
Council

Date

2018/07/04

Time

9:00 AM

Location

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

Members

Mayor Bonnie Crombie	
Councillor David Cook	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

Angie Melo, Legislative Coordinator, Legislative Services
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<http://www.mississauga.ca/portal/cityhall/councilcommittees>

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"Welcome to the City of Mississauga Council meeting. We would like to acknowledge that we are gathering here today on the Treaty Territory of the Mississaugas of the New Credit First Nation, and before them, the traditional territory of the Haudenosaunee, Huron and Wyndot. We also acknowledge the many First Nations, Metis, Inuit and other global Indigenous people that now call Mississauga their home. We welcome everyone."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

June 20, 2018

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

7.1 **Tax Adjustments**

There may be members of the public present at the meeting who wish to speak regarding tax adjustments.

Corporate Report – Item 10.1.

7.2. **Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning – Amendments to Mississauga Official Plan and Zoning**

Fathalla Denno, Resident with respect to the Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning – Amendments to Mississauga Official Plan and Zoning.

Planning and Development Committee Report – Item 11.1.

7.3. Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning – Amendments to Mississauga Official Plan and Zoning

Ninth Line Owners Association with respect to the Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning – Amendments to Mississauga Official Plan and Zoning.

Planning and Development Committee Report – Item 11.1.

7.4. Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning – Amendments to Mississauga Official Plan and Zoning

Peter Skira, Resident, with respect to the Proposed Secondary Plan, Ninth Line Neighbourhood Character Area Policies and Zoning. – Amendments to Mississauga Official Plan and Zoning.

Planning and Development Committee Report – Item 11.1.

7.5. Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning – Amendments to Mississauga Official Plan and Zoning

Joe Amato, Resident, with respect to the Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning. – Amendments to Mississauga Official Plan and Zoning.

Planning and Development Committee Report – Item 11.1.

7.6. Mississauga Official Plan amendment and rezoning applications under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to permit 144 back to back stacked townhomes.

Glen Broll, Glen Schnarr & Associates with respect to the Mississauga Official Plan amendment and rezoning applications under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to permit 144 back to back stacked townhomes.

Unfinished Business – Item 12.1.

- 7.7. Mississauga Official Plan amendment and rezoning applications under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to permit 144 back to back stacked townhomes.

Randy Guthrie, Guthrie Muscovitch Architects with respect to the Mississauga Official Plan amendment and rezoning applications under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to permit 144 back to back stacked townhomes.

Unfinished Business – Item 12.1.

- 7.8. CPR Awareness and Family Fun Event

Joey Rusnak, Recreations Programmer Aquatics with respect to the CPR Awareness and Family Fun Event.

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit (5 Minutes per Speaker)**

Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended: Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related to.
2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
3. The total speaking time shall be five (5) minutes maximum, per speaker.

9. **CONSENT AGENDA**

10. **INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

- 10.1. Report dated June 11, 2018 from the Commissioner of Corporate Services and Chief Financial Officer re: **Tax Adjustments Pursuant to Sections 357 and 358 of the *Municipal Act***

Recommendation

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated June 11, 2018 entitled Tax Adjustments pursuant to Section 357 and 358 of the *Municipal Act* be received.

2. That the tax adjustments outlined in Appendix 1 attached to this report for applications for cancellation or refund of taxes pursuant to Sections 357 and 358 of the *Municipal Act*, be adopted.

Motion

- 10.2. Report dated June 20, 2018 from the City Solicitor re: **Interim Cannabis Excise Duty Sharing Agreement**

Recommendation

That a by-law be enacted to authorize the Commissioner of Corporate Services and Chief Financial Officer to execute, on behalf of the Corporation of the City of Mississauga, an agreement between the Regional Municipality of Peel and the Corporation of the City of Mississauga, and the City of Brampton, with respect to the sharing of cannabis excise duty revenue from the Province of Ontario ("Sharing Agreement"), in a form satisfactory to the City Solicitor.

Motion

- 10.3. Report dated June 21, 2018 from the Commissioner of Community Services re: **Grant Review Committees Term of Office Extension**

Recommendation

That the term of office for the Peer Assessment Committee and the Community Grant Review Committee identified in Resolutions 0227-2016 and 0228-2016 be extended to cover the 2019 grant program application review for a remaining term of office ending December 31, 2018.

Motion

- 10.4. Report dated June 11, 2018 from the Commissioner of Planning and Building re:
RECOMMENDATION REPORT (WARD 5)
Applications to permit three
Southeast corner of Mavis Road and Highway 401
Owner:
File: OZ 17/009 W5

Recommendation

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 applications under File OZ 17/009 W5, Orlando Corporation, Block 9 and Part of Block 2, 43M-1633, to amend Mississauga Official Plan to add Special Site policies to the Gateway Employment Area (West) Character Area and to amend the **E2-Exception (Employment-Exception)** zone to permit three **Motor Vehicle Repair Facility – Restricted** with accessory retail sales and outdoor storage of motor vehicles, be approved subject to the conditions referenced in the staff report dated May 28, 2018 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the location of outdoor storage of motor vehicles shall remain the same.

Motion

- 10.5. Report dated June 20, 2018 from the Commissioner of Corporate Services and Chief Financial Officer re: **Yard Maintenance Services Update**

Recommendation

That the Corporate Report dated June 20, 2018 from the Commissioner of Corporate Services and Chief Financial Officer titled “Yard Maintenance Services Update” be received for information.

Motion

- 10.6. Report dated June 18, 2018 from the Commissioner of Corporate Services and Chief Financial Officer re: **Delegation of Appointment of Screening Officers under the Screening and Hearing Officer By-law 0285-2013, Administrative Penalty By-law 282-2013 and the Licensing Administrative Penalty 135-14**

Recommendation

That the necessary amendments be made to By-law 0285-2013, By-law 0282-2013 and By-law 0135-2014, as amended, to delegate the authority to appoint Screening Officers to the City Clerk as outlined in the report from the Commissioner of Corporate Services and Chief Financial Officers, dated June 18, 2018.

Motion

- 10.7. Report dated June 14, 2018 from the Commissioner of Community Services re **Sponsorship Agreement with Whirlpool Canada LP for the Supply of Laundry and Kitchen Appliances to Mississauga Fire and Emergency Services**

Recommendation

That a by-law be enacted to authorize the Commissioner of Community Services and City Clerk, or designate, to negotiate and execute a final sponsorship agreement between The Corporation of the City of Mississauga (the "City") and Whirlpool Canada LP ("Whirlpool") for the supply of laundry and kitchen appliances for Mississauga Fire and Emergency Services Division ("MFES"), including authority to execute all other ancillary or subsequent amending or extension agreements to the said Sponsorship Agreement, all in a form satisfactory to Legal Services.

Motion

11. **PRESENTATION OF COMMITTEE REPORTS**

- 11.1. Planning and Development Committee Report 10-2018 dated June 18, 2018
- 11.2. Planning and Development Committee Report 11-2018 dated June 25, 2018
- 11.3. Road Safety Committee Report 6 -2018 dated June 26, 2018
- 11.4. General Committee Report 13-2018 dated June 27, 2018

12. **UNFINISHED BUSINESS**

12.1. Report dated May 24, 2018 from the Commissioner of Planning and Building re:

RECOMMENDATION REPORT (WARD 7)

Applications to permit 144 Back to Back Stacked Townhomes

2024 and 2040 Camilla Road

North side of North Service Road, west side of Camilla Road

Owner: Consulate Management Ltd.

File OZ 11/015 W7

Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, a change to the applications has been proposed, Council considers that the change does 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 under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to amend Mississauga Official Plan to **Residential High Density – Special Site** to permit horizontal multiple dwellings (i.e. back to back stacked townhomes), be approved subject to the conditions referenced in the staff report dated May 24, 2018 from the Commissioner of Planning and Building.
3. That the application under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to change the zoning to **RM9-Exception** to permit 144 back to back stacked townhomes in accordance with the provisions contained in Appendix 2 (Proposed RM9-Exception), be refused.
4. That the Planning and Building Department recommended alternative proposal to change the zoning to **H-RM9-Exception** in accordance with the provisions contained in Appendix 2 (P&B Alternative RM9-Exception), be approved subject to the conditions referenced in the staff report dated May 24, 2018 from the Commissioner of Planning and Building.
5. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
6. 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.

7. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

13. **PETITIONS**

- 13.1. Petition containing 10 signature requesting the removal or relocation of the proposed public walkway connecting Ericson Road to Cawthra Road.

Receive and Refer to the Planning and Building Department for appropriate action.

- 13.2. Petition containing 23 signature requesting the removal of the proposed public walkway connecting Ericson Road and Cawthra Road at 3111 and 3123 Cawthra Road.

Receive and Refer to the Planning and Building Department for appropriate action.

14. **CORRESPONDENCE**

- 14.1. *Information Items - Nil*

- 14.2. *Direction Items*

- 14.2.1. Letter dated June 18, 2018 from the Ontario SPCA and Humane Society with respect to the 2018 No Hot Pets campaign on June 21, 2018.

Motion

15. **NOTICE OF MOTION**

- 15.1. Councillor Saito requesting support to re-open a matter at Regional Council with respect to anaerobic digestion facility.
- 15.2. Councillor Saito request for support of David Warner, Linda Kuga Pikulin and Councillor Ron Starr to be nominated to continue as Enersource Board of Directors.
- 15.3. Councillor Saito requesting that staff be authorized to complete a feasibility study and business case with respect to the construction and operation of a stadium in Mississauga.
- 15.4. Councillor Saito requesting support for approval for funding with respect to a tourism sign/structure feasibility study.

15.5 Councillor Fonseca requesting approval for the City of Mississauga's participation in FCM's special advocacy fund for the 2019 federal election.

15.6. Request from Councillor Cook with respect to a sign variance at 31 Lakeshore Road East.

15.7 Councillor Saito requesting approval for a one-time tourism grant to be provided to ItalFest.

16. **MOTIONS**

16.1. To close to the public a portion of the Council meeting to be held on July 4, 2018, to deal with various matters. (See Item 21 Closed Session).

16.2. To close to the public an Educational Session with Mississauga Members of Provincial Parliament on July 6, 2018.

16.3. To amend General Committee Report 10 - 2018 dated May 16, 2018 Recommendation GC-0325-2018 with respect to 2625 Hammond Road - Designation By-law (housekeeping).

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

17.1. A by-law to establish a Clarkson Park Lit Artificial Turf Field and Track and to amend By-law 0298-2000, the Reserves and Reserves and Reserves Funds By-law.

GC-0792-2015/December 2, 2015

17.2. A by-law to amend By-law 186-05, being the Parks By-law.

GC-0789-2017/December 6, 2017

17.3. A by-law to amend By-law 94-14, being the Smoking By-law.

GC-0789-2017/December 6, 2017

17.4. A by-law to authorize the execution of an amendment to the Catering Services Agreement between Oakville Conference and Banquet Centre Inc. (Edge Hospitality Group) and the Corporation of the City of Mississauga extending the term to December 31, 2018.

GC-00326-2018/May 16, 2018

- 17.5. A by-law to authorize the execution of an amendment to the Joint Fire Communications Operating Agreement between The Corporation of the City of Mississauga, The Corporation of the City of Brampton and the Corporation of the Town of Caledon.

GC-0342-2018/May 30, 2018

- 17.6. A by-law to regulate the setting of open air fires and to repeal By-law 49-03.

GC-0343-2018/May 30, 2018

- 17.7. A by-law to amend By-law 521-04 being the Tow Truck Licensing By-law with respect to requirements of a full Ontario "G" driver's Licence.

GC-0380-2018/June 13, 2018

- 17.8. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law with respect to Schedule 5.

GC-0384-2018-June 13, 2018

- 17.9. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law with respect to Mavis Road Speed Limited change.

GC-0426-2018-June 27, 2018

- 17.10. A by-law to amend the Purchasing By-law 374-06, as amended with respect to performers for City produced Culture events.

GC-0428-2018/June 27, 2018

- 17.11. A by-law to amend By-law 0073-2013 being a by-law to authorize the execution of Performance Agreements under Corporate Policy and Procedure 05-03-05 Procuring Performers for City-Produced Culture Events.

GC-0428-2018/June 27, 2018

- 17.12. A by-law to transfer funds from the Capital Reserve Fund (account 33121) to the Sidewalk Property Acquisitions project (PN18-196).

GC-0431-2018/June 27, 2018

- 17.13. A by-law to delegate authority to approve and execute an application and agreement for receipt of funding by the Corporation of the City of Mississauga from the Federation of Canadian Municipalities.

GC-00432-2018/June 27, 2018

- 17.14. A by-law of the Corporation of the City of Mississauga delegating authority for the approval and execution of real estate agreements.

GC-0433-2018/June 27, 2018

- 17.15. A by-law of the Corporation of the City of Mississauga to Delegate Authority respecting attending before the Local Planning Appeal Tribunal on appeals of Committee of Adjustment decisions during the 2018 Council election recess.

GC-0439-2018/June 27, 2018

- 17.16. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law with respect to Schedule 18.

GC-0490-2018-June 27, 2018

- 17.17. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law with respect to an All Way Stop at Turney Drive at Shay Downs, Ward 11.

GC-0491-2018-June 27, 2018

- 17.18. A by-law to authorize the execution of an agreement between the Corporation of the City of Mississauga and Tourism Toronto.

GC-00493-2018/June 27, 2018

- 17.19. A by-law to authorize the execution of an agreement between the corporation of the City of Mississauga and the Association of Municipalities of Ontario with respect to Main Street Revitalization Initiative.

GC-0494-2018-June 27, 2018

- 17.20. A by-law to transfer funds from the Main Street Revitalization Initiatives Reserve Fund (Account 35582) to the Main Street Revitalization Initiatives (PN18351).

GC-0494-2018/June 27, 2018

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- 17.21. A by-law to establish a new Main Street Revitalization Initiatives Reserve Fund and to amend By-law 0298-2000, the Reserves and Reserve Funds By-law.
GC-0494-2018/June 27, 2018
- 17.22. A by-law to transfer funds from the Stormwater Capital Reserve Fund (Account 35992) to the Mary Fix Creek Erosion Control, Downstream of Dundas Street West project (PN17-015).
GC-0495-2018/June 27, 2018
- 17.23. A by-law to transfer funds from the Capital Reserve Fund (account 33121) to the Premium Way Land Acquisition project (PN18-191).
GC-0497-2018/June 27, 2018
- 17.24. A by-law to transfer funds from the Capital Reserve Fund (account 33121) to the Living Arts Drive – Rathburn Road West to Centre View Drive project (PN18-104).
GC-0499-2018/June 27, 2018
- 17.25. A by-law to delegate the authority to the City Manager to approve and execute agreements to permit the transfer of interests in real property to Metrolinx for both the Hurontario Light Rail Transit Project (“HuLRT”) and Transit Oriented Development (“TOD”) projects during City Council Summer and/or Election Recess.
GC-0502-2018/June 27, 2018
- 17.26. A by-law to delegate the authority to the City Manager to Approve and Execute Certain Acquisition Agreements during City Council Summer/Election Recess
GC-0503-2018/June 27, 2018
- 17.27. A by-law to transfer funds between various Reserve Funds and certain capital projects.
GC-0503-2018/June 27, 2018

- 17.28. A by-law to authorize the execution of a Subdivision Agreement and other related documents between 2462357 Ontario Inc., The Corporation of the City of Mississauga, and The Regional Municipality of Peel. 4583, 4589 & 4601 Mississauga Rd (T-M09002 W8).

PDC-0192-2012/September 26, 2012

- 17.29. A by-law to authorize the execution of a Development Agreement between Gloria Farhat & Joseph Abi-Chedid, The Corporation of the City of Mississauga and The Regional Municipality of Peel. 1516 and 1526 Southdown Road (OZ 15/010 W2).

PDC-0002-2017/February 8, 2017

- 17.30. A by-law to Adopt Mississauga Official Plan Amendment No. 59 with respect to J & G Holdings, 1516 and 1526 Southdown Road (OZ 15/010 W2).

PDC-0002-2017/February 8, 2017

- 17.31. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law, with respect to J & G Holdings, 1516 and 1526 Southdown Road (OZ 15/010 W2).

PDC-0002-2017/February 8, 2017

- 17.32. A by-law to authorize the execution of a Development Agreement between Lushes Development Inc. and The Corporation of the city of Mississauga and The Regional Municipality of Peel. 1996 Lushes Avenue (OZ 15/007 W2).

PDC-0046-2018/June 11, 2018

- 17.33. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law, with respect to Lushes Developments Inc., 1996 Lushes Avenue, OZ 15/007 W2, Ward 2.

PDC-0014-2018/March 7, 2018

- 17.34. A by-law to Adopt Mississauga Official Plan Amendment No. 90 with respect to Ninth Line Lands – Hwy 403 to northern City Boundary, CD.04-NIN.

PDC-0055-2018/June 18, 2018

- 17.35. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law with respect to Ninth Line Lands – Hwy 403 to northern City Boundary, CD.04-NIN.

PDC-0055-2018/June 18, 2018

- 17.36. A by-law to Adopt Mississauga Official Plan Amendment No. 89 with respect to CD.03.LAK, Lakeview Waterfront Major Node.

PDC-0057-2018/June 25, 2018

- 17.37. A by-law to authorize the execution of a Development Agreement between 2200 Bromsgrove Development Inc. and The Corporation of the City of Mississauga and The Regional Municipality of Peel (OZ 16/015 W2).

PDC-0138-2018/June 25, 2018

- 17.38. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law, Haven Property Development Inc. 2200 Bromsgrove Avenue (OZ 16/015 W2).

PDC-0138-2018/June 25, 2018

- 17.39. A by-law to Adopt Mississauga Official Plan Amendment No. 88 with respect to Hazelton Development Corporation, OZ 17/003 W3, Ward 3.

PDC-0064-2018/June 25, 2018

- 17.40. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law, with respect to Hazelton Development Corporation, OZ 17/003 W3, Ward 3.

PDC-0064-2018/June 25, 2018

- 17.41. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law with respect to Edenshaw Park Developments Inc. 21-29 Park Street, OZ 17/013 W1, Ward 1.

PDC-0065-2018/June 25, 2018

- 17.42. A by-law of The Corporation of the City of Mississauga to amend By-law 224-84 that designates 2625 Hammond Road as being of cultural heritage value or interest.

HAC-0050-2014/September 9, 2014/GC-0325-2018/May 16, 2018

- 17.43. A by-law to Adopt Mississauga Official Plan Amendment No.86 with respect to OZ 17/009 W5, Ward 5.

July 4, 2018

- 17.44. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law regarding Orlando Corporation OZ 17/009 W5, Ward 5.

July 4, 2018

- 17.45. A by-law to Adopt Mississauga Official Plan Amendment No. 85 with respect to land use designation changes in various Character Areas, city wide.

Resolution 0138-2018/June 20, 2018

- 17.46. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law, with respect to land use designation changes in various Character Areas, city wide.

Resolution 0138-2018/June 20, 2018

- 17.47. A by-law to Adopt Mississauga Official Plan Amendment No. 84 with respect to terminology change from horizontal multiple dwellings to townhouse dwellings.

PDC-0049-2018/June 18, 2018

- 17.48. A by-law to amend By-law Number 0225-2007, as amended, being the Zoning By-law, with respect to terminology change from horizontal multiple dwellings to townhouse dwellings.

PDC-0049-2018/June 18, 2018

- 17.49. A by-law to establish certain Lands as part of the municipal highway system, North Sheridan Way.

S.P.16-084

- 17.50. A by-law to transfer funds from the 2009 Special Project Capital Reserve Fund (Account 35574) to Miscellaneous Revenue (Account 28986) with respect to Mississauga Fire and Emergency Services Electrical Wrap.

Resolution 0142-2018/June 20, 2018

- 17.51. A by-law to authorize the execution of an agreement between The Corporation of The City of Mississauga, the Regional Municipality of Peel and the Corporation of the City of Brampton with respect to the sharing of cannabis excise duty revenue from the Province of Ontario.

July 4, 2018

- 17.52. A by-law to amend the Screening and Hearing Officer By-law 0285-2013, the Administrative Penalty By-law 0282-2013, and the Licensing Administrative Penalty By-law 0135-2014.

July 4, 2018

- 17.53. A by-law to authorize the execution of a sponsorship agreement between The Corporation of the City of Mississauga and Whirlpool Canada LP.

July 4, 2018

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

19. **ENQUIRIES**

20. **OTHER BUSINESS/ANNOUNCEMENTS**

21. **CLOSED SESSION**

Pursuant to the Municipal Act, Section 239(2)

- 21.1. Labour relations or employee negotiations; **Verbal Update Non-Union Part-time Salary Structure**
- 21.2. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; **Appeal of the Decision of the Committee of Adjustment – 5296 Guildwood Way – Anka Bulat – Ward 5**
- 21.3. A proposed or pending acquisition or disposition of land by the municipality or local board; **Torbram Road Grade Separations Project - Status Update and Delegated Authority (Ward 5)**

22. **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 July 4, 2018

23. **ADJOURNMENT**

City of Mississauga

Corporate Report



Date: 2018/06/11

To: Mayor and Members of Council

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

Originator's files:

Meeting date:
2018/07/04

Subject

Tax Adjustments Pursuant to Sections 357 and 358 of the *Municipal Act*

Recommendation

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated June 11, 2018 entitled Tax Adjustments pursuant to Section 357 and 358 of the *Municipal Act* be received.
2. That the tax adjustments outlined in Appendix 1 attached to this report for applications for cancellation or refund of taxes pursuant to Sections 357 and 358 of the *Municipal Act*, be adopted.

