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## Council

### Date

2017/02/22

### Time

9:00 AM

### Location

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

### Members

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

### Contact

Karen Morden, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 5471  
[karen.morden@mississauga.ca](mailto:karen.morden@mississauga.ca)

### Find it Online

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

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **DECLARATION OF CONFLICT OF INTEREST**
4. **MINUTES OF PREVIOUS COUNCIL MEETING**
- 4.1. February 8, 2017.
5. **PRESENTATIONS** - Nil.
6. **DEPUTATIONS**
- 6.1. Anniversary of Vimy Ridge

Greg Carraro, Vice President of Heritage Mississauga will speak regarding the anniversary of Vimy Ridge
- 6.2. Heritage Mississauga

Barbara O'Neil, President of Heritage Mississauga will provide an update to Council on Heritage Mississauga programs.
- 6.3. Tourism 2017 Update

Shari Lichterman, Director of Recreation, Beth Cooper, Manager of Sport Development and Tourism, and Ashley Travassos, Tourism Coordinator to provide an update on the Official Mississauga Visitor Guide 2017.
7. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

(In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013) Council may grant permission to a person who is present at Council and wishes to address Council on a matter on the Agenda. Persons addressing Council will ask their question; the time limit is 5 minutes for each question, as public question period total limit is 15 minutes.
8. **CONSENT**
9. **INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**
- 9.1. Report dated January 30, 2017 from the Commissioner of Planning and Building re: **Section 37 Community Benefits and Addendum Recommendation Report (Ward 1) Applications to permit a 15 storey, 69 unit apartment building and two 3 storey semi-detached homes 8 Ann Street and 77 and 81 High Street East, Southwest corner of High Street East and Ann Street, F.S. 6810 Limited Partnership (FRAM Building Group)**  
File: 14/007 W1

Recommendation

1. That notwithstanding that subsequent to the public meeting on December 7, 2015, minor dimensional revisions have been made and the number of units in the apartment building has been increased from 68 to 69 by splitting a larger unit, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the above noted changes is hereby waived.
2. That the sum of \$300,000.00 be approved as the amount for the Section 37 Community Benefits contribution.
3. That City Council enact a by-law under Section 37 of the *Planning Act*, to authorize the Commissioner of Planning and Building and the City Clerk to execute the agreement with F.S. 6810 Limited Partnership (FRAM Building Group), and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the community benefits contribution.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

Motion10. **PRESENTATION OF COMMITTEE REPORTS**

- 10.1. General Committee Report 3-2017 dated February 15, 2017.

Motion

To approve recommendations from the following Committee Report:

Recommendations GC-0046-2017 - GC-0096-2017 inclusive contained in the General Committee Report dated February 15, 2017.

- 11.
- UNFINISHED BUSINESS**
- Nil.

- 12.
- PETITIONS**
- Nil.

- 13.
- CORRESPONDENCE**

- 13.1.
- Information Items*

- 13.1.1. Email dated January 23, 2017 from Sandy Milakovic regarding the success of the GRAN Orange Campaign November 25 to December 10, 2016.

Receive for information

- 13.1.2. A letter dated January 31, 2017 from Operation Lifesaver regarding Canada's 15th Annual Rail Safety Week.

Motion

WHEREAS Rail Safety Week is to be held across Canada from April 24 to 30, 2017; and

WHEREAS it is in the public's interest to raise citizens' awareness on reducing avoidable accidents, injuries and damage caused by collisions at level crossings or incidents involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the rail industry, governments, police services, the media and other agencies and the public to raise rail safety awareness; and

WHEREAS Operation Lifesaver has requested Mississauga Council to adopt this resolution in support of its ongoing effort to save lives and prevent injuries in communities, including the City of Mississauga;

THEREFORE BE IT RESOLVED:

That the Council of the City of Mississauga is in support of national Rail Safety Week, to be held from April 24 to 30, 2017.

- 13.1.3. An email dated February 13, 2017 from Antonia Krijin, Park Planning regarding a request for approval of the Cavalia Odyesso event as having municipal significance for the purpose of obtaining a Special Occasion Permit (SOP) for Cavalia Odyesso taking place from June 2017 to September 2017.

Motion

WHEREAS Mississauga Council enacted By-law 0240-2016 being a by-law to authorize the execution of an agreement with Cavalia Inc. and other related matters to the Hershey Event Pad at its meeting on November 9, 2016; and

WHEREAS Cavalia Inc. will present the Cavalia Odyesso event for the period of June 2017 to September 2017; and

WHEREAS the event will consist of seven (7) horse shows per week lasting 2.5 hours each with a thirty (30) minute intermission and with a capacity of 2,000 seats per show;

and

WHEREAS Cavalia Odyesso will have a big top theatre tent opening thirty (30) minutes prior to each scheduled show time and a VIP tent opening ninety (90) minutes prior to each scheduled show time and offering stable visits limited to VIP guests 45 minutes after each show;

NOW THEREFORE BE IT RESOLVED THAT the City of Mississauga deems Cavalia Odyesso to be held at 5399 Rose Cherry Place L4Z 4B6; as one of municipal significance for the purpose of a Special Occasion Permit (SOP);

AND FURTHER that the Alcohol and Gaming Commission of Ontario be advised that the City of Mississauga deems Cavalia Odyesso to be held at 5399 Rose Cherry Place L4Z 4B6; as one of municipal significance for the purpose of a Special Occasion Permit (SOP); subject to all necessary permits and approvals being obtained and compliance with all City of Mississauga by-laws.

- 13.1.4. A memorandum dated February 13, 2017 from Sandra Lefrancois, Supervisor of Event Services at Celebration Square regarding a request to approve the 2017 Japan Festival Mississauga event as having municipal significance for the purpose of obtaining a Special Occasion Permit (SOP) for the 2017 Japan Festival Mississauga event taking place on August 26 - August 27, 2017.

Motion

WHEREAS Japan Festival Mississauga will be hosting the 2017 Japan Festival Mississauga on Saturday, August 26 - Sunday, August 27, 2017;

AND WHEREAS the event will be visited by many guests;

NOW THEREFORE BE IT RESOLVED THAT the City of Mississauga deems the 2017 Japan Festival Mississauga at 300 City Centre Drive L5B 3C1; as one of municipal significance for the purpose of a Special Occasion Permit (SOP);

AND FURTHER that the Alcohol and Gaming Commission of Ontario be advised that the City of Mississauga deems the 2017 Japan Festival Mississauga at 300 City Centre Drive L5B 3C1; as one of municipal significance for the purpose of a Special Occasion Permit (SOP); subject to all necessary permits and approvals being obtained and compliance with all City of Mississauga by-laws.

- 13.1.5. Mayor and Members of Council's declarations under the City of Mississauga Council Code of Conduct regarding gifts and benefits over \$500.00.

Receive for information

- 13.1.6. A letter dated January 13, 2017 from Steven Del Duca, Minister of Transportation regarding assurance signs on the provincial highway network.

Receive for information

- 13.1.7. Notice of Proposed Development, application OZ 16/015 W2, requesting to revise the official plan and zoning to permit 84 back-to-back stacked townhomes on a private condominium road at 2200 Bromsgrove Road, south side of Bromsgrove Road, west of Southdown Road (Ward 2).

Receive for information

- 13.2. *Direction Items* - Nil.

14. **NOTICE OF MOTION** - Nil.

15. **MOTIONS**

- 15.1. To close to the public a portion of the Council meeting to be held on February 22, 2017, to deal with various matters. (See Item 20 Closed Session).

- 15.3. **WHEREAS** Section 391 of the Municipal Act, 2001, S. O. 2001, c. 25, as amended, authorizes a municipality by by-law to impose fees or charges on persons for services or activities provided or done by or on behalf of the municipality and for the use of the municipality's property;

**AND WHEREAS** on October 12, 2016, City Council adopted Budget Committee Recommendation BC-0010-2016 that General Fees and Charges By-law 0241-2015 be repealed and a new by-law be enacted, effective January 1, 2017;

**AND WHEREAS** the By-law enacted included clerical errors with respect to two fees;

**AND WHEREAS** The Council of the Corporation of the City of Mississauga is desirous of amending General Fees and Charges By-law 0211-2016, to effect the identified errors;

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

1. That By-law 0211-2016, being The Corporation of the City of Mississauga General Fees and Charges By-law, is hereby amended by deleting the Bailiff Assignment fee, \$50.00 per notice and Defaulted POA Fines, Administrative Fee, \$30.00 per notice from Schedule "A" under Revenue & Material Management & Business Services.

2. That By-law 0211-2016, is hereby further amended by adding the Bailiff Assignment fee, \$50.00 per year assigned and Defaulted POA Fines, Administrative Fee, \$30.00 per fine to Schedule "A" under Revenue & Material Management & Business Services.

By-law 16.3

16. **INTRODUCTION AND CONSIDERATION OF BY-LAWS**

- 16.1. A by-law to authorize the execution of a Servicing Agreement for Municipal Works Only and other related documents between Raffi Konialian, The Corporation of the City of Mississauga, and The Regional Municipality of Peel (OZ 12/002 W7) (Ward 7).

Resolution 0183-2014/September 10, 2014

- 16.2. A by-law to amend By-law 591-88 being a By-law to Exempt certain lands from Part-Lot Control 7385 East Danbro Crescent (Ward 9).

- 16.3. A by-law to amend By-law Number 0211-2016 being the General Fees and Charges By-law.

BC-0010-2016/October 5, 2016

- 16.4. A by-law to amend the Business Licensing By-law 1-06, as amended.

GC-0054-2017/February 15, 2017

- 16.5. A by-law to authorize the execution of an amendment to the Canada 150 Contribution Agreement for Intake 2 projects.

GC-0057-2017/February 15, 2017

- 16.7. A by-law to transfer funds between various Reserve Funds and certain capital projects approved by Canada 150 Community Infrastructure Program Intake 2.

GC-0057-2017/February 15, 2017

17. **MATTERS PERTAINING TO REGION OF PEEL COUNCIL**

18. **ENQUIRIES**

19. **OTHER BUSINESS/ANNOUNCEMENTS**

20. **CLOSED SESSION**

Pursuant to the Municipal Act, Section 239(2):

20.1. Proposed or pending acquisition or disposition of land by the municipality or local board:  
**Information Item**

20.2. Proposed or pending acquisition or disposition of land by the municipality or local board:  
**Termination of Lease Agreement with Hearthouse Hospice Inc. for a portion of City-owned property, municipally known as 4140 Pheasant Run (Ward 8)**

21. **CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on February 22, 2017.

22. **ADJOURNMENT**



City of Mississauga  
**Corporate Report**



Date: January 30, 2017

To: Mayor and Members of Council

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:  
 OZ 14/007 W1

Meeting date:  
 2017/02/22

## Subject

### **SECTION 37 COMMUNITY BENEFITS AND ADDENDUM RECOMMENDATION REPORT (WARD 1)**

**8 Ann Street and 77 and 81 High Street East (formerly 6, 8 and 10 Ann Street), southwest corner of High Street East and Ann Street**

**Owner: F.S. 6810 Limited Partnership (FRAM Building Group)**

**File: OZ 14/007 W1**

## Recommendation

1. That notwithstanding that subsequent to the public meeting on December 7, 2015, minor dimensional revisions have been made and the number of units in the apartment building has been increased from 68 to 69 by splitting a larger unit, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the above noted changes is hereby waived.
2. That the sum of \$300,000.00 be approved as the amount for the Section 37 Community Benefits contribution.
3. That City Council enact a by-law under Section 37 of the *Planning Act*, to authorize the Commissioner of Planning and Building and the City Clerk to execute the agreement with F.S. 6810 Limited Partnership (FRAM Building Group), and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the community benefits contribution.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development applications, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

## Report Highlights

- There have been minor changes made to the proposal since the Recommendation Report recommending approval of the proposed development was considered by Planning and Development Committee on December 7, 2015 and adopted by Council on December 16, 2015
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications, as revised, be approved
- The City is seeking a community benefits contribution under Section 37 of the *Planning Act*, in conjunction with the proponent's Official Plan Amendment and Rezoning applications
- The proposal has been evaluated against the criteria contained in the Corporate Policy and Procedure on Bonus Zoning, and can be supported subject to the execution of a Section 37 agreement
- The community benefits contribution is \$300,000.00 which can be used towards the redevelopment of the Port Credit Cenotaph Park, renovations to the West Bank Totem Pole, and/or the installation of a commemorative statue relating to the history of Port Credit at J.J. Plaus Park

## Background

On December 7, 2015, a Recommendation Report was presented to Planning and Development Committee (PDC) recommending approval of Official Plan Amendment and Rezoning applications on these lands to permit a 15 storey apartment building with 68 units and 2 semi-detached homes.

PDC passed Recommendation PDC-0069-2015 which was adopted by Council on December 16, 2015. As part of the recommendation, staff is to report back to Council on the recommended community benefits.

Since the Recommendation Report was presented to PDC, minor changes have been made to the proposal. The purpose of this report is to address the changes made to the proposal and to provide comments and a recommendation with respect to the proposed Section 37 Community Benefits.

## Comments

Background information including the December 7, 2015 PDC report and Revised Zoning Standards are attached as Appendices 1 and 2.

## REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the application as follows:

- a larger unit has been split into two smaller units bringing the total unit count of the development to 69 in the apartment building plus two semi-detached homes
- minor modifications to the building setbacks

The proposed revisions to the application do not constitute substantive changes to the development.

### Section 37 Community Benefits Proposal

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in Mississauga Official Plan, this policy enables the City to secure community benefits when increases in permitted development are deemed good planning by Council through the approval of a development application. The receipt of the community benefits discussed in this report conforms to Mississauga Official Plan and the Corporate Policy and Procedure on Bonus Zoning.

"Community Benefits" is defined in the Corporate Policy and Procedures as meaning facilities or cash secured by the City and provided by an owner/developer for specific public capital facilities, services or matters. Section 19.8.2 of Mississauga Official Plan provides examples of potential community benefits, such as the provision of public art, multi-modal transportation facilities or streetscape improvements.

Following Council's approval in principle of the subject applications, staff met with Ward 1 Councillor Tovey to discuss the possible community benefits relating to the proposal. Discussions were also held with representatives from different departments in the City and the applicant. Based on these discussions, three possible contributions were determined.

The "Community Benefits" will include one or a combination of the following: the redevelopment of the Port Credit Cenotaph Park, renovations to the West Bank Totem Pole in Port Credit Memorial Park, and/or the installation of a commemorative statue relating to the history of Port Credit at J.J. Plaus Park.

### Guiding Implementation Principles

#### Development must represent good planning

A fundamental requirement of the use of Section 37 is that the application being considered must first and foremost be considered "good planning" regardless of the community benefit contribution.

The Recommendation Report evaluated the proposed Official Plan Amendment and Rezoning and recommended that the applications be approved as they are acceptable from a planning standpoint and represents good planning.

