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## Budget Committee

### Date

2016/12/07

### Time

1:00 PM

(Please note that the meeting will **not** begin prior to 1:00 PM and is subject to the completion of the General Committee meeting)

### Location

Civic Centre, Council Chamber,  
300 City Centre Drive,  
Mississauga, Ontario, L5B 3C1

### Members

Mayor Bonnie Crombie	<b>(Chair)</b>
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

### Contact

Sacha Smith, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 4516  
Email [sacha.smith@mississauga.ca](mailto:sacha.smith@mississauga.ca)

### Find it Online

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

**BUDGET COMMITTEE INDEX - DECEMBER 7, 2016**

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **DECLARATION OF CONFLICT OF INTEREST**
4. **DEPUTATIONS**
  - 4.1. Jeff Jackson, Director, Finance and Treasurer with respect to an update of the 2017 Tax Rate Impact.
  - 4.2. Professor Ulrich Krull, Interim Vice-President, University of Toronto and Principal, University of Toronto Mississauga and Patrick Gunning, Ph.D., Professor and Canada Research Chair in Medicinal Chemistry, University of Toronto Mississauga with respect to the City of Mississauga's investment at UTM and campus update including Centre for Medicinal Chemistry.
  - 4.3. Chris Mackie, resident with respect to the 2017 budget.
5. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

(Persons who wish to address the Budget Committee about a matter on the Agenda. Persons addressing the Budget Committee with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by the Committee to deal with any matter not on the Agenda.)
6. **MATTERS TO BE CONSIDERED**
  - 6.1. Churchill Meadows Community Centre Indoor Pool
  - 6.2. Comparison of Operating Budgets for City of Mississauga Community Centres
  - 6.3. Supplementary Information on Riverwood Conservancy Request for Additional Grant Funding in 2017 and Square One Older Adult Centre Relocation Budget Adjustment
  - 6.4. Grants to Post Secondary Institutions
  - 6.5. Erindale Park – Addition of Shelters
  - 6.6. 2017 Budget Deliberations

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7. **CLOSED SESSION - Nil**  
(Pursuant to Subsection 239 (2) of the Municipal Act, 2001)
  8. **ADJOURNMENT**

# Update to Budget Committee

4.1

Description	2017 (\$M)	Tax Rate Impact
<b>Prior Year Budget</b>	<b>\$435.3</b>	
Changes to Maintain Current Service Levels	\$12.6	2.9%
Changes to Efficiencies and Cost Savings	(\$4.1)	(0.9%)
Changes to Operationalize Prior Decisions	\$2.4	0.5%
Assessment Growth		(0.4%)
<b>Normal Operations</b>	<b>\$10.9</b>	<b>2.1%</b>
New Initiatives	\$5.7	1.3%
<b>Proposed Budget Excluding Special Purpose Levies</b>	<b>\$451.9</b>	<b>3.4%</b>
<b>Special Purpose Levies</b>		
Capital Infrastructure and Debt Repayment Levy	\$8.7	2.0%
Churchill Meadows Pool	\$2.2	0.5%
<b>Proposed Budget with Special Purpose Levies</b>	<b>\$462.8</b>	<b>5.9%</b>
<b>Proposed Budget and Year Over Year % Change</b>	<b>\$462.8</b>	<b>5.9%</b>
<b>Impact on Total Residential Tax Bill</b>		<b>1.98%</b>
<b>Impact on Total Commercial Tax Bill</b>		<b>1.18%</b>
<b>Budget Committee changes:</b>		
1. Planning Application and Building Permit Fee increased revenues	(\$1.0)	(0.23%)
2. Riverwood Conservancy grant funding	\$0.15	0.03%
3. Square One Older Adult Centre Relocation - transfer one time costs to Capital; first 6 months free rent; \$105k annualized in 2018	(\$0.21)	(0.05%)
<b>Proposed Budget and Year Over Year % Change</b>	<b>\$461.7</b>	<b>5.7%</b>
<b>Impact on Total Residential Tax Bill after BC changes</b>		<b>1.90%</b>
<b>Impact on Total Commercial Tax Bill after BC changes</b>		<b>1.13%</b>

# City of Mississauga Corporate Report



Date: 2016/12/01

To: Chair and Members of Budget Committee

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

Originator's files:

Meeting date:  
2016/12/07

## Subject

**Churchill Meadows Community Centre Indoor Pool (Ward 10)**

## Recommendation

That the Corporate Report dated December 1, 2016 from the Commissioner of Community Services entitled "Churchill Meadows Community Centre Indoor Pool" be received for information.

## Report Highlights

- Design and construction of an indoor pool for the Northwest quadrant of the city was approved by Council on September 30, 2015 in the amount of \$18.7 million.
- To date we have hired an architect and have expended or committed \$500,000 on design and on site plan. Additional funding of \$300,000 would be required to modify the design by deleting the pool. The delay for redesign would result in price escalation in the amount of \$220,000.
- The cost of financing the pool would be higher overall because of the extended term.
- The ten-year debenture option would cost \$3.9 million, with a levy impact of 0.51%; the 15-year debenture option would cost \$6.4 million, with a levy impact of 0.38%; the twenty-year debenture impact would cost \$9.3 million, with a levy impact of 0.32%.

## Background

As per Council's direction at Budget Committee on November 30, 2016, this report has been prepared to provide Council with supplementary information with regards to the debenture options for funding the indoor pool component of the Churchill Meadows Community Centre, an update to the utilization numbers to include the recently reopened Meadowvale Community Centre and a project update.

Budget Committee	2016/12/01	2
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The previously submitted Corporate Report dated September 1, 2015 to Budget Committee titled Park 459 Lands and Indoor Pool, (Appendix 1), provides further background information and analysis of the addition of the pool to the community centre.

As per resolution number BC-0228-2015 (Appendix 3), Council approved the construction of an indoor aquatic facility as part of Phase 1 of the indoor facility at Park 459 and that a ten year debenture be issued to fund the capital cost of \$18,700,000 with repayment starting in 2016.

Population forecast, community consultation notes and utilization are included in this report at Councillor McFadden's request.

## Comments

The table below provides the overall costs and funding sources for Phase 1 of the Park 459 development which includes the building, park development and air supported structure components. These components reside in the capital budgets of Recreation and Parks and Forestry divisions.

<b>PARK 459 PHASE I - CAPITAL BUDGET &amp; FORECAST 2016 - 2019</b>					
	2016	2017	2018	2019	Total 2016 - 2019 Funded
<b>P459 - Phase I - Indoor Recreation facility: Gymnasium, Community Space, 25M Indoor Pool</b>					
DC-REC	572,400	4,438,485	4,438,485	4,562,242	14,011,612
TAX	-	493,165	493,165	506,916	1,493,246
CIL	63,600	-	-	3,000,000	3,063,600
Tax - Debt - Pool	475,000	2,225,000	8,000,000	8,000,000	18,700,000
<b>TOTAL</b>	<b>1,111,000</b>	<b>7,156,650</b>	<b>12,931,650</b>	<b>16,069,158</b>	<b>37,268,458</b>
<b>P- 459 - Phase I - Air Supported Structure</b>					
DC-REC	68,629	752,623	322,553		1,143,805
TAX	139,625	83,625	35,839		259,089
CIL		689,334	1,378,666		2,068,000
<b>TOTAL</b>	<b>208,254</b>	<b>1,525,582</b>	<b>1,737,058</b>	<b>-</b>	<b>3,470,894</b>
<b>P459 - Phase I - Park Development: Site Servicing, Infrastructure and 2 Artificial Turf Sport Fields</b>					
DC-REC	613,080	6,519,023	3,099,867		10,231,970
TAX	68,133	724,336	344,430		1,136,899
<b>TOTAL</b>	<b>681,213</b>	<b>7,243,359</b>	<b>3,444,297</b>	<b>-</b>	<b>11,368,869</b>
<b>Park 459 Phase I - Total Funding by Source</b>					
DC-REC	1,254,109	11,710,131	7,860,905	4,562,242	25,387,387
TAX	207,758	1,301,126	873,434	506,916	2,889,234
CIL	63,600	689,334	1,378,666	3,000,000	5,131,600
Tax - Debt - Pool	475,000	2,225,000	8,000,000	8,000,000	18,700,000
<b>TOTAL Project Cost</b>	<b>2,000,467</b>	<b>15,925,591</b>	<b>18,113,005</b>	<b>16,069,158</b>	<b>52,108,221</b>