Background

Sections 357 and 358 of the *Municipal Act*, 2001, S.O. 2001, c.25 allow a property owner or the Treasurer to make an application for the cancellation, reduction or refund of taxes for a number of specific reasons. Taxes may be adjusted when a building has been demolished or razed by fire or if a property has become exempt, changed class or has been overcharged by reason of gross or manifest error.

Comments

A total of 80 applications for tax adjustments have been prepared for Council's consideration.

The total cancellation or refund of taxes as recommended is \$ 642,535.58. Appendix 1 outlines the tax cancellations being recommended by property and summarizes by appeal reason the number of applications and tax dollars recommended for reduction.

Following Council's decision, a Notice of Decision will be mailed to all residents and their taxes will be adjusted accordingly. With the exception of Section 358 tax appeals, if the applicant disagrees with the amount of the tax adjustment, they have 35 days from the date of the Notice

Council	2018/06/11	2
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Originators files: File names

of Decision to appeal Council's decision to the Assessment Review Board. Council's decision with respect to Section 358 tax adjustments is final.

Financial Impact

The City's portion of the cancellations resulting from the Section 357 and 358 tax adjustments is \$134,639.86

Conclusion

Tax appeals for 2016 and 2017 taxation years are listed in Appendix 1. The *Municipal Act* requires Council to approve the tax adjustments.

Attachments

Appendix 1: Tax Appeals Pursuant to the *Municipal Act* for Hearing on July 4, 2018.



Gary Kent, CPA, CGA, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Louise Cooke, Manager, Revenue and Taxation.

**Tax Appeals Pursuant to the Municipal Act
For Hearing On July 4, 2018**

Appendix 1

Jun 11, 2018

Pg 1 of 5

Corporate Services

Appeal No	Roll No	Ward	Location	Reason for Appeal	Tax Adjustment Totals
Section 357 : 2017					
10045	05-01-0-011-05000-0000	1	140 ANGELENE ST	Demolished/razed-fire	-224.66
10017	05-01-0-012-12800-0000	1	1338 BROADMOOR AVE	Demolished/razed-fire	-320.76
10021	05-01-0-012-14600-0000	1	288 WILLA RD	Demolished/razed-fire	-1,239.64
10031	05-01-0-015-14900-0000	1	1251 STAVEBANK RD	Became exempt	-18.50
10065	05-01-0-018-02100-0000	1	1521 PINETREE CRES	Demolished/razed-unusable	-1,359.00
10018	05-01-0-018-05300-0000	1	191 DONNELLY DR	Demolished/razed-fire	-51.54
10000	05-02-0-018-18600-0000	2	783 BALBOA DR	Gross/manifest error	-1,862.36
10035	05-02-0-019-18000-0000	2	910 PORCUPINE AVE	Demolished/razed-fire	-2,980.69
10033	05-02-0-024-03800-0000	2	884 SOUTHDOWN RD	Mobile unit removed	-1,240.57
10028	05-02-0-024-12101-0000	2	1575 LAKESHORE RD W	Gross/manifest error	-2,785.62
10051	05-02-0-024-15300-0000	2	1865 LAKESHORE RD W	Unusable minimum 3 months	-790.77
10057	05-02-0-025-05601-0000	2	350 HAZELHURST RD	Gross/manifest error	-38,420.77
10067	05-02-0-026-16500-0000	2	500 ARROWHEAD RD	Demolished/razed-unusable	-2,807.59
10054	05-02-0-029-20100-0000	2	1198 WILDFIELD CRES	Unusable minimum 3 months	-559.88
10063	05-02-0-032-07200-0000	2	1394 LORNE PARK RD	Unusable minimum 3 months	-165.87
9931	05-02-0-035-00400-0000	2	1399 CRESCENT RD	Unusable minimum 3 months	0.00
10005	05-02-0-035-17900-0000	2	1609 CAMELFORD RD	Unusable minimum 3 months	-840.36
9957	05-02-0-036-11500-0000	2	1897 BALSAM AVE	Became exempt	-21.92
10041	05-03-0-083-02400-0000	3	1350 WINDING TRAIL	Demolished/razed-fire	-537.84
10070	05-03-0-092-25400-0000	3	4078 DIXIE RD	Demolished/razed-fire	-3,324.64
10072	05-03-0-092-25500-0000	3	4070 DIXIE RD	Demolished/razed-fire	0.00
10071	05-03-0-092-25600-0000	3	4064 DIXIE RD	Demolished/razed-fire	0.00
9769	05-04-0-091-02900-0000	7	3032 KIRWIN AVE	Change to vacant/excess land	-2,758.06
10022	05-04-0-093-19600-0000	4	4300 CAWTHRA RD	Gross/manifest error	-43,958.28
10114	05-04-0-096-03454-0000	5	6775 MARITZ DR	Became exempt	-31.00
10073	05-04-0-096-64728-0000	6	5272 FLORAL HILL CRES	Demolished/razed-unusable	-291.98
10086	05-04-0-097-34740-0000	9	2470 ARGENTIA RD	Unusable minimum 3 months	-19,787.48
10091	05-04-0-098-02694-0000	9	2395 MEADOWPINE BLVD	Became exempt	-2,077.59
10092	05-04-0-098-02696-0000	9	0 MEADOWPINE BLVD	Became exempt	-2,476.70
10094	05-04-0-098-02698-0000	9	0 MEADOWPINE BLVD	Became exempt	-1,568.76

Tax Appeals Pursuant to the Municipal Act For Hearing On July 4, 2018

Appendix 1

Jun 11, 2018

Pg 2 of 5

Corporate Services

Appeal No	Roll No	Ward	Location	Reason for Appeal	Tax Adjustment Totals
10060	05-04-0-098-12720-0000	5	6185 MCLAUGHLIN RD	Unusable minimum 3 months	-25,096.03
10061	05-04-0-098-17830-0000	5	650 MATHESON BLVD W	Unusable minimum 3 months	-3,918.52
10064	05-04-0-099-05200-0000	11	1133 WILLOW LANE	Unusable minimum 3 months	-61.68
9910	05-04-0-099-05400-0000	11	1155 WILLOW LANE	Demolished/razed-unusable	-636.18
10062	05-04-0-115-01900-0000	5	5840 FALBOURNE ST	Gross/manifest error	0.00
9876	05-04-0-116-32860-0000	5	339 TRADERS BLVD E	Gross/manifest error	-2,345.26
9908	05-04-0-116-35000-0000	5	237 BRUNEL RD	Became exempt	-97,624.16
10078	05-04-0-117-05100-0000	5	8 NAHANI WAY	Became exempt	0.00
10087	05-04-0-154-00453-0000	4	100 CITY CENTRE DR	Demolished/razed-unusable	-77,988.82
				Unusable minimum 3 months	
10012	05-04-0-154-84433-0000	8	4625 THE GALLOPS	Became exempt	-199.14
10053	05-04-0-170-00100-0000	5	30 BRISTOL RD E	Demolished/razed-fire	-17,653.99
10010	05-04-0-170-11400-0000	5	113 PALOMINO DR	Became exempt	-448.84
10058	05-04-0-175-73400-0000	5	6045 MAVIS RD	Unusable minimum 3 months	-1,115.00
10095	05-05-0-107-12601-0000	5	7205 GOREWAY DR	Gross/manifest error	0.00
10066	05-05-0-107-20201-0000	5	6850 GOREWAY DR	Class change	0.00
10085	05-05-0-115-10610-0000	5	7631 BATH RD	Unusable minimum 3 months	0.00
10088	05-05-0-115-60010-0000	5	5150 SPECTRUM WAY	Gross/manifest error	-79,030.37
10082	05-05-0-116-17810-0000	5	985 EGLINTON AVE E	Unusable minimum 3 months	-492.29
10059	05-05-0-116-45505-0000	5	1475 COURTNEY PARK DR E	Unusable minimum 3 months	0.00
10037	05-05-0-117-14542-0000	5	1312 BRITANNIA RD E 4	Gross/manifest error	-4,354.88
10039	05-05-0-117-14543-0000	5	1312 BRITANNIA RD E 5	Gross/manifest error	-5,821.63
10075	05-05-0-117-26201-0000	5	3160 DERRY RD E	Demolished/razed-unusable	-2,740.82
10025	05-05-0-118-05700-0000	5	6789 AIRPORT RD	Demolished/razed-fire	-18,657.01
10040	05-06-0-125-15400-0000	7	2200 GORDON DR	Demolished/razed-unusable	-1,825.49
10046	05-06-0-125-20400-0000	7	130 HARBORN RD	Demolished/razed-fire	-850.17
10044	05-06-0-129-10516-0000	8	2193 SHAWANAGA TRAIL	Demolished/razed-unusable	-4,309.86
10027	05-06-0-131-10100-0000	8	2494 MISSISSAUGA RD	Became exempt	-143.07
10001	05-06-0-132-02400-0000	7	2537 MINDEMOYA RD	Demolished/razed-unusable	-129.07
10081	05-06-0-141-01500-0000	2	2285 SPEAKMAN DR	Unusable minimum 3 months	-94,516.14
10056	05-06-0-141-23100-0000	2	2132 DUNDAS ST W	Demolished/razed-fire	-19,448.66
10043	05-06-0-146-76432-0000	6	3314 OAKGLADE CRES	Demolished/razed-unusable	-987.40
10069	05-06-0-155-52500-0000	8	2150 BURNHAMTHORPE RD	Demolished/razed-fire	-2,070.29
10055	05-06-0-155-69800-0000	8	3373 MARTINS PINE CRES	Gross/manifest error	-145.67

Tax Appeals Pursuant to the Municipal Act For Hearing On July 4, 2018

Appendix 1

Jun 11, 2018

Pg 3 of 5

Corporate Services

Appeal No	Roll No	Ward	Location	Reason for Appeal	Tax Adjustment Totals
9995	05-07-0-058-11200-0000	1	2169 HARCOURT CRES	Unusable minimum 3 months	-395.71
10023	05-07-0-158-19700-0000	1	1424 ROMETOWN DR	Unusable minimum 3 months	-361.64
9958	05-09-0-001-09200-0000	1	73 CUMBERLAND DR	Unusable minimum 3 months	-723.10
10002	05-09-0-003-09700-0000	1	22 MOHAWK AVE	Demolished/razed-unusable	-238.48
10136	05-09-0-004-13100-0000	1	10 ANN ST	Became exempt	-75.69
9885	05-09-0-004-13300-0000	1	6 ANN ST	Demolished/razed-fire	-117.16
10029	05-09-0-006-19500-0000	1	69 MISSISSAUGA RD N	Became exempt	-34.50
10016	05-09-0-007-16300-0000	1	23 PINE AVE N	Demolished/razed-fire	-491.30
10024	05-09-0-007-18600-0000	1	14 A PINE AVE N	Demolished/razed-unusable	-240.52
10026	05-11-0-002-11000-0000	11	0 ALPHA MILLS RD	Became exempt	-2,212.28
10032	05-15-0-010-00201-0000	8	3091 NINTH LINE	Mobile unit removed	-862.88
10084	05-15-0-010-00862-0000	8	3730 LAIRD RD	Unusable minimum 3 months	-18,377.03
10083	05-15-0-010-00864-0000	8	3400 RIDGEWAY DR	Unusable minimum 3 months	-6,820.72
10034	05-15-0-080-00113-0000	9	6532 WINSTON CHURCHILL	Demolished/razed-fire	0.00
Section Sub-total					-626,064.28
Section Total					-626,064.28
Section 358 : 2016					
10076	05-04-0-144-09930-0000	6	3555 HAWKESTONE RD	Gross/manifest error	-6,451.83
10004	05-05-0-107-13693-0000	5	7215 GOREWAY DR 2D06	Gross/manifest error	-708.76
Section Sub-total					-7,160.59
Section 358 : 2017					
10122	05-04-0-144-09550-0000	6	3485 SEMENYK CRT	Gross/manifest error	-9,310.71
Section Sub-total					-9,310.71
Section Total					-16,471.30
Grand Total					-642,535.58

**Tax Appeals Pursuant to the Municipal Act
For Hearing On July 4, 2018**

Appendix 1

Jun 11, 2018

Pg 4 of 5

Corporate Services

Tax Adjustment Totals

Section 357	2017	-626,064.28
Section 358	2016	-7,160.59
	2017	<u>-9,310.71</u>
Grand Total		-642,535.58

**Tax Appeals Pursuant to the Municipal Act
For Hearing On July 4, 2018**

Appendix 1

Jun 11, 2018

Pg 5 of 5

Corporate Services

Summary of Tax Adjustment by Type

Count	Description	City	Region	Education	BIA	LI	Total
14	Became exempt	-22,508.02	-29,227.03	-55,187.63	-9.47	0.00	-106,932.15
14	Gross/manifest error	-34,554.22	-44,911.49	-115,730.43	0.00	0.00	-195,196.14
12	Demolished/razed-unusable	-21,350.66	-27,724.21	-44,480.34	0.00	0.00	-93,555.21
17	Demolished/razed-fire	-18,439.36	-23,943.79	-25,585.20	0.00	0.00	-67,968.35
2	Mobile unit removed	-445.35	-578.31	-1,079.79	0.00	0.00	-2,103.45
1	Class change	0.00	0.00	0.00	0.00	0.00	0.00
19	Unusable minimum 3 months	-36,763.04	-47,737.44	-89,489.72	-32.02	0.00	-174,022.22
1	Change to vacant/excess land	-579.21	-752.12	-1,426.73	0.00	0.00	-2,758.06
Total		-134,639.86	-174,874.39	-332,979.84	-41.49	0.00	-642,535.58

City of Mississauga

Corporate Report



Date: 2018/06/20

To: Mayor and Members of Council

From: Mary Ellen Bench, BA, JD, CS, CIC.C, City Solicitor

Originator's files:

Meeting date:
2018/07/04

Subject

Interim Cannabis Excise Duty Sharing Agreement

Recommendation

That a by-law be enacted to authorize the Commissioner of Corporate Services and Chief Financial Officer to execute, on behalf of the Corporation of the City of Mississauga, an agreement between the Regional Municipality of Peel and the Corporation of the City of Mississauga, and the City of Brampton, with respect to the sharing of cannabis excise duty revenue from the Province of Ontario ("Sharing Agreement"), in a form satisfactory to the City Solicitor.

Background

On March 9, 2018, the Province announced the provision of \$40 million of its revenue from the federal excise duty on recreational cannabis over two years to help all municipalities with implementation costs related to the legalization of cannabis. Funding will be distributed to municipalities on a per household basis, with a minimum \$10,000 allocation. Funding is based on a 50/50 regional/local allocation, but is being distributed at the regional level. Region of Peel and local municipal staff have been in discussions and have agreed on a recommendation regarding how these funds should be distributed to the lower-tier municipalities.

On June 19, 2018, the Senate passed Bill C-45 (*Cannabis Act*) paving the way for the sale of cannabis which has been set for October 17, 2018. The extension to October 17th is necessary for the provinces to get systems up and running to sell recreational cannabis. A detailed summary of both the Federal and Provincial plan for the production and sale of cannabis was provided in the Corporate Report of the City Solicitor titled "A Summary of the Federal and Provincial Plan for the Production and Sale of Cannabis in Ontario and a Discussion of its Municipal Impact", dated November 24, 2017 to the General Committee. The key highlights of the November Corporate Report include:

- The sale of recreational cannabis will be controlled through provincial retail outlets, and all legal retail outlets are a permitted use under the City's Zoning By-law 225-2007;

Council	2018/06/20	2
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- The use of recreational cannabis is limited to within an individual's residence under provincial law;
- The ability to grow up to four plants per person at home will be a challenge for the City to regulate / enforce;
- Zoning and licensing measures need to be put in place by the City for the production of cannabis edibles once they become legal in 2019;
- Council authorized the City's Smoking By-law 94-14 and Parks By-law 186-05 be amended to capture cannabis use and apply as of the date the federal legislation comes into force, being October 17, 2017.

Comments

The cannabis excise duty revenue expected to be received by the Region of Peel is approximately \$4.0M over two years. The Province has advised that the default arrangement for sharing between upper- and lower-tier municipalities is 50/50. The Province will allocate funding on a per household basis. The Region of Peel requested staff meet to consider the fairness of dividing revenue according to the provincial formula, given the anticipated impact of the legislation will not be equal.

Staff recommend that revenues should follow new expenditures. Actual new costs of services related to cannabis legalization are not known, but are assumed to be in excess of the amount of funding to be received from the Province. It is expected that Peel's costs will be proportionately higher than those incurred by the local municipalities as a result of new costs associated with policing and public health education. Staff are recommending that the revenue the Province proposes to distribute should be allocated on the basis of 75 percent of the revenue to the Region of Peel and 25 percent to the local municipalities. The Sharing Agreement also provides for a reconciliation of revenue and actual new expenditures prior to the agreement's two year termination. This will form the basis for determining recommendations on how best to treat revenue going forward.

The Sharing Agreement between the Region of Peel and the local municipalities is still being finalized. At the time of writing, Caledon had indicated that it will not participate in this Agreement. Mississauga, Brampton and Peel are aligned in regards to revenue sharing. Given all the uncertainty it is also recommended that the Sharing Agreement be revisited in two years, once information is available concerning the actual impact.

Financial Impact

It is anticipated that new costs will be incurred by the City as a result of the legalization of recreational cannabis, for increased enforcement and security. New costs are anticipated at the

Council	2018/06/20	3
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Region that will be greater, primarily due to the impact of new policing and health programs. Staff are recommending the municipal share of the federal excise tax revenue be shared on the basis of 75 percent to the Region of Peel and 25 percent to the local municipalities. A reconciliation of revenues and new expenditures will be conducted prior to the agreement's two-year termination date of October 17, 2020 with the expectation that funding allocations will be adjusted if warranted, going forward.

Conclusion

The Federal *Cannabis Act* (Bill C-45) will come into effect on October 17, 2018 and will legalize the production and use of recreational cannabis across Canada. The *Ontario Cannabis Act 2017* (Bill 174) provides that recreational cannabis will be sold exclusively by the provincial government, and bans the use of recreational cannabis in public places, and this legislation will also have a municipal impact. The Sharing Agreement between the local municipalities and the Region of Peel recommends that the federal excise tax revenue to be received to offset some of the new costs that will be incurred as a result of legalization and Bill 174, be distributed on the basis of 75 percent to the Region of Peel and 25 percent to local municipalities in recognition that the new costs associated with the enforcement of the legislation will approximate this cost sharing. There is agreement with the Region of Peel and City of Brampton in this regard.



Mary Ellen Bench, BA, JD, CS, CIC.C, City Solicitor

Prepared by: Patrick Murphy, Legal Counsel

City of Mississauga

Corporate Report



Date: 2018/06/21

To: Chair and Members of Council

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

Originator's files:

Meeting date:
2018/07/04

Subject

Grant Review Committees Term of Office Extension

Recommendation

That the term of office for the Peer Assessment Committee and the Community Grant Review Committee identified in Resolutions 0227-2016 and 0228-2016 be extended to cover the 2019 grant program application review for a remaining term of office ending December 31, 2018.

Background

The Municipal Act enables the Corporation of the City of Mississauga to award grants. The Recreation and Culture Division's grant programs demonstrate City Council's commitment to the development of community based groups which advance the City's vision and goals and contribute to the City's quality of life. Funding provided through these grants is subject to Grant Review Committee assessment and recommendation, with final funding approval by Council.

Annual grant applications from community groups are received by the City in October of each year for funding requests covering the subsequent year. Grant applications are reviewed by staff for completeness and eligibility. All eligible applications are then provided to the Grant Review Committees for assessment. The Grant Review Committees final recommendations are provided to Council and considered at a meeting of its General Committee in January of each year.

All grant applicants are notified of the final recommendation regarding their application prior to the General Committee meeting and under normal circumstances; applicants are notified four months after the application deadline.

Recreation and Culture Division's Grant Review Committees are made up of an external group of individuals whose appointment on the Committee is approved by Council. On November 23, 2016 Council approved the 2017-2018 Grant Review Committee Members for a term of office expiring November 30, 2018 (Resolutions 0227-2016 and 0228-2016).

Council	2018/06/21	2
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Comments

The current 2017-2018 Grant Review Committees for the Recreation and Culture Division have a term of office expiring November 30, 2018. In order to ensure for the timely review of 2019 grant program applications and distribution of funding to approved community groups, an extension of the term of office to December 31, 2018 using the currently appointed Grant Review Committees is required. If an extension to the current term of office does not occur the grant application assessment, funding approval and payment to community groups would be delayed until April, 2019.

Conclusion

Through the extension of the Grant Review Committees term of office, the City can ensure that the 2019 grant program application review process is administered without delay and in a timely and efficient manner.