**A reasonable planning relationship between the secured Community Benefit and the proposed increase in development is required**

A contribution towards J.J. Plaus Park, Port Credit Memorial Park and Port Credit Cenotaph Park represents a 'highest priority' contribution as these upgrades affect the immediate vicinity of the site and benefit the surrounding community. Renovations to the West Bank Totem Pole and the inclusion of a commemorative statue in J.J. Plaus Park represent a relevant connection to the long history of indigenous people in the Credit River Valley which spans thousands of years.

In order to determine a fair value of the "Community Benefits", Realty Services retained an independent land appraisal to determine the increased value of the land resulting from the density increase. The overall increased value of the land has been determined to be \$1,200,000. According to the Corporate Policy and Procedure, a Community Benefit contribution should be in the range of 20 to 40% of the increased value of the land. The contribution of \$300,000.00 represents 25% of the land lift value.

**Community Benefit contributions should respond to community needs**

Port Credit is intrinsically linked to the waterfront and the Credit River. The waterfront park system is a significant contributor to the character and charm of the waterfront community and its continued stewardship is important in preserving that character. The West Bank Totem pole which stands adjacent to the parking lot on Front Street North is part of the local history. It is currently falling into a state of disrepair and work will be required to sustain it. Relocation to a more prominent location may also be considered.

The Cenotaph located at 29 Stavebank Road North needs to be assessed and possibly repaired. The park itself also needs upgrades to the electrical connections for both illumination and sound system improvements. Landscaping improvements would also benefit the park.

A statue commemorating Port Credit's link with the indigenous people would be a suitable and welcomed addition at J.J. Plaus Park. It has been suggested that Peter Jones, an Ojibwa Chief who was influential in the settlement and cultivation of the land, would be a good candidate for such a commemorative piece.

**Ensure that the negotiation process of Section 37 Agreements is transparent**

The land appraisal report prepared by an independent land appraiser is available for viewing. Any proposed park upgrades would be subject to a detailed assessment and review by Parks Planning.

### **Section 37 Agreement**

The Planning and Building Department and the owner have negotiated mutually agreed upon conditions for the community benefit which will be reflected in the related agreement. The agreement provisions will include the following:

- A community benefit contribution of \$300,000.00
- The contribution is to be used towards J.J. Plaus Park, Port Credit Memorial Park and/or Port Credit Cenotaph Park
- The agreement is to be registered on title to the lands in a manner satisfactory to the City Solicitor

### **Financial Impact**

Cash benefits received from a Section 37 agreement will be collected by the Planning and Building Department and held in a Section 37 Reserve Fund set up for that purpose. This fund will be managed by Accounting, Corporate Financial Services, who are responsible for maintaining a record of all cash payment received under this policy.

### **Conclusion**

The revisions proposed by the applicant do not represent a significant change to what had been presented at the December 7, 2015 PDC meeting and all previous evaluations remain valid.

Staff has concluded that the proposed Section 37 Community Benefit is appropriate, based on the increased height and density being recommended through the Official Plan Amendment and Rezoning applications; and that the proposal adheres to the criteria contained in the Corporate Policy and Procedure on Bonus Zoning.

### **Attachments**

Appendix 1: Recommendation Report – December 7, 2015

Appendix 2: Revised Zoning Standards



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Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

City of Mississauga  
**Corporate Report**



<p>Date: November 17, 2015</p>	<p>Originator's file: OZ 14/007 W1</p>
<p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2015/12/07</p>

## Subject

### **RECOMMENDATION REPORT (WARD 1)**

**6, 8 and 10 Ann Street, southwest corner of High Street East and Ann Street**

**Applicant: F.S. 6810 Limited Partnership (FRAM Building Group)**

**Applications to permit a 15 storey, 68 unit apartment building and two 3 storey semi-detached homes**

## Recommendation

That the Report dated November 17, 2015, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/007 W1, F.S. 6810 Limited Partnership (FRAM Building Group), be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Official Plan from **Mixed Use to Residential High Density – Special Site** to permit a 15 storey apartment building and two 3 storey semi-detached homes with an overall FSI of 4.27 be approved.
3. That the application to change the Zoning from **C4 (Mainstreet Commercial)** to **RA5 - Exception (Apartment Dwellings)** to permit a 15 storey, 68 unit apartment building and two semi-detached homes in accordance with the proposed revised zoning standards described in Appendix 4 of this report, be approved subject to the following conditions:
  - (a) That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development;
  - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the

developer, the Peel District School Board and the Dufferin-Peel Catholic District School Board not apply to the subject lands.

4. In the event these applications are approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the *Planning Act* and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

## Report Highlights

- Since the public meeting the applicant has made a minor revision to the proposal by increasing the number of units from 68 to 70. The proposed revision does not impact the design or layout of the site and is applicable to the interior of the apartment building only.
- Staff are satisfied with the change to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved.

## Background

A public meeting was held by the Planning and Development Committee on September 8, 2015, at which time a Planning and Building Department Information Report (Appendix 1) was presented and received for information. The Planning and Development Committee passed Recommendation PDC-0049-2015 which was adopted by Council and is attached as Appendix 2.

## Comments

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

### REVISED DEVELOPMENT PROPOSAL

The applicant has made a modification to the proposal by dividing two of the units in the proposed apartment building, thereby increasing the unit count within the building from 66 to 68. With the inclusion of the 2 semi-detached units, the proposal has a total of 70 units. No changes to the building or layout have been made and there continues to be sufficient parking based on the proposed parking standard.

### COMMUNITY COMMENTS

At the September 8, 2015 public meeting of the Planning and Development Committee, a number of residents from the community expressed support for the proposal.

The issues below were raised by residents at the community meeting held by Ward 1 Councillor on May 20, 2015.

#### Comment

Concerns were raised regarding the volume of traffic generated by the proposed development.

**Response**

Comments from the Transportation and Works Department regarding traffic volume are included in the Updated Agency and City Departments Comments section of this report.

**Comment**

Concerns were raised regarding the elimination of parking spaces for the adjacent funeral home.

**Response**

The owners of the funeral home were involved in the sale of the land used for parking to the applicant. The shortage of parking will be the responsibility of the funeral home and will need to be addressed through measures such as the Payment-in-Lieu of Off Street Parking program, off-site parking or other measures.

**Comment**

Concerns were raised regarding the appropriateness of the proposed uses and whether office uses would better serve the community.

**Response**

The site is in the Central Residential Precinct of the Port Credit Community Node which is characterized by a variety of apartment buildings and multi-unit dwellings. The proposed 15 storey apartment building and two 3 storey semi-detached units along High Street East are considered appropriate development of these lands in relation to its surrounding context.

**UPDATED AGENCY AND CITY DEPARTMENT COMMENTS****City Transportation and Works Department (T&W)**

Comments updated October 27, 2015, state that T&W confirmed receipt of a revised Site Plan, Context Plan, Utility/Service Plan, Functional Servicing, Stormwater Management Report and Noise Control Feasibility Study in response to previous comments.

The Traffic Impact Study analysed the traffic impacts as a result of the proposed development and confirmed that predicted future traffic volumes generated can be accommodated within the existing road network.

The Noise Impact Study confirmed that with the installation of central air conditioning and registration of the appropriate noise warning clauses, compliance with the City/Ministry of the Environment and Climate Change (MOECC) Guidelines will be achieved.

In the event these applications are approved by Council, prior to the enactment of the Zoning By-law, the applicant will be required to enter into a Servicing Agreement for the conveyance of lands and easements, and for the construction of the proposed streetscape and municipal works along Ann Street and High Street East. In addition, the applicant is to finalize certain grading details, complete a Record of Site Condition to confirm the site is suitable for residential uses, and enter in to a Development Agreement with the City to address the implementation of the conditions of rezoning.



## PLANNING COMMENTS

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

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

The *Provincial Growth Plan for the Greater Golden Horseshoe* (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas" and states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan. The site is located in the Central Residential Precinct of the Port Credit Community Node which anticipates the highest building heights. The proposed development conforms to the PPS and Growth Plan as it adequately takes into account the existing context and provides an appropriate transition of built form to adjacent areas, as referenced in the Official Plan section below.

### Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Port Credit Character Area. The following amendments to the Mississauga Official Plan are required to redesignate the lands from **Mixed Use** to **Residential High Density – Special Site** to permit:

- 15 storey apartment building
- semi-detached homes
- an overall FSI of 4.27

Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- *Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?*
- *Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*
- *Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?*
- *Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?*

The site is located within the Port Credit Community Node which is considered an intensification area in Mississauga Official Plan. Community Nodes are intended to develop in a form and density that complements the existing character of the node and achieves a high quality urban environment while supporting modes of active transportation. The 15 storey building has a small floor plate and represents an appropriate transition down from the 20 and 22 storey buildings at

the corner of Hurontario Street and Lakeshore Road East and fits harmoniously within the context of the surrounding apartment buildings. The site is also very close to the Port Credit GO station thereby supporting transit usage for future occupants. The proposal meets the intent, goals and objectives of Mississauga Official Plan and offers a built form and use which is compatible with the existing community

The Central Residential Precinct of the Port Credit Community Node contemplates heights of 15 storeys for apartment buildings with regard being given to proper integration. The inclusion of the semi-detached homes along High Street East creates a complementary condition to the property to the west as well as enhances the streetscape. The multiple stepbacks of the apartment building aid in reducing the overall bulk of the development. From the perspective of a pedestrian on the south side of Lakeshore Road East, the building falls below an angular plane of 30 degrees, which is keeping with visual impact of buildings along this area of Lakeshore Road East.

In addition to the review carried out by staff, the applicant has provided planning rationale to justify the change in designation. Based on the comments received from the applicable City Departments and agencies, the existing infrastructure is adequate to support the proposed development.

### Zoning

The proposed RA5-Exception (**Apartment Dwellings**) zone is appropriate to accommodate the apartment building and semi-detached homes. Appendix 4 contains the general site specific zoning provisions for the development. The proposed provisions will be compatible with the surrounding lands for reasons noted in the Official Plan section of this Report.

### Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

Should these applications be approved by Council, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

### Site Plan

Prior to development occurring on the lands, the applicant will be required to obtain Site Plan approval. A site plan application has not been submitted for the proposed development to date. While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further review will occur related to design, landscaping and technical matters.

## Financial Impact

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

## Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the request by the applicant to increase the total unit count by two does not have a bearing on the design or layout of the proposal, it is recommended that no further public notice be required.

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

1. The proposal for the apartment building and semi-detached homes is compatible with the surrounding land uses as they are complementary to the existing character and integrate well with surrounding properties.
2. The proposed Official Plan provisions and zoning standards are appropriate to accommodate the requested uses based on the proposed heights, transitions and general site design.

## Attachments

Appendix 1: Information Report

Appendix 2: Recommendation PDC-0049-2015

Appendix 3: Existing Land Use and Proposed Zoning Map

Appendix 4: Revised Proposed Zoning Standards



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Edward R. Sajecki  
Commissioner of Planning and Building

Prepared by: David Breveglieri, Development Planner

PDC SEP - 8 2015

City of Mississauga  
**Corporate Report**



<p>Date: 2015/08/18</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Originator's files:  OZ 14/007 W1</p> <hr/> <p>Meeting date:  2015/09/08</p>
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## Subject

Applications to permit a 15 storey, 66 unit apartment building and two 3 storey semi-detached homes

6, 8 and 10 Ann Street

Southwest corner of High Street East and Ann Street

F.S. 6810 Limited Partnership (FRAM Building Group)

Information Report Ward 1

## Recommendation

That the report dated August 18, 2015, from the Commissioner of Planning and Building regarding the applications by F.S. 6810 Limited Partnership (FRAM Building Group) to permit a 15 storey, 66 unit apartment building and two 3 storey semi-detached homes fronting onto High Street East under File OZ 14/007 W1, at 6, 8, and 10 Ann Street, be received for information.

## Report Highlights

- This report has been prepared for a public meeting to hear from the community;
- The project does not conform to the Mixed Use land use designation and requires a rezoning to accommodate the proposed apartment building and semi-detached homes;
- Community concerns identified to date include the appropriateness of the proposal and elimination of the parking of the adjacent funeral home;
- Prior to the next report, staff must evaluate a number of the project's features including whether or not it is compatible with the character of the area; provides adequate building transition to the surrounding buildings and meets all the City's technical requirements.

## Background

Applications were previously submitted for this site by the same applicant in 2011 for the development of a 22 storey, 140 unit condominium apartment building with commercial uses at street level and surface parking to serve the abutting funeral home to the south. Council refused the applications in July 2013 and the applicant appealed the decision to the Ontario Municipal Board. In January 2014, subsequent to a hearing, the Ontario Municipal Board ordered that those applications be refused.

The applications have been circulated for comments and a community meeting was held on May 20, 2015. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

## Comments

### THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	
Frontages:	55.4 m (182 ft.) – Ann Street 28.1 m (92 ft.) – High Street East
Gross Lot Area:	0.19 ha (0.47 ac.)
Existing Uses:	6 Ann Street – detached dwelling 8 Ann Street – parking Lot 10 Ann Street – detached dwelling

The site is made up of three properties at the southwest corner of High Street East and Ann Street within the Port Credit Community Node. The neighbourhood consists of a mixture of older high rise developments, newer mid-rise developments, older multi-unit walk-ups and detached dwellings. Traditional mainstreet commercial uses generally extend a half block north and south of Lakeshore Road East.

The surrounding land uses are:

North: Two storey Bell utility building

East: Three storey parking garage associated with a 20 storey apartment building and an office located within a detached dwelling

South: Skinner and Middlebrook Funeral Home and 5 storey rental apartment building

West: Two storey and two and half storey multi-unit residential buildings

Information regarding the history of the site is found in Appendix 1.

### DETAILS OF THE PROJECT

The proposal is for a 15 storey, 66 unit condominium apartment building having a maximum gross floor area of 8 231 m<sup>2</sup> (88,600 sq. ft.). The building will have stepbacks along the north elevation in order to reduce its perceived height and massing along High Street East.

Two 3-storey semi-detached homes are also proposed fronting onto High Street East. The semi-detached units are intended to provide a transition in both scale and setback to the multi-

unit residential building to the west. A building setback of 4.5m (14.8 ft.) is proposed from High Street East to allow for tree planting along the street edge.

Two visitor parking spaces are proposed above ground with the balance of the required parking spaces being provided underground, including parking for the semi-detached units. A bicycle storage room accommodating 56 bicycles will be provided at street level. Access to the site will be from High Street East. The semi-detached homes are proposed to be of a similar scale to the multi-unit residential building to the west and have a similar setback to the street.