Budget Committee	2016/12/01	3
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## **Project Update**

The project was approved for 2016. Several project numbers have been established and an architect hired to provide the detailed design, which is underway. Progress to date:

- Design & Development of Building and Park Development approximately 40% complete;
- Site Plan Application submitted and under review;
- Storm Water Management Plan and Phase 1 site development finalized;
- Building Footprint, exterior and programming requirements finalized; and
- Design development package submitted to Cost Consultant for Class C estimate.

Approximately \$500,000 has been spent or committed to date. To exclude the pool at this stage would cost an additional \$300,000 to redesign and a six (6) month delay with escalation costs of approximately \$220,000.

## **Future Directions**

The 2014 Future Directions Recreation Master Plan recommended that a new pool in the area known as Service Area 1 (northwest Mississauga) only be pursued on a provision to partner basis, preferably with a regional partner such as the YMCA, in order to reduce capital and operating costs and to reach an aquatic market not served by the City of Mississauga.

With Council's approval the City had explored a potential partnership opportunity with the YMCA of Greater Toronto, however this attempt was unsuccessful as market assessments concluded that a YMCA facility would not be sustainable at this location. The findings of the market assessment also concluded strong brand loyalty to the City of Mississauga that would cause direct competition rather than a partnership. Further details on this option are contained in the 2015 Corporate Report (Appendix 1).

## **Community Consultation**

At a Park 459 public consultation meeting held on June 10, 2015 at the Stephen Lewis Secondary School, residents in attendance expressed a desire for an indoor pool in the Churchill Meadows community.

The Public Consultation Report prepared by the consultants stated that many participants would like to see a swimming pool in the facility being planned, noting that in their opinion, other pools are not conveniently located and are operating at full capacity.

In the consultant's report it was mentioned that many participants stated that this would be one of the main reasons for them to use the new facility.

Budget Committee	2016/12/01	4
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### Update on Population Growth

Population within Service Area 1 was estimated at 168,000 in 2014 and is forecasted to grow by approximately another 12,000 people by 2031 (See Appendix 2) attached for service area map with population).

Work is currently underway on the Ninth Line development plan with no confirmed land use scenarios, however given current emerging Provincial plan policies; the corridor could accommodate approximately 7,500 additional people.

### Update on Utilization – Fall Session 2016

The following table provides prime time utilization information on the 2016 Fall Session year to date at the nearest community centres to the planned community centre site in Service Area 1.

Community Centre	Prime Time Program Fill Rate	Prime Time Program Registrants	Prime Time Registrants Waitlist	Drop in Visits
Erin Meadows	90%	1,134	29	7,258
Meadowvale	87%	889	67	10,780
River Grove	89%	1,123	40	16,786

Note: Fall September 24<sup>th</sup> to November 27<sup>th</sup> 2016.

Prime time utilization rates continue to be high (approximately 89%) in Service Area 1 for aquatic programs.

### Financial Impact

The following table compares the costs of issuing ten, fifteen, and twenty year debentures and the resulting impact on the taxpayer.

	Borrowing Rates	Total Interest Paid	Tax Levy Increase	Annual Tax Levy Amount	Avg. Household Impact (Annually)	Avg. Household Impact (Total)
10 year scenario	3.4%-4.0%	\$ 3,870,835	0.51%	\$ 2,209,583	\$ 8.40	\$ 83.95
15 year scenario	3.8%-4.25%	6,405,392	0.38%	1,642,026	6.24	93.58
(15 vs. 10)		2,534,558	-	567,557	2.16	9.63
20 year scenario	4.1%-4.5%	9,333,642	0.32%	1,377,932	5.24	104.71
(20 vs. 10)		5,462,807	-	831,651	3.16	20.76

\*numbers rounded



Budget Committee	2016/12/01	5
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## Debenture Terms and Rates

As noted in the above table, borrowing rates for debentures issued for fifteen and twenty years are higher than when issued for ten years. As well, higher borrowing rates translate into higher interest costs over the term of the debenture. As noted above, it would cost an additional \$2.5 million and \$5.5 million in interest charges to issue fifteen and twenty year debentures versus ten year debentures respectively. There are other, less direct financial impacts associated with issuing debt for longer terms. Issuing debt for longer terms can be difficult as investors do not always want to purchase securities for lengthy terms as well as issuing debt for longer terms also reduces the City's financial flexibility in the future. In addition, Mississauga's approved Debt Policy states that "timing, type and term of debt financing for the approved budget will be determined in order to minimize the City's overall long-term cost of financing".

## Impact on Taxpayers

In terms of the impact on the residential taxpayer, an annual savings of \$2.16 per taxpayer would be realized if debt were issued for fifteen years versus ten years. This savings is offset by the extra five years of debt repayment, for a net increased cost of \$9.63 per taxpayer over the full fifteen year term. An annual savings of \$3.16 per taxpayer for twenty year debentures versus ten years would result in lower costs in the short term but would result in additional net costs of \$20.76 per taxpayer over twenty years.

## Potential Impact to Mississauga's Credit Rating

As presented at Budget Committee on November 28, 2016, the three indicators which could potentially affect the City's Credit Rating are:

- A quicker pace of external borrowing, coupled with a growing draw on reserves
- Outstanding debt as a percentage of consolidated revenues above 30%, and
- Sudden change in financial management approach

As financial management is one of the key indicators in assessing credit ratings, changing an already published and approved financing plan could have an impact on the way a credit rating agency views decision making. Amendments to discretionary tax-based capital spending that are not in keeping with already approved long term financial strategies could affect the nature of the Credit Rating agency's written critique of the City.

## Conclusion

Design and construction of an indoor pool for the Northwest quadrant of the city was approved by Council. To date an architect has been hired and \$500,000 have been spent or committed on design. The ten (10) year debenture option represents the lowest cost of borrowing.

Budget Committee

2016/12/01

6

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## Attachments

Appendix 1: Park 459 Lands and Indoor Pool Corporate Report 2015/09/01

Appendix 2: Future Directions Aquatic Centre Distribution by Service Area

Appendix 3: Budget Recommendation BC-0047-2015



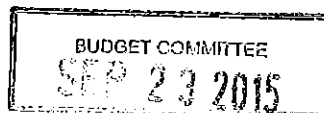
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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Maurice Swaby, Manager, Business Planning

City of Mississauga

# Corporate Report



MISSISSAUGA

<b>Date:</b> September 1, 2015  <b>To:</b> Chair and Members of Budget Committee  <b>From:</b> Paul A. Mitcham, P.Eng., MBA Commissioner of Community Services	<b>Originator's files:</b>  File names
	<b>Meeting date:</b>  September 23, 2015

## Subject

Park 459 Lands and Indoor Pool (Ward 10)

## Recommendation

That Council receive the report dated September 1, 2015 from the Commissioner of Community Services titled "Park 459 Lands and Indoor Pool" for consideration in the 2016 Business Plan and Budget Process.