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

Prepared by: Ashley Lyons, Coordinator Grants Funding

City of Mississauga
Corporate Report



Date: June 11, 2018

To: Mayor and Members of Council

From: Andrew Whittemore, Commissioner of Planning and Building

Originator's file:
 OZ 17/009 W5

Meeting date:
 2018/07/04

Subject

RECOMMENDATION REPORT (WARD 5)

Applications to permit three motor vehicle repair facilities with accessory retail sales and outdoor storage of motor vehicles

Block 9 and Part of Block 2, 43M-1363, Southeast corner of Mavis Road and Highway 401

Owner: Orlando Corporation

File: OZ 17/009 W5

BILL 139

Recommendation

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 applications under File OZ 17/009 W5, Orlando Corporation, Block 9 and Part of Block 2, 43M-1633, to amend Mississauga Official Plan to add Special Site policies to the Gateway Employment Area (West) Character Area and to amend the **E2-Exception (Employment-Exception)** zone to permit three **Motor Vehicle Repair Facility – Restricted** with accessory retail sales and outdoor storage of motor vehicles, be approved subject to the conditions referenced in the staff report dated May 28, 2018 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

Council	2018/06/20	2
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Originator's file: OZ 17/009 W5

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the location of outdoor storage of motor vehicles shall remain the same.

Report Highlights

- Since the Public Meeting, the applicant has submitted an application to amend the Official Plan policies to facilitate the proposed zoning by-law amendment, at the request of the Planning and Building Department
- No comments were received from the public
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on February 26, 2018, at which time an Information Report (Appendix 1) was received for information.

Recommendation 0055-2018 was then adopted by Council on March 7, 2018.

1. That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the application by Orlando Corporation to permit three car dealerships under File OZ 17/009 W5 be received for information and notwithstanding the Planning protocol, that the Recommendation Report be brought directly to a future Council meeting.
2. That staff be directed to conduct a re-envisioning of car dealerships.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has made some modifications to the proposal, including submitting an Official Plan Amendment application. This is required to ensure that the proposed by-law will conform with the Official Plan. This is discussed in more detail in the Official Plan section below.

COMMUNITY COMMENTS

No comments were made at the public meeting and no written comments have been received by the Planning and Building Department. The Department did receive two requests for information about the application.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Region of Peel

The Region of Peel reviewed the official plan amendment application submitted subsequent to the Information Report being received, and had no comments or concerns. The Region also confirmed that the official plan amendment is exempted from Regional approval on May 29, 2018.

Transportation and Works Department

Comments updated May 29, 2018, indicate that satisfactory arrangements shall be made to obtain access to the north limit of Belgrave Road through the existing entrance for the warehouse and office building. An updated Traffic Impact Study (TIS) will be required to be submitted and reviewed through the site plan approval process.

PLANNING COMMENTS

Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan)

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans."

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

Consistency with PPS

Section 1.3.1 a) of the PPS states that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs.

Section 1.3.2 of the PPS (and Section 2.2.6.2 of the Growth Plan) states that planning authorities shall plan for, protect and preserve *employment* areas for current and future uses.

Section 5.1.8 of MOP states that Mississauga will protect employment lands to allow for a diversity of employment uses. Section 5.3.6.2 of MOP states that Mississauga will maintain a

Council	2018/06/20	4
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Originator's file: OZ 17/009 W5

sustainable, diversified employment base by providing opportunities for a range of economic activities.

The relevant MOP policies in this report are consistent with the PPS.

Conformity with Growth Plan

Section 2.2.6.2 in the Growth Plan states Municipalities will promote economic development and competitiveness by providing for an appropriate mix of employment uses to meet long-term needs. Municipalities will also provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. Municipalities will also plan for, protect, and preserve employment areas for current and future uses.

Section 10.1.2 of MOP states that Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs.

The relevant MOP policies in this report conform with the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel.

Section 5.6.2.2 of the Region's Official Plan requires area municipalities to include a range of employment designations in their official plans for employment areas within the Urban System, as appropriate, to accommodate a variety of employment uses in accordance with the market requirements of these uses.

Section 5 (Direct Growth) of MOP has policies that encourage a range of employment uses and economic activities.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

Official Plan

The proposal requires an amendment to the Mississauga Official Plan (MOP) policies for the Gateway Employment Area (West) Character Area. Amendments to MOP are required to permit motor vehicle retail sales and outside storage of motor vehicles as accessory uses to motor vehicle repair.

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

Council	2018/06/20	5
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Originator's file: OZ 17/009 W5

- ***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?***

Planning staff have undertaken an evaluation of the criteria against this proposed development application.

The primary use of the site will be motor vehicle repair, which is a permitted use in the **Business Employment** designation. The **Business Employment** policies of the Official Plan permit **Motor Vehicle Commercial** uses, which include motor vehicle repair. This proposal requires an official plan amendment to permit:

- retail sales of motor vehicles accessory to a **Motor Vehicle Commercial** use
- accessory uses (retail sales of motor vehicles) in excess of the typical maximum of 20% of GFA
- uses to operate outside of an enclosed building (outdoor storage of motor vehicles).

The proposal to add accessory retail sales and outside storage maintains employment uses as the primary use of the site. The accessory retail component of each building will be limited to 40% of each building gross floor area (GFA) ensuring motor vehicle repair remains the primary use. The outdoor storage of motor vehicles will not be permitted between buildings and public roads, and further restricted areas internal to the site, which will limit the visual impact of the sales use.

The subject lands are located on the western periphery of the largely developed Gateway Employment Area, which contains existing warehouses and manufacturing facilities. The proposed development will complement the existing motor vehicle retail sales facilities across Mavis Road, while acting as a transition between the residential uses to the north and further west and the traditional employment uses to the east.

The proposed use generally requires a larger parcel of land to accommodate vehicles awaiting repair and for the storage of new vehicles. As the City intensifies its nodes and corridors with transit oriented development, there is a need to find suitable locations for motor vehicle commercial uses. Motor vehicle commercial uses on Dundas Street and other areas of the City have proven temporary in nature and are often redeveloped for other uses. The proposal maintains all of the original underlying employment use permissions, while adding a limited

Council	2018/06/20	6
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Originator's file: OZ 17/009 W5

increase of the accessory retail. The surrounding lands are fully developed so there is little opportunity to expand the proposed use beyond this property.

According to an economic consulting report provided by the applicant, the proposed uses will generate employment numbers consistent with traditional business employment uses.

Access to the site has been revised from the initial submission to delete the most westerly access from Cantay Road. In order to achieve appropriate access separation from Mavis Road, the site will use the more easterly proposed access from Cantay Road. The second vehicular access on Belgrave Road will be shared with the warehouse on the abutting lands.

With respect to the adequacy of engineering services and infrastructure, there is adequate sewer and water service for the development. To facilitate multi-modal transportation, the site is currently serviced by the Number 61 MiWay Transit Route on Mavis Road which connects to the City Centre Transit Terminal. There are transit stops on both sides of Mavis Road, within 60 m (197 ft) of the proposed site.

For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Golden Horseshoe, and the PPS.

Zoning

The proposed **E2-Exception (Employment-Exception)** is appropriate to accommodate Motor Vehicle Repair Facility – Restricted, and accessory sales and outdoor storage of motor vehicles.

Appendix 4 contains a summary of the proposed site specific zoning provisions.

Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with city departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as building elevations and landscaping along the Mavis Road frontage, and vehicular access to the site.

Green Development Initiatives

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

- Infiltration trenches and low impact development techniques in landscape areas
- Sections of permeable paving
- Electric charging stations for vehicles

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 public meeting, the applicant has revised the application to include an official plan amendment, as was deemed necessary to facilitate the proposed zoning by-law amendment. Since the public notice indicated that an official plan amendment may be required to facilitate 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 to permit **Motor Vehicle Repair Facility – Restricted** as the primary use on the subject lands is consistent with the overall intent, goals and objectives of the Official Plan given that the primary use of the land will remain as employment.
2. The proposed accessory retail sales and outdoor storage of motor vehicles is compatible with the surrounding land uses based on the existing context of motor vehicle sales facilities located on the opposite side of Mavis Road. The use is compatible with the adjacent lands within the Gateway Employment Character Area as the primary use remains an employment use that is permitted by official plan policies. The proposed by-law amendment provides provisions to minimize the visual impact of the accessory uses, by prohibiting outdoor storage and display of motor vehicles along street frontages, and by limiting the percentage of floor area that may be devoted to retail sales.
3. The proposed official plan provisions and zoning standards, as identified, are appropriate to accommodate the requested uses.

Should the applications be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

Attachments

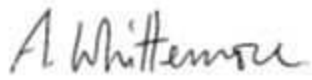
- Appendix 1: Information Report
- Appendix 2: Revised Site Plan
- Appendix 3: Revised Floor Plan
- Appendix 4: Revised Proposed Zoning Standards
- Appendix 5: Proposed Official Plan Amendment

Council

2018/06/20

8

Originator's file: OZ 17/009 W5



Andrew Whitemore, Commissioner of Planning and Building

Prepared by: Gillian McGinnis, Development Planner

City of Mississauga

Corporate Report



Date: February 6, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 17/009 W5Meeting date:
2018/02/26

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Applications to permit three car dealerships**6350 and 6360 Belgrave Road, southeast corner of Mavis Road and Highway 401****Owner: Orlando Corporation****File: OZ 17/009 W5**

Recommendation

That the report dated February 6, 2018, from the Commissioner of Planning and Building regarding the application by Orlando Corporation to permit three car dealerships under File OZ 17/009 W5 be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- The applicant is proposing to amend the zoning by-law to permit three motor vehicle repair facilities with accessory motor vehicle sales on the subject lands
- The proposed development may also require an Official Plan Amendment
- No written comments from the public have been received to date
- Prior to the next report, matters to be addressed include: evaluating the applicant's description of the proposed uses, conformity to the Mississauga Official Plan (MOP) policies respecting uses permitted in Business Employment Areas and potential employment land conversion, and determining appropriate zone regulations including the division between sales and service and the number of automobiles permitted for outdoor display

Background

The application has been circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

In December 2016, the applicant presented a proposed Official Plan Amendment and Zoning By-law Amendment to permit car dealerships, at the City's Development Application Review Committee meeting. Upon being advised that car dealerships are considered to be a major retail use, and would constitute an employment land conversion, the applicant modified their proposal to propose only a Zoning By-Law Amendment. The applicant asserts that while the form of the proposed development may be similar to traditional car dealerships, the true function is properly characterised as motor vehicle repair facilities – restricted, with accessory retail sales of automobiles and that the proposal conforms to the employment area policies of the MOP.

The use of lands designated **Business Employment** within Employment Areas to permit non-employment uses is prohibited unless considered through a "Municipal Comprehensive Review" (MCR). See Appendix 7 for policies respecting MCRs. The City of Mississauga had been reviewing the possibility of permitting car dealerships in Employment Areas through an MCR. However, subsequent to that work having begun, the updated 2017 Provincial *Growth Plan* redefined MCRs as a new type of Official Plan amendment that must be initiated by Regional or single-tier municipalities and be approved by the Province.

Present Status

The subject lands are located on the western half of a large employment site. The eastern portion of the site consists of a one-storey warehouse and distribution building under construction (recently approved through site plan application SP 16/125 W5). There are no plans to sever the parcel.

Comments

THE PROPERTY AND THE NEIGHBOURHOOD

Size and Use	Entire Site	Application Site
Frontages (Cantay Road):	320 m (1,050 ft.)	140 m (460 ft.)
Depth:	375.5 m (1,232 ft.)	375.5 m (1,232 ft.)
Gross Lot Area:	11.9 ha (29.35 ac.)	5.3 ha (13.1 ac.)
Existing Uses:	Partially vacant; eastern portion developed with employment building	Vacant cleared land

The property is located at the western edge of the Gateway Employment Area (West) Character Area, and is on a Corridor, as defined in MOP.



Aerial photo of
Subject lands

The surrounding land uses are:

- North: Highway 401 immediately to the north; further north is St. Marcellinus Secondary School
- East: One storey warehouse and distribution building
- South: One and two storey manufacturing buildings
- West: Car dealerships; further west are single-detached homes

Information regarding the history of the site is found in Appendix 1. An aerial photo of the property and surrounding area is found in Appendix 2.

DETAILS OF THE PROJECT

The application is to permit three car dealerships, each with their own building and parking area, or what the applicant characterizes as motor vehicle repair facilities – restricted, with the accessory retail sales of automobiles. The proposed uses will include office and outdoor storage space as well to service the dealerships.

Development Proposal	
Application submitted:	Received: June 9, 2017 Deemed complete: August 17, 2017

Development Proposal	
Developer Owner:	Orlando Corporation
Applicant:	Glen Schnarr & Associates Inc.
Existing Gross Floor Area:	28 181.84 m ² (303,348 ft ²) (warehouse building under construction on eastern portion of property)
Height:	One (1) storey
Gross Floor Area of three car dealerships:	8 966 m ² (96,512 ft ²)
Proposed Parking	Building "A": 328 Building "B": 252 Building "C": 329 Total (including storage and display): 909

The Applicant has provided the following breakdown of floor areas in the three proposed buildings to demonstrate the intended function of the business.

Building "A" – Total building area by use			
Use	Area (m ²)	Area (ft ²)	% of Total
Service Shop and Parts Storage	2 143.8	23,076	54.9
Product Showroom and Retail	949.5	10,220	24.3
Offices and Reception	811.2	8,732	20.8
Total Gross Floor Area	3 904.5	42,028	100.0

Building "B" – Total building area by use			
Use	Area (m ²)	Area (ft ²)	% of Total
Service Shop and Parts Storage	1 321	14,219	70
Product Showroom and Retail	372.4	4,009	19.7
Offices and Reception	193.9	2,087	10.3
Total Gross Floor Area	1 887.3	20,315	100.0

Building "C" – Total building area by use			
Use	Area (m ²)	Area (ft ²)	% of Total
Service Shop and Parts Storage	1 668	17,954	52.5
Product Showroom and Retail	841.8	9,061	26.5
Offices and Reception	664.6	7,154	20.9
Total Gross Floor Area	3 174.4	34,169	100.0

The three buildings occupy 14% of the property with the remainder devoted mainly for parking, outdoor display of cars, and landscape strips.

The proposed concept plan is found in Appendix 3.

LAND USE CONTROLS

The subject lands are located within the Gateway Employment Area (West) Character Area and are designated **Business Employment** (see Appendix 5) which permits motor vehicle repair facilities. The Planning and Building Department is currently reviewing the application for conformity with the Official Plan, as the applicant asserts that the proposed uses are primarily employment in nature (the motor vehicle repair component), rather than retail (the motor vehicle sales component). Part of this review includes considering whether or not the introduction of the retail component of car dealerships constitutes an employment land conversion.

The lands are currently zoned **E2-24** and **E2-1** (Employment) (see Appendix 6). The subject site is primarily zoned **E2-24**. This exception zone specifically prohibits motor vehicle repair facility - restricted, which, as defined, does not include permission for accessory retail sales. The **E2-1** zone permits motor vehicle repair facility – restricted.

Accessory retail sales of motor vehicles are not permitted under the general provisions of all Employment zones. The proposed zoning by-law amendment would be to permit motor vehicle repair facility – restricted, with a modified definition to permit the uses specific to this proposal, and would include accessory retail sales of motor vehicles, both within and outside of the proposed buildings.

Detailed information regarding existing and proposed zone standards is found in Appendix 7.

WHAT DID THE COMMUNITY SAY

No community meetings were held and no written comments were received by the Planning and Building Department. One phone enquiry about the nature of the proposal was received.

DEVELOPMENT ISSUES

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

- Determine if the proposed use is a predominantly retail use, which would constitute an employment land conversion, or if the use is a predominantly employment use
- If the use is predominantly employment, are accessory automobile retail sales appropriate
- If the use is predominantly employment in nature, are outdoor sales and display areas an appropriate use of the land
- Does the built form and site layout of the development meet the policies for Corridors

OTHER INFORMATION

The applicant has submitted the following information in support of the application:

- Planning Justification Report
- Draft Zoning By-Amendment

Planning and Development Committee

2018/02/06

6

Originator's file: OZ 17/009 W5

- Phase 1 Environmental Site Assessment
- Functional Servicing Report
- Topographical Survey
- Traffic Impact and Parking Study

Development Requirements

There are engineering matters including: amendments to the submitted Functional Servicing Report, Traffic Impact Study, and Phase 1 Environmental Site Assessment, are required to satisfy the Transportation and Works Department, as well as a modification of the proposed access to Cantay Road.

Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

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 the issues have been resolved.

Attachments

- Appendix 1: Site History
- Appendix 2: Aerial Photograph
- Appendix 3: Proposed Concept Plan
- Appendix 4: Proposed Elevations
- Appendix 5: Excerpt of Land Use Map
- Appendix 6: Existing Zoning and General Context Map
- Appendix 7: Summary of Relevant Mississauga Official Plan Policies
- Appendix 8: Summary of Existing and Proposed Zoning Provisions
- Appendix 9: Agency Comments



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Gillian McGinnis, Planner

Orlando Corporation

File: OZ 17/009 W5

Site History

- June 20, 2007 – Zoning By-law came into force except for those sites which have been appealed. The subject lands are split zoned **E2-24** and **E2-1** (Employment) to restrict heavier industrial uses on the property. The E2-24 exception (which applies to the majority of the lands) removes permission for a **Motor Vehicle Repair Facility – Restricted**
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated **Business Employment** in the Gateway (West) Employment Area Character Area
- November 3, 2017 – Site Plan application (SP 16/125 W5) was approved for the development of the eastern portion of the subject lands for a one-storey employment building
- An Official Plan Amendment and Zoning By-law Amendment were approved in 2003 to permit Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted on the lands across Mavis Road, at 797 Bancroft Drive. These lands are designated **Business Employment** by the MOP, in the East Credit Neighbourhood Character Area, in Exempt Site 6

Orlando Corporation

File: OZ 17/009 W5

Site History

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2018/01/23



LEGEND:

 SUBJECT LANDS

DATE OF AERIAL IMAGERY: SPRING 2017

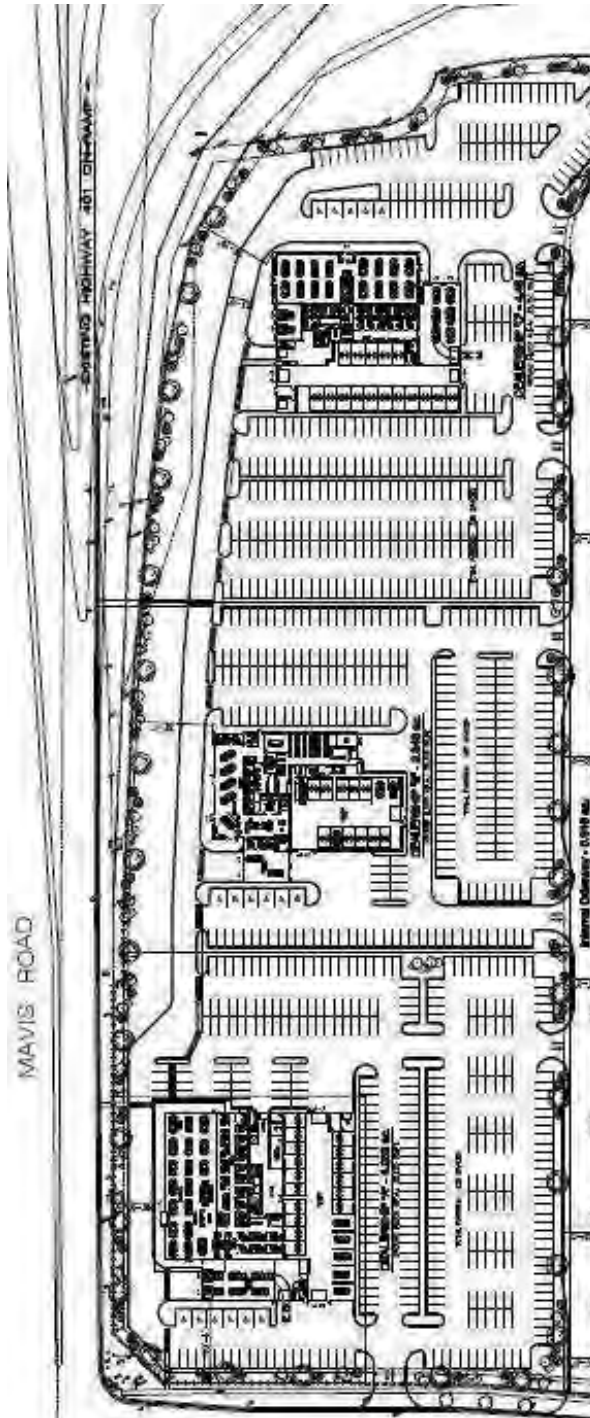
TITLE: ORLANDO CORPORATION

FILE NO: OZ 17/ 009 W5

Orlando Corporation

File: OZ 17/009 W5

Concept Plan

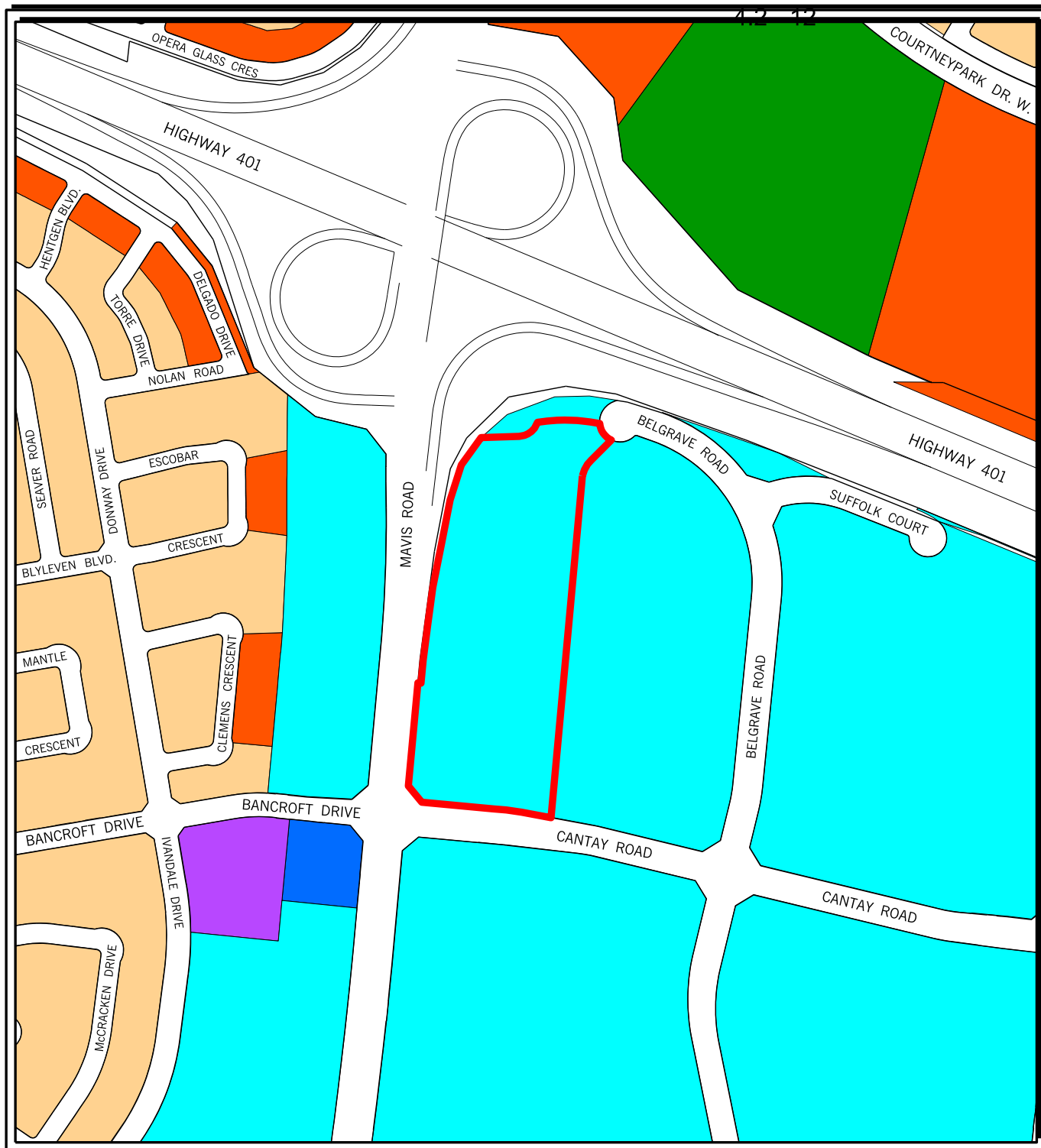


Orlando Corporation

File: OZ 17/009 W5

Elevations





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

LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

- | | |
|----------------|----------------------|
| Downtown | Corporate Centre |
| Major Node | Employment Area |
| Community Node | Special Purpose Area |
| Neighbourhood | |