Development Proposal		
Application(s) submitted:	Received: November 6, 2014 Deemed complete: November 25, 2014 Revised: June 5, 2015	
Developer/Applicant/Owner:	F.S. 6810 Limited Partnership (FRAM Building Group)	
Number of units:	66 apartment units 2 semi-detached units	
Height:	15 storeys – apartments 3 storeys – semi-detached units	
Floor Space Index:	4.26	
Landscaped Area:	39%	
Net Density:	358 units/ha 141 units/acre	
Gross Floor Area:	Apartment building – 8 231 m <sup>2</sup> (88,600 sq. ft.) Semi-detached units – 495 m <sup>2</sup> (5,328 sq. ft.)	
Anticipated Population:	172* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking resident spaces visitor spaces Total	Required 1 space per bachelor unit 1.25 spaces per one-bedroom unit 1.40 spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit  2 resident spaces per semi-detached unit  0.20 visitor spaces per unit	Proposed 1.0 space per unit for all unit types      0.15 visitor spaces per unit

Development Proposal	
	*The City of Mississauga Parking Strategy Phase II – Port Credit and Lakeview recommends a reduced rate for the Port Credit Node of 1.0 space per residential apartment unit and 0.15 visitor spaces per unit
Parking	Required 103 Proposed 93
Green Initiatives	<ul style="list-style-type: none"> <li>• Street level bicycle storage</li> <li>• On-site storm water retention</li> </ul>

Additional information is provided in Appendices 1 to 12.

#### LAND USE CONTROLS

The lands are located in the Central Residential Precinct of the Port Credit Community Node Character Area and are designated **Mixed Use** in Mississauga Official Plan. The applicant has requested to redesignate the lands to **Residential High Density - Special Site**.

A rezoning is proposed from **C4 (Mainstreet Commercial)** to **RA5 – Exception (Apartment Dwellings)**.

Detailed information regarding the official plan and zoning is in Appendices 10 and 11.

#### Bonus Zoning

On September 26, 2012, Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning. In accordance with Section 37 of the Planning Act and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application. Should these applications be approved by Council, the City will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

#### WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 1 Councillor, Jim Tovey on May 20, 2015.

Issues raised by the community are listed below. They will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.

- The appropriateness of the proposed uses and whether office uses would better serve the community
- The generation of greater parking demand in the community
- The elimination of parking spaces for the adjacent funeral home

## DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 8 and school accommodation information is contained in Appendix 9. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, uses, landscaping, building configuration and technical requirements?
- Is the additional traffic generated acceptable given the existing traffic conditions?
- Has an appropriate building transition been provided between the existing surrounding buildings?
- Are the proposed design details and zoning standards appropriate, including the requested reduction in parking rates?
- Have all other technical requirements and studies related to the project been found to be acceptable?

## OTHER INFORMATION

F.S. 6810 Limited Partnership (FRAM Building Group) have submitted the following information in support of the applications:

- Context Plan, Concept Plan, Survey
- Elevations, Floor/Parking/Roof Plans
- Composite Utility Plan
- Planning Justification Report
- Urban Design Analysis
- Pedestrian Wind Assessment
- Functional Servicing Report
- Phase 1 Environmental Site Assessment
- Traffic Impact Study
- Acoustical Feasibility Study
- Sun/Shadow Study
- Green Features List
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

## DEVELOPMENT REQUIREMENTS

There are certain other engineering and technical matters, including the streetscape corridor, storm sewer outlet works and watermain replacement works which will require the applicant to enter into appropriate agreements with the City.

## Financial Impact

Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other external commenting agency must be met.



## Conclusion

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all the issues are resolved.

## Attachments

- Appendix 1:** Site History
- Appendix 2:** Aerial Photograph
- Appendix 3:** Excerpt of Mississauga Official Plan
- Appendix 4:** Existing Land Use and Zoning
- Appendix 5:** Concept Plan
- Appendix 6:** Elevations
- Appendix 7:** Rendering
- Appendix 8:** Agency Comments
- Appendix 9:** School Accommodation
- Appendix 10:** Relevant Mississauga Official Plan Policies
- Appendix 11:** Proposed Zoning Standards
- Appendix 12:** Context Plan



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Edward R. Sajecki  
Commissioner of Planning and Building

Prepared by: David Breveglieri, Planner

## Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned C4 (Mainstreet Commercial);
- October 21, 2011 – Official Plan Amendment and Rezoning applications were submitted by F.S. 6810 Limited Partnership (FRAM Building Group) under File OZ 11/014 W1 for the development of a 22 storey, 140 unit condominium apartment building with commercial uses at street level and surface parking to serve the abutting funeral home to the south;
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated Mixed Use – Special Site 38 in the Port Credit Local Area Plan;
- June 24, 2013 – Supplementary Report recommending refusal of the applications under File OZ 11/014 W1 was adopted by Planning and Development Committee (PDC) and subsequently by Council on July 3, 2013;
- January 17, 2014 – Ontario Municipal Board (OMB) issues order refusing the Official Plan Amendment and Rezoning for the development of a 22 storey apartment building with street level commercial uses;
- March 5, 2014 – Official Plan Amendment No. 19 (Port Credit Local Area Plan) adopted by Council and subsequently appealed to OMB by various landowners;
- March 9, 2015 – OMB advised one of the appellants of OPA 19 (Port Credit Local Area Plan) was withdrawn. Local Area Plan comes into force except for one remaining site specific appeal. The subject lands are designated Mixed Use.

LEGEND:



SUBJECT LANDS

DATE OF AERIAL IMAGERY : SPRING 2015



SUBJECT: F.S. 6810 LIMITED PARTNERSHIP  
(FRAM BUILDING GROUP)

FILE NO: OZ 14/007 W1		APPENDIX 2	
DWG. NO: 14007A		DATE: 2015/09/08	DRAWN BY: A.SHAH
SCALE: 1:2000		Produced by <b>MISSISSAUGA</b> T&W, Geomatics	



074



**PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN**

- LAND USE DESIGNATIONS**
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Residential Low Density I
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenlands
  - Parkway Belt West
  - Utility
  - Special Waterfront
  - Partial Approval Area

- BASE MAP INFORMATION**
- Heritage Conservation District
  - 1996 NEP/2000 NEF
  - Composite Noise Contours
  - LPPIA Operating Area Boundary
  - See Aircraft Noise Policies
  - Area Exempt from LPPIA Operating Area
  - Natural Hazards
  - Civic Centre (City Hall)
  - City Centre Transit Terminal
  - GO Rail Transit Station
  - Public School
  - Catholic School
  - Hospital
  - Community Facilities

- CITY STRUCTURE**
- Downtown
  - Major Node
  - Community Node
  - Neighbourhood
  - Corporate Centre
  - Employment Area
  - Special Purpose Area

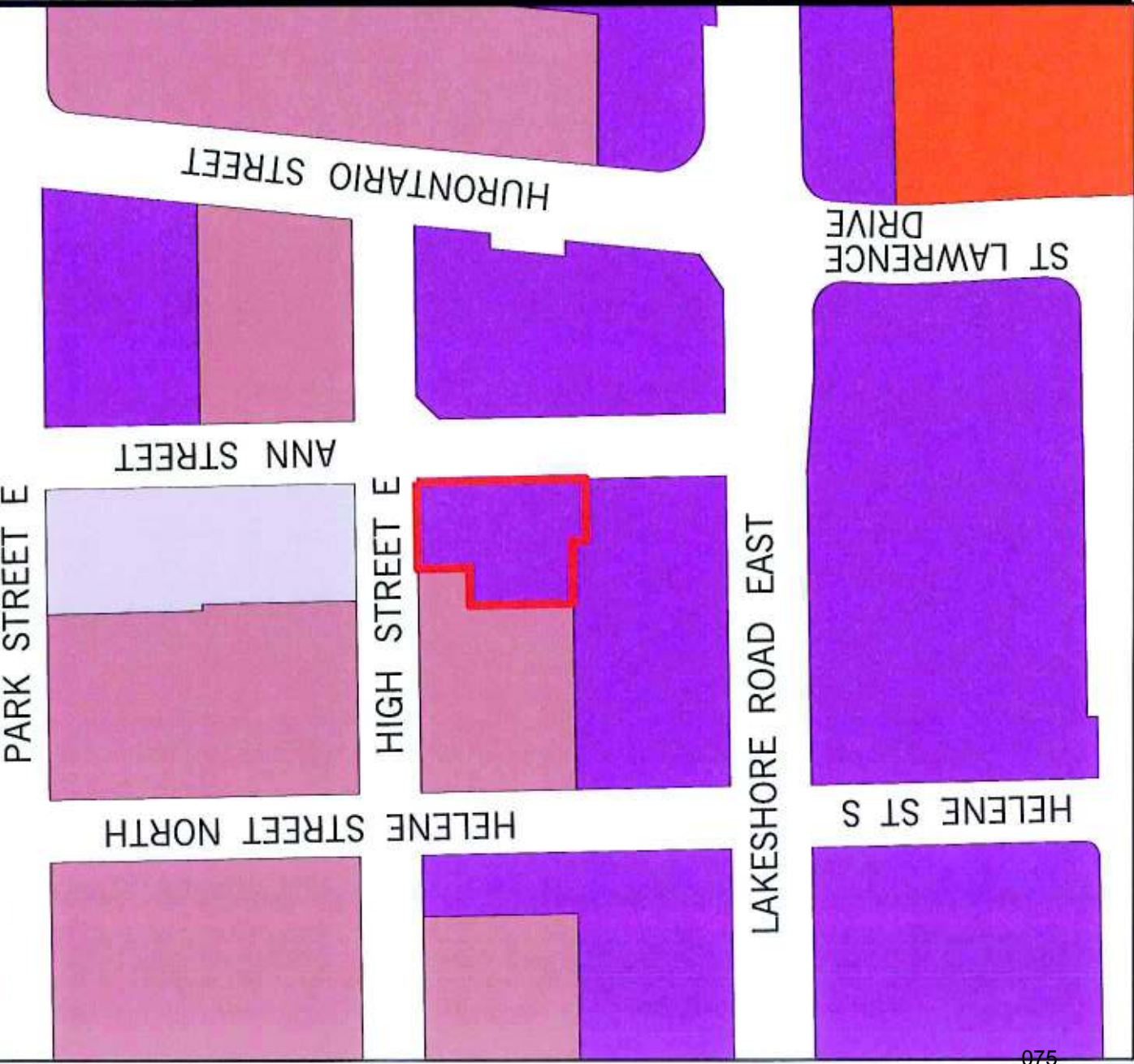


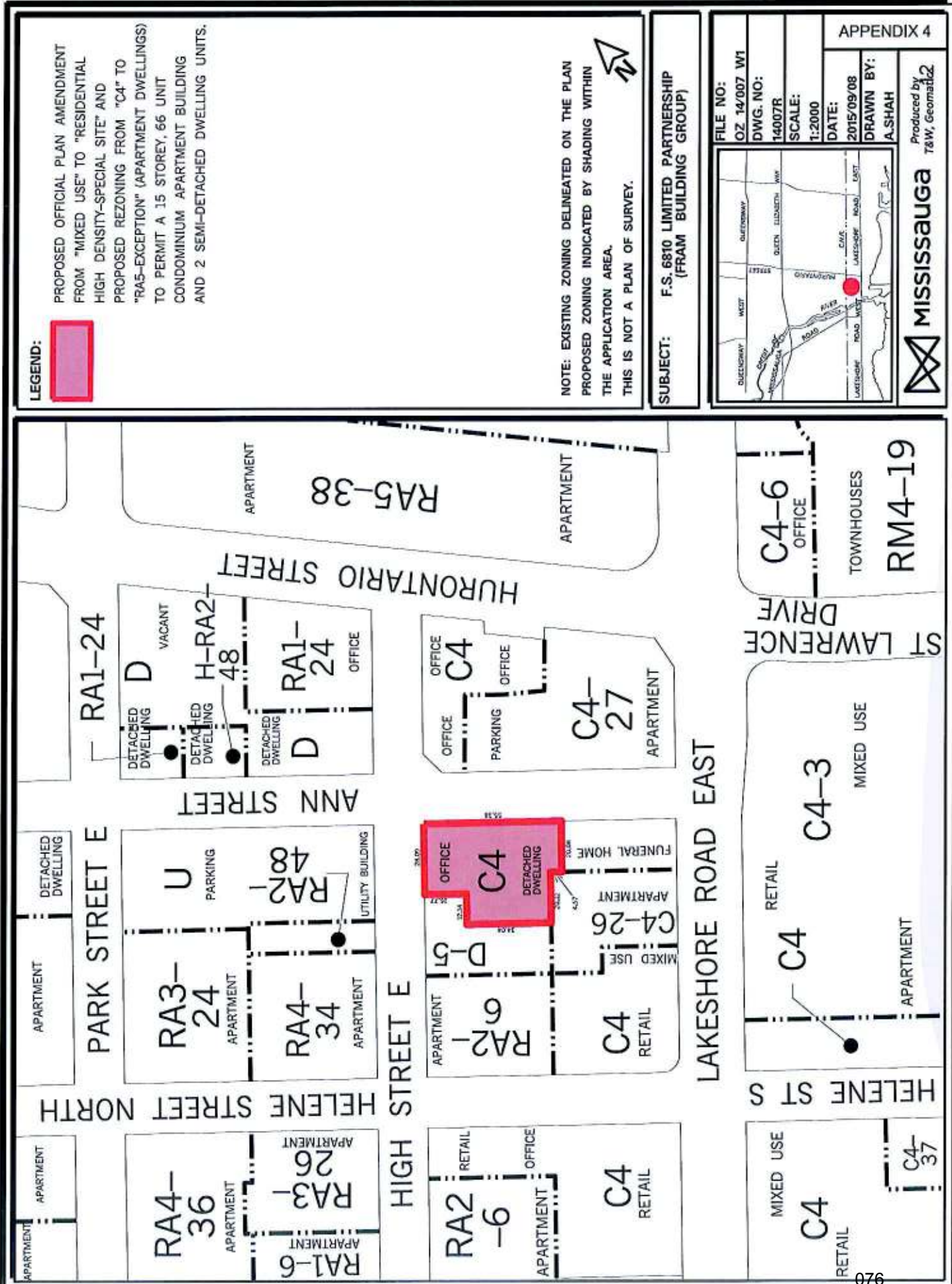
**SUBJECT LANDS**

**SUBJECT: F.S. 6810 LIMITED PARTNERSHIP (FRAM BUILDING GROUP)**

FILE NO: OZ 14/007 W1	
DWG. NO: 14007L	
SCALE: 1:2000	DATE: 2015/09/08
DRAWN BY: A.SHAH	Produced by T&W, Geomatics

**MISSISSAUGA**





LEGEND:

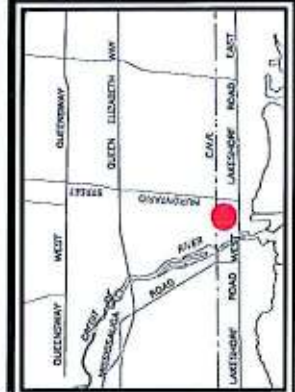


PROPOSED OFFICIAL PLAN AMENDMENT FROM "MIXED USE" TO "RESIDENTIAL HIGH DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "C4" TO "RA5-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A 15 STOREY, 66 UNIT CONDOMINIUM APARTMENT BUILDING AND 2 SEMI-DETACHED DWELLING UNITS.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA. THIS IS NOT A PLAN OF SURVEY.



