0.57ac (0.23 ha) |
|  | Property Boundary | 1.38 ac (0.56 ha) |



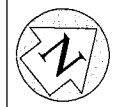
0 10 25 50m

0 50 100 200ft

Produced by Geomatics, T&W



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Corporate Services

Realty Services

Approximate location of the lands to be
declared surplus; File: PO.11.MIL





Corporate Report

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19

DATE: August 7, 2014

General Committee

SEP 03 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Proposed closing of road allowance and surplus land declaration of part of Second Line West - east side of Second Line West at Derry Road West (Ward 11)**

- RECOMMENDATION:**
1. That a by-law be enacted authorizing the closure of part of the road allowance on the east side of Second Line West comprised of 861.90 square metres (9,277.40 square feet) of land and legally described as Part of Lot 12, Concession 2 W.H.S., Geographic Township of Toronto, County of Peel, designated as public highway by The Corporation of the Town of Mississauga By-law 9995, registered as Instrument VS219870, designated as Parts 2, 4, 5, 7, 8, 10, 11, 13 and 14 on Plan 43R-35891, in the City of Mississauga, Regional Municipality of Peel, in Ward 11.
 2. That Parts 2, 4, 5, 7, 8, 10, 11, 13 and 14 on Reference Plan 43R-35891 (the "Lands"), comprising a total area of 861.90 square metres (9,277.40 square feet) be declared surplus to the City's requirements for the purpose of transferring to the adjacent owner.
 3. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the Lands.

4. That following Council approval of the road closure and prior to the sale of the Lands, easements be granted to protect existing services and utilities within the Lands.

BACKGROUND:

The Lands were dedicated to the City in the 1970s through development applications, and were designated as public highway. The Lands are currently part of the Second Line West right-of-way.

Dunrise Development Inc., the owner of the abutting property (7235 Second Line West), has applied for Site Plan approval to construct new dwellings fronting onto Second Line West. To better suit this development and, to keep the right-of-way for Second Line West in unison with the southern limits, Planning and Development has concluded that the Lands should be transferred to Dunrise Development Inc.

COMMENTS:

Realty Services has received confirmation that there are no concerns with the Lands being closed and declared surplus for the purpose of transferring to Dunrise Development Inc.

The transfer will for nominal consideration, as per Corporate Policy 05-04-01, Acquisition and Disposal of Real Property, which states that if the City has acquired Real Property through a gratuitous dedication as a condition of development application, or through a donation, and the Real Property becomes surplus property, the City shall consider a re-conveyance to the owner, or successor in title, who conveyed the land gratuitously, provided all costs to recover the lands are borne by the owner.

A circulation to the various utility companies has been undertaken and it has been determined that easement protection will be required for Bell Canada and, for a sanitary line.

Prior to completion of this proposed transfer under Delegated Authority as set out in Paragraph 4.2 of the Real Estate Delegation of Authority By-law 0375-2008, public notice will have been given by the posting of a notice of proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the said lands. This notice satisfies the requirements of the City Notice By-law 0215-2008, as amended by By-law 0376-208.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The subject road allowance is not required for municipal purposes and should be permanently closed. It is reasonable to declare the Lands surplus and, to transfer the Lands to Dunrise Development Inc. for nominal consideration, for the development of 7235 Second Line West. The sale of the subject Lands will be subject to any easement protection that may be required.

ATTACHMENTS: Appendix 1: Approximate location of the Lands to be closed and declared surplus.

Appendix 2: Sketch of the Lands.