SUBJECT LANDS

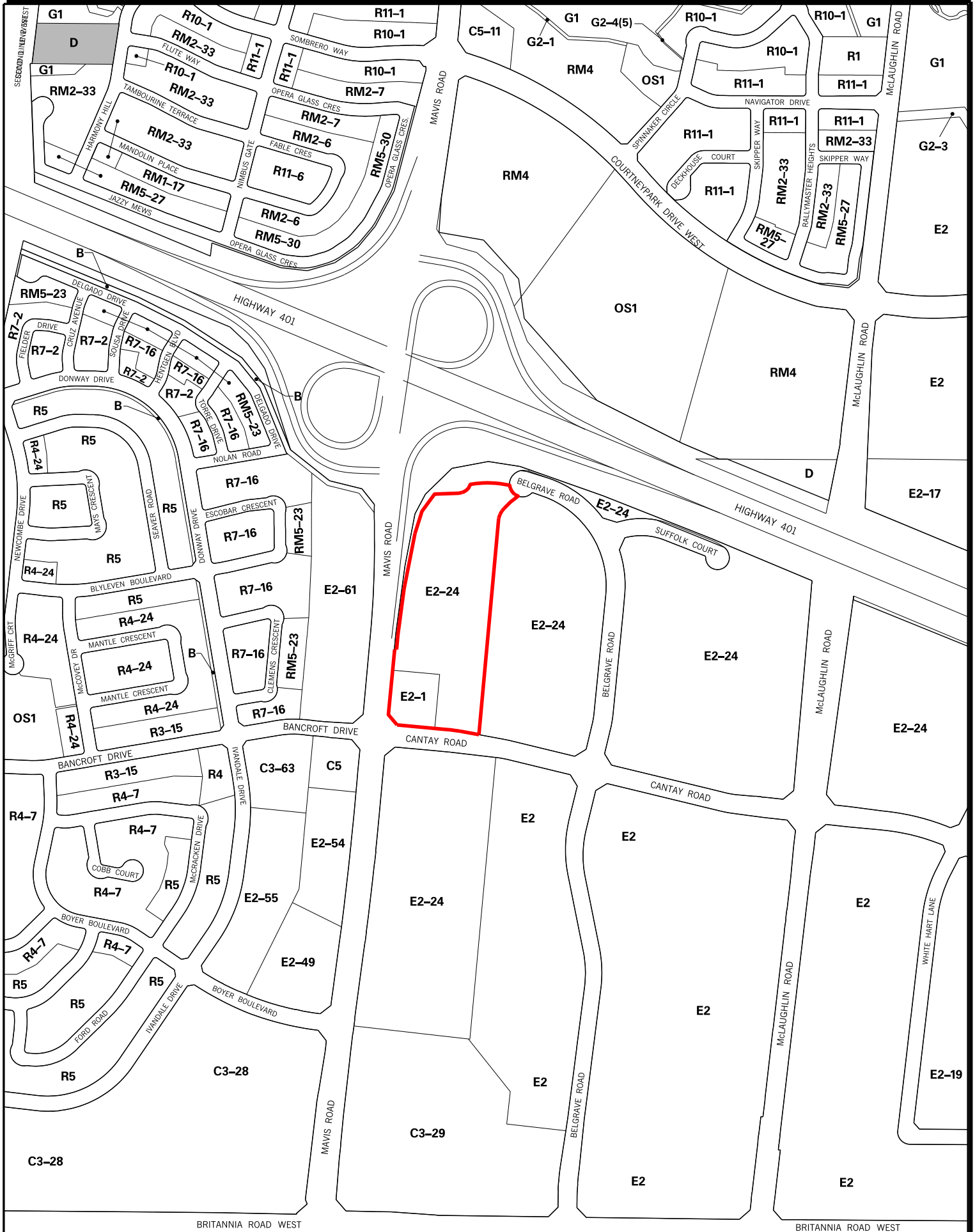


TITLE: ORLANDO CORPORATION

FILE NO: OZ 17/ 009 W5



Produced by
T&W, Geomatics



Orlando Corporation

File: OZ 17/009 W5

Summary of Relevant Mississauga Official Plan Policies

Current Mississauga Official Plan Designation

The subject property is designated **Business Employment** which permits Motor Vehicle Repair.

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Chapter 5 - Direct Growth	Section 5.1.8	Mississauga will protect employment lands to allow for a diversity of employment uses.
	Section 5.3.6.1	Mississauga will maintain an adequate supply of lands for a variety of employment uses to accommodate existing and future employment needs.
	Section 5.3.6.2	Mississauga will maintain a sustainable, diversified employment base by providing opportunities for a range of economic activities.
	Section 5.3.6.5	Conversion of lands within Employment Areas will only be permitted through a municipal comprehensive review.
	Section 5.4.4	Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.

Orlando Corporation

File: OZ 17/009 W5

	Specific Policies	General Intent
Chapter 9 – Build a Desirable Urban Form	Section 9.1.4	Development within Employment Areas and Special Purpose Areas will promote good urban design that respects the function of the area.
	Section 9.1.5	Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.
	Section 9.1.15	New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate, or minimize adverse impacts on and from the corridor and transportation facilities.
	Section 9.2.2	Employment Areas will continue to develop for a mixture of employment uses, including land extensive uses many of which will have a one to two storey urban form.
	Section 9.2.2.4	Employment Areas adjacent to residential areas, sensitive land uses and major roads will be required to meet higher standards of design and to mitigate adverse impacts on adjacent uses.
	Section 9.2.2.6	Development on corridors will be encouraged to: not locate parking between the building and the street, site buildings to frame the street and where non-residential uses are proposed to create a continuous street wall, support transit and active transportation modes, provide concept plans that show how the site can be developed with surrounding lands.
	Section 9.3.1.8	The design of developments at intersections and along major streets should be of a highly attractive urban quality, recognizing that streets are important civic spaces and linkages.
	Section 9.3.3.1	An appropriate gateway treatment will be created at city boundaries, major Provincial highway interchanges and at entry points to Intensification Areas through high quality development, massing of buildings, open spaces, landscaping and streetscape.
	Section 9.3.3.5	Special attention will be given to major intersections to create a sense of enclosure and identity, as well as heightened architectural interest.
	Section 9.3.3.6	Developments on major corners, prominent sites or that terminate a view will be held to a higher design standard.
	Section 9.5.1.2	Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of existing or planned character of the area.

Orlando Corporation

File: OZ 17/009 W5

	Specific Policies	General Intent
Chapter 9 – Build a Desirable Urban Form	<p>Section 9.5.1.13</p> <p>Section 9.5.2.4</p>	<p>Buildings with exposure to Provincial Highways or public streets in areas of site plan control will be subject to a higher standard of design to achieve upgraded building elevations and landscaping, including principal doors and window fenestration.</p> <p>Where direct vehicular access to development is not permitted from major roads, buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from a side street, service road or rear laneways.</p>
Chapter 10 – Foster a Strong Economy	<p>Section 10.1.1</p> <p>Section 10.1.2</p> <p>Section 10.1.3</p> <p>Section 10.1.4</p> <p>Section 10.1.8</p>	<p>Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force.</p> <p>Mississauga will identify and protect lands for a diversity of employment uses to meet current and future needs.</p> <p>An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the City's growth forecasts.</p> <p>The conversion of lands designated Business Employment, Industrial, Institutional or Office within Corporate Centres and Employment Areas to permit non-employment uses is prohibited unless considered through a Phase One municipal comprehensive review and, where applicable, a Phase Two municipal comprehensive review. For the purposes of this policy, major retail uses are considered non-employment uses.</p> <p>Transit supportive development with compact built form and minimal surface parking will be encouraged in Corporate Centres, Major Transit Station Areas, and Corridors.</p>
Chapter 11 – Land Use Designations	<p>Section 11.2.10</p> <p>Section 11.2.11</p> <p>Section 11.2.11.3</p> <p>Section 11.2.11.4</p> <p>Section 11.2.11.5</p>	<p>The Motor Vehicle Commercial designation permits motor vehicle repair.</p> <p>Lands designated Business Employment permit a range of uses, including those listed in the Motor Vehicle Commercial designation, and accessory uses.</p> <p>Permitted uses will operate mainly within enclosed buildings.</p> <p>Accessory uses will generally be limited to a maximum of 20% of the total Gross Floor Area.</p> <p>All accessory uses should be on the same lot and clearly subordinate to and directly related to the functioning of the permitted use.</p>

Orlando Corporation

File: OZ 17/009 W5

	Specific Policies	General Intent
Chapter 17 – Employment Areas	<p>Section 17.1.1</p> <p>Section 17.5.1.1</p>	<p>Lands on a Corridor will not be subject to the two storey height minimum except along Intensification Corridors and within Major Transit Station Areas.</p> <p>Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:</p> <ul style="list-style-type: none"> a. Motor vehicle body repair facilities
Chapter 19 - Implementation	Section 19.4.3	To provide consistent planning application of planning and urban design principles, all development applications will address, among other matters: the impact of the height and form of development on adjacent land uses and the relationship of the proposed development to the street environment and its contribution to an effective and attractive public realm.

Orlando Corporation

File: OZ 17/009 W5

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

Split zone E2-1 and E2-24 (Employment), which prohibits Motor Vehicle Repair Facility – Restricted (on the E2-24 portion of the subject lands only) and prohibits accessory sales of motor vehicles.

Proposed Zoning Standards

	Base E2-1 and E2-24 Zoning By-law Standards	Proposed E2 Exception Zoning By-law Standards
Primary Permitted Use	Motor Vehicle Repair Facility – Restricted prohibited in the E2-24 Zone	Permit motor vehicle repair facility – restricted
Accessory Retail Sales	Motor vehicle sales are not permitted as an accessory use to a Motor Vehicle Repair Facility – Restricted	Permit accessory motor vehicle sales to a motor vehicle repair facility - restricted
Accessory Retail Sales in Employment zones	Accessory retail sales of motor vehicles is not permitted in any Employment zones	Remove this regulation
Maximum total gross floor area for accessory retail sales of motor vehicles	0%	27%
Minimum depth of landscape buffer along a lot line abutting Mavis Road and Cantay Road	4.5 m (14.8 ft.)	3.0 m (9.8 ft.)
Minimum Centreline Setback	Mavis Road - 20.0 m + required yard/setback (22.5 m + required yard/setback within 110.0 m of the intersecting centreline of a major intersection) Cantay Road - 15.0 m + required yard/setback (18.0 m + required yard/setback within 90.0 m of the intersecting centreline of a major intersection)	Remove this regulation
Outdoor Display	Not Permitted	Requested as a permitted use

Orlando Corporation**File: OZ 17/009 W5**

	Base E2-1 and E2-24 Zoning By-law Standards	Proposed E2 Exception Zoning By-law Standards
Outdoor Sales	Not Permitted	Requested as a permitted use
Outdoor Storage	Not Permitted	Remove this restriction
Minimum Parking Requirement		To Be Determined
Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted	4.3 spaces per 100 m ² GFA – non-residential (exclusive of display and storage parking)	
Motor Vehicle Repair Facility - Restricted	4.3 spaces per 100 m ² GFA – non-residential , of which 50% of the required spaces may be tandem parking spaces	

Note: The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

Orlando Corporation

File: OZ 17/009 W5

Agency Comments

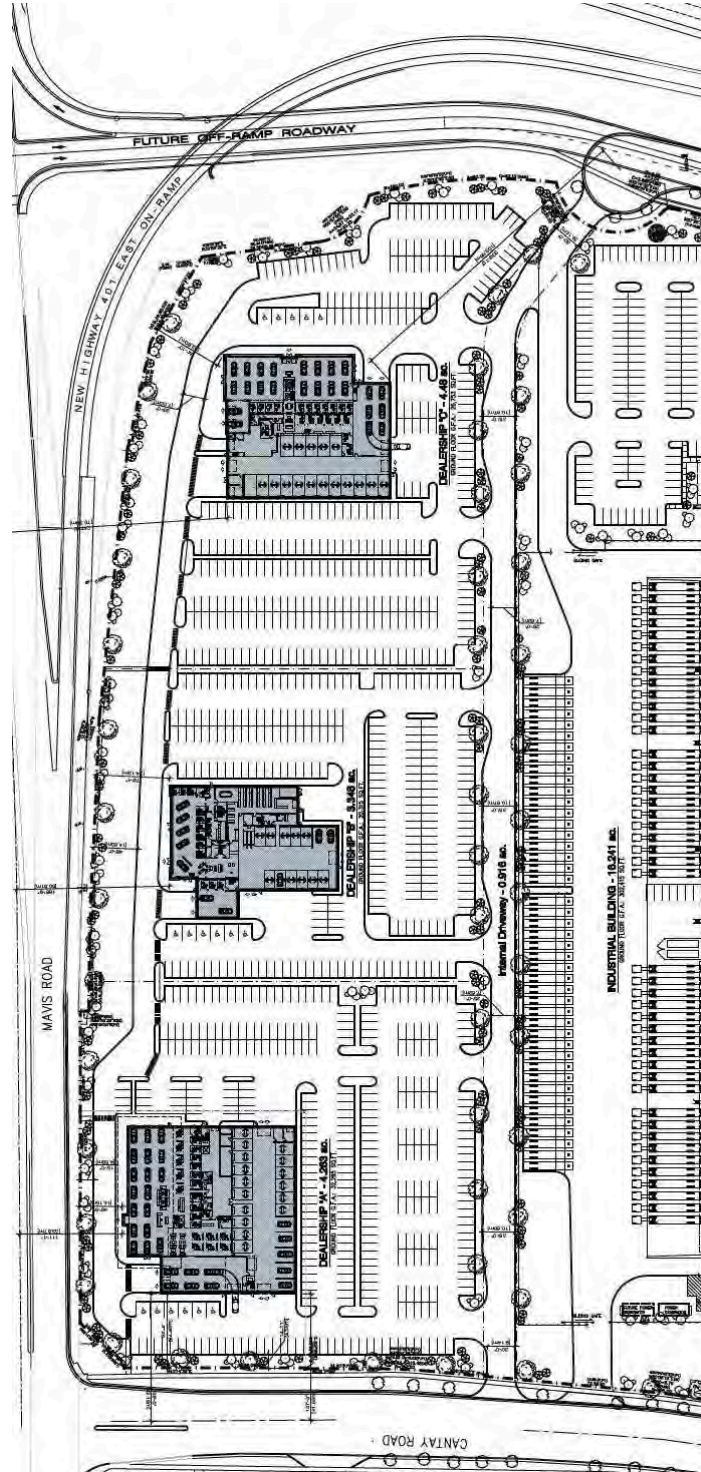
The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (October 12, 2017)	<p>An existing 300 mm (11.8 in) diameter watermain and an existing 250 mm (9.8 in) diameter sanitary sewer are located on Cantay Road. Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services.</p> <p>The Region is to be satisfied with the Functional Servicing Report prior to enactment of the Zoning By-law Amendment.</p>
City Transportation and Works Department (November 2, 2017)	<p>Development matters currently under review and consideration by this department include the Functional Servicing Review, Phase 1 Environmental Site Assessment, Traffic Impact Study, and restricting proposed access to the site from Cantay Road to the south. 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"> - City Planning Services, Planning and Building Department (Formerly Development Services) - City Community Services Culture Division - City Community Services Department – Parks and Forestry Division/Park Planning Section - City Fire & Emergency Services - Enbridge Gas - Rogers Cable - GTAA - Alectra Utilities Inc. (Formerly Enersource) - Ministry of Transportation
	<p>The following City Division and external agency were circulated the application but provided no comments:</p> <ul style="list-style-type: none"> - City Realty Services - Bell Canada

Orlando Corporation

File: OZ 17/009 W5

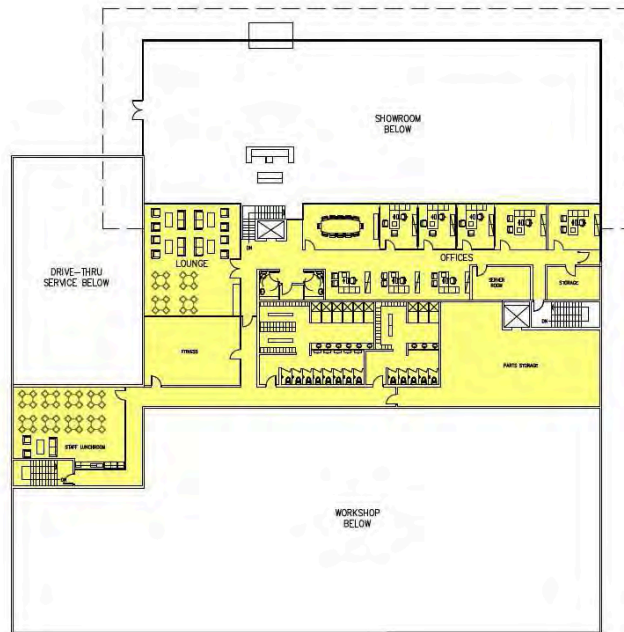
Revised Site Plan



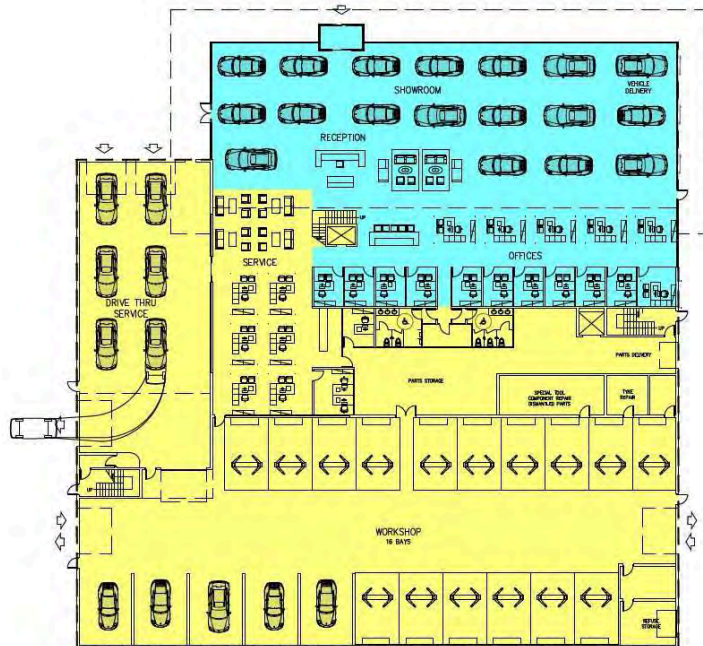
Orlando Corporation

File: OZ 17/009 W5

Revised Floor Plans – Building A



BUILDING "A"
SECOND FLOOR



BUILDING "A"
GROUND FLOOR

Orlando Corporation

File: OZ 17/009 W5

Revised Zoning Provisions

Existing Zoning By-law Provisions

Split zone E2-1 and E2-24 (Employment), which prohibits Motor Vehicle Repair Facility – Restricted (on the E2-24 portion of the subject lands only) and prohibits accessory sales of motor vehicles.