SUBJECT: F.S. 6810 LIMITED PARTNERSHIP (FRAM BUILDING GROUP)



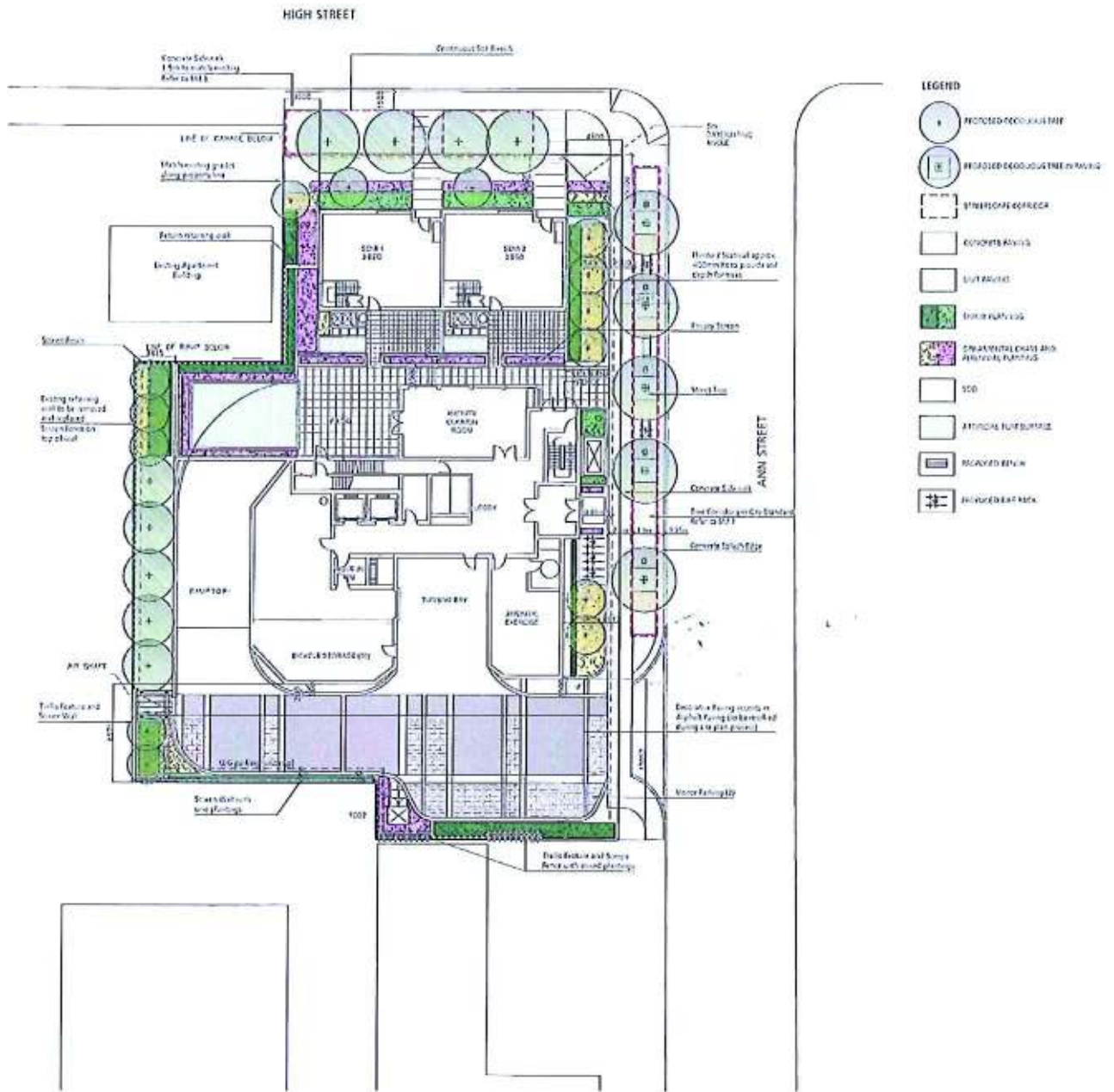
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DWG. NO:	14007R
SCALE:	1:2000
DATE:	2015/09/08
DRAWN BY:	A. SHAH

APPENDIX 4

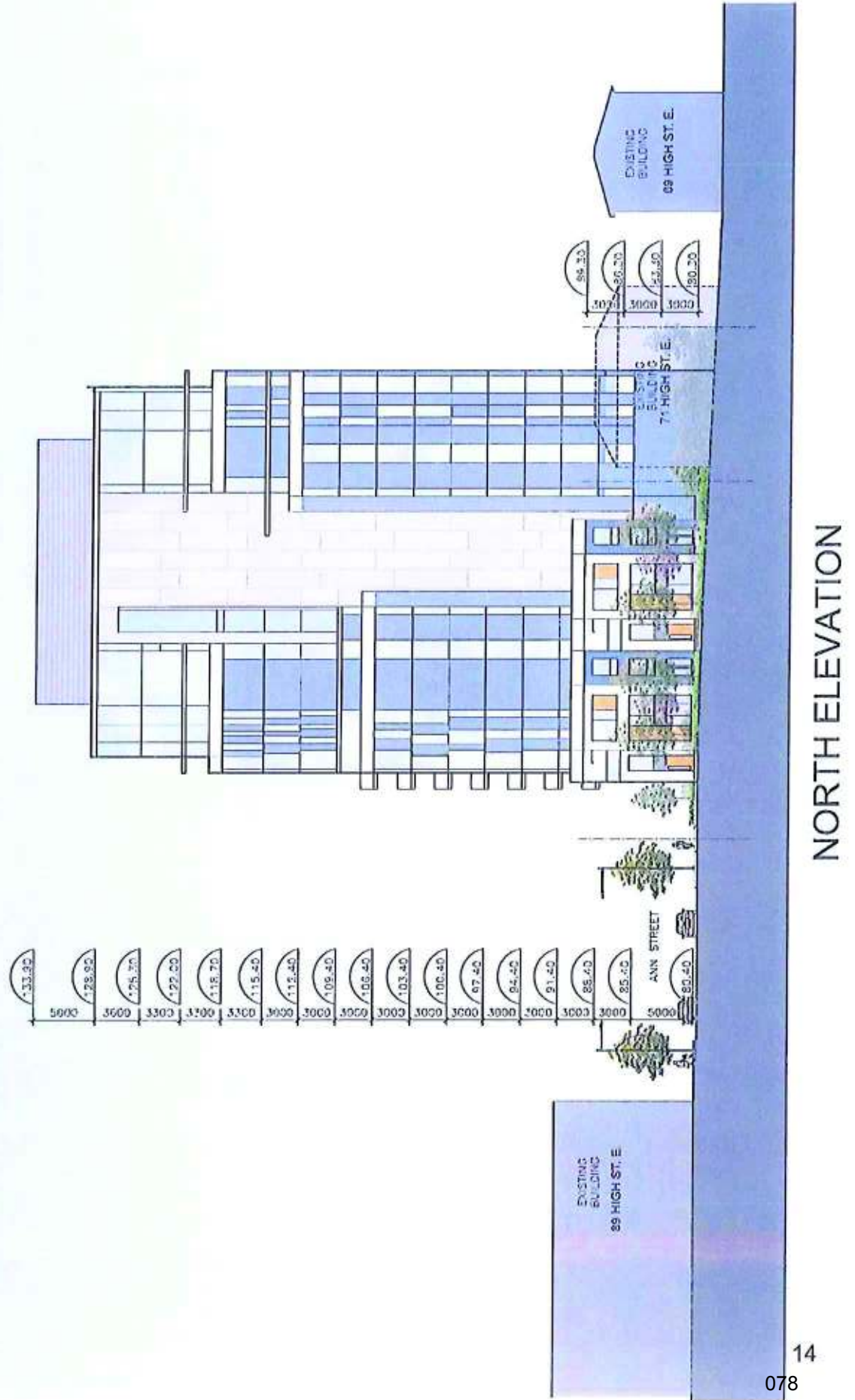
**MISSISSAUGA**  
Produced by T&W, Geomatics 12