### Report Highlights

- A new pool was a consistent and strong request throughout Park 459 public consultation.
- Council directed staff to include an aquatic facility in the design of Park 459 Phase 1 subject to budget considerations.
- The 2014 Future Directions Recreation Master Plan recommended an aquatic facility at the Park 459 site should be pursued in partnership only with a regional service provider, an attempt to secure a partnership was not successful.
- The addition of an aquatic facility including a 25 meter pool and leisure pool at Park 459 is estimated at \$18,713,100 and is not funded in the 2016-2025 capital budget and forecast.
- Should Council approve this pool, Corporate Finance recommends that a ten year debenture be issued to fund the capital cost and that the tax levy be increased by 0.5% starting in 2016 to pay off the debenture.
- The addition of another pool in the northwest would increase the net operating costs by \$532,500 starting in 2020.

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## Background

As per Council direction in resolution 0182-2015, this report had been prepared to provide Council with the cost implications of including an indoor aquatic facility in the design for Phase 1 of the indoor facility at Park 459, for budget considerations.

## Comments

### Public Consultation

At the Park 459 public consultation meeting held on June 10, 2015 at the Stephen Lewis Secondary School, residents in attendance expressed a desire for an indoor pool in the Churchill Meadows community. Prior to and subsequent to the public consultation meeting, residents have also consistently requested a new pool in the northwest through focus groups and emails to staff. The Public Consultation Summary Report prepared by the consultants stated that many participants would like to see a swimming pool in the facility being planned, noting that in their opinion, other pools are not conveniently located and are operating at full capacity. Many participants stated that this would be one of the main reasons for them to use the new facility.

### Future Directions

The 2014 Future Directions Recreation Master Plan recommended that a new pool in the area known as Service Area 1 (northwest Mississauga) only be pursued on a 'provision by partner' basis, preferably with a regional partner such as the YMCA, in order to reduce capital and operating costs and to reach an aquatic market not served by the City of Mississauga.

The 2014 Future Directions Recreation Master Plan further recommended that no new indoor pool was required where the City was the sole operator due to the:

- Available capacity to accommodate aquatic programs at existing municipal indoor pools;
- Strong geographic distribution of community center indoor pools in the northwest area of the City;
- Population growth short of triggering a need for a third pool in the service area; and
- Aging population trends that could shape demand for future aquatic amenities from large pools needed for child swimming lessons to smaller tanks oriented to aquatic fitness and older adult programming.

### YMCA Proposal

The YMCA of Greater Toronto (YMCA) expressed interest in working with the City of Mississauga to establish a YMCA facility to serve the western portion of the City and on this basis Council authorized staff to explore a partnership opportunity with the YMCA to provide a new recreational facility in the City's northwest area (Ward 10).

Budget Committee		September 1, 2015	3
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In exploring this initiative, the YMCA conducted an independent market assessment study to determine the viability of the initiative at the Park 459 location and concluded that a YMCA facility would not be sustainable at this location. The lack of residential neighbourhoods in the Halton region west of the location which is not projected to change within the foreseeable future was one key factor considered. The YMCA findings also included strong brand loyalty to City of Mississauga that would cause direct competition rather than a partnership; competition from the nearby private facilities such as GoodLife and LifeTime Fitness; and overlapping market with the existing Mississauga Central YMCA.

#### Other Factors

During the course of the YMCA study, staff identified a number of additional concerns and issues; as follows:

- In 2012, indoor pools in the northwest operated at a high rate of utilization during prime time hours (approximately 90%), affecting lesson and program choices;
- Addition of a therapeutic pool tank at Meadowvale CC opening in 2016, will provide additional capacity;
- Population within Service Area 1 (northwest) is forecast to increase by approximately 12,000 people by 2031, driving some additional demand that is expected to be offset by the general aging of the population.
- High risk of attrition between the proposed YMCA/Park 459 pool and the municipal pool at Erin Meadows due to proximity (3.5 km or 2.1 mile separation)
- Addition of another pool would increase net operating costs by \$532,500 starting in 2020.

#### Phase 1 Project Schedule

Public Consultation for input into Park 459 recreational amenities is complete and the consultant team are completing concept designs for the park and the recreation facility including an indoor pool. The following is the preliminary project schedule for the recreational facility without a pool and with a pool.

Project Stage	Timeline without pool	Number of Months	Revised timeline for pool addition *	Number of Months
<b>Project Initiation</b>				
Public Engagement Process Complete	June 10, 2015		June 10, 2015	
Final Development Plan Complete	December 2015		January 2016	1

Budget Committee		September 1, 2015	4
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Project Stage	Timeline without pool	Number of Months	Revised timeline for pool addition *	Number of Months
<b>Phase 1 Design and Construction</b>				
Procurement for Consultant	January 2016 - end of April 2016	4	February 2016 - end of May 2016	4
Design and Contract Documents	May 2016 - end of December 2016	8	June 2016 - end of May 2017	12
Procurement for Contractor	January 2017- end of April 2017	4	June 2017- end of September 2017	4
Construction**	May 2017 - end of December 2018	20	October 2017- end of September 2019	24
Phase 1 of Park and Community Centre Opening	Beginning of 2019		End of 2019	
<b>Difference (9 months)</b>		<b>36</b>		<b>45</b>

\* pending pool approval timing by Council

\*\* pending all municipal approvals in place

The addition of an indoor aquatic facility would expand the project timeline because design of a pool is more involved than designing an office building or shell space. In addition, the construction of the pool will take longer because there is more building to construct.

## Strategic Plan

The development of Park 459 as a sport and recreation destination which was recommended in 2014 Future Directions master plans supports a number of Strategic Pillars for Change: Connect and Belong. The proposed facility will help to foster a vibrant community with appealing indoor and outdoor public spaces that assist in completing our neighbourhoods and ensuring youth, older adults and new immigrants thrive by providing residents in the northwest area of the City with a needed community facility, sports fields and green space that is in reasonable proximity to a young and growing area of the city. An indoor aquatic facility would serve to enhance these pillars of the City's Strategic Plan.

## Financial Impact

26,733 square feet (2,452 m<sup>2</sup>) would be required to accommodate the 25 meter tank and leisure pool which is an estimated \$18,713,100 addition to the current capital budget proposal. This cost is in line with other City of Mississauga pool additions completed in the last 5-10 years such as Malton Community Centre Pool addition and Clarkson Community Centre Pool addition. The pool is currently not funded in the 10 year capital plan.

Should Council decide to approve this pool, Corporate Finance recommends that the City would issue a ten year debenture and that the tax levy be increased by 0.5% starting in 2016 to pay off the debenture. Over a

Budget Committee		September 1, 2015	5
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ten year period annual payments of \$2.2 million (debt and interest) would be required to retire the debt, representing an increase of \$8.18 on the average property tax bill.

Net Operating costs would increase by \$532,000 starting in 2020.

There are no current opportunities to partner with Oakville or Milton on development of the proposed pool.

Development charges / levy funds have been fully committed through the current capital budget.

Further to the Council Resolution, staff will pursue sponsorship opportunities upon approval of the project.

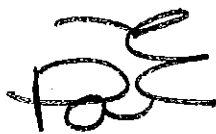
## Conclusion

In Service Area 1, demand for swimming in the north-west has been expressed through community input most recently at the public engagement for the design of the indoor recreational facility in Park 459. The 2014 Future Directions Recreation Master Plan recommended that no new indoor pool was required where the City was the sole operator. Other building options considered were for a City built and operated recreational and sport facility which includes community space amenities with the option to expand amenities in the future.