Proposed Zoning Standards

	Base E2-1 and E2-24 Zoning By-law Standards	Proposed E2 Exception Zoning By-law Standards
Primary Permitted Use	Motor Vehicle Repair Facility – Restricted prohibited in the E2-24 Zone	Permit motor vehicle repair facility – restricted
Accessory Retail Sales	Motor vehicle sales are not permitted as an accessory use to a Motor Vehicle Repair Facility – Restricted	Permit accessory motor vehicle sales to a motor vehicle repair facility – restricted, to include the floor area used for vehicle display and sales offices, to a maximum of 40% of building GFA
Accessory Retail Sales in Employment zones	Accessory retail sales of motor vehicles is not permitted in any Employment zones	Remove this regulation
Minimum depth of landscape buffer along a lot line abutting Mavis Road and Cantay Road	4.5 m	3.0 m
Minimum Centreline Setback	Mavis Road - 20.0 m + required yard/setback (22.5 m + required yard/setback within 110.0 m of the intersecting centreline of a major intersection) Cantay Road - 15.0 m + required yard/setback (18.0 m + required yard/setback within 90.0 m of the intersecting centreline of a major intersection)	Remove this regulation
Outdoor Display of motor vehicles	Not Permitted	Requested as a permitted use, but prohibited between a building and Mavis Road, Cantay Road, and Highway

Orlando Corporation

File: OZ 17/009 W5

	Base E2-1 and E2-24 Zoning By-law Standards	Proposed E2 Exception Zoning By-law Standards
		401, and further prohibited within 60 m of Mavis Road
Outdoor Storage of motor vehicles	Not Permitted	Requested as a permitted use, but prohibited between a building and Mavis Road, Cantay Road, and Highway 401, and further prohibited within 60 m of Mavis Road
Front lot line		Deem lot line abutting Cantay Road to be the front lot line
Location of parking	N/A	Parking not permitted between a building and the westerly lot line (Mavis Road)
Maximum setback of a building or structure from the lot line abutting Mavis Road within 100 m of Cantay Road	N/A	15.0 m

Orlando Corporation

File: OZ 17/009 W5

Official Plan Amendment

Current Mississauga Official Plan Designation and Policies for the Gateway Employment Area (West) Character Area

Business Employment which permits **Motor Vehicle Commercial** uses, but limits outdoor storage and the percentage of GFA of accessory uses.

Proposed Official Plan Amendment Provisions

A Special Site policy within the Gateway (West) Employment Character Area is proposed to permit outdoor storage and a larger percentage of retail sales of motor vehicles as accessory to a motor vehicle repair facility.

City of Mississauga Corporate Report



Date: 2018/06/20

To: Mayor and Members of Council

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

Originator's files:

Meeting date:
2018/07/04

Subject

Yard Maintenance Services Update

Recommendation

That the Corporate Report dated June 20, 2018 from the Commissioner of Corporate Services and Chief Financial Officer titled "Yard Maintenance Services Update" be received for information.

Background

On June 13, 2018, Budget Committee received a report titled "Yard Maintenance Subsidy Policy and Program Update". This report provided an update to the current subsidy program relating to the costs for grass cutting and snow removal. The report included a draft corporate policy, recommendations for some administrative changes to the program and a recommendation to increase the annual maximum subsidy from \$200 to \$350 effective the 2019 subsidy year.

Subsequent to the meeting, the Yard Maintenance Subsidy was renamed to the Outdoor Maintenance Subsidy to better reflect the program.

On June 20, 2018 Council directed staff to provide information on expanding the program to include other services typically provided as yard maintenance in addition to grass cutting.

Comments

The 2016 Census data indicates that 101,780 residents or 14.1 per cent of the population in the City of Mississauga is age 65 and older. The Census housing data indicates that 42,665 residents age 65 and older own their home. This is all home types including single-family detached, townhomes and condominiums. Data on the number of seniors in receipt of the Guaranteed Income Supplement (GIS) or the number of persons with disabilities in receipt of

Council	2018/06/20	2
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benefits under the *Ontario Disability Support Program Act* (ODSP) is not available. We cannot estimate how many seniors or disabled persons are low-income and own single-family detached homes.

A survey of outdoor maintenance programs offered by other municipalities was conducted. Of the 19 municipalities surveyed, the City of Ottawa and the City of Brampton offered financial assistance for snow removal expenses only. Mississauga is the only municipality that offers a subsidy for grass cutting expenses.

There are many definitions for yard maintenance, yard work or grounds keeping but generally defined as the act of keeping a yard healthy, clean, safe and attractive. The definition of yard work according to the Collins English Dictionary is: garden work including the care of lawns, plants and trees in the yard of a house, and the definition according to the Cambridge Dictionary is: work done in someone's garden and the area outside their house, for example taking care of plants and removing garden waste.

The definition of yard maintenance could include, but is not limited to, activities such as mowing grass, trimming hedges and trees, tree removal and/or stump removal, pulling weeds, planting flowers, trees and shrubs, yard clean up and removing garden waste. Lawn care can also include insect and weed control and services such as soil aeration, edging, leaf-blowing and seasonal cleanup.

For the 2017/2018 claim period, 122 applications for the yard maintenance subsidy were received with an average claim amount of \$357 for snow clearing and grass cutting. Broadening the eligible services to all yard maintenance would potentially increase the claim amount and potentially increase the number of applicants.

Financial Impact

Currently a subsidy is provided to approximately 120 low-income seniors or persons with disabilities annually. The budget for the program is \$30,000. There is no limit placed on the number of applicants. The subsidy level is a maximum of \$350 annually effective for the 2019 subsidy year. The financial impact would be dependent on the number of applications received. There is a potential for a budget pressure should more low-income seniors/persons with disabilities wish to take advantage of an expanded program.

Conclusion

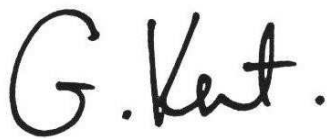
The current Outdoor Maintenance Subsidy Program provides up to \$350 per year to low-income seniors and persons with disabilities to assist with snow clearing and grass cutting only. Of 19 municipalities surveyed, Mississauga is the only municipality that provides a subsidy for grass-

Council	2018/06/20	3
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cutting expenses. Yard maintenance can include a wide variety of services and it would be difficult to determine the extent of activities to be supported by a more extensive program.

A subsidy is currently provided to approximately 120 low-income seniors/persons with disabilities annually. It is anticipated that the number of applicants would increase with an expanded program, however, to what degree cannot be determined.

If the current limitations on the program continue, staff suggests renaming the program to "Grass Cutting/Snow Removal Subsidy" to clearly identify the service costs supported through the subsidy.



Gary Kent, CPA, CGA, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Louise Cooke, Manager, Revenue and Taxation

City of Mississauga

Corporate Report



Date: 2018/06/18

To: Chair and Members of Council

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

Originator's files:

Meeting date:
2018/07/04

Subject

Delegation of Appointment of Screening Officers under the Screening and Hearing Officer By-law 0285-2013, Administrative Penalty By-law 282-2013 and the Licensing Administrative Penalty 135-14

Recommendation

That the necessary amendments be made to By-law 0285-2013, By-law 0282-2013 and By-law 0135-2014, as amended, to delegate the authority to appoint Screening Officers to the City Clerk as outlined in the report from the Commissioner of Corporate Services and Chief Financial Officers, dated June 18, 2018.

Background

The Municipal Act, 2001 ("Municipal Act"), authorizes municipalities to implement administrative penalties for non-compliance with municipal by-law, including by-laws respecting licensing and parking. The Municipal Act allows the City to appoint Screening Officers to review administrative penalties, if a person who receives a penalty notice has requested a review. In reviewing an administrative penalty, Screening Officers can cancel, affirm or vary the administrative penalty, including the fee imposed, in accordance with the City's administrative penalty by-laws.

Comments

By-law 0285-2013, as amended, establishes the positions of Screening Officer and Hearing Officer to adjudicate reviews and appeals of Administrative Penalties (the "Screening and Hearing Officer By-law"). The Screening and Hearing Officer By-law currently provides for the appointment of Screening and Hearing Officers by Council pursuant to the provisions of the By-law. This means that a by-law is enacted each time a new Screening Officer or Hearing Officer is appointed. Since the inception of the Administrative Penalty System in the City of Mississauga, Screening and Hearing Officers have been appointed by Council for the purposes of adjudicating reviews and appeals of penalty notices and screening decisions under the City of Mississauga's Administrative Penalty By-law 282-13 and Licensing Administrative Penalty By-law 135-14 (referred to herein as the "Administrative Penalty By-laws"). Screening and Hearing

COUNCIL	2018/06/18	2
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Officers have all the powers of review as set out in the Administrative Penalty By-laws and the Administrative Penalties Regulation, O. Reg. 333/07, made under the Municipal Act. Screening Officers are City staff in the Legislative Services Division of the Corporate Services Department. Hearing Officers are not employees of the City but hold an administrative position with the City in accordance with the Municipal Act. While Hearing Officers are required to be appointed by Council, the appointment of Screening Officers can be delegated given their position as City staff. Legislative Services is currently recruiting additional Screening Officers for the City, however, the recruitment process is not expected to be completed prior to the Council summer/election recess. To address this timing issue and internalize the administrative process respecting the appointment of Screening Officers going forward, it is recommended that the appointment of Screening Officers be delegated to the City Clerk.

Recommendation

That the appointment of Screening Officers for the purpose of reviewing penalty notices for the City's Administrative Penalty System in accordance with the Administrative Penalty By-laws be delegated to the City Clerk / Director of Legislative Services.



Gary Kent, CPA, CGA, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Diana Rusnov, Director, Legislative Services/City Clerk

City of Mississauga

Corporate Report



Date: June 14, 2018

To: Mayor and Members of Council

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

Originator's files:

Meeting date:
July 4, 2018

Subject

Sponsorship Agreement with Whirlpool Canada LP for the Supply of Laundry and Kitchen Appliances to Mississauga Fire and Emergency Services

Recommendation

That a by-law be enacted to authorize the Commissioner of Community Services and City Clerk, or designate, to negotiate and execute a final sponsorship agreement between The Corporation of the City of Mississauga (the "City") and Whirlpool Canada LP ("Whirlpool") for the supply of laundry and kitchen appliances for Mississauga Fire and Emergency Services Division ("MFES"), including authority to execute all other ancillary or subsequent amending or extension agreements to the said Sponsorship Agreement, all in a form satisfactory to Legal Services.

Report Highlights

- Home laundering of fire station wear is not recommended due to the potential transfer of carcinogenic elements found in fire residue to the home. The matter has been raised as a Health and Safety issue across the Province.
- Mississauga Fire and Emergency Services has budgeted to purchase and install 5 pairs of laundry appliances annually starting in 2018, at selected station locations.
- Staff identified an opportunity for an appliance sponsorship as a cost saving initiative and initiated a Request for Expression of interest to solicit potential vendors to secure the exclusive rights to supply appliances to Mississauga Fire and Emergency Services.
- The City executed Procurement No. PRC000889 titled Appliance Partnership with Mississauga Fire and Emergency Services on April 3, 2018.
- Whirlpool Canada LP responded successfully to the objectives of the City's request and have proposed a 5-year sponsorship agreement that would provide the City with 18 stackable front load laundry pairs in 2018, and 4 stackable front load laundry pairs, and

Council	2018/06/14	2
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one 4-piece kitchen suite, in 2019.

- This proposed sponsorship will provide the City with approximately \$70,000 in appliances over the next two years and will have minimal to no cost to the City. No additional funding is being requested.

Background

Mississauga Fire and Emergency Services (MFES) currently has 20 fire stations, one training centre, with one additional fire station planned to be built in 2019. These stations are staffed 24 hours per day, 7 days per week, and 365 days per year and include full kitchens and living quarters. As a part of the City of Mississauga's wellness initiative and ongoing commitment to MFES staff, residential grade laundry appliances will be installed in fire stations to support the health and safety of staff. These laundry machines will be used to wash MFES station gear, bunker gear will continue to be washed separately using commercial grade machines.

MFES has budgeted to purchase and install 5 pairs of laundry appliances annually starting in 2018 using tax dollars.

Comments

Staff identified an opportunity for an appliance sponsorship as a cost saving initiative. After consulting with Materiel Management in early 2018, the decision was made to initiate a Request for Expression of Interest (RFEI) to ensure a fair and transparent opportunity for all potential vendors to secure the exclusive rights to supply appliances to MFES.

The RFEI was posted publicly for three weeks from April 3 to April 23, 2018 and five proponents' secured documents. One response was received, from Whirlpool, which successfully met the objectives of the RFEI as set out by the City.

Proposed Agreement Details

Key elements of the proposal are as follows:

Term

The Term of the agreement would be for 5 years with an option to renew for an additional 5 years. The proposed effective date of the agreement would be July 4, 2018.

Sponsorship Elements

The proposed agreement would provide Whirlpool with:

- The rights to execute a marketing and public relations campaign annually featuring MFES staff utilizing the Maytag brand and appliances subject to the approval of the Commissioner of Community Services.

Council	2018/06/14	3
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The proposed agreement would provide the City with:

- 18 stackable front load laundry pairs in 2018.
- 4 stackable front load laundry pairs and one 4-piece kitchen suite in 2019.
- Years 3 to 5 of the agreement could include fully outfitting any new fire stations with appliances, and the life cycle replacement of existing 4-piece kitchen suites.

Proposed Marketing and Public Relations Campaign

The proposed media campaign is intended to focus on the health and safety of Mississauga Fire and Emergency Services. As well, the reliability and dependability of Mississauga Fire and Emergency Services and how all Canadians rely on their community's fire and emergency services. Maytag and MFES both portray an image of reliability and dependability; MFES does this through their staff's daily work of keeping the community safe while Maytag shows this through hard working appliances that you can depend on.

This campaign will highlight Mississauga Fire and Emergency Services and the work that they do every day that makes them reliable role models in their community, and how they rely on Maytag products to seamlessly do their job. The City will also benefit from the media campaign as it will augment and expand MFES home safety messaging.

Whirlpool Canada has agreed that the media campaign will be designed with input from the City and will be subject to approval from the Fire Chief and Commissioner of Community Services. MFES Chief Tim Beckett fully supports the proposal.

Whirlpool Canada LP

Whirlpool Canada LP reports that the Maytag brand has been dedicated to building appliances that you can depend on for over 100 years. With their Canadian Corporate Head Office located in Mississauga, Whirlpool feels that, much like MFES, the Maytag brand stands for dependability and is held up by their three strategic brand pillars:

- Durability – Appliances built with the best materials to withstand heavy use and last longer.
- Power – Appliances that have the strength above industry standards and handle the toughest jobs.
- Reliability – Consistent performance through versatility and usability to get consistent results.

Whirlpool noted in their response to the City that "Maytag is a strong brand with quality laundry and kitchen appliances that would be proud and honoured to work with the City of Mississauga and MFES to support the health and safety of their staff."

Council

2018/06/14

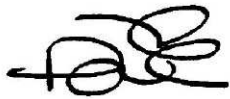
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Financial Impact

This sponsorship will provide the City with approximately \$70,000 in appliances over the next two years. The customized media package the City will provide in return for the appliances is intended to have minimal to no cost to the City, leveraging existing capacity of staff, space and advertising. No additional funding is being requested.

Conclusion

The recommended sponsorship with Whirlpool Canada LP will benefit the City by providing approximately \$70,000 in appliances at no cost, and without burden on the Mississauga tax base. Maintaining the relationship with Whirlpool will reduce capital costs for the City and helps promote businesses within Mississauga. These benefits will allow MFES to utilize private sector contributions to deliver equipment and infrastructure to the City.



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

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

REPORT 10 - 2018

To: Mayor and Members of Council

The Planning and Development Committee presents its tenth report for 2018 and recommends:

PDC-0048-2018

That the following Sign Variances be granted:

Sign Variance Application 18-00372 (Ward 9)
Stanley Security
2495 Meadowpine Blvd.

To permit the following:

- (a) One (1) ground sign located in the rear yard of a lot adjacent to a Provincial highway.

PDC-0049-2018

1. That notwithstanding that subsequent to the public meeting, changes to the Zoning By-law Amendments and Urban Design Guidelines 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 proposed amendments to Zoning By-law 0225-2007 be approved in accordance with Appendix 2 of this report.
3. That the proposed Urban Design Guidelines for Back to Back and Stacked Townhouses be approved in accordance with Appendix 3 of this report.

PDC-0050-2018

That the report dated May 24, 2018, from the Commissioner of Planning and Building recommending approval of the City-initiated amendment to Mississauga Official Plan to replace references to horizontal multiple dwellings throughout the Plan, be adopted in accordance with the following:

1. That notwithstanding the planning protocol, the City-initiated Mississauga Official Plan Amendment to replace references to horizontal multiple dwellings with townhouses throughout the Plan, in conformity with the provisions outlined in Appendix 1, be approved.

PDC-0051-2018

That the report dated May 24, 2018, from the Commissioner of Planning and Building regarding the application by Credit Valley Conservation (CVC) to permit one detached home, under File OZ 18/004 W11, 7060 Old Mill Lane, be received for information.

PDC-0052-2018

1. That the report dated May 24, 2018, from the Commissioner of Planning and Building regarding the applications by Port Credit West Village Partners Inc. to permit a new multi-

phase waterfront community comprising a mix of residential, commercial, institutional and open spaces uses under Files OZ 17/012 W1 and T-M17004 W1, 70 Mississauga Road South and 181 Lakeshore Road West, be received for information.

2. That thirteen oral submissions be received.

PDC-0053-2018

WHEREAS 2517015 Ontario Inc. (Format Group) applied for an official plan amendment and rezoning under File OZ 16/014 W2 to permit a condominium development consisting of four semi-detached homes and six townhomes; and three freehold detached homes on Garden Road at 1190 and 1200 Lorne Park Road, southwest corner of Lorne Park Road and Garden Road

AND WHEREAS Planning and Building staff reviewed the applications and recommended approval of the proposal for the reasons contained in the report from the Commissioner of Planning and Building dated May 24, 2018;

AND WHEREAS Planning and Development Committee after hearing oral and written submissions from the neighbourhood residents determined that the application should be refused for reasons that include, but are not limited to: the incompatibility of the proposal with the surrounding neighbourhood; the failure to provide for the preservation of trees and disagreement with the proposed removal of a substantial number of trees; and the unacceptable impacts of the underground parking garage on adjacent properties;

THEREFORE BE IT RESOLVED

1. That the staff recommendations as outlined in the report dated May 24, 2018 from the Commissioner of Planning and Building, be refused.
2. That the City Solicitor take all necessary steps, including retaining outside legal counsel and outside land use planning services, to represent the decision of the Planning and Development Committee at the Local Planning and Appeal Tribunal with respect to applications under File OZ 16/014 W2, 2517015 Ontario Inc. (Format Group) at 1190 and 1200 Lorne Park Road.
3. That five oral submissions be received.

PDC-0054-2018

1. That the Mississauga Official Plan amendment and rezoning applications under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to permit 144 back to back stacked townhomes, be received and referred to Council for a decision.
2. That four oral submissions be received.

PDC-0055-2018

1. That amendments to Mississauga Official Plan and Zoning By-law 0225-2007 in accordance with the report titled "Report on Comments (Wards 9 and 10) Proposed Secondary Plan - Ninth Line Neighbourhood Character Area Policies and Zoning Implementation – Amendments to Mississauga Official Plan and Zoning By-law 0225-2007" dated May 25, 2018, from the Commissioner of Planning and Building, as amended, be brought forward for approval by Council.
2. That lands generally located at the intersection of Highways 401 and 407 on the west side of Ninth Line be designated Greenlands on Map M-s (Part of Schedule 10 – Land Use Designations of Mississauga Official Plan) whereas they are currently shown with no land use designation in Appendix 7 to the report dated May 25, 2018, from the Commissioner of Planning and Building.

3. That proposed policy 16.20.6.3 of the Secondary Plan – Ninth Line Neighbourhood Character Area Policies be removed from the policies contained in Appendix 7 to the report dated May 25, 2018, from the Commissioner of Planning and Building, and that the Section 37 policies of Mississauga Official Plan be applicable.
4. That one oral submission be received.

PDC-0056-2018

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Local Planning Appeal Tribunal (LPAT) hearing proceedings which may take place in connection with these applications under File OZ 17/005 W7, 3480 Hurontario Street, CGIV Developments Inc, in support of the recommendations outlined in the report dated May 25, 2018 that concludes that the proposed official plan amendment and rezoning applications are not acceptable from a planning standpoint and should not be approved.
2. That City Council provide the Planning and Building Department the authority to instruct the City Solicitor on modifications to the position as may be deemed necessary during or before the Local Planning Appeal Tribunal hearing process; however, if there is a potential for settlement, then a report shall be brought back to Council by the City Solicitor.