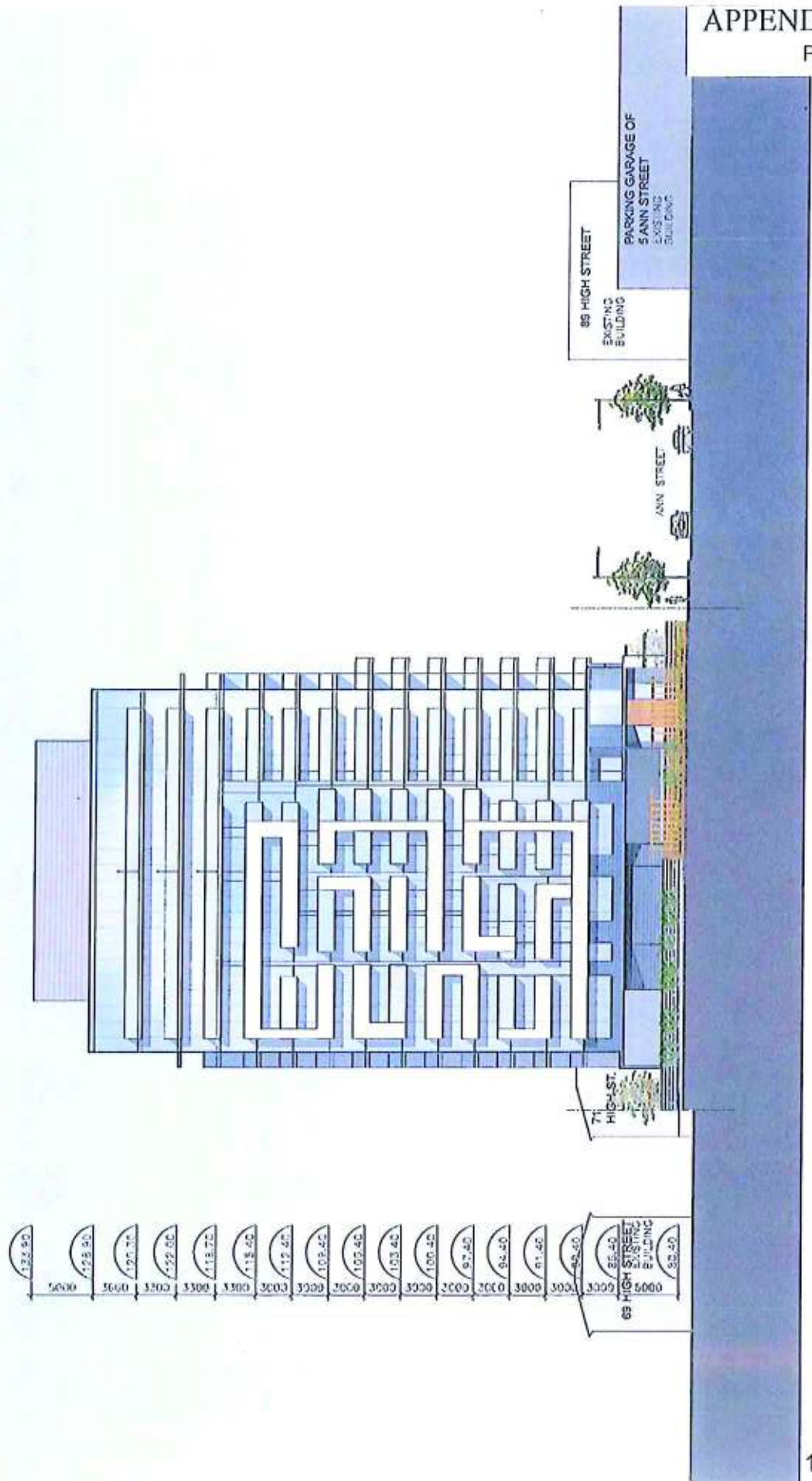


APPENDIX 5



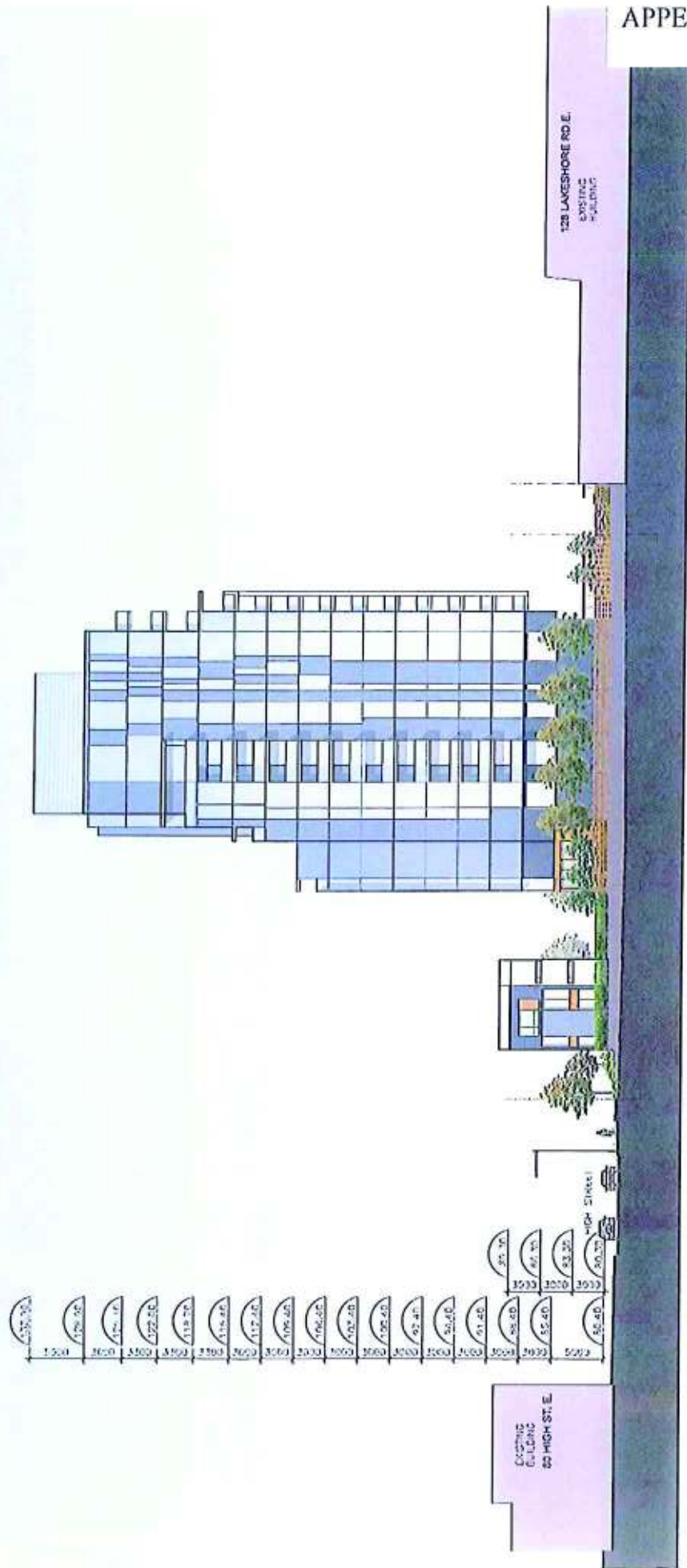
CONCEPT PLAN





SOUTH ELEVATION





WEST ELEVATION



EAST ELEVATION









View from the corner of Ann and High Streets



View from High Street

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

## Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (July 23, 2015)	<p>The developer will be required to enter into a Servicing Agreement (for Municipal Works Only) with the Region of Peel to upgrade the existing 200 mm (8 in.) diameter watermain to a 300 mm (12 in.) diameter watermain within the limits of Ann Street from Lakeshore Road East northerly to the proposed development (As per the June 18,2013 meeting with FRAM, Region of Peel and GHD). All other works required to service this development proposal must also be assumed by the developer. These services will be constructed and designed in accordance with the latest Region of Peel standards and requirements. All costs associated with the works required to service this development will be the sole responsibility of the developer.</p> <p>The developer acknowledges sanitary sewer capacity constraints at Elmwood and Beach Sewage Pumping Stations; As a result the Region of Peel agreed as an interim solution - as per the June 18, 2013 Meeting with FRAM, Region of Peel and GHD to undertake the construction of a temporary sewage pumping station to provide adequate capacity for the proposed development. The servicing approvals for the development will be contingent on the completion of this temporary sewage pumping station.</p> <p>A condominium Water Servicing Agreement will be required. Site Servicing approvals are required prior to issuance of a building permit. Connection approvals will not be issued until preliminary acceptance is granted for the watermain upgrade. Properties must be serviced according to the Ontario Building Code and Region of Peel standards.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (July 27, 2015 )	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by the City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>If approved, both School Boards require that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing</p>

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Agency / Comment Date	Comment
	Agreement and Agreements of Purchase and Sale.
City Community Services Department – Parks and Forestry Division/Park Planning Section (July 29, 2015)	In the event that the applications are approved, the Park Planning section of Community Services note that a satisfactory streetscape plan will be required, and that securities for the implementation of which will be collected through the appropriate development agreement. Prior to site plan approval for issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> and in accordance with the City's Policies and By-laws.
City Community Services Department – Fire and Emergency Services Division (July 31, 2015)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (T&W) (July 23, 2015)	<p>T&amp;W confirms receipt of a revised Site Plan, Context Plan, Utility/Service Plan, Functional Servicing and Stormwater Management Report, Phase 1 Environmental Site Assessment, Noise Control Feasibility Study, and a Traffic Impact Study in response to previous comments provided. Notwithstanding the findings of these reports and drawings, the applicant was requested to provide updated information and additional technical details, however, the updated materials still remain outstanding.</p> <p>Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> <li>• Context and Grading Plan details,</li> <li>• Cross-sectional details of High Street East and Ann Street</li> <li>• Stormwater servicing design,</li> <li>• Noise mitigation requirements</li> <li>• Functional Servicing and Stormwater Management</li> <li>• Vehicle movements, parking and loading</li> </ul> <p>The above aspects will be addressed in detail prior to the Recommendation Report.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> <li>- Development Services, Planning and Building Department</li> <li>- Enersource</li> <li>- Canada Post</li> <li>- Bell Canada</li> <li>- Enbridge Gas Distribution Inc.</li> <li>- Rogers Cable</li> </ul>

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"><li>- Culture Division, Community Services Department</li><li>- Realty Services, Corporate Services Department</li><li>- Conseil Scolaire de Distrique Centre-Sud</li><li>- Conseil Scolaire Viamonde</li></ul>

**School Accommodation**

The Peel District School Board	The Dufferin-Peel Catholic District School Board																														
<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>8 Kindergarten to Grade 5</li> <li>2 Grade 6 to Grade 8</li> <li>4 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>Forest Avenue Public School                   <table border="0" style="margin-left: 20px;"> <tr><td>Enrolment:</td><td>203</td></tr> <tr><td>Capacity:</td><td>199</td></tr> <tr><td>Portables:</td><td>1</td></tr> </table> </li> <li>Riverside Public School                   <table border="0" style="margin-left: 20px;"> <tr><td>Enrolment:</td><td>236</td></tr> <tr><td>Capacity:</td><td>452</td></tr> <tr><td>Portables:</td><td>0</td></tr> </table> </li> <li>Port Credit Secondary School                   <table border="0" style="margin-left: 20px;"> <tr><td>Enrolment:</td><td>1,191</td></tr> <tr><td>Capacity:</td><td>1,203</td></tr> <tr><td>Portables:</td><td>1</td></tr> </table> </li> </ul> </li> </ul> <p>*Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	Enrolment:	203	Capacity:	199	Portables:	1	Enrolment:	236	Capacity:	452	Portables:	0	Enrolment:	1,191	Capacity:	1,203	Portables:	1	<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>2 Junior Kindergarten to Grade 8</li> <li>1 Grade 9 to Grade 12</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>St. Luke Elementary School                   <table border="0" style="margin-left: 20px;"> <tr><td>Enrolment:</td><td>508</td></tr> <tr><td>Capacity:</td><td>602</td></tr> <tr><td>Portables:</td><td>0</td></tr> </table> </li> <li>Iona Catholic Secondary School                   <table border="0" style="margin-left: 20px;"> <tr><td>Enrolment:</td><td>1,040</td></tr> <tr><td>Capacity:</td><td>723</td></tr> <tr><td>Portables:</td><td>17</td></tr> </table> </li> </ul> </li> </ul>	Enrolment:	508	Capacity:	602	Portables:	0	Enrolment:	1,040	Capacity:	723	Portables:	17
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Portables:	17																														



**F.S. 6810 Limited Partnership**

**File: OZ 14/007 W1**

Relevant Mississauga Official Plan Policies

Existing Official Plan Provisions

**Mixed Use** which permits a mix of commercial, personal service, office and residential uses. Residential uses are to be combined on the same lot or same building with another permitted use.

Proposed Official Plan Amendment Provisions

The applicant is proposing to designate the lands **Residential High Density** with the following Special Site policies for the site:

- a) semi-detached dwelling units shall be permitted
- b) a maximum FSI of 4.26

	Specific Policies	General Intent
Port Credit Local Area Plan	Section 6.1 Section 9.2.1 Section 10.2.1 Section 10.2.2	<p>Reduced parking requirements and maximum parking standards may be considered within the Community Node, particularly in proximity to the GO Station and future LRT stops.</p> <p>The overall development of the Node will be at a scale that reflects its role in the urban hierarchy. Floor plate size for buildings over six storeys will decrease as building height increases, to address, among other matters, overall massing, visual impact of buildings and shadow impacts.</p> <p>Streetscape will address, among other matters, setbacks and side yards to reflect the planned function, minimize vehicular access points and create attractive public realm.</p> <p>Building heights on lots adjacent to the Mainstreet Precinct will demonstrate an appropriate transition. Heights for this area are prescribed to be within a range of 2 and 15 storeys with buildings having an appropriate transition to the Lakeshore Road East – Mainstreet Precinct.</p> <p>To achieve the maximum heights, as outlined on Schedule 2B, on the lands designated Mixed Use or Utility in the vicinity of the GO station, a detailed land use and urban design study will be required to verify appropriate heights, design, transition to adjacent lands and mix of uses.</p>

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 5 – Direct Growth</p>	<p>Section 5.3</p>	<p>Community Nodes are Intensification Area. Local area plans will determine how the density and population to employment targets will be achieved. They will develop as centres for surrounding Neighbourhoods and be a location for mixed use development.</p> <p>Development in Community Nodes will be in a form and density that complements the existing character of historical Nodes or that achieves a high quality urban environment within more recently developed Nodes.</p> <p>Community Nodes will be developed to support and encourage <i>active transportation</i> as a mode of transportation.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Section 7 – Complete Communities</p>	<p>Section 7.2 Section 7.2.1</p>	<p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>

<p>Section 9 – Building a Desirable Urban Form</p>	<p>Section 9.1.2 Section 9.2.1</p>	<p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas</p> <p>The preferred location of <i>tall buildings</i> will be in proximity to existing and planned <i>Major Transit Station Areas</i>. Appropriate height and built form transitions will be required between sites and their surrounding areas. <i>Tall buildings</i> will address pedestrian scale through building articulation, massing and materials</p> <p>Development will contribute to pedestrian oriented <i>streetscapes</i> and have an urban built form that is attractive, compact and transit supportive. Built form will relate to and be integrated with the streetline, with minimal building setbacks where spatial enclosure and street related activity is desired. Development will have a compatible bulk, massing and scale of built form to provide an integrated <i>streetscape</i>.</p> <p>Buildings should be positioned along the edge of the public streets and public open spaces, to define their edges and create a relationship with the public sidewalk. Buildings should be oriented to, and positioned along the street edge, with clearly defined primary entry points that directly access the public sidewalk, pedestrian connections and transit facilities.</p> <p>Developments should minimize the use of surface parking in favour of underground or aboveground structured parking.</p>
<p>Section 14 – Community Nodes</p>	<p>Section 14.1.1</p>	<p>For lands within a Community Node a minimum building height of two storeys to a maximum building height of four storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies.</p>

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

<b>Section 19 - Implementation</b>	Section 19.5.1	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant.</li> </ul>
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## F.S. 6810 Limited Partnership

File: OZ 13/005 W8

## Summary of Existing Zoning By-law Provisions

**"C4" (Mainstreet Commercial)**, which permits a variety of commercial, office, residential and personal service uses with a maximum height of 3 storeys.

## Summary of Proposed Zoning By-law Provisions

Zone Standards	Required "C4" Zoning By-law Standards	Proposed "RA5- Exception" Zoning By-law Standards
Use	Variety of uses. A dwelling unit must be located above the first storey of a commercial building	Apartment dwelling Semi-detached dwelling
Maximum Floor Space Index	nil	4.26
Maximum number of dwelling units	nil	68
Maximum height	3 storeys	15 storeys
Minimum front yard setback	0 m	4.5 m
Minimum exterior side yard	0 m	3.2
Minimum interior side yard for lot abutting a "D" zone	4.5 m	3.4 m
Minimum rear yard setback for lot abutting a "C4" zone	0 m	6.9 m
Minimum landscape area	nil	30%
Minimum number of parking spaces	Use dependent	1.0 per all residential units 0.15 visitor parking spaces per unit





F.S. 6810 Limited Partnership (FRAM Building Group)

File: OZ 14/007 W1


Recommendation PDC-0049-2015

"That the Report dated August 18, 2015, from the Commissioner of Planning and Building regarding the applications by F.S. 6810 Limited Partnership (FRAM Building Group) to permit a 15 storey, 66 unit apartment building and two 3 storey semi-detached homes fronting onto High Street East under File OZ 14/007 W1, at 6 , 8 and 10 Ann Street, be received for information."

PB-Half-Size.tid

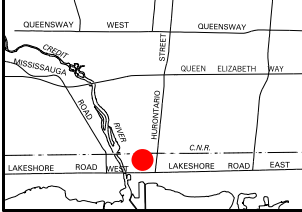


**LEGEND:**

 PROPOSED OFFICIAL PLAN AMENDMENT FROM "MIXED USE" TO "RESIDENTIAL HIGH DENSITY-SPECIAL SITE" AND PROPOSED REZONING FROM "C4" TO "RA5-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A 15 STOREY, 68 UNIT CONDOMINIUM APARTMENT BUILDING AND 2 SEMI-DETACHED DWELLING UNITS.

**NOTE:** EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.  
THIS IS NOT A PLAN OF SURVEY.

**SUBJECT:** F.S. 6810 LIMITED PARTNERSHIP (FRAM BUILDING GROUP)

	<b>FILE NO:</b> OZ 14/007 W1	APPENDIX 3
	<b>DWG. NO:</b> 14007R	
	<b>SCALE:</b> 1:2000	
	<b>DATE:</b> 2015/12/07	
	<b>DRAWN BY:</b> A.SHAH	

 **MISSISSAUGA** Produced by T&W, Geomatics 095

2015/10/23

apasha



F.S. 6810 Limited Partnership (FRAM Building Group)

File: OZ 14/007 W1

**Summary of Existing Zoning By-law Provisions**

"C4" (Mainstreet Commercial), which permits a variety of commercial, office, residential and personal service uses with a maximum height of 3 storeys.

**Summary of Proposed Zoning By-law Provisions**

Zone Standards	Required "C4" Zoning By-law Standards	Proposed "RA5- Exception" Zoning By-law Standards
Use	Variety of uses. A dwelling unit must be located above the first storey of a commercial building	Apartment dwelling Semi-detached dwelling
Maximum Floor Space Index	nil	4.27
Maximum number of dwelling units	nil	70
Maximum height	3 storeys	15 storeys
Minimum front yard setback	0 m	4.5 m
Minimum exterior side yard	0 m	3.2
Minimum interior side yard for lot abutting a "D" zone	4.5 m	3.4 m
Minimum rear yard setback for lot abutting a "C4" zone	0 m	6.9 m
Minimum landscape area	nil	30%
Minimum number of parking spaces	Use dependent	1.0 per all residential units 0.15 visitor parking spaces per unit

F.S. 6810 Limited Partnership

File: OZ 14/007 W1

## Revised Zoning Standards

### Summary of Existing Zoning By-law Provisions

**C4** (Mainstreet Commercial), which permits a variety of commercial, office, residential and personal service uses with a maximum height of 3 storeys.

### Summary of Revised Proposed Zoning By-law Provisions

Zone Standards	Required C4 Zoning By-law Standards	Proposed RA5-Exception Zoning By-law Standards
Use	Variety of uses. A dwelling unit must be located above the first storey of a commercial building	Apartment dwelling Semi-detached dwelling
Maximum Floor Space Index	nil	4.3
Maximum number of dwelling units	nil	71
Maximum height	3 storeys	15 storeys
Minimum front yard setback	0 m (0 ft.)	4.0 m (13.1 ft.)
Minimum exterior side yard	0 m (0 ft.)	3.0 m (9.8 ft.)
Minimum interior side yard for lot abutting a "D" zone	4.5 m (14.8 ft.)	2.8 m (9.2 ft.)
Minimum rear yard setback for lot abutting a "C4" zone	0 m (0 ft.)	7.0 m (23 ft.)
Minimum landscape area	nil	30%
Minimum number of parking spaces	Use dependent	1.0 per all residential units 0.15 visitor parking spaces per unit

\* The provisions listed are based on the concept plan and are subject to minor revisions as the plan is further refined. They are not exhaustive and are intended to illustrate the major components of the proposal.