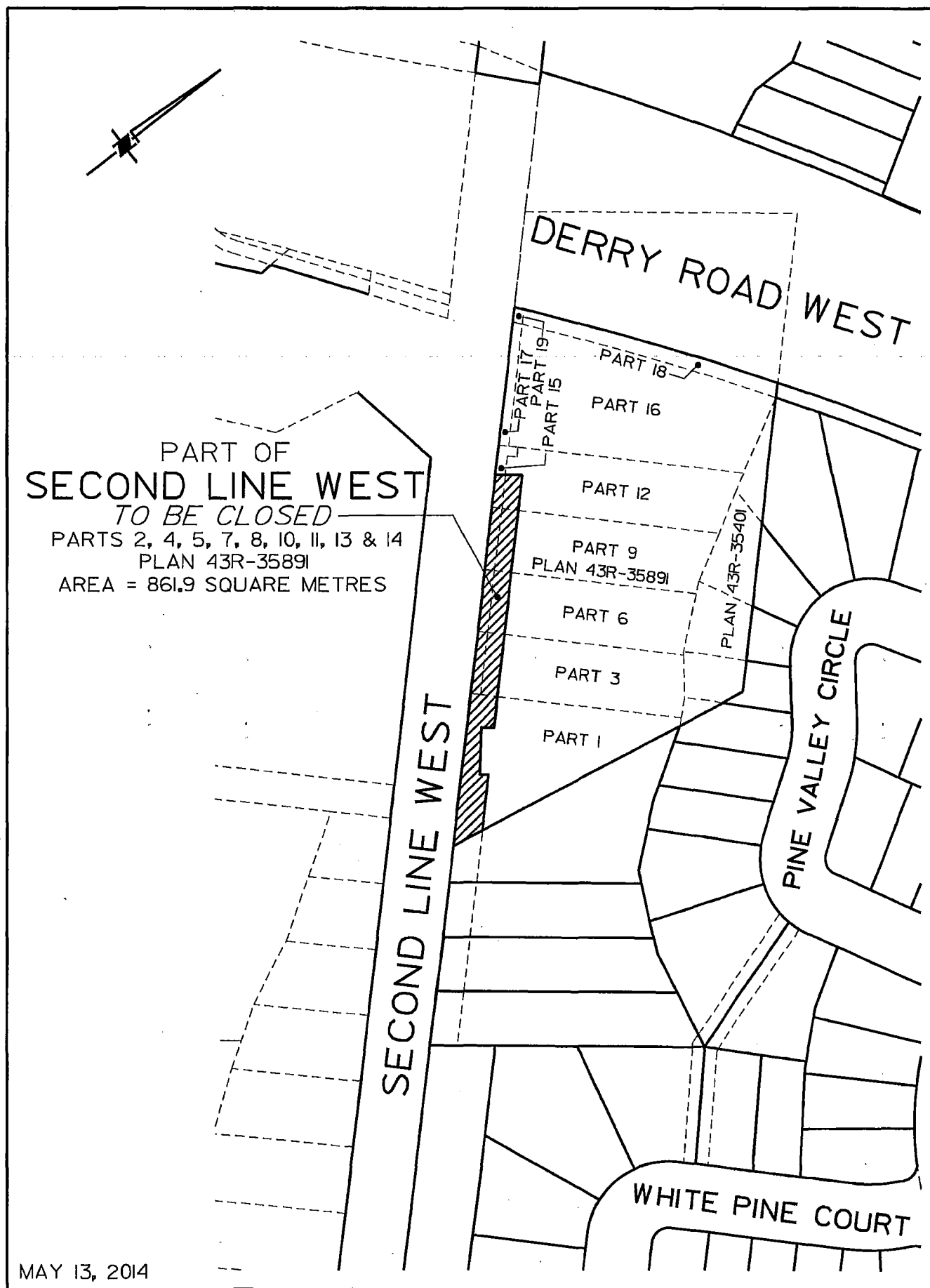
Appendix 3: Copy of Reference Plan 43R-35891.

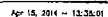


Gary Kent
Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Sam Primomo, Project Leader, Realty Services









Corporate Report

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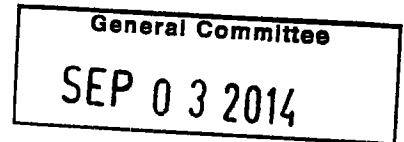
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DATE: August 18, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Proposed Ground Lease with 8159203 Canada Limited for Parts of 3280 Mavis Road for the purposes of construction and operation of a Radio Tower for CKNT AM960 (Ward 6)**



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

3. That all necessary By-laws be enacted.

**REPORT
HIGHLIGHTS:**

- With the adoption of By-law 0082-2012 on April 25, 2012, City Council authorized the Commissioner of Community Services to finalize terms and conditions for the installation of a radio tower for CKNT AM960 at the Hershey Centre Sport Zone, and thereafter report back to Council with recommendations.
- The proposed radio tower located at the Hershey Centre Sport Zone did not comply with the height restrictions under the Greater Toronto Airports Authority (GTAA) Airport Zoning Regulations.
- An alternative location on City lands at 3280 Mavis Road has been located.
- It is proposed to lease a portion of 3280 Mavis Road, for a twenty (20) year term for the purpose of building and operating a radio tower for CKNT AM960.