REPORT 11-2018

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its eleventh report for 2018 and recommends:

PDC-0057-2018

WHEREAS Planning and Development Committee is considering the Report on Comments from the Commissioner of Planning and Building for the Proposed Secondary Plan – Lakeview Waterfront Major Node Character Area Policies;

AND WHEREAS an amended recommendation and additional recommendations are now considered appropriate,

NOW THEREFORE BE IT RESOLVED;

THAT the following recommendations be approved:

1. That amendments to Mississauga Official Plan in accordance with the report titled “Report on Comments (Ward 1) Proposed Secondary Plan – Lakeview Waterfront Major Node Character Area Policies – Amendments to Mississauga Official Plan” dated June 11, 2018, from the Commissioner of Planning and Building, be approved and that an Amendment to Mississauga Official Plan be brought forward to Council for adoption.

2. That the guiding principles of the Lakeview Waterfront Official Plan Amendment be revised as follows:

13.4.3.1

Vibrant - create a mixed use community, affordable and welcoming to all, including cultural uses, housing, retail, office and community amenities. Develop an urban village at a human-scale, near the waterfront that will be a focal point for the community. Provide a range of building typologies with an emphasis on mid-rise development, orient buildings for optimal exposure, microclimate and maximize at grade light. Enable improved health and well-being through provision of affordable and accessible public transportation and housing.

3. That section 13.4.6 Complete Communities, second paragraph, first sentence, be revised as follows:

An urban village is planned for the southeast quadrant of the community that will be a focal point where cultural, commercial, office, institutional and recreational open spaces converge.

4. That policy 13.4.8.3.20 Cultural Waterfront Precinct, third bullet, c., be revised as follows:
 - c. a mixed use focal point on the eastern portion of the precinct that provides an active and vibrant area primarily for commercial, cultural, institutional (e.g. post-secondary campus) and recreational activities. This area will be designed as an urban village near the waterfront, with an emphasis on pedestrian oriented development and the public realm.

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5. That policy 13.4.11.1 be revised as follows:
Development applications will be considered premature and not “complete” under the Planning Act until the area wide studies have been completed and development master plan(s) have been endorsed by Council.
 6. That policy 13.4.11.2 be revised as follows:
Notwithstanding policy 13.4.11.1, development applications may be submitted in conjunction with development master plans and area wide studies, all of which may be reviewed by staff, however in such case, the development applications shall not be considered “complete” under the Planning Act until the Council endorsement referred to in Section 13.4.11.1 has been obtained. Should modifications be required by the City to development master plans, development applications shall be revised prior to Council approval.
 7. That policy 13.4.11.3 be revised as follows:
The preparation of development master plans will include a public consultation component, including input from the local ratepayer’s association, to the City’s satisfaction.
 8. That five oral submissions be received.
File: CD.03.LAK

PDC-0058-2018

WHEREAS 3355 The Collegeway G.P. Inc. applied for an official plan amendment and rezoning under File OZ 16/005 W8 to permit 340 horizontal multiple dwellings (back to back stacked townhomes) within 12 four storey residential blocks and 24 horizontal multiple dwellings (stacked townhomes) within a four storey mixed use building containing ground floor commercial uses, 3355 The Collegeway, northeast corner of The Collegeway and Ridgeway Drive;

AND WHEREAS Planning and Building staff reviewed the applications and recommended approval of the proposal for the reasons contained in the report from the Commissioner of Planning and Building dated June 1, 2018;

AND WHEREAS Planning and Development Committee after hearing oral and written submissions from the neighbourhood residents determined that the application should be refused for reasons that include, but are not limited to: the unacceptable density; the proposal will create an unacceptable level of additional traffic; lack of clarity regarding commercial amenities to facilitate a walkable and livable community; the lack of adequate public transit; and insufficient parking proposed;

THEREFORE BE IT RESOLVED:

1. That the staff recommendations as outlined in the report dated June 1, 2018, be refused.
2. That the City Solicitor take all necessary steps, including retaining outside legal counsel and outside land use planning services, to represent the decision of the Planning and Development Committee at the Local Planning and Appeal Tribunal with respect to applications under File OZ 16/005 W8, 3355 The Collegeway G.P. Inc. at 3355 The Collegeway.
3. That three oral submissions be received.
File: OZ 16/005 W8

PDC-0059-2018

That the report dated May 18, 2018, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 17/001 W5, CB Supplies Ltd., 6825 Maritz Drive, north of Skyway Drive, east side of Maritz Drive, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

File: H-OZ 17/001 W5

PDC-0060-2018

1. That notwithstanding that subsequent to the public meeting, changes to the application has 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 under File OZ 16/015 W2, Haven Property Development Inc., 2200 Bromsgrove Road, to change the zoning to **H-RM9 – Exception** (Horizontal Multiple Dwellings with more than 6 dwelling units with Holding provision) to permit 74 horizontal multiple dwellings (back to back stacked townhomes) on a private condominium road in conformity with the provisions outlined in Appendix 3, be approved subject to the conditions referenced in the staff report dated June 1, 2018 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. The "H" Holding provision is to be removed from the **H-RM9 – Exception** (Horizontal Multiple Dwellings with more than 6 dwelling units with Holding provision) zoning applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters outlined in the Report dated June 1, 2018, from the Commissioner of Planning and Building, have been satisfactorily addressed.
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.
6. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

File: OZ 16/015 W2

PDC-0061-2018

1. That notwithstanding Planning Protocol, the recommendations in this combined information/recommendation report be approved.
2. That the applications under File OZ 17/011 W3 and T-M17003 W3, Sky Cawthra Developments Inc., 3105 Cawthra Road to amend Mississauga Official Plan to **Residential Medium Density** and to change the zoning to **RM6 – Exception** (Townhouse Dwellings on

a CEC-Private Road) to permit 6 three storey townhouse units on a private condominium road be refused.

3. That the Planning and Building Department recommended alternative proposal to amend Mississauga Official Plan to **Residential Medium Density** and to change the zoning to **H-RM6-Exception** (Townhouse Dwellings on a CEC-Private Road) be approved.
4. That the development of this site be co-ordinated with the site at 3111 and 3123 Cawthra Road under Files OZ 16/001 W3 and T-M16001 W3 for access.
5. That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
6. That the "H" Holding Symbol is to be removed from the **H-RM6-Exception** (Townhouse Dwellings on a CEC-Private Road) zone applicable to the subject lands, by further amendment, upon the resolution of all outstanding technical requirements.
7. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to council or LPAT approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI do not increase.
8. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any LPAT proceedings on the subject applications under Files OZ 17/0011 W3 and T-M17003 W3, Sky Cawthra Developments Inc., 3105 Cawthra Road in support of the recommendations outlined in the report dated June 1, 2018 from the Commissioner of Planning and Building.
9. That City Council provide the Commissioner of Planning and Building or his designate with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the LPAT hearing process, including the authority to instruct and confirm a settlement of the appeal, if any.
10. That one oral submission be received.
Files OZ 17/0011 W3 and T-M17003 W3

PDC-0062-2018

1. That the applications under File OZ 16/001 W3 and T-M16001 W3, Maple Valley Development Corporation, 3111 and 3123 Cawthra Road to amend Mississauga Official Plan to Residential Medium Density – Special Site and Residential Low Density II and to change the zoning to RM9 – Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) and RM5 – Exception (Street Townhouses) to permit 38 three storey stacked townhomes and 4 three storey street townhomes be refused.
2. That the Planning and Building Department recommended alternative proposal to amend Mississauga Official Plan to Residential Medium Density – Special Site and to change the zoning to H-RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) and to H-R5-Exception (Detached Dwellings) be approved except the requirement for a proposed public walkway connecting Ericson Road to Cawthra Road, which will be removed.

-
3. That the development of this site be coordinated with the site at 3105 Cawthra Road Cawthra Road under Files OZ 17/011 W3 and T-M17003 W3 for access.
 4. That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 5. That the "H" Holding Symbol is to be removed from the H-RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) and H-R5-Exception (Detached Dwellings) zoning applicable to the subject lands, by further amendment, upon the resolution of all outstanding technical requirements.
 6. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to council or LPAT (Local Planning Appeals Tribunal) approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
 7. That City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend any LPAT proceedings on the subject applications under Files OZ 16/001 W3 and T-M16001 W3, Maple Valley Development Corporation, 3111 and 3123 Cawthra Road in support of the recommendations outlined in the report dated June 1, 2018 from the Commissioner of Planning and Building.
 8. That City Council provide the Commissioner of Planning and Building or his designate with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the LPAT hearing process, including the authority to instruct and confirm a settlement of the appeal, if any.
 9. That four oral submissions be received.
Files: OZ 16/001 W3 and T-M16001 W3

PDC-0063-2018

WHEREAS 4005 Hickory Drive Ltd. applied for an official plan amendment and rezoning under File OZ 17/006 W3 to permit 102 back to back stacked townhomes on a private condominium road, 4005 Hickory Drive, northeast corner of Burnhamthorpe Road East and Hickory Drive;

AND WHEREAS Planning and Building staff reviewed the applications and recommended approval of the proposal for the reasons contained in the report from the Commissioner of Planning and Building dated June 1, 2018;

AND WHEREAS Planning and Development Committee after hearing oral and written submissions from the neighbourhood residents determined that the application should be refused for reasons that include, but are not limited to: the proposal is not in keeping with the single family detached homes; unacceptable traffic added to the area and specifically on Hickory Drive; the proposal represents overdevelopment at the site;

THEREFORE BE IT RESOLVED:

1. That the staff recommendations as outlined in the report dated June 1, 2018, be refused.

2. That the City Solicitor take all necessary steps, including retaining outside legal counsel and outside land use planning services, to represent the decision of the Planning and Development Committee at the Local Planning and Appeal Tribunal with respect to applications under File OZ 17/006 W3, 4005 Hickory Drive Ltd. at 4005 Hickory Drive.
 3. That one oral submission be received.
- File: OZ 17/006 W3

PDC-0064-2018

1. 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 applications under File OZ 17/003 W3, Hazelton Development Corp., 4064, 4070 and 4078 Dixie Road to amend Mississauga Official Plan to **Residential High Density I – Special Site**; to change the zoning to **H-RA5 – Exception** (Apartments) to permit a 14 storey apartment building that steps down along Dixie Road and 16 stacked townhomes in conformity with the provisions outlined in Appendix 4 and the conditions in this report be approved.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. 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 not increase.

File: OZ 17/003 W3

PDC-0065-2018

1. That notwithstanding that subsequent to the public meeting, changes to the application has 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 under File OZ 17/013 W1, Edenshaw Park Developments Ltd., 21 29 Park Street East to change the zoning to H-RA4-Exception (Apartment Dwellings with Holding provision) to permit a 15 storey apartment building with 202 units and three levels of underground parking, in conformity with the provisions outlined in Appendix 2, be approved.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
4. The "H" Holding provision is to be removed from the H-RA4-Exception (Apartment

Dwellings with Holding Provision) zoning applicable to the subject lands, by further amendment, upon confirmation from the applicable agencies and City Departments that matters as outlined in the Report dated June 1, 2018, from the Commissioner of Planning and Building, have been satisfactorily addressed.

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.
6. Notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.
7. That three oral submissions be received.

File: OZ 17/013 W1

REPORT 6 – 2018

To: MAYOR AND MEMBERS OF COUNCIL

The Road Safety Committee presents its sixth report for 2018 and recommends:

RSC-0027-2018

That funds in the amount of up to \$2000.00, be allocated in the 2019 Council Committees budget for the purchase of a tent and table kit for use by Traffic staff and the Road Safety Committee for events and promotions.

(RSC-0027-2018)

RSC-0028-2018

1. That the Road Safety Committee endorses the Vision Zero logo.
2. That the Vision Zero logo be referred to Council for information.

(RSC-0028-2018)

RSC-0029-2018

That the Road Safety Promotional Subcommittee be authorized to work with Communications and Creative Services staff to approve the design and implementation of MiWay bus advertisements on behalf of the Road Safety Committee for advertisements beginning in September, 2018.

(RSC-0029-2018)

RSC-0030-2018

That Traffic staff be directed to work with Peel Regional Police to develop a proposal to address conflicts between motorists and vulnerable road users at intersections and report back to the Road Safety Committee.

(RSC-0030-2018)

RSC-0031-2018

That funds in the amount of up to \$200.00 from the 2018 Council Committees budget be allocated to promote a social media campaign with respect to MiWay bus advertisements.

(RSC-0031-2018)

RSC-0032-2018

That the sample Road Watch Warning Letter from the Peel Regional Police, be received for information.

(RSC-0032-2018)

RSC-0033-2018

That the OPP Traffic Complaint Warning Letter template, be received for information.

(RSC-0033-2018)

RSC-0034-2018

That the Peel Regional Police Road Watch statistics for the month of May, dated June 6, 2018, be received for information.

(RSC-0034-2018)

RSC-0035-2018

That the report dated May 29, 2018 from Geoff Wright, Commissioner of Transportation and Works, entitled, Pedestrian Crossover Pilot Project (Wards 2, 3, 6, 10, 11), be received for information.

(RSC-0035-2018)

RSC-0036-2018

That the report dated May 15, 2018 from Geoff Wright, Commissioner of Transportation and Works, entitled Automated Speed Enforcement (ASE), be received for information.

(RSC-0036-2018)

RSC-0037-2018

That the report dated May 29, 2018, from Geoff Wright, Commissioner of Transportation and Works, entitled Traffic Calming - Sheridan Homelands Neighbourhood and Fieldgate Drive / Bough Beeches Boulevard Neighbourhood (Ward 2 and Ward 3), be received for information.

(RSC-0037-2018)

REPORT 13 - 2018

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its thirteenth for 2018 and recommends:

GC-0418-2018

1. That the vision, goals, recommendations and actions of the 2018 Mississauga Cycling Master Plan, attached as Appendix 1 to the Corporate Report titled "2018 Mississauga Cycling Master Plan" dated May 24, 2018 from the Commissioner of Transportation and Works, be endorsed by Council; and
2. That Capital Funding Scenario C, as outlined in the Corporate Report titled "2018 Mississauga Cycling Master Plan" dated May 24, 2018 from the Commissioner of Transportation and Works, be endorsed by Council for inclusion in the 2019-2028 Capital Program; and
3. That staff be directed to seek input from members of the Mississauga Cycling Advisory Committee on the prioritization of cycling network projects and the development of the annual capital infrastructure program upon Council's endorsement of the 2018 Mississauga Cycling Master Plan.

GC-0419-2018

That the deputation by Hazel McCallion, Games Co-Chair, Diane Kalenchuk, Games Co-Chair and Corey Long, Project Leader regarding the 2018 Ontario 55+ Summer Games be received.

GC-0420-2018

That the deputation from James Nguyen, Resident and Abbot Tam Hoa from the Phap Van Buddhist Temple in Mississauga regarding the naming of Saigon Park be received.

GC-0421-2018

1. That P-317 located 240 Matheson Boulevard West be named 'Saigon Park' as outlined in the Corporate Report dated June 12, 2018 from the Commissioner of Community Services be approved.
2. That Council waive the requirement for a 30-day consideration period as outlined in the City's 'Facility Naming' Corporate Policy 05-02-02.

(Ward 5)

GC-0422-2018

That the deputation by Gurmail Sagoo, Derryville Seniors Club regarding amenities for seniors in Neebin Park be referred to staff for a report to be brought back to General Committee.

(Ward 11)

GC-0423-2018

That the deputation by Susan Cunningham, Manager, Development Financing and Reserve Management regarding the 2019 Development Charges Background Study - Consideration of Area-Specific or City-Wide Development Charges Rates be received.

GC-0424-2018

1. That the report dated June 14, 2018, entitled “2019 Development Charges Background Study – Consideration of Area Specific or City-Wide DC Rates” from the Commissioner of Corporate Services and Chief Financial Officer, be received for information.
2. That Council approve the use of a City-Wide DC rate in the preparation of the 2019 Development Charges Background Study and 2019 DC By-law.

GC-0425-2018

That the deputation by David Wojcik, President & CEO, Mississauga Board of Trade regarding the tourism funding and structure be received.

GC-0426-2018

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to reduce the regulatory posted speed limit on Mavis Road, between a point 175 metres (574 feet) south of Courtneypark Drive West/Sombrero Way and the north City limit, from 70 km/h to 60 km/h as outlined in the report from the Commissioner of Transportation and Works, dated June 12, 2018 and entitled “Speed Limit Change - Mavis Road (Ward 11)”.

(Ward 11)

GC-0427-2018

That the report entitled “2018 Communications Master Plan” dated June 7, 2018 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

GC-0428-2018

1. That the recommended revisions to Policy 05-03-05, Procuring Performers for City-produced Culture Events (formerly Procuring Performers for Mississauga Celebration Square), attached as Appendix 1 to this report, dated June 6, 2018 from the Commissioner of Community Services be approved.
2. That a by-law be enacted to amend the Purchasing By-law 374-06 to exempt the procurement of performers for City produced culture events from the purchasing By-law.
3. That all necessary by-law(s) be enacted.

GC-0429-2018

1. That the Corporate Report entitled “Surplus Land Declaration - 1320 Williamsport Drive” dated June 1, 2018 from the Commissioner of Corporate Services and Chief Financial Officer, be received.
2. That a portion of the City owned lands located at 1320 Williamsport Drive and legally described as Part of Block C, Registered Plan 733, in the City of Mississauga, Regional Municipality of Peel and designated as Parts 1, 2 & 3 on Reference Plan 43R-37956, having an area of 3,340 square metres (35,951.46 square feet, more or less), be declared surplus to the City’s requirements for the purpose of transfer to The Regional Municipality of Peel (“Peel”), at nominal consideration.
3. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga’s website for at least three weeks prior to the execution of an agreement for the sale of the subject land.

GC-0430-2018

1. That the Corporate Report titled “Surplus Land Declaration and Transfer of lands to the City of Brampton in connection with the Torbram Grade Separation Project” dated May 29, 2018 from the Commissioner of Corporate Services & Chief Financial Officer, be received.
2. That the following parcels of land located on the east and west sides of Torbram Road, north of the Canadian national Railways in the City of Brampton, be declared surplus to the City’s requirements for the purpose of transfer to The Corporation of the City of Brampton (“Brampton”), to form part of Torbram Road, as required in connection with the Torbram Grade Separation Project (“Torbram”):
 - a. Located on the east side of Torbram Road, containing a site area of approximately 301.87 square metres (3,249.30 square feet) and legally described as part of Lot 14, Concession 6 EHS, designated as Parts 17 and 20, 43R-33544;
 - b. Located on the east side of Torbram Road, containing a site area of approximately 329.43 square metres (3,546.00 square feet) and legally described as part of Lot 14, Concession 6 EHS, designated as Part 18, 43R-33544 and Part 1, 43R-35333;
 - c. Located on the west side of Torbram Road, containing a site area of approximately 340.64 square metres (3,666.60 square feet) and legally described as part of Lot 14, Concession 5 EHS, designated as Part 1, 43R-34256;

- d. Located on the east side of Torbram Road, containing a site area of approximately 245.60 square metres (2,643.60 square feet) and legally described as part of Lot 14, Concession 6 EHS, designated as Parts 5, 6, 9 and 13, 43R-33544; and
 - e. Located on the west side of Torbram Road, containing a site area of approximately 2,235.58 square metres (24,063.60 square feet) and legally described as part of Lot 14, Concession 5 EHS, designated as Parts 1, 2, 3 and 4, 43R-33546;
3. That all steps necessary to comply with the requirements of Section 2. (1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of an agreement for the sale of the subject lands.
4. That a by-law be enacted authorizing the Commissioner of Transportation and Works and the City Clerk to approve and execute, on behalf of the City, all closing documentation that may be required in connection with the conveyance of the following lands pursuant to a Joint Municipal Capital Road Project agreement ("JMC" agreement), between The Corporation of the City of Mississauga (the "City") and The Corporation of the City of Brampton ("Brampton") for the transfer at nominal consideration of the following parcels of land located on the east and west sides of Torbram Road, north of the Canadian National Railways in the City of Brampton:
- a. Located on the east side of Torbram Road, containing a site area of approximately 301.87 square metres (3,249.30 square feet) and legally described as part of Lot 14, Concession 6 EHS, designated as Parts 17 and 20, 43R-33544;
 - b. Located on the east side of Torbram Road, containing a site area of approximately 329.43 square metres (3,546.00 square feet) and legally described as part of Lot 14, Concession 6 EHS, designated as Part 18, 43R-33544 and Part 1, 43R-35333;
 - c. Located on the west side of Torbram Road, containing a site area of approximately 340.64 square metres (3,666.60 square feet) and legally described as part of Lot 14, Concession 5 EHS, designated as Part 1, 43R-34256;
 - d. Located on the east side of Torbram Road, containing a site area of approximately 245.60 square metres (2,643.60 square feet) and legally

described as part of Lot 14, Concession 6 EHS, designated as Parts 5, 6, 9 and 13, 43R-33544; and

- e. Located on the west side of Torbram Road, containing a site area of approximately 2,235.58 square metres (24,063.60 square feet) and legally described as part of Lot 14, Concession 5 EHS, designated as Parts 1, 2, 3 and 4, 43R-33546;
(Ward 5)

GC-0431-2018

1. That a new capital project, PN18196 Sidewalk Property Acquisitions, be established for the purpose of acquiring land interests on a case-by-case basis, to resolve municipal sidewalk encroachment issues and that for 2018, a \$50,000 cost is estimated and is requested to be funded from the Capital Reserve Fund (Account 33121);
2. That the Realty Services Section of the Facilities and Property Management Division of the Corporate Services Department be authorized to enter into negotiations to acquire lands on an as-required basis, where staff of the Transportation and Works Department has determined this to be the most practical approach to resolving municipal sidewalk encroachment issues; and
3. That all necessary by-law(s) be enacted.