## **REPORT 3-2017**

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its third report for 2017 and recommends:

GC-0046-2017

That the deputation by Dr. Marion Dyke, Skate Canada with respect to World Junior Synchronized Skating Championships at Hershey Centre, be received.

GC-0047-2017

That the deputation by Jasmine Lawton, Executive Director, Youth Troopers for Global Awareness, Julie Denalogue, Board Member, Studio 89 and Ibrahim Faruqui, Board Member, Studio 89 with respect to a request for funding for a new location be received.

GC-0048-2017

That the deputation by Shaikh Dabeer Gohar, resident with respect to a transit proposal development and improvement of local bus frequency be received and referred to staff for discussion with Mr. Gohar.

GC-0049-2017

That the deputation by Kristina Zietsma and Katherine Tamminen with respect to the evaluation highlights/benefits of ActiveAssist be received.

GC-0050-2017

That the revised ActiveAssist – Fee Assistance Program Policy 08-03-06, attached as Appendix 1 to the Corporate Report dated January 19, 2017 from the Commissioner of Community Services, be approved.

GC-0051-2017

That a Municipal Election Campaign Contribution Rebate Program be implemented for the 2018 Municipal Election utilizing Whitby's 2014 formula as outlined in the report titled "Municipal Election Campaign Contribution Rebate Program - Estimated Costs" from the Commissioner of Corporate Services and Chief Financial Officer dated January 23, 2017.

GC-0052-2017

1. That the airplane viewing platform in Danville Park be named "Final Approach Danville Terminal"
2. That Council waive the requirement for a 30-day consideration period as outlined in the City's "Property and Facility Naming and Dedications" Corporate Policy 05-02-02.

GC-0053-2017

1. That the City renew a blanket minor variance for 5 years, to allow the municipal right of way area to continue to be utilized for art installations, street furniture, retail sales, outdoor patios accessory to take-out restaurants, restaurants, bakeries and the existing billiard hall between April 15 to October 15 within the Port Credit BIA, to end October 15 2021.

2. That the existing Culture Node project continue with applicable amendments to be introduced within the next 2 years, following re-evaluation of the project and recommendations from the Lakeshore Transit Corridor Study, Parking Master Plan, Transportation Master Plan, Culture Master Plan and other related strategies, infrastructure projects and/or reports with potential impact on the Port Credit BIA area.
3. That the existing fees and charges continue as it is for the next 2 years, with applicable amendments to be introduced following re-evaluation of the project within the next 2 years.
4. That within the next 2 years, the Port Credit Culture Node project be reviewed to establish a sustainable process including but not limited to addressing issues of safety, enforcement, design, fees and charges, with the appropriate City staff, including but not limited to, Community Services (Culture, Parks and Forestry, Fire Prevention), Facilities & Property Management (Realty Services), Planning and Building (Zoning, Design and Development), Transportation and Works (Municipal Parking, Engineering and Works, Transportation Infrastructure Planning, Cycling if applicable) and Legal Services.  
(Ward 1)

**GC-0054-2017**

That a by-law be enacted to amend the Business Licensing By-law 1-06, as amended, to incorporate a series of housekeeping amendments, as outlined in the report from the Commissioner of Transportation and Works dated January 30, 2017 and entitled "Housekeeping Amendments to the Business Licensing By-law 1-06, as amended".

**GC-0055-2017**

That the 2017 list of official openings and events and their proposed categories attached as Appendix 1 to the report dated January 23, 2017 from the Commissioner of Corporate Services and Chief Financial Officer, be approved.

**GC-0056-2017**

1. That the report entitled "2017 Pre-Budget Submission to the Federal Government," including Appendix 1, from the Commissioner of Corporate Services and Chief Financial Officer, dated February 1, 2017, be approved for submission to the Ministry of Finance, Federal Government for the Federal 2017 Budget deliberations.
2. That the Mayor be directed to forward this report to the Federal Minister of Finance, the local MPPs and MPs, Ontario's Big City Mayors (LUMCO) and the Association of Municipalities of Ontario (AMO).

**GC-0057-2017**

1. That the Commissioner of Community Services and City Clerk be authorized to execute and affix the corporate seal on behalf of The Corporation of the City of Mississauga (the "City") to an amending contribution agreement between the City and Her Majesty the Queen in Right of Canada as represented by the Minister responsible for the Federal Economic Development Agency for Southern Ontario ("FedDev") for the funding by FedDev of the City Projects (the "Projects") listed in Appendix 1 of the Corporate Report of the Commissioner of Corporate Services & CFO dated February 1, 2017 entitled "Canada 150 Community Infrastructure Program – Intake 2 (CIP 150-2)" (the "Report"), including any amendment thereto or ancillary document necessary to fulfill the CIP 150-2 requirements, each in a form satisfactory to Legal Services.

2. That notwithstanding section 12 and section 18 of the Purchasing By-law #0374-2006 as amended, the City Manager and Chief Administrative Officer, or designate, be authorized to approve sole/single source procurements and contract amendments where appropriate for the Canada 150 Community Infrastructure Program Intake 2 Projects to meet the necessary timelines for the completion of these Projects.
3. That the budget be amended to increase total gross expenditures in 2017 by \$3,923,062 to be funded through: an increased transfer from the tax capital reserve fund of \$324,696; a reduction in draws from Development Charges of \$35,000; a reduction in future year draws of \$1,099,677; and an increase in revenue from the Canada 150 Community Infrastructure Program of \$2,533,689.
4. That the projects outlined in Appendix 1 attached to the report from the Commissioner of Corporate Services and Chief Financial Officer dated February 1, 2017 entitled "Canada 150 Community Infrastructure Program - CIP 150 – Intake 2" be approved to proceed.
5. That all necessary by-laws be enacted.

**GC-0058-2017**

1. That the report entitled "2017 Pre-Budget Submission to the Province of Ontario," including Appendix 1, from the Commissioner of Corporate Services and Chief Financial Officer, dated February 1, 2017, be approved for submission to the Ministry of Finance, Province of Ontario for the Ontario 2017 Budget deliberations.
2. That the Mayor be directed to forward the approved formatted submission with this report to the Minister of Finance, the local MPPs and MPs, Ontario's Big City Mayors (LUMCO) and the Association of Municipalities of Ontario (AMO).

**GC-0059-2017**

That the report of the Commissioner of Corporate Services and Chief Financial Officer dated January 31, 2017 and entitled Testing of Local Internet Performance by Mississauga Residents be received for information.

**GC-0060-2017**

That the report dated January 10, 2017 from the Commissioner of Corporate Services and Chief Financial Officer entitled, "Delegation of Authority- Acquisition, Disposal, Administration and Lease of Land and Property – July 1, 2016 to December 31, 2016", be received for information.

**GC-0061-2017**

That the PowerPoint presentation by Dorothy Tomiuk, Citizen Member, Mississauga Cycling Advisory Committee be received for information.  
(TSC-0001-2017)

**GC-0062-2017**

That the request for the placement of a crossing guard at the intersection of Artesian Drive and Colombo Crescent for the students attending Artesian Drive Public School, be denied as the warrants are not met.  
(Ward 8)  
(TSC-0002-2017)

## GC-0063-2017

1. That Transportation and Works be requested to consider the following:
  - a. Conduct a traffic study to determine if the warrants are met for the implementation of an Intersection Pedestrian Signal (IPS) in the vicinity of Bromsgrove Road and Constable Road.
  - b. Review the signage in front of Clarkson Secondary School.
2. That the Peel District School Board consider the following:
  - a. Paint a loading/drop-off area on the west side of Clarkson Secondary School.
  - b. Ensure that the 2 west entrances to Clarkson Secondary School are painted consistently with directional arrows.

(Ward 2)

(TSC-0003-2017)

## GC-0064-2017

That the Principal of Loyola Catholic Secondary School be requested to encourage parents to use the Kiss and Ride to drop off students.

(Ward 8)

(TSC-0004-2017)

## GC-0065-2017

That the request for the placement of a crossing guard at the intersection of Queenston Drive and The Credit Woodlands for the students attending Queenston Drive Public School be denied as the warrants are not met.

(Ward 6)

(TSC-0005-2017)

## GC-0066-2017

1. That Mississauga Transit be requested to consider moving the bus stop currently located on the north side of Bristol Road West at Huntingfield Drive, one block west to Swift Current Trail, to allow St. Francis Xavier Secondary School students to cross Bristol Road West at a signalized intersection to access the transit bus stop.
2. That Transportation and works be requested to consider the following:
  - a. Review the signage in front of St. Francis Xavier Secondary School.
  - b. Review the feasibility of changing the "No Parking" prohibitions to "No Stopping" on the north side of Bristol Road West, opposite St. Francis Xavier Secondary School.

(Ward 4 & 5)

(TSC-0006-2017)

## GC-0067-2017

1. That the Principal of St. Hilary Catholic School be requested to consider the following:
  - a. Provide supervision of the Kiss and Ride area in the morning, ensuring that the monitors are wearing Kiss and Ride safety vests.
  - b. Provide to all motorists using the Kiss and Ride area a set of rules and code of conduct, which emphasizes respecting the volunteers and designated staff at the Kiss and Ride area.

- c. Advise parents of the kindergarten students of the following:
  - To not use the Kiss and Ride to drop-off their children;
  - To park their vehicle on the street, where permitted, and walk their children into the school;
  - use one of the four designated parking spots at the Kindergarten/YMCA drop-off.
  - Alternatively, the Principal may designate a kindergarten staff member to provide escort to the kindergarten students whose parents do use the Kiss and Ride.
2. That the Dufferin-Peel Catholic District School Board be requested to consider the following:
  - a. Paint "No Parking" on the pavement in the Kindergarten/YMCA drop-off area in the two spots not designated for parking.
  - b. Add a "Kiss and Ride Drop-Off" sign at the stop bar closest to the exit driveway.
  - c. Remove the visitor parking in front of the school and relocate it to the parking lot on the north side of the school.
  - d. Designate the parking spots in front of the school for staff only.
  - e. Add a sign "Kindergarten/YMCA Drop-off" at the four designated parking spaces, and one handicapped parking space.

(Ward 5)

(TSC-0007-2017)

GC-0068-2017

1. That the request for the placement of a crossing guard at the intersection of Huron Heights Drive and Elia Avenue, for the students attending St. Pio of Pietrelcina Catholic School, be denied as the warrants are not met.
2. That Peel Regional Police be requested to enforce stopping violations at the intersection of Huron Heights and Elia Avenue for the students attending St. Pio of Pietrelcina Catholic School, as time and manpower permits.
3. That the Walking Routes Program Subcommittee be requested to approach the Principal of St. Pio of Pietrelcina Catholic School to discuss possible implementation of a School Walking Routes Program.
4. That Transportation and Works be requested to review the feasibility of painting zebra markings on the north and south legs of the intersection of Huron Heights Drive and Elia Avenue.

(Ward 4)

(TSC-0008-2017)

GC-0069-2017

1. That the request for the placement of a crossing guard at the intersection of Eglinton Avenue West and Perennial Drive for the students attending St. Sebastian Catholic Elementary School, be denied as the warrants are not met.
2. That Transportation and Works be requested to review the feasibility of implementing a traffic control signal at the intersection of Eglinton Avenue West and Perennial Drive for the students attending St. Sebastian Catholic Elementary School.
3. That the Principal of St. Sebastian Catholic Elementary School be requested to advise students and parents who normally cross at Eglinton Avenue West and Perennial Drive, to cross Eglinton Avenue West with the crossing guard at located at Tenth Line/Middlesex Gate, one block east at the signalized intersection.

4. That Traffic Safety Council conduct a further site inspection at Eglinton Avenue West and Perennial Drive, for students attending St. Sebastian Catholic Elementary School, if traffic signals are installed.

(Ward 8 & 10)

(TSC-0009-2017)

GC-0070-2017

1. That the request for the placement of a crossing guard at 6676 Montevideo Road in front of St. Teresa of Avila Catholic School and the pedestrian tunnel under Montevideo Road at the south end of the school, be denied as the warrants are not met.
2. That Transportation and Works be requested to consider reviewing the U-Turn zone on Montevideo Road in front of St. Teresa of Avila Catholic School.
3. That Peel Regional Police be requested to enforce speed limit and U-Turn violations, once signage is in place on Montevideo Road, in front of St. Teresa of Avila Catholic School, between 3:10 p.m. to 3:40 p.m., as time and manpower permits.

(Ward 9)

(TSC-0010-2017)

GC-0071-2017

That the request for the placement of a crossing guard on Windwood Drive at the park path, for students attending Settler's Green Public School, be denied as the warrants are not met.

(Ward 9)

(TSC-0011-2017)

GC-0072-2017

That the email dated December 23, 2016 from Angie Melo, Legislative Coordinator, on behalf of Michelle, area resident, with respect to a request for the placement of a crossing guard at the intersection of Kelly Road and Constable Road for the students attending Hillside Public School be received and referred to the Traffic Safety Council Site Inspection Subcommittee for a report back to the Traffic Safety Council.

((Ward 2)

(TSC-0012-2017)

GC-0073-2017

That the email dated January 13, 2017 from Anna Gentile, Student Transportation of Peel Region (STOPR), requesting a site inspection for a reassessment STOPR will be conducting for students attending St. Albert of Jerusalem Catholic School be received and referred to the Traffic Safety Council Site Inspection Subcommittee for a report back to the Traffic Safety Council.

(Ward 9 & 10)

(TSC-0013-2017)

GC-0074-2017

That the email dated January 13, 2017 from Ehab James, area resident, requesting the placement of a crossing guard and review of road signs at the intersection of Queenston Drive and Fellmore Drive for the students attending Queenston Drive Public School be received and referred to the Traffic Safety Council Site Inspection Subcommittee for a report back to the Traffic Safety Council.

(Ward 6)

(TSC-0014-2017)



## GC-0075-2017

That the email dated January 19, 2017 from Councillor George Carlson on behalf of area resident, Bernadette Sniatenchuk, requesting a site inspection at the intersection of Novo Star and Western Skies Way, and at Novo Star and Vicar Gate, for the students attending St. Veronica Elementary School be received and referred to the Traffic Safety Council Site Inspection Subcommittee for a report back to the Traffic Safety Council.

(Ward 11)

(TSC-0015-2017)

## GC-0076-2017

That the email dated November 30, 2016 from Councillor Carolyn Parish on behalf of area resident Andrea De La Cruz, requesting a site inspection at 220 Forum Drive for the students attending Nahani Way Public School be received and referred to the Traffic Safety Council Site Inspection Subcommittee for a report back to the Traffic Safety Council.