BACKGROUND:

With the adoption of By-law 0082-2012 on April 25, 2012, City Council authorized the Commissioner of Community Services and the City Clerk to enter into:

- a Memorandum of Agreement with 2325224 Ontario Inc.;
- an Assignment of Lease and Landlord's Consent Agreement authorizing the assignment of existing lease agreement dated October 30, 1998 from SMC Hockey Corp. to 2325224 Ontario Inc.; and
- a Lease Amending Agreement between the City and 2325224 Ontario Inc. to amend certain terms in the existing lease agreement dated October 30, 1998.

The said by-law also authorized the Commissioner of Community Services to finalize terms and conditions for the installation of a radio tower for CKNT AM960 at the Hershey Centre Sport Zone and thereafter report back to Council with recommendations.

However, upon further investigation by AM960, the City was advised by AM960 that, due to the proposed height of the radio tower at the Hershey Centre Sport Zone, it would not be permitted under the Greater Toronto Airport Authority's regulations. After an exhaustive search of other City owned lands, it was agreed that the 3280 Mavis Road location would be suitable.

COMMENTS:

CKNTAM960 intends on becoming Mississauga's first dedicated radio station. The station will broadcast in a news/talk format, and provide local news and information, weather, traffic, coverage of Mississauga council, local business issues, and community related political and social events.

Negotiations were conducted with the representatives of AM960 and it is proposed that the lease granted to them contain the following basic terms and conditions:

- Exclusive use of the Leased Lands (being Part 1, 43R-35885), containing an area of approximately 400 square metres (4305.56 square feet) for the purposes of installing the radio tower;
- Non-exclusive use of the Licensed Lands (being Part 2, 43R-35885) of approximately 427 square metres (4596.19 square feet) for the purposes of access to the Leased Lands and installing and maintaining the underground cables to service the radio tower;
- Non-exclusive use of the Licensed Lands (being Part 3 & 4, 43R-35885) of approximately 511 square metres (5500.36 square feet) for the purposes of access to the Leased Lands;
- Non-exclusive use of the Licensed Lands (being Part 5, 43R-35885) of approximately 5961 square metres (64163.67 square feet) for the purposes of installing and maintaining the underground cables to service the radio tower;
- Rent: \$27,500 per annum plus taxes and HST for the first 10 years and thereafter, the rent shall be increased by CPI for the City of Toronto for each subsequent year;
- Term: 20 years;
- The Tenant shall be responsible for all applicable taxes and charges of utilities and services used;
- The Tenant acknowledges and agrees as part of the construction of the improvements, it shall ensure the area identified as Parts 2 and 5 on Reference Plan 43R-35885 will be properly resurfaced in such manner as to accommodate the movement and storage of Park's heavy equipment, machinery and vehicles. The Tenant has agreed to pay a portion of the resurfacing as it will provide protection for their underground cable infrastructure. The proposed resurfacing of over half of the site will provide the City's Parks Division with a significantly improved working surface.

Consequently, on satisfactory completion, the total cost for such resurfacing shall be shared by the parties on the basis of the Landlord assuming 70% of the cost and the Tenant assuming 30% of the cost;

- The Tenant shall be responsible for the costs of the preparation of a Soil Management Plan and shall perform and comply with all requirements under the Soil Management Plan for the Leased Lands and Licensed Lands throughout the term at the sole cost and expense of the Tenant;
- The Ground Lease Agreement shall contain sufficient protective environmental provisions including, but not limited to, compliance with governmental requirements, environmental covenants, environmental indemnification and end of term requirements with respect to the environmental condition of the Leased Lands and Licenced Lands.

Prior to the lease being signed, AM960 must secure all approvals and permits from all regulatory authorities, to the City's satisfaction, including satisfactory completion of the municipal and public consultation process, as set out in the City of Mississauga Telecommunication Tower/Antenna Facilities Protocol. Further to this, AM960 must also provide the City with a retainer cheque for the cost of the consultant who is to conduct the soil management plan.

The City will continue to use the balance of the property for Forestry related uses. Community Services, Legal, and Planning & Building staff have been fully consulted and concur with the above mentioned terms and conditions.