GC-0432-2018

1. That the Commissioner of Community Services, or designate, be authorized to submit a grant funding application to the Federation of Canadian Municipalities' Municipal Asset Management Program for the 'Park Retaining Wall Asset Condition Assessment' Project ('Project') with a cash contribution of \$50,000 from PN 18-328.
2. That the Commissioner of Community Services, or designate, be authorized to execute and affix the corporate seal on behalf of The Corporation of the City of Mississauga (the 'City') to a contribution agreement between the City and the Federation of Canadian Municipalities ('FCM'), including any amendment thereto or ancillary documents necessary to fulfill the Municipal Asset Management Program requirements, all in a form satisfactory to Legal Services.
3. That the Project be approved to proceed if the grant funding application is approved.
4. That all necessary by-laws be enacted.

GC-0433-2018

1. That the Corporate Report titled "Update to the Real Estate Delegation of Authority By-Law, which Delegates authority for the approval and execution of real estate agreements" dated June 8, 2018 from the Commissioner of Corporate Services & Chief Financial Officer, be received.

2. That the By-Law attached as Appendix 1 to the report titled "Update to the Real Estate Delegation of Authority By-Law, which Delegates authority for the approval and execution of real estate agreements" dated June 8, 2018 from the Commissioner of Corporate Services & Chief Financial Officer being a bylaw to delegate Council's authority to enter into real estate transactions, be enacted.

GC-0434-2018

1. That the report dated June 12, 2018, entitled "Annual Treasurer's Statement Report: Summary of Activity in 2017" from the Commissioner of Corporate Services and Chief Financial Officer, required by the Development Charges Act, 1997 and Planning Act, be received for information.
2. That that the "Annual Treasurer's Statement Report: Summary of Activity in 2017" complies with the reporting requirements of the Development Charges Act, 1997 and the Planning Act be approved.
3. That the City of Mississauga's "Annual Treasurer's Statement Report: Summary of Activity in 2017" be made available to the public on the City of Mississauga's website.

GC-0435-2018

1. That the updated City Standards for IT Systems List in Appendix 1 of the report dated June 6, 2018 from the Commissioner of Corporate Services and Chief Financial Officer entitled City Standards for IT Systems Requiring Support and Maintenance Services in 2019, be received.
2. That the Purchasing Agent be authorized to negotiate and execute agreements to cover 2019 annual Support and Maintenance for City Standards for IT Systems which have been approved as City Standards as set out in Appendix 1 where the estimated cost may exceed \$100,000.

GC-0436-2018

1. That the report from the Commissioner of Corporate Services and Chief Financial Officer dated June 7, 2018 entitled Single Source Recommendation for Energy Hippo Software Inc., File Ref: PRC000856, Contract Amendment be received.
2. That Energy Hippo Software Inc. continues to be designated as a City Standard for the period of April 1, 2018 up to March 31, 2022 for the Enterprise Energy Management Suite (EEMS) including maintenance and support and any future system expansions and related services.
3. That the Purchasing Agent be authorized to execute contract amendments and all ancillary documents to increase the value of the contract with Energy Hippo Software Inc. from the original amount File Ref: FA.49.360-10, GC-0589 to add an additional \$276,000 (including professional services and maintenance and support for 2018 to

2022 for future initiatives to accommodate the City's requirements and future use of the Energy Hippo EEMS product for utility bills processing in a form satisfactory to Legal Services and whereas the amounts are approved in the budget.

GC-0437-2018

1. That the report from the Commissioner of Corporate Services and Chief Financial Officer dated June 11, 2018 entitled Increase in Contract Value Recommendation for /N SPRO Inc. be received.
2. That the Purchasing Agent be authorized to execute contract amendments and all ancillary documents to increase the value of the contract with /N SPRO Inc. from the original amount of \$1,340,192 to the amount of \$1,640,192 for professional services to implement the SuccessFactors Talent Management solutions where the amounts are approved in the budget.

GC-0438-2018

1. That the Commissioner of Transportation and Works, or designate, be authorized to participate in the Canadian Urban Transit Research and Innovation Consortium's (CUTRIC) Pan-Canadian Hydrogen Fuel Cell Demonstration and Integration Trial – Phase 1, subject to CRH supplying hydrogen fuel to MiWay's facilities, and securing \$4 million in funding from the Province of Ontario's Municipal GHG Challenge Fund, and Council approval.
2. That the Commissioner of Community Services, or designate, be authorized to develop a project agreement for approval by Council with CRH Canada Group Inc. and its project partners for the supply and distribution of electrolyzed hydrogen to MiWay's bus storage facility as a condition of participating in CUTRIC's Pan-Canadian Hydrogen Fuel Cell Demonstration and Integration Trial – Phase 1.
3. That the City of Mississauga commits to a Council-approved community-wide greenhouse gas (GHG) emissions inventory, community-wide emissions reduction targets, and a community-wide plan to reduce GHG emissions as part of its Climate Action Plan to be completed in 2019.
4. That all necessary by-laws be enacted.

GC-0439-2018

That a by-law be enacted delegating the Commissioner of Planning and Building, or his designate, the authority during the 2018 election recess to authorize the City Solicitor to attend the Local Planning Appeal Tribunal ("LPAT") along with any necessary staff and/or consultants either in support of or in opposition to appeals from decisions of the Committee of Adjustment, where in the opinion of the Commissioner, in consultation with the Ward Councillor, it is appropriate to do so.

GC-0440-2018

That the Corporate Report titled “Annual Report on Electricity and Natural Gas Procurement 2017”, dated June 04, 2018, from the Commissioner, Corporate Services and Chief Financial Officer be received for information.

GC-0441-2018

That the deputation and associated presentation by Lee Overton, Market Director and Project Consultant, and Jane Hayes, Co-Founder with respect to The Backyard Farm and Market be received.

(EAC-0027-2018)

GC-0442-2018

That the deputation and associated presentation by Kate Hayes, Credit Valley Conservation with respect to Lake Ontario Initiatives be received.

(EAC-0028-2018)

GC-0443-2018

That the deputation and associated presentation by Leya Barry, Climate Change Coordinator with respect to Climate Change Project: Update and Findings from Clean Tech Sector Assessment be received.

(EAC-0029-2018)

GC-0444-2018

That the EAC Environmental Actions Summary updated for the June 12, 2018 meeting of the Environmental Action Committee, be received for information.

(EAC-0030-2018)

GC-0445-2018

That the Environmental Action Committee Work Plan updated for the June 12, 2018 meeting of the Environmental Action Committee, be approved.

(EAC-0031-2018)

GC-0446-2018

That the Environmental Action Committee supports the National Plastic Reduction Strategy and any efforts by the City in pursuing this initiative as put forth by Councillor Mahoney, Chair to the Environmental Action Committee at the June 12, 2018 meeting.

(EAC-0032-2018)

GC-0447-2018

That the deputation by Marc Gelin, Principal Engineer, Hatch regarding the Burnhamthorpe Water Project – Cycling Detours and Accommodation be received.

(MCAC-0021-2018)

GC-0448-2018

That the Mississauga Cycling Advisory Committee does not support the 2018 Cycling Master Plan.

(MCAC-0022-2018)

GC-0449-2018

That the memorandum dated June 1, 2018 from Fred Sandoval, Active Transportation Coordinator entitled "Quarterly Cycling Capital Program Update" be received for information.

(MCAC-0023-2018)

GC-0450-2018

That the deputation by Michael Foley, Manager, Licensing Enforcement regarding Jurisdictional Scan: On Demand Accessible Vehicles for Hire be received.

(PVAC-0014-2018)

GC-0451-2018

That the 2014 - 2018 Public Vehicle Advisory Committee Action List be received.

(PVAC-0015-2018)

GC-0452-2018

1. That the deputation and associated presentation by Jay Stoyan, Disability Channel and Frank Sroka, OWLware Ltd. with respect to the Disability Channel be received.
2. That the matter of the Disability Channel be referred to Accessibility Planning staff for further discussion.

(AAC-0023-2018)

GC-0453-2018

That the deputation and associated presentation by Michelle Berquist, Project Leader, Transportation Planning with respect to Mississauga Moves: Consultation on Vision & Goals be received.

(AAC-0024-2018)

GC-0454-2018

1. That the briefing note by Jennifer Cowan, Accessibility Specialist date June 4, 2018 with respect to the City of Mississauga Admission Fees for Support Persons & Access2 Card Program be received.
2. That the deputation and associated presentation by Jennifer Cowan, Accessibility Specialist with respect to City of Mississauga Admission Fees for Support Persons & Access2 Card Program be received.
3. That Accessibility Planning staff be directed to communicate the Accessibility Policy (Policy # 03-08-05) as it pertains to admission fees for support persons to all managers and supervisors via email, and to be posted on Inside Mississauga.

4. That staff from Accessibility Planning contact the Access2 Card program to discuss promoting the program at other venues in Mississauga.
(AAC-0025-2018)

GC-0455-2018

1. That the memorandum by Jennifer Cowan, Accessibility Specialist dated June 11, 2018 with respect to Accessibility Advisory Committee Terms of Reference – 2018 Update be received for information.
2. That the Accessibility Advisory Committee Terms of Reference updated for the June 18, 2018 meeting be approved.
(AAC-0026-2018)

GC-0456-2018

That the Accessibility Advisory Committee Work Plan updated for the June 18, 2018 meeting of the Accessibility Advisory Committee be approved.
(AAC-0027-2018)

GC-0457-2018

1. That the presentation regarding Iceland Arena Renovations to the Facility Accessibility Design Subcommittee on February 12, 2018 be received;
2. That subject to the comments on the presentation, the Facility Accessibility Design Subcommittee is satisfied with the design of the Iceland Arena Renovations.
(AAC-0028-2018)

GC-0458-2018

That the deputation and associated presentation by Michael Foley, Mobile Licensing Enforcement with respect to On Demand Accessible Taxi Service be received.
(AAC-0029-2018)

GC-0459-2018

That the deputation and associated presentation by Brian Barber, Training Officer, Mississauga Transit with respect to Accessibility Training Video for Bus Operators be received.
(AAC-0030-2018)

GC-0460-2018

That the deputation and associated presentation by Tom Brzeziak, Parking Coordinator, Transportation and Works with respect to Traffic By-law be received.
(AAC-0031-2018)

GC-0461-2018

1. That the presentation regarding Westwood Mall Washrooms to the Facility Accessibility Design Subcommittee on May 28, 2018 be received;

2. That subject to the comments on the presentation, the Facility Accessibility Design Subcommittee is satisfied with the design of the Westwood Mall Washrooms.
(AAC-0032-2018)

GC-0462-2018

1. That the presentation regarding P-531 New Community Park Development to the Facility Accessibility Design Subcommittee on May 28, 2018 be received;
2. That subject to the comments on the presentation, the Facility Accessibility Design Subcommittee is satisfied with the design of the P-531 New Community Park Development.
(AAC-0033-2018)

GC-0463-2018

That the memorandum by Trish Sarnicki, Legislative Coordinator dated May 3, 2018 with respect to the Resignation of Stakeholder Member Mandi Buckner be received for information.
(AAC-0034-2018)

GC-0464-2018

That the Memorandum dated June 5, 2018 from Noa Bronstein, Museums Manager, entitled Update – Museums of Mississauga, be received for information.
(MOMAC-0001-2018)

GC-0465-2018

That the Memorandum dated June 5, 2018 from Noa Bronstein, Museums Manager, entitled Future Vision of Museums of Mississauga, be received for information.
(MOMAC-0002-2018)

GC-0466-2018

That the verbal update from the Friends of the Museums of Mississauga with respect to Museums activities and fund raising events to the Museums of Mississauga Advisory Committee dated June 19, 2018, be received for information.
(MOMAC-0003-2018)

GC-0467-2018

That the deputation on June 20, 2018 by Michelle Berquist, Project Leader, Transportation Planner, with respect to “Mississauga Moves – Transportation Master Plan – Mississauga’s Transportation Vision”, be received for information.
(DIAC-0001-2018)

GC-0468-2018

1. That the current practice of voluntarily displaying statutory holiday messages on MiWay bus destination signs continue.

2. That the Diversity and Inclusion Advisory Committee (DIAC) support and recommend adding the following non-service related messages for display on MiWay bus destination signs:
- a. Ramadan Mubarak
 - b. Happy Diwali
 - c. Happy Vaisakhi
 - d. Happy Lunar New Year
 - e. Happy Hanukkah
 - f. Black History Month
 - g. Happy Family Day
 - h. Asian Heritage Month
 - i. Happy Pride Month
 - j. National Child Day
 - k. UN Human Rights Day
 - l. Happy Kwanzaa
 - m. Tamil Heritage Month
 - n. Happy Nowruz

(DIAC-0002-2018)

GC-0469-2018

That the updates to the Respectful Workplace Policy, 01-03-04 and Workplace Violence Policy, 01-07-01, be received for information.

(DIAC-0003-2018)

GC-0470-2018

That the memorandum regarding the Diversity and Inclusion Advisory Committee Work Plan from Diana Rusnov, Director of Legislative Services and City Clerk, dated March 21, 2016 and, Status of Action Items be received for information.

(DIAC-0004-2018)

GC-0471-2018

That the memorandum dated June 14, 2018 from Fred Sandoval, Active Transportation Coordinator, with respect to the Cycling Master Plan update, be received for information.

(DIAC-0005-2018)

GC-0472-2018

That the memorandum dated June 20, 2018 from Allyson D'Ovidio, Legislative Coordinator, with respect to the resignation of Citizen Member Suelyn Knight from the Diversity and Inclusion Advisory Committee, be received and the seat be declared vacant.

(DIAC-0006-2018)

GC-0473-2018

1. That Traffic Safety Council be requested to conduct a further safety review at the path on Johnson Wagon Crescent that leads to David Leeder Middle School in the winter when snow could be a factor.
2. That the Principal of David Leeder Middle School be requested to consider the following:
 - a. Request that the parents drop off students at the Kiss and Ride area instead of dropping them off on Johnson Wagon Crescent;
 - b. Request that the parents not block resident driveways on Johnson Wagon Crescent when dropping off students.

(Ward 11)

(TSC-0044-2018)

GC-0474-2018

1. That Transportation and Works be requested to install corner prohibitions on Homeric Drive at Tomken Road and on Vera Cruz Drive at Homeric Drive, for the students attending Tomken Road Middle School.
2. That Parking Enforcement be requested to enforce No Stopping prohibitions on Homeric Drive at Tomken Road and on Vera Cruz Drive at Homeric Drive, for the students attending Tomken Road Middle School, once signage has been installed.
3. That the Principal of Tomken Road Middle School be requested to continue to remind parents who park on Homeric Drive and Vera Cruz Drive to pick up students at school dismissal, that they do not block resident driveways, and that they adhere to the No Stopping prohibitions.

(Ward 3)

(TSC-0045-2018)

GC-0475-2018

1. That the email dated June 14, 2018 from Sheelagh Duffin, Supervisor, Crossing Guards, requesting support from the Traffic Safety Council provide funding for the twenty-ninth annual crossing guard appreciation Banquet/Christmas Dinner.
2. That the amount of up to \$2,925.00 from the Council Committees budget be approved to fund the twenty-ninth annual crossing guard appreciation banquet/Christmas dinner.

(TSC-0046-2018)

GC-0476-2018

That the Corporate Report dated March 29, 2018 from the Commissioner of Corporate Services and Chief Financial Officer entitled Traffic Safety Council Review considered by the Governance Committee on June 4, 2018 be received for information.

(TSC-0047-2018)

GC-0477-2018

That the Corporate Report dated May 15, 2018 from the Commissioner of Transportation and Works entitled Automated Calming Enforcement (ASE) considered by General Committee on May 30, 2018 and adopted by Council on June 6, 2018 be received for information.

(TSC-0048-2018)

GC-0478-2018

That the Corporate Report dated May 29, 2018 from the Commissioner of Transportation and Works entitled Pedestrian Crossover Pilot Project (Wards 2, 3, 6, 10, 11) considered by General Committee on June 13, 2018 be received for information.

(TSC-0049-2018)

GC-0479-2018

That that he Corporate Report dated May 29, 2018 from the Commissioner of Transportation and Works entitled Traffic Calming - Sheridan Homelands Neighbourhood and Fieldgate Drive / Bough Beeches Boulevard Neighbourhood (Ward 2 and Ward 3) considered by General Committee on June 13, 2018 be received for information

(TSC-0050-2018)

GC-0480-2018

That the Parking Enforcement in School Zone Report for May 2018 be received for information.

(TSC-0051-2018)

GC-0481-2018

1. That Transportation and Works be requested to paint zebra markings around the intersection of Thomas Street and McFarren/Gafney Drive for the students attending Streetsville Secondary School.
2. That Peel Regional Police be requested to enforce speeding on Thomas Street in the vicinity of Streetsville Secondary School during the peak times of 7:30 AM to 8:15 AM, as time and manpower permits.
3. That the Principal of Streetsville Secondary School be requested to remind students to cross Thomas Street at the intersection and to always activate the pedestrian button before crossing.

(Ward 11)

(TSC-0052-2018)

GC-0482-2018

1. That the request for the implementation of a crossing guard at the intersection of Whitehorn Avenue and Pickwick Avenue for the students attending Whitehorn Public School and St. Raymond Catholic Elementary School be denied as the warrants are not met.
2. That the Principals of Whitehorn Public School and St. Raymond Catholic Elementary School be requested to:

- a. Remind students and parents to use the services of the existing crossing guard at the north end exit driveway at Whitehorn Public School and at the intersection of Whitehorn Avenue and Pickwick Avenue.
- b. Remind parents to use the kiss and ride to drop off students.

(Ward 6)

(TSC-0053-2018)

GC-0483-2018

1. That the request to extend the hours of the crossing guard at Edenrose Street and White Clover Way to include the school entry and Dismissal times of St. Bernadette Catholic Elementary School be denied as the warrants are not met.
2. That Transportation and Works be requested to install corner prohibitions on White Clover Way at Edenrose Street, at all four corners, for the students attending St. Bernadette Catholic Elementary School.
3. That Parking Enforcement be requested to enforce "No Stopping" Prohibitions between the peak times of 3:20 PM to 3:50 PM, once corner prohibition signage is installed.

(Ward 6)

(TSC-0054-2018)

GC-0484-2018

That the report prepared by Traffic Safety Council Citizen Members Sushil Kumra and Mashkoor Sherwani summarizing the sessions they attended at the 68th Annual Ontario Traffic Council Conference held on May 6 - 8, in Kingston, Ontario be received.

(TSC-0055-2018)

GC-0485-2018

1. That the Memorandum from Angie Melo, Legislative Coordinator, dated June 15, 2018 with respect to promotional items for the School Walking Routes Program be received.
2. That the amount of up to \$8,950.00 from the Council Committees budget be approved to purchase promotional items for implementing the School Walking Routes Program at various schools.

(TSC-0056-2018)

GC-0486-2018

That the amount of up to \$1,800 from the Council Committees budget be approved for the Traffic Safety Council Members annual appreciation dinner to be held on December 5, 2018.

(TSC-0057-2018)

GC-0487-2018

That the Transportation and Works Action Items List for May 2018 be received, as amended.

(TSC-0058-2018)

GC-0488-2018

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1. That the request for the implementation of a crossing guard at the intersection of Fairview Road West and Luzon Crescent opposite Chris Hadfield Public School driveway entrance, be denied as the warrants are not met.
 2. That Transportation and Works be requested to install corner prohibitions on Luzon Crescent (east leg) and ensure driveway prohibitions are correctly spaced.
 3. That Mississauga Transit MiWay be requested to review the feasibility of moving the bus stop currently located on the northeast corner of Fairview Road West at the school driveway, to the east of the school driveway.
 4. That Parking Enforcement be requested to enforce the „No Stopping“ Prohibitions on Fairview Road West and Luzon Crescent once signage is in place.

(Ward 7)

(TSC-0059-2018)

GC-0489-2018

1. That the Region of Peel be requested to enter into a Transfer Payment Agreement, on behalf of the City of Mississauga, with the Province of Ontario (Ministry of Housing) for the transfer of funds through the Development Charges Rebate Program.
2. That the Commissioner of Planning and Building be delegated authority to execute agreements and any related and ancillary documents with the Province of Ontario, Region of Peel and/or the successful proponents to implement the Development Charges Rebate Program.
3. That Legal Services be instructed to prepare all necessary by-laws and agreements required to implement the Development Charges Rebate Program.
4. That staff be directed to work with the Region of Peel to host a public information session and issue an expression of interest to the industry for Mississauga's Development Charges Rebate Program.
5. That the report titled "Provincial Development Charges Rebate Program (for Rental Housing) – Proposed Criteria" dated June 11, 2018 from the Commissioner of Planning and Building be endorsed and forwarded by the City Clerk to the Region of Peel and Ministry of Housing.