(Ward 4)

(TSC-0016-2017)

## GC-0077-2017

That the request for a site inspection received from Councillor Chris Fonseca with respect to traffic concerns in the area of Brian Fleming Public School be received and referred to the Traffic Safety Council Site Inspection Subcommittee for a report back to the Traffic Safety Council.

(Ward 3)

(TSC-0017-2017)

## GC-0078-2017

That the letter dated December 12, 2016 from the Director of Education, Peel District School Board advising that Robert Crocker, Trustee, Wards 6 & 11, was appointed as the Board's representative to the Traffic Safety Council, be received for information

(TSC-0018-2017)

## GC-0079-2017

That the Reports from the Manager of Parking Enforcement with respect to parking enforcement in school zones for the month of November and December 2016, be received for information.

(TSC-0019-2017)

## GC-0080-2017

That the Action Items List from the Transportation and Works Department for the month of November 2016, be received for information.

(TSC-0020-2017)

## GC-0081-2017

1. That the document dated February 2017, entitled Community Engagement building our strategy, be received for information.
2. That the Members of the Mississauga Accessibility Advisory Committee's feedback provided to Liz Nield, Consultant, regarding Community Engagement Strategy, be received.

(AAC-0001-2017)

GC-0082-2017

1. That the Draft 2016 Annual Report of the Multi-Year Accessibility Plan and 2016 MiWay Annual Accessibility Report, be received for information.
2. That the Mississauga Accessibility Advisory Committee is in full support of the Draft 2016 Annual Report of the Multi-Year Accessibility Plan and 2016 MiWay Annual Accessibility Report as presented.

(AAC-0002-2017)

GC-0083-2017

That the verbal update provided by Asim Zaidi, Mississauga Accessibility Advisory Committee Citizen Member, with respect to the National Access Awareness week, be received for information.

(AAC-0003-2017)

GC-0084-2017

That the verbal update provided by Diana Simpson, Accessibility Coordinator, with respect to Accessible Cities Awards, be received for information.

(AAC-0004-2017)

GC-0085-2017

That the AAC Pending Work Plan Items chart updated for the February 6, 2017 meeting of the Mississauga Accessibility Advisory Committee, be approved as amended.

(AAC-0005-2017)

GC-0086-2017

1. That the Facility Accessibility Design Subcommittee of the Mississauga Accessibility Advisory Committee Report dated November 28, 2016, be received as amended;
2. That the presentation regarding Mississauga Legends Row Project to the Facility Accessibility Design Subcommittee on November 28, 2016, be received;
3. That subject to the comments on the presentation, the Facility Accessibility Design Subcommittee is satisfied with the design of Mississauga Legends Row Project.

(AAC-0006-2017)

GC-0087-2017

1. That the Facility Accessibility Design Subcommittee of the Mississauga Accessibility Advisory --Committee Report dated December 19, 2016, be received.
2. That the presentations regarding the Mavis Road Environmental Assessment Study, the Square One Drive Extension Environmental Assessment Study, the Credit River Active Transportation Crossings Project, and the Sheridan Park Drive Extension Environmental Assessment Study to the Facility Accessibility Design Subcommittee on December 19, 2016, be received;
3. That subject to the comments on the presentations, the Facility Accessibility Design Subcommittee is satisfied with the designs and plans of the Mavis Road Environmental-Assessment Study, the Square One Drive Extension Environmental Assessment Study, the Credit River Active Transportation Crossings Project, and the Sheridan Park Drive Extension Environmental Assessment Study.

(AAC-0007-2017)

GC-0088-2017

That the Toronto Star Article on housing be received for information.  
(AAC-0008-2017)

GC-0089-2017

That the email dated January 1, 2017, from Chris Schafer, Uber Public Policy Manager, Canada, with respect to Uber: Deaf Uber Drivers (Accessibility), be received for information.  
(AAC-0009-2017)

GC-0090-2017

That the deputation and associated PowerPoint presentation by Eashan Karnik, UTM Student Representative Member, Austin Oude Reimerink, and Michael Lee, UTM Students, with respect to the Show Me The Green Event, be received.  
(EAC-0037-2016)

GC-0091-2017

That the deputation and associated PowerPoint presentation by Julius Lindsay, Community Energy Specialist, with respect to Climate Change Action Plan, be received.  
(EAC-0002-2017)

GC-0092-2017

That the Environmental Action Committee's Work Plan 2015-2018 be received.  
(EAC-0003-2017)

GC-0093-2017

That the email dated February 2, 2017 from Joanne Deidun-Roork, Owner/Director of The Little Green Schoolhouse Inc., with respect to her resignation from the Environmental Action Committee be received.  
(EAC-0004-2016)

GC-0094-2017

That the Environmental Action Committee's Environmental Actions Summary 2015-2018, be received.  
(EAC-0042-2017)

GC-0095-2017

That the memorandum dated August 30, 2016 from the Legislative Coordinator with respect to the Environmental Action Committee 2017 meeting dates, be received.  
(EAC-0006-2017)

GC-0096-2017

That the PMP review for the City Manager and CAO be received and that the Mayor work with Human Resources with respect to this matter.

Carmela Radice

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From: Sandy Milakovic  
Sent: 2017/01/23 11:20 AM  
To: Cheryl Remm; Carmela Radice  
Cc: maryneedham246@rogers.com  
Subject: Fwd: Thank you for your part in our successful Orange Campaign

From: Irene Clarke  
Date: January 23, 2017 at 9:44:55 AM EST  
To: sandy m

Dear Sandy,

Thanks to women like you and Mary, GRANs across the country and the support of their communities, the ORANGE Campaign November 25 – December 10, was a huge success. Several cities and communities participated in GRAN's campaign to Orange Canada during the *16 Days of Activism against Gender-Based Violence*. We engaged governments on every level and we invited other Canadian civil society organizations, community groups and individuals to join us in speaking out for gender equality and an end to violence against women, domestically and internationally.

Starting in the west, the British Columbia Legislature building in Victoria was lit up. In Vancouver, City Hall, BC Place, Science World, and Canada Place all glowed orange. Coquitlam, Port Coquitlam, the Calgary Tower, and Saskatoon's Prairie Wind Structure lit up in orange. In Ontario, Hamilton, Burlington, Oakville, Mississauga, Region of Peel, Toronto City Hall and the TORONTO sign, Peterborough City Hall, Cobourg, and Brighton all lit up. Further east, Montreal, Fredericton, and Halifax each joined in to light up in orange for November 25 and beyond.

We engaged mayors and municipal governments and several mayors made official proclamations or statements of support by video or in person. In two provinces (Saskatchewan and Manitoba), MLS's wore orange ribbons and statements were read

in the legislature. We created new connections with other community groups, we built connections with municipal, provincial, federal politicians and officials.

We especially welcome the participation of the City of Mississauga and the Region of Peel as new supporters of the Orange Campaign. The orange lighting of the Clock Tower in Mississauga City Hall and of each administrative building at the Region of Peel would certainly have spiked the curiosity and generated discussion among those residents who noticed the illumination. We applaud the other measures taken to enhance awareness such as the display of UNITE posters and daily tweets made during the campaign. Pictures of the illuminations were posted on GRAN Facebook and the tweets were retweeted from GRAN's account.

We are very proud and thankful of the efforts of all our GRANs, their friends and partners at all levels for helping to raise awareness about the issue of violence against women. We look forward to continuing the dialogue on the long reaching effects of violence against women.

With sincere appreciation and best regards,

Irene Clarke,  
Regional Leader,  
Grandmothers Advocacy Network (GRAN)



**Operation Lifesaver**  
901 - 99 Bank Street  
Ottawa, Ontario K1P 6B9  
**Telephone** (613) 564-8097  
**Fax** (613) 567-6726  
**E-mail** [admin@operationlifesaver.ca](mailto:admin@operationlifesaver.ca)

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901 - 99, rue Bank  
Ottawa, Ontario K1P 6B9  
**Téléphone** (613) 564-8097  
**Télécopieur** (613) 567-6726  
**Courriel** [admin@operationlifesaver.ca](mailto:admin@operationlifesaver.ca)

13.1.2

January 31, 2017

Office of the Clerk  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1

"RECEIVED"

17 FEB -7 10:43

CITY OF MISSISSAUGA

Dear Sir / Madam:

Canada's 15<sup>th</sup> annual **Rail Safety Week** will be held from April 24 to 30, 2017. The purpose of this national event is to raise awareness about rail safety, and to highlight the ongoing commitment of communities such as yours, along with rail companies and their employees, in making Canada's rail network even safer.

Once again this year, **Operation Lifesaver** is proud to be supporting the activities and events that will be taking place across the country throughout **Rail Safety Week**. These events will emphasize the need for railways, communities and members of the public to work together to prevent the avoidable accidents, injuries and damage caused by collisions at level crossings, and incidents involving trains and citizens.

Your council can be a powerful ally for our public awareness campaign by adopting the enclosed draft resolution to support **Rail Safety Week** in your community. Should you require additional information about Operation Lifesaver and rail safety, please consult [www.operationlifesaver.ca](http://www.operationlifesaver.ca).

Thank you in advance for supporting this request and **Rail Safety Week**. We would greatly appreciate it if you would send us a copy of your resolution, and keep us informed of how you will be promoting rail safety in your community this year.

Sincerely,

Stephen Covey  
President  
Operation Lifesaver

Sarah Mayes  
National Director (Interim)  
Operation Lifesaver

Encl.



(Draft Resolution)

**RESOLUTION IN SUPPORT OF PUBLIC - RAIL SAFETY WEEK**

**Whereas *Public - Rail Safety Week*** is to be held across Canada from April 24 to 30, 2017

**Whereas** it is in the public's interest to raise citizens' awareness on reducing avoidable accidents, injuries and damage caused by collisions at level crossings or incidents involving trains and citizens;

**Whereas** Operation Lifesaver is a public/private partnership whose aim is to work with the rail industry, governments, police services, the media and other agencies and the public to raise rail safety awareness;

**Whereas** Operation Lifesaver has requested City Council adopt this resolution in support of its ongoing effort to save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor \_\_\_\_\_

seconded by Councillor \_\_\_\_\_

It is hereby **RESOLVED** to support national ***Public - Rail Safety Week***, to be held from April 24 to 30, 2017.

Sent: 2017/02/13  
From: Antonia Krijan  
To: Shelley Tsolakis  
Cc: Karen Morden, Carmela Radice  
Subject: Cavalia (performing Horse Show) in Mississauga this summer

---

Hello all,

Info as requested:

Event Name: Cavalia Odyesso

Event Address: 5399 Rose Cherry Place

Duration of Event Time(s):

- Maximum of 7 show per week
- Show lasts 2.5 hours, including a 30 minute intermission
- Mondays – No show \*some exceptions may be possible given summer schedule whereas some shows may occur during daytime (Start 2:00 pm – End: 5 pm)
- Tuesday to Friday: Start: 7:30/8 pm – End: 10:30/11 pm \*some exceptions may be possible given summer schedule whereas some shows may occur during daytime (Start 2:00 pm – End: 5 pm)
- Saturday – Show 1: Start: 2pm - End: 5 pm
- Saturday – Show 2: Start 7:30/8 pm – End: 10:30/11 pm
- Sunday – Start 2:00 pm – End: 5 pm
- Big top theater tent opens 30 minutes prior to the scheduled show time
- VIP tent opens 90 minutes prior to scheduled show time
- Stable visits (limited to VIP guests) Approx. 30-45 minutes after the end of the show

Length of Event: June 2017 – September 2017

Nightly Attendance: 2,000 seats max capacity + staff

Let me know if you require anything further. Thanks!



**Antonia Krijan**, BES, MCIP, RPP  
Planner, Park Planning  
T 905-615-3200 ext.3938  
[Antonia.krijan@mississauga.ca](mailto:Antonia.krijan@mississauga.ca)

[City of Mississauga](#) | Community Services Department | [Parks and Forestry Division](#)

City of Mississauga  
**Memorandum**



---

Date: 2017/02/13

To: Fire (Nancy Macdonald-Duncan) [nancy.macdonald-duncan@mississauga.ca](mailto:nancy.macdonald-duncan@mississauga.ca)  
Peel Health (Laurie-Jane Manguiat) [laurie-jane.manguiat@peelregion.ca](mailto:laurie-jane.manguiat@peelregion.ca)  
Peel Regional Police (Chris Fiore) [Christopher.Fiore@peelpolice.ca](mailto:Christopher.Fiore@peelpolice.ca)  
Office of the City Clerk (Karen Morden) [karen.morden@mississauga.ca](mailto:karen.morden@mississauga.ca)  
Building Division (Leo Cusumano) [leo.Cusumano@mississauga.ca](mailto:leo.Cusumano@mississauga.ca)

From: Sandra Lefrançois  
Supervisor, Event Services, Mississauga Celebration Square

File: Facility Rental Contract # 743856

Subject: **MCS Event with Special Occasion Permit for sale of Alcohol**

---

This is to notify you that **Japan Festival CANADA 2017** is an event occurring on Mississauga Celebration Square on **Saturday, August 26 - Sunday, August 27**.

The event has a contract with the City of Mississauga for use of the Square, and has permission to obtain a Special Occasion Permit (SOP) through the Liquor Control Board of Ontario (LCBO). This is subject to the fulfillment of the terms and conditions outlined in the Municipal Alcohol Package and the Facility Rental Contract.

The event organizer has been notified of Policy 05-01-03 (Serving Alcohol at City Facilities).

Event Organizer: Teruyuki Wakasa  
Japan Expo Canada Inc.  
647-985-3081  
[terrywk@japanfestivalcanada.com](mailto:terrywk@japanfestivalcanada.com)

Please do not hesitate to contact me if further information is required.

---

Sandra Lefrancois  
Supervisor, Event Services, Mississauga Celebration Square  
Culture Division  
Community Services  
905-615-3200 x4850  
[sandra.lefrancois@mississauga.ca](mailto:sandra.lefrancois@mississauga.ca)

**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup> and November 1<sup>st</sup> in each year during the term of office of the Council of the City of Mississauga,

I, BONNIE CROMBIE, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: Feb. 6, 2017

Signature of Councillor: Bonnie Crombie

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.**

**COUNCILLOR INFORMATION STATEMENT  
FOR GIFTS AND BENEFITS OVER \$500.00**  
under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council within 30 days of receipt of any gift or benefit exceeding \$500.00,  
or where the total of the value of a gift or benefit, together with any other gift(s) or benefit(s)  
from the same source in the same calendar year, totals \$500.00 or more]

I, BONNIE CROMBIE, Member of the Council of the City  
of Mississauga, hereby state as follows:

1. In the attached list, every reference to a gift or benefit received by me includes every gift or benefit received, with my knowledge, by any family member of mine or a member of my staff, all as defined in the Council Code of Conduct (the "Code").