## Attachments

Appendix 1: Resolution 0182-2015

Appendix 2: NW Aquatic Facilities



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

Prepared by: Aleksandra Allen, Business Planning



RESOLUTION NO.: 0182-2015 Page 1 of 1

Date: July 8, 2015

Moved by: [Signature]

Seconded by: [Signature]

WHEREAS a new major community centre and sports park is currently being designed and developed to serve Mississauga residents at Park 459 in the City's northwest quadrant;

AND WHEREAS every other major community centre in Mississauga has an indoor aquatic amenity either within the building or affiliated with and geographically-linked to it (ie: Cawthra and Glen Forest pools) and that a pool at the Park 459 centre is needed to complete the community;

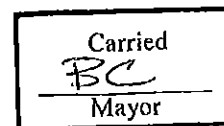
AND WHEREAS recent City of Mississauga studies have revealed the City's northwest quadrant has the highest demand for aquatic programming throughout Mississauga, that drop-in swims are on the rise at the two nearest pools, and that the aquatic service level by population is the second lowest in the City;

AND WHEREAS during recent community engagement sessions about the design of the centre and fields at Park 459, the most frequent request was and is for an indoor pool;

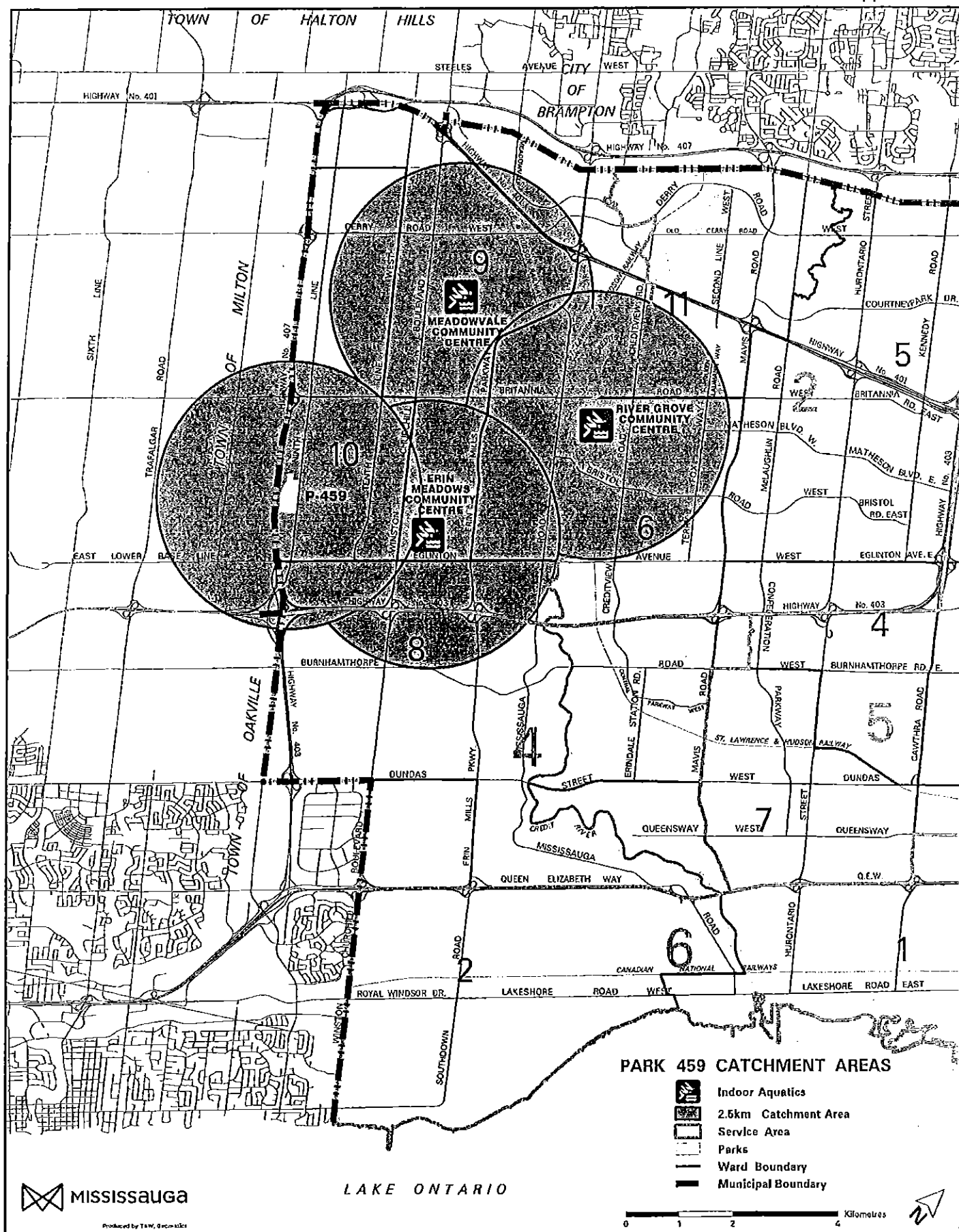
AND WHEREAS anecdotal evidence demonstrates that Mississauga residents are traveling to neighbouring municipalities (Milton, Oakville, Georgetown) for aquatic programming and open swims due to the lack of availability and crowded pools in the City's northwest quadrant;

NOW THEREFORE BE IT RESOLVED THAT the City of Mississauga include an indoor aquatic facility in its design for Phase 1 the community centre at Park 459, subject to budget considerations;

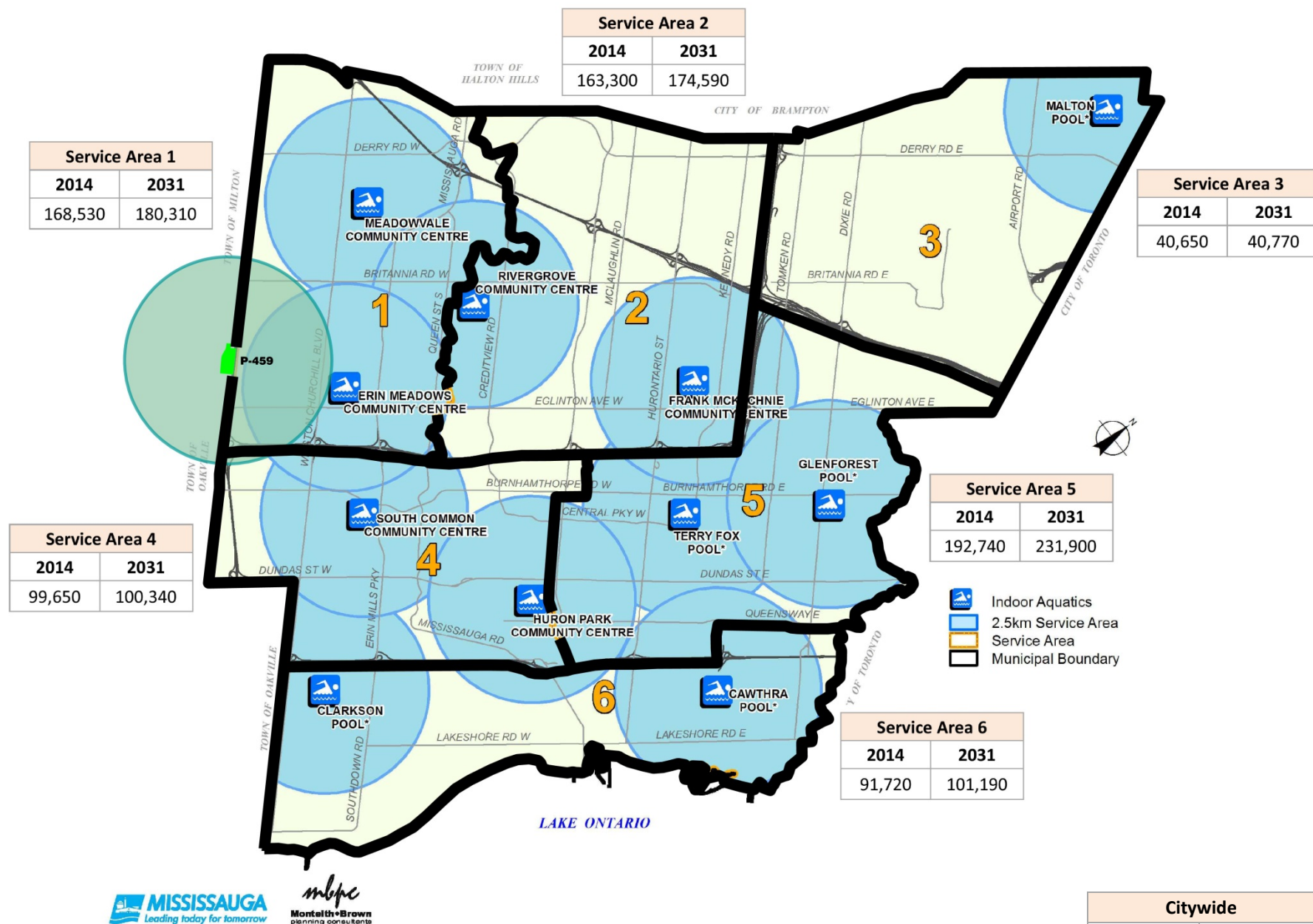
AND FURTHER THAT all possible sources for public funding (development charges, other levels of government, neighbouring municipalities) and private funding (naming opportunities) be investigated to minimize the impact on the property tax bill.