FINANCIAL IMPACT: The rent has been established at \$27,500 per annum, plus taxes and HST, for the first 10 years of the term and, thereafter, the rent shall be increased by CPI for the City of Toronto for each subsequent year of the remaining 10 years of the term.

The City will be responsible for 70% of the resurfacing cost of part of the subject property. The preliminary estimate of the resurfacing cost is approximately \$130,000, as estimated by Parks Development. The City's share, estimated to be approximately \$91,000, will be charged to account number 715636-13400 and the project will be managed by Community Services.

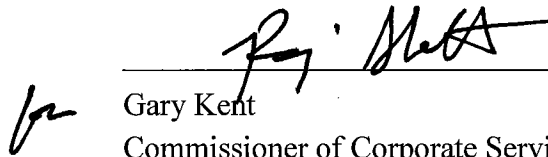
CONCLUSION:

The GTAA Airport Zoning Regulations do not allow the proposed radio tower to be built as was contemplated at the Hershey Centre Sport Zone. As an alternative, the parties have mutually agreed to abandon the said initial site and, instead, enter into a Ground Lease Agreement for a portion of the property at 3280 Mavis Road. The lease will only be signed after AM960 obtains all necessary approvals to the City's satisfaction, including satisfactory completion of the municipal and public consultation process, as set out in the City of Mississauga Telecommunication Tower/Antenna Facilities Protocol.

ATTACHMENTS:

Appendix 1: Location of 3280 Mavis Road (Ward 6)

Appendix 2: Reference Plan 43R-43R-35885



Gary Kent

Commissioner of Corporate Services and Chief Financial Officer

Prepared By: Stephen Law, Project Leader, Realty Services,

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Corporate Services
Realty Services

Location of 3280 Mavis Road

File No. PO.13.MAV (Ward 6)



This is not a Plan of Survey



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Clerk's Files

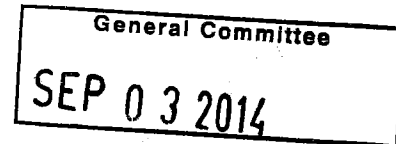
Originator's
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DATE: August 22, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Citizen Appointment Committee Review**



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

BACKGROUND: On April 10, 2013, Council adopted the recommendations of the City Committees of Council Structure Review – Recommendations to Governance Committee Report. One of the recommendations of the report stated, "that the membership of the Citizens Appointments Committee be restricted to include all Members of Council".

The report spoke to the need to more evenly distribute the workload associated with the citizen appointment process given that for the 2010-2014 term of Council a committee of five (5) members was responsible for reviewing, interviewing and nominating over 130 citizen members to City's committees.

COMMENTS:

In order to streamline the process associated with Citizen Appointment to various committees, boards and/or authorities, the Clerk's office reviewed the best practices associated with similar appointments at the Provincial and municipal level and found that most municipalities had selection committees of two to five Council members. This is similar to our past experience where five members of Council were appointed to the Appointment Committee. In order to better distribute the workload of the Committee and ensure representation of the Committee to which the person is applying, the following changes are proposed:

- the application process be streamlined by allowing City Clerk's staff to undertake the initial screening of candidates to short list the candidates that best align with the mandate of the Committee/Board/Authority;
- the application forms be changed to more clearly obtain information about the applicants interest/experience as related to the Committee/Board/Authority to which they are applying;
- that all applicants be asked the same questions to ensure consistency and fairness in the evaluation process;
- a minimum of two Councillors who are appointed to or previously sat on the Committee constitute the individual Committee/Board/Authority review panel;
- City Clerk staff provide support to the review panel during the interview process;
- recommendations of the review panel be consolidated by City Clerks staff in a report for Council consideration and final approval;
- the appointment process be undertaken in two phases, one for Boards/Authorities and Quasi-Judicial Committees in the fall/early winter followed by one for advisory committees in early 2015.

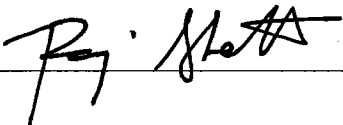
The proposed changes to the process will ensure that all Councillors are involved in the appointment process and that those who are most familiar with the Committees/Board/Authorities are involved in the process to ensure the mandate and objectives of the Committee/Board/Authority can be met given the applicants.