2. Attached is a complete list, subject only to the exceptions listed in paragraph 7 hereof, of every fee, advance, cash, gift, gift certificate, personal benefit, price reduction and other consideration received by me in this calendar year during the 30-day period immediately prior to the date of this Statement, connected directly or indirectly with the performance of my duties of office as a member of Council, of the following description:

- (a) where the value of the gift or benefit exceeds \$500.00; and/or
- (b) where the total value of all gifts and benefits received from any one source during the course of the calendar year in which it was received exceeds \$500.00.

(Herein referred to collectively as the "Paragraph 2 Gifts or Benefits")

3. Included in the list are particulars of the Paragraph 2 Gifts or Benefits, designated by reference to the applicable paragraph of Rule No. 2.1 of the Code:

- 2.1.b** any gift or benefit of a nature which normally accompanies the responsibilities of office and was received as an incident of protocol or social obligation;

- 2.1.e a suitable memento of a function honouring me;
- 2.1.f food, lodging, transportation or entertainment provided by any government;
- 2.1.f food, lodging, transportation or entertainment provided by the organizer of a conference, seminar or other event where I either spoke or attended in an official capacity at an official event;
- 2.1.g any food or beverage consumed at a banquet, reception or similar event, where the attendance served a legitimate business purpose and the person extending the invitation or a representative of the organization was in attendance;
- 2.1.h the provision of communications to my offices, including subscriptions to newspapers and periodicals;
- 2.1.i any sponsorship or donation for a community event organized or run by me or on my behalf, where costs were incurred and the event held on or before Nomination Day.

4. Without limiting the generality of the information required to be included in this Councillor Information Statement, examples of the types of Paragraph 2 Gifts or Benefits received by me or a staff or family member which must be listed include each of the following:

- (i) property (e.g. a book, flowers, gift basket, painting or sculpture, furniture, wine);
- (ii) membership in a club or other organization (e.g. a golf club) at a reduced rate or at no cost;
- (iii) any invitation to and/or tickets to attend an event (e.g. a sports event, concert, play) at a reduced rate or at no cost;
- (iv) any invitation to attend a gala or fundraising event at a reduced rate or at no cost;
- (v) any invitation to attend an event or function in the fulfilment of my official duties, as described in this Statement;



- (vi) in the case of an invitation to attend a charity golf tournament, a fundraising gala, a professional sports event, concert or a dinner, in addition to the data provided, the number of such events which I have attended as a guest of the same individual or corporation during the calendar year prior to the last such attendance;
- (vii) Use of real estate or significant assets or facilities (i.e. a vehicle, office, vacation property) at a reduced rate or at no cost;

5. I have listed beside the description of each gift and benefit: the date it was received; the name of the donor or provider; the nature of the gift or benefit; the cost, value or estimated value of the gift or benefit; and the reference to every applicable paragraph of Rule No. 2.1 of the Code. Where I have received more than one gift or benefit from any one source during the last calendar year, I have listed opposite the name of the person or other source from whom the gift or benefit was received, the date and the value of all gifts and benefits which I have received from the same source over the past year.

6. I know of no facts or circumstances which create a conflict between my private interest and my public duty as a member of Council, by reason of my receipt or acceptance of any gift or benefit referred to in this Statement or otherwise.

7. In accordance with the Code, this list does not include the following:

- 2.1.a compensation authorized by law paid to me by the City of Mississauga or its local board;
- 2.1.c money, goods or services received by me, or on my behalf, for my municipal election campaign, duly reported in accordance with law;
- 2.1.d services provided without compensation by persons volunteering their time.

8. The list, which forms part of this Statement, sets out all of the Paragraph 2 Gifts or Benefits, subject to permitted exceptions referred to in paragraph 7 hereof, received by me, or on my behalf, or by any member of my family or staff, during the period to which this Councillor

Information Statement applies. This Statement is submitted by me in good faith in accordance with the Code of Conduct governing Members of Council of the City of Mississauga.

Date: Feb 6, 2017

Bonnie Crombie  
(Signature of Councillor)

This Councillor Information Statement, together with the attached List of Gifts and Benefits, may be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Councillor Information Statement filed with the Integrity Commissioner will become a matter of public record.**



**QUARTERLY  
COUNCILLOR DECLARATION**

13.1.5

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup> and November 1<sup>st</sup> in each year during the term of office of the Council of the City of Mississauga,

I, Jim Tavey, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: Feb 1/17 Signature of Councillor: Jim Tavey

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.**

**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup> and November 1<sup>st</sup> in each year during the term of office of the Council of the City of Mississauga,

I, Karen Ras, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: February 1, 2017

Signature of Councillor: 

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

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**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

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I, Chris Fonseca, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: January 31, 2017

Signature of Councillor: 

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

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**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup> and November 1<sup>st</sup> in each year during the term of office of the Council of the City of Mississauga,

I, JOHN KOVAC, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: Feb 6, 2017

Signature of Councillor:



This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.**

**QUARTERLY  
COUNCILLOR DECLARATION**  
under the City of Mississauga Council Code of Conduct

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in each year during the term of office of the Council of the City of Mississauga,

I, Caroleyn Parrish, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: February 1, 2017 Signature of Councillor: Caroleyn Parrish

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.**

**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

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I, RON STARR, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: JAN 31 / 17 Signature of Councillor: 

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

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**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct


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I, NANDO IANNICCA, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: FEB 1, 2017

Signature of Councillor: 

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

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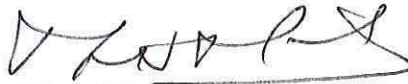
**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

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I, Matt Mahoney, Member of the Council of the City of Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: Feb 1, 2017 Signature of Councillor: 

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.**

**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

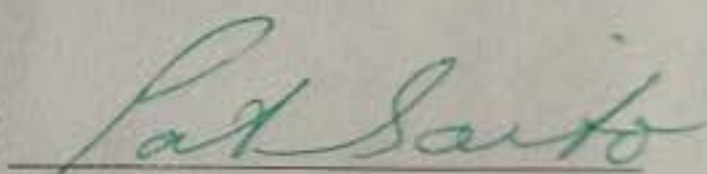
[To be filed by every Member of Council on or by February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup> and November 1<sup>st</sup> in each year during the term of office of the Council of the City of Mississauga,

I, PAT SAITO, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

I have received no fee, advance, cash, gift, gift certificate, personal benefit, price reduction or other consideration in the past quarter year, connected directly or indirectly with the performance of my duties of office as a member of Council which exceeds in value the sum of \$500 or in the case of multiple gifts from the same source in this calendar year, exceeds in value \$500 in the aggregate, and to the best of my knowledge information and belief, no family member of mine nor a member of my staff (all as defined in the Code of Conduct) has received any such gift in the past quarter year, except as I may have disclosed in a Councillor Information Statement filed by me with the Integrity Commissioner within 30 days of receipt of any such gift.

Date: Feb. 1, 2017

Signature of Councillor: 

This Quarterly Councillor Declaration shall be filed with the City's Integrity Commissioner, Robert J. Swayze, by mail, fax, e-mail or delivery, as follows:

Robert J. Swayze  
Integrity Commissioner for the City of Mississauga  
20736 Mississauga Road  
Caledon, Ontario L7K 1M7

Phone: 519-942-0070  
Fax: 519-942-1233  
E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.**



**QUARTERLY  
COUNCILLOR DECLARATION**

under the City of Mississauga Council Code of Conduct

[To be filed by every Member of Council on or by February 1<sup>st</sup>, May 1<sup>st</sup>, August 1<sup>st</sup> and November 1<sup>st</sup> in each year during the term of office of the Council of the City of Mississauga,

I, Susan McFadden, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

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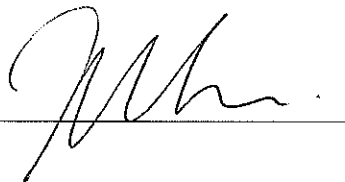
I, George Carlson, Member of the Council of the City of

Mississauga, **HEREBY DECLARE** as follows:

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Date: February 1, 2017

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E-mail: [robert.swayze@sympatico.ca](mailto:robert.swayze@sympatico.ca)

**Every Quarterly Councillor Declaration filed with the Integrity Commissioner will become a matter of public record.**

Ministry of  
Transportation

Ministère des  
Transports

Office of the Minister

Bureau du ministre

Ferguson Block, 3<sup>rd</sup> Floor  
77 Wellesley St. West  
Toronto, Ontario  
M7A 1Z8  
416-327-9200  
www.ontario.ca/transportation

Édifice Ferguson, 3<sup>e</sup> étage  
77, rue Wellesley ouest  
Toronto (Ontario)  
M7A 1Z8  
416-327-9200  
www.ontario.ca/transports



RECEIVED  
Jan 19/17

M2016-6181

JAN 13 2017

Her Worship Bonnie Crombie  
Mayor  
City of Mississauga  
300 City Centre Drive  
Mississauga ON L5B 3C1

Dear Mayor Crombie:

Thank you for your letter regarding assurance signing for the City of Mississauga on the provincial highway network. I welcome the opportunity to respond.

Assurance signs provide information to motorists to confirm that they are on the correct route by displaying the names and distances of up to three significant downstream destinations, which the highway passes near or through. The ministry uses a standard approach for assurance signs and has developed guidelines to promote consistent signing across the province to meet the needs of motorists.

We have completed a review of the provincial highway network in Southern Ontario with respect to assurance signs for the City of Mississauga. The review concluded that a total of three assurance signs located on highways 401, 10 and the QEW should be revised to include "Mississauga" along with the appropriate distance. The review also concluded that two new "Mississauga" assurance signs are warranted on Highway 410. The signing improvements noted above will be implemented as soon as possible, weather permitting.

Thank you again for writing.

Sincerely,

Steven Del Duca  
Minister

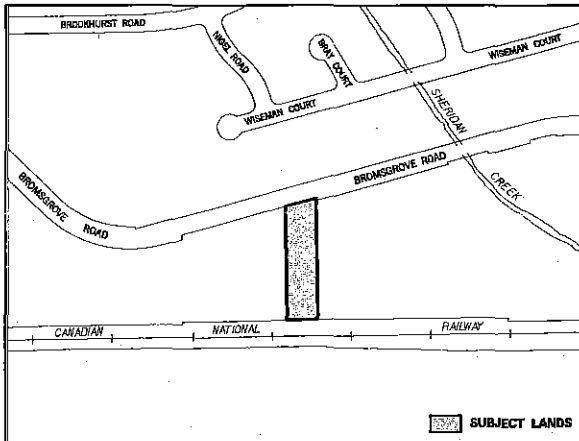
Please be informed of a proposed development in your neighbourhood



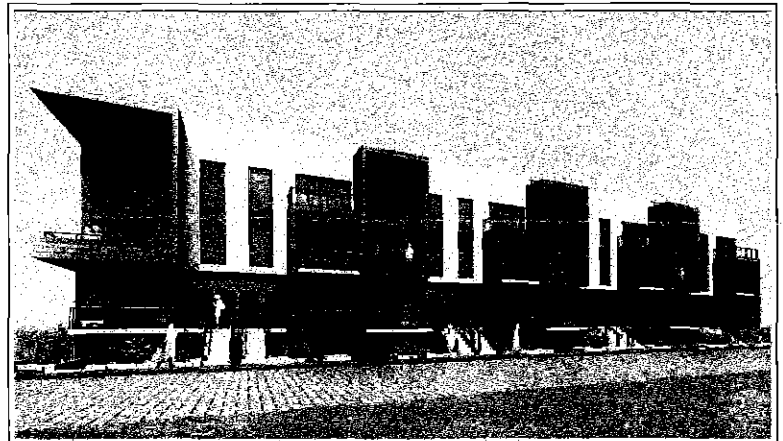
## 2200 Bromsgrove Road

South side of Bromsgrove Road, west of Southdown Road  
OZ 16/015 W2

### Location of the Proposal



### Applicant's Rendering



### Applicant's Proposal:

- To revise the official plan and zoning to permit 84 back-to-back stacked townhomes on a private condominium road.

If you would like to provide input on the proposed development or you wish to be notified of any upcoming meetings:

#### Contact the Planning and Building Department:

- Mail: 300 City Centre Drive, 6<sup>th</sup> floor, Mississauga ON L5B 3C1
- Fax: 905-896-5553
- Email: [application.info@mississauga.ca](mailto:application.info@mississauga.ca)



#### For detailed information contact:

City Planner Ashlee Rivet at 905-615-3200 ext. 5751  
[ashlee.rivet@mississauga.ca](mailto:ashlee.rivet@mississauga.ca)

Planning documents and background material are available for inspection at the Planning and Building Department, Planning Services Centre, 3<sup>rd</sup> floor, Mississauga Civic Centre between 8:30 a.m. and 4:30 p.m.

Lesley Pavan, Director  
Development and Design Division  
Planning and Building Department

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

See other side of notice for additional information and for legal requirements

The following studies/information were submitted in support of the applications:

- Survey
- Reference Plan
- Aerial Context Plan
- Site Plan & Statistics
- Parking, Floor & Roof Plans
- Elevations & Sections
- Landscape Plans
- Tree Inventory & Preservation Plan & Report
- Grading & Servicing Plans
- Green Development Standards
- Parcel Register & Easement Documents
- Functional Servicing & Stormwater Management Report
- Noise & Vibration Impact Study
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Traffic Impact Study
- Stage 1 & 2 Archaeological Assessment
- Planning Justification Report
- Draft Official Plan Amendment
- Draft Zoning By-law

### **Planning Act Requirements:**

The City will be processing the applications in accordance with the Provincial *Planning Act* which requires that all complete applications be processed.

The applications are now being circulated to City Departments and Agencies for technical review.

Once the technical review has been completed, a report summarizing the development and the comments received will be prepared by Planning staff and presented at a Public Meeting.

Notice of the Public Meeting will be given in accordance with the *Planning Act* requirements.

A recommendation on the applications will not be presented until after the Public Meeting and all technical comments have been received.

### **Personal Information:**

The personal information related to the consideration of any planning matter (including consideration of applications; comments and correspondence provided, whether written or verbal in relation to an application; comments and correspondence provided at, before or after a public or statutory meeting or a Committee or Council meeting) is collected under the authority of the *Municipal Act, 2001*, and the *Planning Act*. The City collects this information to enable it to make an informed decision on the relevant issue(s). Individuals who submit correspondence (as noted above) should be aware that any personal information in their communication will become part of the public record, unless the individual expressly requests the City to remove the personal information. Questions about the collection of this information may be directed to [application.info@mississauga.ca](mailto:application.info@mississauga.ca) or in writing to the Planning and Building Department at 300 City Centre Drive, Mississauga ON L5B 3C1.

**Date of Notice:** February 14, 2017