### Distribution of Indoor Aquatic Centres by Service Area



Source: 2014 Future Directions Recreation Master Plan modified to include P-459 site

Citywide	
2014	2031
756,590	829,100



RECOMMENDATION BC-0047-2015  
Approved by Budget Committee on September 23, 2015  
and adopted by the Council of  
The Corporation of the City of Mississauga  
at its meeting on September 30, 2015

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BC-0047-2015

1. That Council receive the report dated September 1, 2015 from the Commissioner of Community Services titled "Park 459 Land and Indoor Pool."
2. That Council approve the construction of an indoor aquatic facility as part of Phase 1 of the indoor facility at Park 459 and that a ten-year debenture be issued to fund the capital cost with repayment starting in 2016 according to the recommendation of Corporate Finance in the report.

(Ward 10)

# City of Mississauga

## Memorandum



Date: 2016/12/01

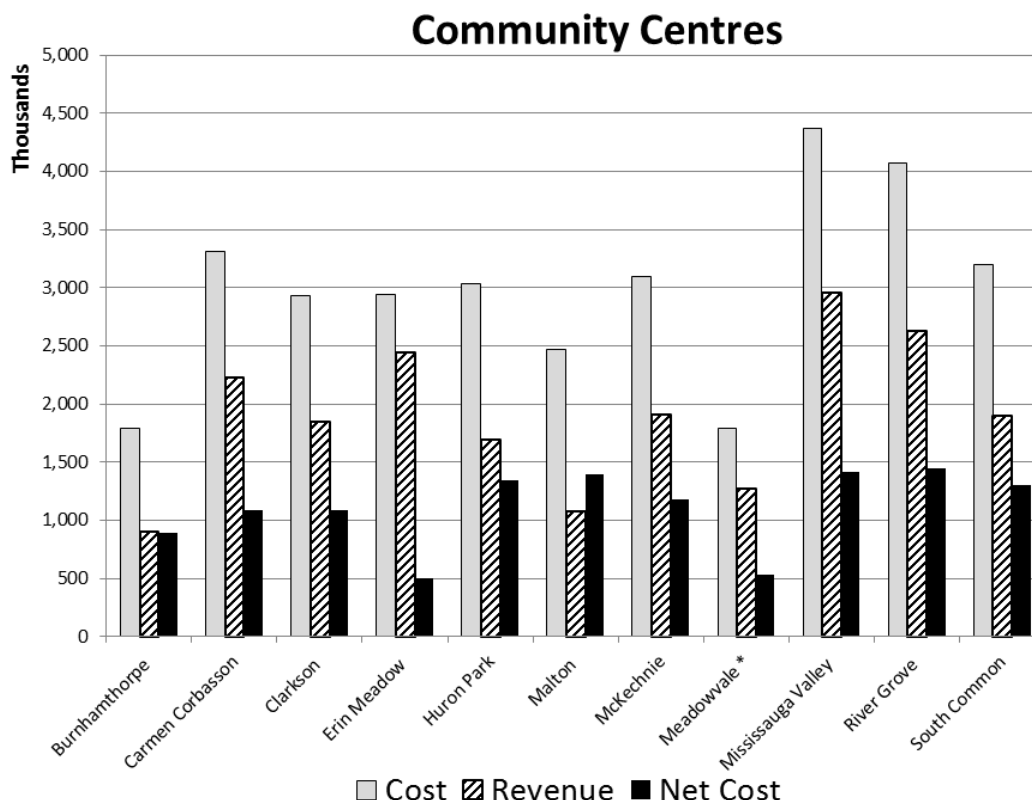
To: Chair and Members of Budget Committee

From: Shari Lichterman, Director of Recreation

Meeting Date: 2016/12/07

Subject: Comparison of Operating Budgets for City of Mississauga Community Centres

In response to the request at Budget Committee to provide operating budget comparisons by facility for Recreation's community centres, please see the chart below which reflects the 2016 Budget for each location for Cost, Revenue and Net Cost, with the exception of Meadowvale, which is showing the 2017 budget given that it was not open for a full year in 2016.



Please note that the amenities within each community centre vary; with some including ice arenas, libraries, pools, therapeutic tanks, equipment-based fitness and more. Therefore it is difficult to compare many of these centres side by side.

Budget Committee		2016/12/01	6.2 2
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In addition, the Meadowvale budget will be adjusted in 2018 to reflect the increase in revenues and costs based on the new building footprint and the addition of the library. It is currently budgeted based on historical (pre-renovation) revenues and costs.




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Prepared by: Shari Lichterman, Director of Recreation

# City of Mississauga

## Corporate Report



Date: 2016/12/01

To: Chair and Members of Budget Committee

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

Originator's files:

Meeting date:  
2016/12/07

### Subject

**Supplementary Information on Riverwood Conservancy Request for Additional Grant Funding in 2017 and Square One Older Adult Centre Relocation Budget Adjustment**

### Recommendation

That the 2017 Budget Request be adjusted in accordance with the Corporate Report dated December 1, 2016 from the Commissioner of Community Services entitled "Supplementary Information on Riverwood Conservancy Request for Additional Grant Funding and the Square One Older Adult Centre Relocation Budget Adjustment".

### Report Highlights

- Staff successfully negotiated six (6) months free rent for the Square One Older Adult Centre creating budget room of \$103,000.
- The one time transition costs as per Budget Request 2545 in the amount of \$109,000 be transferred to the capital for Square One Older Adult Centre leasehold improvements. Budget room was created in the capital budget by the deletion of staff chargebacks not required on the basis that the project will be managed by the building owner.
- Through changes in the budget allocation for the Square One Older Adult Centre lease budget room in the amount of \$212,000 has been created in the 2017 Budget request.
- We recommend that a portion of the budget room in the amount of \$150,000 be allocated to the Riverwood Conservancy through the 2017 grant program and the balance in the amount of \$62,000 be handled as a 2017 budget adjustment.