By allowing staff to undertake the initial review of the applications and provide a short-list to the review panel, the number of applicants being interviewed may be reduced to those who have related

experience/interest. By ensuring all applicants are asked the same questions, we safeguard fairness in the process.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Given the importance of citizen involvement on advisory committees, quasi-judicial boards and other boards in the City, the appointment of the citizen members must be a fair and balanced process. The changes proposed would balance the workload associated with the nominations process and streamline the application review process.


for Gary Kent
Commissioner of Corporate Services and Chief Financial Officer
*Prepared By: Diana Rusnov, Manager, Legislative Services and
Deputy Clerk*



Corporate Report

Clerk's Files

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Files

DATE: August 15, 2014

TO: Chair and Members of General Committee
Meeting Date: September 3, 2014

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

SUBJECT: **Municipal Capital Facility - Tax Exemption: Living Arts Centre -
4141 Living Arts Drive, Mississauga, Ontario, Ward 4**

General Committee

SEP 03 2014

RECOMMENDATION:

1. That a bylaw be enacted to declare the Living Arts Centre, located on 4141 Living Arts Drive in Mississauga, Ontario, as a "municipal capital facility", as such term is defined in the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, and exempt it from taxation for municipal and school purposes until the expiry or earlier termination of the Master Relationship Agreement between The Corporation of the City of Mississauga and the Living Arts Centre in Mississauga.
2. That a resolution be passed as required by O. Reg. 603/06 declaring that the Living Arts Centre is for the purpose of the municipality and for public use.
3. That the City Clerk be directed to notify the Municipal Property Assessment Corporation, the Regional Municipality of Peel, the Minister of Education and the school boards of the contents of the bylaw and resolutions so enacted and passed by Council.

BACKGROUND:

Section 110 of the *Municipal Act, 2001* permits the council of a municipality to declare a property as a municipal capital facility, and thereby exempting it from municipal and school taxation. "Municipal capital facilities" include facilities used for cultural, recreational or tourist purposes such as the City-owned Living Arts Centre, which the City leases to the Living Arts Centre in Mississauga (the "LAC Corporation"). Once a bylaw is passed declaring a property as a municipal capital facility, the City Clerk is obliged to provide notice of the bylaw to the Minister of Education. The Clerk will also notify MPAC, the Region of Peel and the school boards accordingly.

COMMENTS:

On July 2, 2014, Council enacted Bylaw 0183-2014, which authorizes the execution of a new Master Relationship Agreement between the City and the LAC Corporation, including a new Lease. As a result of these new agreements, the tax exemption status of the LAC Corporation was reviewed by staff and discussed with the LAC Corporation. Currently, the Living Arts Centre is exempt from taxation under the *Assessment Act*. With the new agreements in place, the LAC Corporation wishes to ensure that their municipal and school tax exemption status is preserved. As such, this report is brought forward, asking Council to consider declaring the Living Arts Centre as a municipal capital facility used for cultural, recreational and tourist purposes, should Council wish to allow them to continue with their tax exemption status.

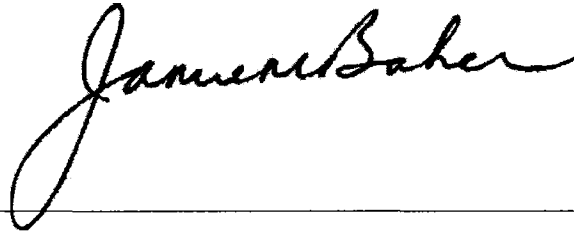
FINANCIAL IMPACT:

There is no financial impact to the City. The LAC is currently exempt from municipal and school taxation; declaring the LAC as a municipal capital facility will simply maintain the exemption status but through a different vehicle of exemption.

CONCLUSION:

City-owned properties that are occupied by tenants are generally subject to taxation, with certain exceptions. With the Living Arts Centre, it is currently exempt from taxation under the *Assessment Act*. However, given that new agreements will be in place with the LAC Corporation for the management and operations of the Centre, including a new Master Relationship Agreement and Lease, declaring the property as a municipal capital facility will ensure that its tax

exemption status remains and continues for the duration of the term of the Agreements.

A handwritten signature in black ink, reading "Janice Baker". The signature is written in a cursive style with a large, looping initial "J".

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

Prepared By: Wendy Law, Deputy City Solicitor