## Background

As per Council's direction at Budget Committee on November 30, 2016, this report has been prepared to provide Council with supplementary information regarding the option of accommodating the Riverwood Conservancy additional funding request of \$150,000 within the 2017 budget envelope of the Community Grants Program and to review the Older Adult Square One Centre Relocation proposed budget.

A previous staff report dated November 4, 2016 and titled "The Riverwood Conservancy and Request for Additional Grant Funding" was provided to Budget Committee and included the details of Riverwood Conservancy's request.

A previous staff report with details dated November 8, 2016 and titled "Square One Older Adult Centre Future Lease and Tenant Improvements" was provided to Budget Committee in Closed Session on November 28, 2016.

The City has multi-year agreements with the Riverwood Conservancy and the Square One Older Adult Centre through the Community Grant Program.

## Comments

For information, we have confirmed that the management and supervision of capital leasehold improvements will be undertaken by the landlord creating budget room in the capital estimate of \$109,000. We recommend that one time moving and transition costs in the same amount be transferred to capital. The Capital Budget request will remain as \$1.2 million.

In addition, we have been successful in negotiating six (6) months' rent free creating additional room in the budget request (\$103,000).

For both items we have created budget room of \$212,000 in 2017. We propose that \$150,000 be allocated to the Riverwood Conservancy through the grant program and the balance (\$62,000) be handled as a favourable 2017 operating budget adjustment.

## Financial Impact

Transfer of Moving and Transition Costs to capital budget	\$109,000
Six (6) Months' Rent Free	\$103,000
<b>Total 2017 Budget Room</b>	<b>\$212,000</b>
Transfer to Riverwood Conservancy 2017	\$150,000
Favourable 2017 Budget Adjustment	\$62,000

Budget Committee

2016/12/01

3

## Conclusion

The City of Mississauga strives to support our community partners in working together to achieve our strategic pillars for change and vision for our future Mississauga.



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

Prepared by: Maurice Swaby, Manager Business Planning



# City of Mississauga

## Corporate Report



Date: 2016/12/01

To: Chair and Members of Budget Committee

From: Gary Kent, Commissioner of Corporate Services and  
Chief Financial Officer

Originator's files:

Meeting date:  
2016/12/07

## Subject

**Grants to Post Secondary Institutions**

## Recommendation

That the report of the Commissioner of Corporate Services and Chief Financial Officer dated December 1, 2016 titled Grants to Post Secondary Institutions be received for information.

## Background

In accordance with section 323 of the *Municipal Act*, 2001, S.O. 2001, c.25, universities and colleges annually are levied a Payment-in-Lieu of Taxes (PILT) at a rate of \$75 per full time student.

In 2016, University of Toronto (UTM) and Sheridan College (Sheridan) paid \$997,400 and \$170,300 in PILTs respectively. PILTs are shared between the City (43%) and Region of Peel (57%). UTM and Sheridan receive funding from the Province for the PILT on these properties excluding the portion of the PILT related to international enrolment.

Various contributions have been made to UTM and Sheridan over the years as outlined in the report of the Commissioner of Corporate Services and Chief Financial Officer dated April 20, 2016 title "Transactions with Post-Secondary Institutions". See Appendix 1.

Through resolution 0211-2013, Council approved a "UTM Special Levy in the amount of \$1 million to be included in the City's budget for ten years" beginning in 2014. This matter is voted on separately each budget year.

Staff were requested to analyze the impacts of an approach where rather than a special purpose levy for UTM, a grant is provided to Sheridan and UTM equivalent to the annual PILT received from these institutions.

## Comments

The City's tax levy includes \$1 million annually for the UTM Special Purpose Levy. In 2016, the City received \$428,900 from UTM and \$73,200 from Sheridan in PILTs which could be given back to them in the form of a grant. If the Region were to agree to provide grants equal to the share of the PILTs recovered by them, the assistance provided to UTM and Sheridan would be \$997,400 and \$170,300, respectively. This would be equal to their total annual PILT payments.

PILTs are based on enrolment as provided by the Province annually. It is anticipated that Sheridan's enrolment will increase by approximately 3,000 students in 2017 with the completion of Phase II of the HMC Campus. The \$75 PILT rate is prescribed by the Province. This rate has been in effect since 1987. Should Council decide to provide a grant, they would need to decide if it was capped or if it would grow for changes in enrolment or the rate. Also, Council would need to decide if it would apply a sunset clause on the grant or leave it in perpetuity.

## Financial Impact

Based on the 2016 PILTs, the net impact of an approach where rather than a special purpose levy for UTM, a grant is provided to Sheridan and UTM would be as follows:

	<b>MISSISSAUGA TAXPAYER</b>	<b>UTM</b>	<b>SHERIDAN</b>
UTM Levy	\$1,000,000	-\$1,000,000	
City Grant	-\$502,100	\$428,900	\$73,200
Net Impact - City Grant	<b>\$497,900</b>	<b>-\$571,100</b>	<b>\$73,200</b>
Region Grant	-\$399,400	\$568,500	\$97,100
Net Impact - City + Region Grant	<b>\$98,500</b>	<b>-\$2,600</b>	<b>\$170,300</b>

## Conclusion

In 2016, UTM and Sheridan paid PILTS of \$997,400 and \$170,300, respectively. A grant of the City portion of the PILT would provide UTM and Sheridan, \$428,900 and \$73,200, respectively with a reduction in the tax levy of \$497,900. If the Region were to provide grants equivalent to their portion of the PILT, this would increase the amount to UTM and Sheridan to \$997,400 and \$170,300, respectively and the savings to Mississauga taxpayers would be \$98,500.

Budget Committee

2016/12/01

3

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**Attachments**

Appendix 1: Transactions with Post Secondary Institutions – April 2016 report



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Gary Kent, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Connie Mesih, Director, Revenue and Materiel Management

City of Mississauga  
**Corporate Report**



Date: 2016/04/20

To: Chair and Members of General Committee

From: Gary Kent, Commissioner of Corporate Services and  
Chief Financial Officer

Originator's files:

Meeting date:  
2016/05/18

## Subject

**Transactions with Post Secondary Institutions**

## Recommendation

That the report of the Commissioner of Corporate Services and Chief Financial Officer dated April 20, 2016 titled "Transactions with Post-Secondary Institutions", be received for information.

## Background

At the December 2, 2015 Budget Committee meeting direction was given for staff to prepare a report outlining contributions that the City has provided to educational institutions located in Mississauga as well as the Payment-in-Lieu of Taxes (PILTs) paid by these institutions.

## Comments

### University of Toronto Mississauga (UTM)

In 1999, the City contributed \$3.5 million to UTM in support of the development of the Communication, Culture and Information Technology (CCIT) facility. The contribution represented one sixth of the cost of the project and was paid over a five year period beginning in 2001.

In 2013, Council approved a UTM special levy in the amount of \$1 million be included in the City's budget for ten years to help fund the construction of a new Innovation Complex which will house the Institute of Management and Innovation.

### Sheridan College: Hazel McCallion Campus (Sheridan HMC)

In 2009, the City purchased 8.55 acres of land for \$14.9 million. A Master Plan was prepared for the subject lands and assigned future development as follows:

<b>Parcel Blocks</b>	<b>Acreage</b>	<b>Value (million)</b>
Sheridan HMC Phase I Building Site	1.13 ac	\$ 1.970
Sheridan HMC Phase II Building Site	1.84 ac	\$ 3.208
Scholars' Green Phase I – Park Block	1.29 ac	\$ 2.249
Scholars' Green Phase II – Future Park Block	1.37 ac	\$ 2.388
South Block Parcel – Existing Parking Lot / Future Development Block	1.66 ac	\$ 2.894
North Block Parcel – Existing Parking Lot / Future Development Block	0.67 ac	\$ 1.168
Public Road – Square One Drive	0.59 ac	\$ 1.028
	<b>8.55 ac</b>	<b>\$14.905</b>

Attached as Appendix 1 is an extract of the Council received Sheridan College Master Plan and accompanying Reference Plan showing the various parcel blocks.

1.2 hectares (2.97 acres) of land with a value of \$5.2 million is being used for the Phase I and II building sites. The land has been provided to Sheridan under a 99 year Ground Lease Agreement for \$2 per year. 1.08 hectares ((2.66 acres) valued at \$4.6 million is being used for two phases of Scholars' Green Park blocks. Additionally, 0.94 hectares (2.33 acres) is designated for future development, however in the interim, both parcel blocks together with the Scholars' Green Phase II future park block are being used as municipal parking lots.

For Sheridan HMC Phase I, the City and Sheridan cost shared (50/50) the costs related to the design and construction of Scholars' Green Park, construction of Square One Drive, grading, streetscape works and annual park maintenance costs.

Much of the costs for Sheridan HMC Phase II will be incurred solely by Sheridan including such costs as storm sewer works, water and sanitary works, utilities works and hydro-electrical works, municipal streetscape works, furniture and amenity area works. There are two cost sharing items for Phase II; park and adjacent boulevard design, development and construction costs, and annual park maintenance costs.

### PILTs

In accordance with section 323 of the *Municipal Act, 2001*, S.O. 2001, c.25, universities and colleges are levied an annual tax based on a prescribed rate for each full-time student enrolled in the university or college as determined by the Province each year. The prescribed rate is \$75 per student. The PILT is shared between the City and Region of Peel. In 2015, UTM and Sheridan paid \$954,075 and \$162,675 in PILTs respectively. The City's portion of the PILTs was \$401,580 and \$68,472, respectively. A summary of PILTs paid by UTM and Sheridan since 2001 is attached as Appendix 2.

## Financial Impact

This is an information report only.

## Conclusion

The City has from time to time made contributions to both UTM and Sheridan as well as cost shared some infrastructure projects. UTM has been provided funding to support the development of the Communication, Culture and Information Technology (CCIT) facility and a special levy in the amount of \$1 million annually was approved in 2013 to be included in the City's budget for ten years.

The City purchased 8.55 acres of land for \$14.9 million and a concurrent Master Plan of the subject lands was received by Council. As a result, Sheridan College Hazel McCallion Campus currently consists of two campus buildings, two park blocks and two future development blocks. The two campus building sites have been provided to Sheridan College under a 99 year Ground Lease Agreement. In the interim, municipal surface parking lots are located on the east side of Living Arts Drive, both north and south of Square One Drive. Cost sharing arrangements were noted in both the Phase I Ground Lease Agreement and the Phase II Ground Lease Agreement.

An annual PILT is levied to UTM and Sheridan College based on student enrolment. The PILT is calculated at a prescribed rate of \$75 per student. In 2015, the City received \$401,580 and \$68,472 in PILT payments from UTM and Sheridan respectively.

## Attachments

Appendix 1: Extract of the Council received Sheridan College Master Plan and accompanying Reference Plan

Appendix 2: History of Payment in Lieu of Taxes – Educational Institutions



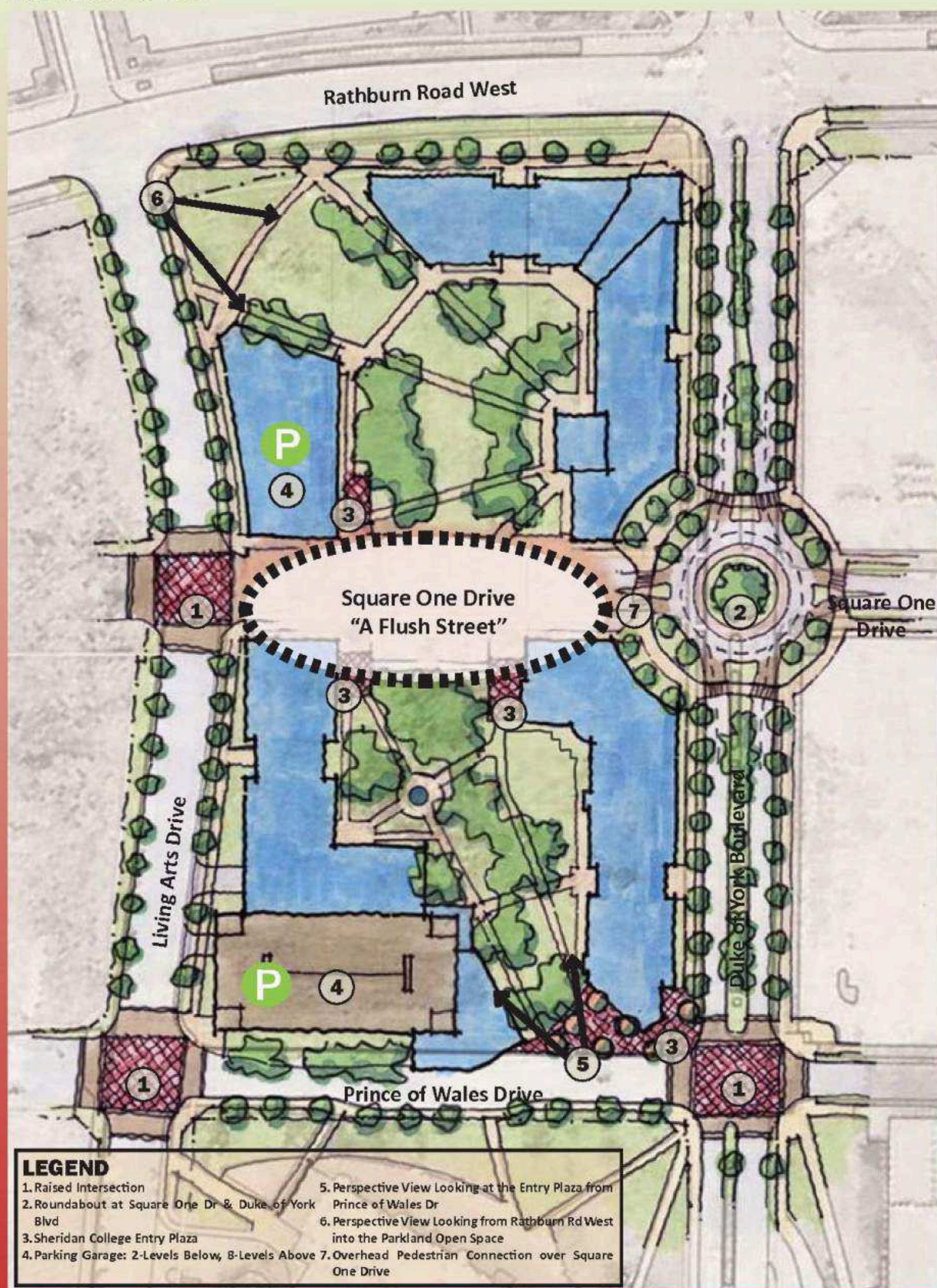
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Gary Kent, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Connie Mesih, Director, Revenue & Materiel Management



## Overall Master Plan









# **HISTORY OF PAYMENT IN LIEU OF TAXES**

## **Educational Institutions**

Appendix 2

<b>University of Toronto Mississauga</b>				<b>Sheridan College</b>		
<b>Year</b>	<b>City Share</b>	<b>Region Share</b>	<b>Total PILT</b>	<b>City Share</b>	<b>City Share</b>	<b>Total PILT</b>
2001	120,205	213,620	333,825	-	-	-
2002	120,124	213,476	333,600	-	-	-
2003	140,162	249,088	389,250	-	-	-
2004	201,358	357,842	559,200	-	-	-
2005	218,738	377,662	596,400	-	-	-
2006	237,837	400,563	638,400	-	-	-
2007	257,288	430,387	687,675	-	-	-
2008	263,351	436,999	700,350	-	-	-
2009	271,474	454,751	726,225	-	-	-
2010	285,032	476,509	761,541	-	-	-
2011	299,184	485,616	784,800	-	-	-
2012	318,019	488,831	806,850	28,349	43,576	71,925
2013	337,679	493,246	830,925	53,552	78,223	131,775
2014	384,245	538,255	922,500	67,977	95,223	163,200
2015	401,580	552,495	954,075	68,472	94,203	162,675
<b>Total</b>	<b>\$ 3,856,278</b>	<b>\$ 6,169,338</b>	<b>\$10,025,616</b>	<b>\$ 218,350</b>	<b>\$ 311,225</b>	<b>\$ 529,575</b>

# City of Mississauga Memorandum



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Date: 2016/12/02  
To: Chair and Members of Budget Committee  
From: Laura Piette, Director of Parks and Forestry  
Meeting Date: December 7, 2016  
Subject: Erindale Park – Addition of Shelters

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## **Background**

During Budget Committee discussions, Councillor Starr asked about the status and cost of adding a shade/rain structure in the Capital Budget forecast for Erindale Park. In addition, the Mayor noted a need for additional parking for this site.

Erindale has one existing picnic shelter which is approximately 10m x 20m size. The park has two parking lots with a combined total of approximately 260 parking spaces to service existing passive recreation uses. Erindale Park redevelopment is included in the Credit River Parks Strategy and unfunded in the capital forecast in 2021.

## **Shelter Options**

Design and construction for a shelter can range from \$50,000 for a tensile fabric structure (6m x 6m) to \$130,000 for a traditional steel structure (8m x 8m). Pending all regulatory approvals in the floodplain site, including the land owner Credit Valley Conservation. The structure must be in close proximity to a fire route.

## **Parking Options**

There are a sufficient number of parking spaces for normal park activities, but during special events, parking facilities can be at capacity. The Erindale Park site could accommodate approximately 45 more spaces through redesigning the existing east parking area at an estimated cost of \$75,000.

## **Capital Budget Forecast**

Erindale Park Redevelopment is in the Capital Budget Forecast in the Improve prioritization category which is unfunded at \$6.8 million (Tax), cash flowed from 2021 to 2025. An additional shade structure is included in this estimate.

## Corporate Capital Budget Priority Process

The corporate budget process prioritizes each project based on the following prioritization categories with:

- 1st Priority Mandatory – projects with a legal requirement
- 2nd Priority Critical – projects essential to maintain service levels
- 3rd priority Efficiencies & Cost Savings – capital projects that reduce operating budgets
- 4th priority 10% tax portion of Development Charges – new amenities to meet provision standards (ex. 1 playground for every 2,900 residents)
- 5th Other Funding Sources – non-tax funding sources, for example Cash-in-Lieu of Parkland
- 6th Priority State of Good Repair – rehabilitation and replacement of existing assets
- 7th Priority Improve – new or upgrades to existing facilities, for example new picnic shelters, lighting existing trails, or paving gravel parking lots

Over the next 10 years, there are \$53.5 million in Parks & Forestry unfunded projects of which \$7.6 million are State of Good Repair and \$45.9 million are in the Improve category. Under the Corporate Prioritization Model, Improve projects are lower ranked and receive funding after all other prioritization categories have been funded. Priorities are reviewed and updated on an annual basis.

For information only.



Prepared by: Laura Piette, Director of Parks and Forestry

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1. That Council approve the 2017 Budget as set out in:
    - a) 2017-2020 Business Plan & 2017 Budget Sections B through T which include the following tables/appendices:
      - i) Section B: Appendix 2D Listing of Projects for Multi-Year Funding
      - ii) Sections C-S: Proposed Budget Changes Excluding New Initiatives and New Revenues
      - iii) Sections C-S: Proposed New Initiatives and New Revenues
      - iv) Sections C-S: Proposed 2017 Capital Budget Detail
      - v) Section T: Appendix 1 Reserves and Reserve Funds Transfers
    - b) That the following adjustments to the 2017-2020 Business Plan & 2017 Budget be approved:
      - i) That corporate report, Riverwood Conservancy and Request for Additional Grant Funding increase the Community Grant Program by \$150,000 within the 2017 operating budget
      - ii) That funds of \$1,200,000 be allocated from the Capital Reserve Fund (Account 33121) into the Square One Older Adult Centre Tenant Improvement Project (Project Number 16-430)
      - iii) That budget request #2545, Square One Older Adult Centre Relocation, \$315,000 be reduced to \$103,000 as part of the 2017 operating budget
      - iv) That through the review of corporate report, Planning Application and Building Permit Fees, an increase of revenues by \$1,000,000 be included as part of the 2017 operating budget
  2. That Council approve any necessary 2017 budget re-allocations of service initiatives to ensure that costs are allocated to the appropriate service area with no net change to the 2017 operating levy
  3. That the 2017 property tax levy be approved at \$461,698,552 including:
    - a) Infrastructure and Debt Repayment Levy increase in the amount of \$8,706,623
    - b) Emerald Ash Borer Levy, included in the base budget, in the amount of \$5,600,000
    - c) University of Toronto Mississauga Special Levy, included in the base budget, in the amount of \$1,000,000

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- d) Churchill Meadows Pool contribution of \$2,176,656, be transferred annually for 10 years to reserve fund (35588) for the repayment of the debenture used to fund the capital cost of the Churchill Meadows Pool (2017-2026)
4. That 2017 capital projects included in PTIF, CWWF or Canada 150 program applications do not proceed until approved by the funding bodies
  5. That following the incorporation of adjustments approved by Budget Committee, the number of Full Time Equivalent (FTE) positions in 2017 be 5,348.2
  6. That a 1.5% economic adjustment for eligible non-union employees be implemented effective April 1, 2017 with normal job rate progression
  7. That modifications to the non-union benefit program as detailed in the 2017 Total Compensation presentation dated November 28, 2016, be implemented effective April 1, 2017
  8. That the implementation of a Health Spending Account for eligible non-union part-time and full-time contract staff as detailed in the 2017 Total Compensation presentation dated November 28, 2016, be approved with planned implementation in the Fall of 2017
  9. In regards to the Stormwater Program, that Council approve the 2017 Budget as set out in:
    - a) Stormwater Program 2017-2020 Business Plan & 2017 Budget which include the following appendices:
      - i) Appendix 1 – Listing of Budget Requests
      - ii) Appendix 2 – Proposed Operating Budgets
      - iii) Appendix 3 – Proposed 2017 Capital Budget Detail
      - iv) Appendix 4 – Summary of Full Time Equivalents
      - v) Appendix 5 – Multi-year Funded Capital Projects
      - vi) Appendix 6 – Summary of Reserve and Reserve Fund Transfers
  10. That the 2017 Stormwater Charge for the 2017 budget year be approved at \$102.00 per stormwater billing unit
  11. That the 2017 Stormwater Charge operating budget be approved at \$41,546,000
  12. That following the incorporation of adjustments approved by Budget Committee, the number of Full Time Equivalent (FTE) positions funded by the Stormwater Charge be 22.4 in 2017
  13. That all necessary by-laws be enacted