GC-0490-2018

1. That a by-law be enacted to amend the Traffic By-law 555-2000, as amended, to implement a 40 km/h when flashing speed zone on Erindale Station Road between Forestwood Drive and a point 135 metres (443 feet) north of McBride Avenue from 7:45 a.m. to half an hour after school dismissal, with the exception of holidays, Monday to Friday, during September 1 to June 30, as outlined in the report from the Commissioner of Transportation and Works, dated June 12, 2018 and entitled "40 km/h When Flashing Speed Zones - Erindale Station Road (Ward 6) and Erin Centre Boulevard (Ward 9)".

2. That a by-law be enacted to amend the Traffic By-law 555-2000, as amended, to implement a 40 km/h when flashing speed zone on Erin Centre Boulevard from a point 125 metres (410 feet) west of Plantation Place to a point 208 metres (682 feet) west of Erin Mills Parkway from 7:45 a.m. to half an hour after school dismissal, with the exception of holidays, Monday to Friday, during September 1 to June 30, as outlined in the report from the Commissioner of Transportation and Works, dated June 12, 2018 and entitled “40 km/h When Flashing Speed Zones - Erindale Station Road (Ward 6) and Erin Centre Boulevard (Ward 9)”.
3. That staff report back to General Committee on the implementation of the 40 km/h when flashing speed zone on Erindale Station Road and on Erin Centre Boulevard.
(Wards 6 and 9)

GC-0491-2018

That a by-law be enacted to amend By-law 0555-2000, as amended, to implement an all-way stop control at the intersection of Turney Drive and Shay Downs.
(Ward 11)

GC-0492-2018

1. That ‘Rink 1’ at Meadowvale Four Rinks (P-222) be dedicated in honour of Johnny Bower as outlined in the Corporate Report dated May 29, 2018 from the Commissioner of Community Services.
2. That Council waive the requirement to honour an individual a minimum of one year posthumously.
3. That Council waive the requirement for a 30-day consideration period as outlined in the City’s “Facility Naming” Corporate Policy 05-02-02.
(Ward 9)

GC-0493-2018

1. That the Commissioner of Community Services be authorized to negotiate and enter into an agreement with Tourism Toronto for the use of the funds from the Municipal Accommodation Tax (MAT) and Regional Tourism Organization funding in a form satisfactory to legal.
2. That 1.0 permanent FTE for a Municipal Accommodation Tax Coordinator (grade D) be approved in 2018 for the administration of the Municipal Accommodation Tax program.
3. That a labour budget for this new FTE be established in 2018 in cost centre 22720 with an offsetting 2018 budgeted transfer from the Municipal Accommodation Tax reserve funds (#35591) and (#35590), allocated according to regulation.
4. That the 2019 Proposed Budget incorporate the recommended use of MAT funds in this report and as finalized in an agreement with Tourism Toronto.

5. That staff from Community Services be directed to work with the Office of the City Clerk to develop a recommended governance model for Tourism and the Tourism Advisory Board for review by the new Council.
6. That all necessary by-laws be enacted.

GC-0494-2018

1. That the Mayor and City Clerk be authorized to execute, on behalf of The Corporation of the City of Mississauga (the "City"), a municipal funding agreement for the transfer of Ontario's Main Streets Revitalization Initiative funds between the Association of Municipalities of Ontario ("AMO") and the City to be used for any of the potential City projects (the "Projects") listed in the Corporate Report from the Commissioner of Community Services dated June 6, 2018 entitled "Ontario Main Street Revitalization Initiative" (the "Report"), and other projects which may meet the eligibility requirements of the agreement, including any amendment thereto or ancillary document necessary to fulfill the funding requirements, each in a form satisfactory to Legal Services.
2. That staff report back to Council on projects implemented under the Main Street Revitalization Initiative.
3. That a new Reserve Fund be created entitled "Main Street Revitalization Initiatives" (Acct #35582) for the city's share of the provincial funding for eligible projects included in Ontario's Main Street Revitalization Initiative.
4. That upon receipt of the funding in the amount of \$667,953 under Ontario's Main Street Revitalization Initiative Program the funds are transferred into Reserve Fund (Acct #35582) entitled Main Street Revitalization Initiatives.
5. That PN 18351 Main Street Revitalization be established in the amount of \$667,953 funded from Reserve Fund (Acct #35582), and that staff be authorized to spend up to the limit of \$133,590 per each of the 5 strategic areas.
6. That all necessary by-laws be enacted.

GC-0495-2018

1. That the budget for the project Mary Fix Creek Erosion Control, Downstream of Dundas Street West (P.N. 17-015) be increased by \$617,500, from \$567,683 gross (\$501,921 net) to a revised \$1,185,183 gross (\$1,119,421 net), and be funded from the Stormwater Capital Reserve Fund (Account #35992);
2. That the Purchasing Agent be authorized to increase the existing contract (Procurement No. PRC000132) with Cole Engineering Group Ltd.(Cole) by an additional amount of \$125,789.20 to a revised total contract value of \$418,385.30 to include construction administration and inspection services for the Clean Water and Wastewater Fund (CWWF) funded watercourse rehabilitation projects along Levi Creek and Mary Fix Creek, and to extend the contract up to December 31, 2019; and
3. That all necessary by-laws be enacted.

GC-0496-2018

1. That products denoted by the brand names of Precor, Life Fitness, Nautilus, StairMaster, Schwinn, Stages Cycle, Keiser, Cybex, Atlantis, Woodway, Free Motion, Concept Rower, Water Rower, Star Trac, Watt Bike, Octane, SciFit and NuStep in the report dated June 7, 2018 from the Commissioner of Community Services be approved as City Standards for fitness equipment for the period of 2018 through to 2022.
2. That the Purchasing Agent be authorized to execute the appropriate forms of commitment to V02 Fitness Inc. on a single source basis for the supply and delivery of Concept Rower, Free Motion, Precor and Stages Indoor Cycle fitness equipment, as required, and for which funding is approved in the budget, for the period 2018 through to 2022.
3. That the Purchasing Agent be authorized to execute the appropriate forms of commitment to National Fitness Products of Canada Inc. on a single source basis for the supply and delivery of Atlantis, NuStep, Star Trac, Watt Bike and Woodway fitness equipment, as required, and for which funding is approved in the budget, for the period 2018 through to 2022.
4. That the Purchasing Agent be authorized to execute the appropriate forms of commitment to Advantage Fitness Sales Inc. on a single source basis for the supply and delivery of Life Fitness fitness equipment, as required, and for which funding is approved in the budget, for the period 2018 through to 2022.

GC-0497-2018

1. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to enter into an agreement, including all ancillary documents and subsequent amending and extension agreements between the Ontario Ministry of Transportation ("MTO") and The Corporation of the City of Mississauga ("City"), to formalize the funding and other matters related to the construction, operation, maintenance and future renewal of the active transportation crossings and multi-use trails associated with the Queen Elizabeth Way ("QEW") Credit River Bridge project, in form and content satisfactory to the City Solicitor;
2. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to enter into an agreement, including all ancillary documents and subsequent amending and extension agreements between The Regional Municipality of Peel ("Region") and The Corporation of the City of Mississauga ("City"), for the joint funding partnership for the construction of the active transportation crossings and multi-use trails associated with the QEW Credit River Bridge project, in form and content satisfactory to the City Solicitor;
3. That the Realty Services Section of the Facilities and Property Management Division of the Corporate Services Department be authorized to enter into negotiations with Her Majesty The Queen in Right of Ontario as Represented by The Minister of Infrastructure ("IO") (also referred to as Hydro One) for the acquisition of lands located north of the QEW between Hurontario Street and Mississauga Road, legally described under the Land Titles Act as: PINs 13359-0897, 13359-1093 and 13359-1153, including additional

lands that may be required and have yet to be determined, in the City of Mississauga, Regional Municipality of Peel, (collectively, "IO Lands"), to facilitate adjustments to the Premium Way right-of-way associated with the QEW Credit River Bridge project and the construction of a multi-use trail along Premium Way; and

4. That a new capital project, PN18191 Premium Way Land Acquisition, be established with a gross budget of \$3,000,000 and a net budget of \$300,000 and that funding be allocated from the Capital Reserve Fund (Account #33121), with a recovery of \$2,700,000 from the MTO.

(Wards 1, 2, 7 and 8)

GC-0498-2018

That the Purchasing Agent be authorized to execute agreements as appropriate to complete the remainder of the Cooksville Creek Project PN #14146, including doing so on a sole source basis if so recommended by the surety company, in accordance with the Purchasing By-law 374-06, as amended and in a form satisfactory to Legal Services.

(Ward 4)

GC-0499-2018

1. That the Realty Services Section of the Facilities and Property Management Division of the Corporate Services Department be authorized to enter into negotiations the owner of 299-309 Rathburn Road West (currently Oxford Properties Group) and the Province of Ontario to acquire lands required to accommodate the construction of the Living Arts Drive Extension from Rathburn Road West to Centre View Drive and related infrastructure works;
2. That a by-law be enacted to authorize the Commissioner of Transportation and Works to negotiate and enter into an agreement with Oxford Properties Group and the Region of Peel to formalize the cost sharing and other matters related to the construction of municipal works associated with the extension of Living Arts Drive from Rathburn Road West to Centre View Drive, and related to municipal works on Rathburn Road West from west of Living Arts Drive to Duke of York Boulevard, in a form satisfactory to Legal Services;
3. That existing capital project, PN17-197 Property Acquisition – Living Arts Drive, be renamed to PN17-197 Living Arts Drive to allow the funds to be used for both property acquisition and construction costs associated with the Living Arts Drive Extension, as the original intent was for both property acquisition and construction costs;
4. That the existing budget for the capital project PN18-104 Living Arts Drive – Rathburn Road West to Centre View Drive be increased from a gross and net budget of \$1,500,660 to a gross budget of \$4,700,660 and a net budget of \$2,700,660;
5. That the additional funding for the project be provided in the form of a recovery of \$2,000,000 from Oxford Properties Group and \$1,200,000 from the Capital Reserve Fund (Account No. 33121); and

6. That all necessary by-laws be enacted.
(Ward 4)

GC-0500-2018

1. That the Parkland Dedication Agreement and the Park Development Agreement between the City, Stonebrook Properties Inc., and Northampton Gardens Limited, both dated April 23, 2008 (the "Park Agreements"), be extended and amended as outlined in Report titled "Dedication of future parkland and sales office by Stonebrook/Northampton Gardens Limited (Updated Recommendations)" dated May 18, 2018;
2. That the Commissioner of Community Services be authorized to execute any required agreement(s), and such agreement(s) to be in form and content satisfactory to the City Solicitor;
3. That any necessary by-laws be enacted.
(Ward 2)

GC-0501-2018

1. That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations with the Peel District School Board to assess the exchange of City-owned lands located at 0 Bromsgrove Road and 3450 Dixie Road for Peel District School Board land located at 3546 South Common Court.
2. That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations with the Dufferin Peel Catholic District School Board to assess the exchange of City-owned lands located at 0 Central Parkway West for Dufferin Peel Catholic District School Board land located at 3566 South Common Court.
(Wards 2, 3, 7 and 8)

GC-0502-2018

1. That the Corporate Report titled "Delegation of Authority to Approve and Execute Agreements to permit the Transfer of Interests in Real Property to Metrolinx for both the Hurontario Light Rail Transit Project ("HuLRT") and Transit Oriented Development ("TOD") projects during City Council Summer and/or Election Recess (Wards 1, 4 and 7)", dated June 11, 2018 from the Commissioner of Corporate Services & Chief Financial Officer, be received.
2. That the City Manager and Chief Administrative Officer, be delegated the authority to approve and execute agreements to transfer interests in real property to Metrolinx as required in connection with the HuLRT or TOD projects, pursuant to the terms as detailed in the Report from the Commissioner of Corporate Services & Chief Financial

Officer dated June 11, 2018, and in a form satisfactory to Legal Services, and report back to Council on any agreement completed under this authority early in the 2019 year.

3. That the City Manager and Chief Administrative Officer be delegated the authority to approve and execute a construction licence to grant Metrolinx and its agents to temporarily utilize Park #348, being the Living Arts Centre Grounds, Park #350 being Celebration Square north, and Park #518 being Cooksville Four Corners, for the purpose of constructing the HuLRT, notwithstanding the Memorandum of Understanding between Metrolinx, the City of Mississauga and the City of Brampton dated July 11, 2016 ("MOU"), in a form satisfactory to Legal Services.
4. That all necessary By-Laws be enacted.
(Wards 1, 4 and 7)

GC-0503-2018

1. That the Corporate Report titled "Delegation of Authority to Approve and Execute Certain Acquisition Agreements during City Council Summer/Election Recess (in Wards 4, 7, 9, 10, 11)" dated June 14, 2018 from the Commissioner of Corporate Services & Chief Financial Officer, be received.
2. That the City Manager and Chief Administrative Officer, be delegated the authority to approve and execute Agreements of Purchase and Sale (the "Agreements") with various owners, with the Agreements being pursuant to terms set out in the Closed Session Corporate Report dated June 14, 2018 from the Commissioner of Corporate Services and Chief Financial Officer, and in a form satisfactory to Legal Services, and report back to Council on any agreement completed under this authority, early in 2019.
3. That the projects as identified in Table 1 of this Corporate Report dated June 14, 2018 from the Commissioner of Corporate Services and Chief Financial Officer be allocated the budget amounts as provided in Table 1 (column "PN value").
4. That the City Manager and Chief Administrative Officer, be delegated the authority to authorize the transfer of funds to the appropriate PNs as transactions are approved, from funding sources as identified in Table 1 of this report, and report back to Council on any funds transferred under this authority early in 2019.
5. That all necessary By-Laws be enacted.
(Wards 4, 7, 9, 10, 11)

City of Mississauga

Corporate Report



Date: May 24, 2018

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Originator's file:
OZ 11/015 W7

Meeting date:
2018/06/18

Subject

RECOMMENDATION REPORT (WARD 7)

Applications to permit 144 Back to Back Stacked Townhomes

2024 and 2040 Camilla Road

North side of North Service Road, west side of Camilla Road

Owner: Consulate Management Ltd.

File OZ 11/015 W7

Bill 139

Recommendation

1. That notwithstanding that subsequent to the public meeting, a change to the applications has been proposed, Council considers that the change does 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 under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to amend Mississauga Official Plan to **Residential High Density – Special Site** to permit horizontal multiple dwellings (i.e. back to back stacked townhomes), be approved subject to the conditions referenced in the staff report dated May 24, 2018 from the Commissioner of Planning and Building.
3. That the application under File OZ 11/015 W7, Consulate Management Ltd., 2024 and 2040 Camilla Road to change the zoning to **RM9-Exception** to permit 144 back to back stacked townhomes in accordance with the provisions contained in Appendix 2 (Proposed RM9-Exception), be refused.
4. That the Planning and Building Department recommended alternative proposal to change the zoning to **H-RM9-Exception** in accordance with the provisions contained in Appendix 2 (P&B Alternative RM9-Exception), be approved subject to the conditions referenced in the staff report dated May 24, 2018 from the Commissioner of Planning and Building.

Planning and Development Committee	2018/05/24	2
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Originator's file: OZ 11/015 W7

5. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
6. 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.
7. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall remain the same.

Report Highlights

- Comments were received from the public regarding flooding and concern about apartment dwellings
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting, including removal of apartments as a permitted use under the zoning
- Staff are satisfied that the proposed official plan amendment is acceptable from a planning standpoint, and recommend that the official plan amendment application be approved
- Staff are not satisfied with the concept plan and proposed zoning standards, lack of on-site amenity area, and landscape buffers and therefore recommend refusal of the proposed Rezoning
- Staff are recommending alternative zoning standards be approved

Background

A public meeting was held by the Planning and Development Committee on June 8, 2015 and April 9, 2018, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0027 -2018 was then adopted by Council on April 25, 2018.

PDC-0027-2018

1. That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit 144 back to back stacked townhomes, under File OZ 11/015 W7, 2024 and 2040 Camilla Road, be received for information.
2. That four oral submissions made to the Planning and Development Committee on April 9, 2018, be received.

Comments

REVISED DEVELOPMENT PROPOSAL

The applicant has agreed to amend their rezoning application to only permit back to back stacked townhomes (horizontal multiple dwellings) thus removing apartment dwellings as a permitted use. The proposed official plan amendment would permit apartment dwellings in addition to the request for back to back stacked townhomes (horizontal multiple dwellings).

COMMUNITY COMMENTS

The issues below are a summary of those raised by residents at the community meeting held on May 27, 2015, by Councillor Iannicca, and at the public meetings held June 8, 2015 and April 9, 2018.

Comment

Due to the flooding and location within the Cooksville Creek floodplain, these lands are not suitable for development and there is a risk to basement units

Response

The Cooksville Creek floodplain is regulated by a two-zone floodplain management concept, with the Floodway being the most protected area, to be used for flood and erosion works and passive recreation activities. The Flood Fringe area may permit development provided the use and building are flood proofed to the regulatory flood level as required by the Credit Valley Conservation Authority (CVC), and safe emergency access is provided in times of flooding. The subject lands are located within the Flood Fringe. CVC has advised that they are satisfied with the increased grades and use of underground water storage tanks. Based on this the lands will be suitable for the proposed townhomes.

Comment

The proposed apartments are too dense for this site

Response

The applicant has revised their proposal and are now contemplating 144 back to back stacked townhome units. While no apartments are currently proposed, the applicant wants to keep the existing apartment permissions within the High Density Residential official plan designation. However, they have agreed to remove the apartment dwelling use from the proposed zoning by-law. Therefore, if they decided they wanted to revise their proposal and pursue apartments on these lands, they would be required to make an application to the City to rezone the property.

Comment

The apartment density will lead to increased strain on public services and infrastructure

Response

As noted above, apartments are no longer proposed. There is sufficient servicing capacity to accommodate the proposed development. See the Planning Comments for further information.

Comment

There will be adverse traffic, parking and safety impacts generated by the proposed development

Response

The applicant has submitted a Traffic Impact Study and Parking Justification to evaluate both the future traffic flows and possible impacts from the proposed development and the proposed reduction in parking. These studies were reviewed and assessed by staff and found to be acceptable with little impact to the surrounding area.

Comment

There will be excessive shadow impacts and a lack of privacy with overlook conditions from apartment dwellings

Response

The proposal is not contemplating any apartments at this time. Should the applicant alter their plans for the property, they will need to submit a rezoning application in order to permit apartments and at that time shadow impacts and overlook will be assessed.

Comment

The small unit sizes of the apartments and potential for rental will increase local crime rates

Response

The proposal has been revised and is now proposing back to back stacked townhomes consisting of 2 and 3 bedroom units which will largely be marketed towards families.

Comment

There are health concerns for the future residents of the development due to its proximity to the QEW and Hydro One Corridor

Response

The location of residential dwellings within close proximity to highways and hydro corridors is a common occurrence within Mississauga and elsewhere and there have been no clearly demonstrated detrimental health impacts. The City and Province have no distance separation criteria limiting residential development from locating adjacent to these uses.

Comment

Construction-related disruptions will impact the surrounding community

Response

A construction management plan will be required prior to any development in order to minimize disruption, dust and mud-tracking. In addition, the site development will have to abide by the noise by-law for appropriate hours of construction.

Comment

The City should purchase the lands and turn them into a park

Response

The Community Services Department monitor parkland provision and have not identified any park acquisition for this immediate area. It should be noted that Camilla Park is located approximately 800 metres (2,625 ft.) from the site.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**Community Services Department**

Comments updated May 7, 2018, state that the subject site is adjacent to a utility corridor, zoned H-U-4, and under Hydro One Networks Inc. ownership. The City currently has a license agreement with Hydro One Networks Inc. to construct and maintain a multi-use trail in this corridor. The City however, is not responsible to provide maintenance to the entire licensed area. There is a commitment to maintain one metre (3.3 ft.) on either side of the proposed multi-use trail. The proposed pedestrian connection to an area which is not maintained by the City could potentially create an unsafe condition and future residents can access the trail from Camilla Road and North Service Road. Based on this situation, Community Services recommends removing the mid-block pedestrian connection to Hydro lands from the proposal.

Through the review of a site plan application, a cash contribution for street trees will be required for Camilla Road and North Services Road. Prior to the issuance of a building permit, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the *Planning Act* and in accordance with the City's policies and by-laws.

Transportation and Works Department

Comments updated May 28, 2018, state that should the rezoning application be approved in principle by Council, the outstanding matters noted below are to form part of the conditions to lift the 'H' holding symbol:

- Delivery of an executed Development Agreement including Municipal Infrastructure schedules in a form satisfactory to the City of Mississauga, Region or any other appropriate authority. The agreement may deal with matters including, but not limited to engineering matters such as grading, fencing, noise studies, noise mitigation, utilities relocation, additional provisions, restrictions and warning clauses; as well as any required fees, easements, land dedications, securities or letters.

- Updated Grading and Servicing drawings to confirm additional technical details and reflect the most current Site Plan;
- Update the Functional Servicing /SWM Report;
- Final Remediation Report to address environmental comments;
- Completion and filing of a Record of Site Condition on the MOECC's Environmental Site Registry and provision of all required supporting environment documents;

Final clearances from the Region (waste collection) and Fire/EMS will be required with respect to internal access, travel distance and circulation as well as approval from the Ministry of Transportation for Ontario (MTO), C.V.C., Hydro One and Trans-Northern Pipelines.

Site specific details i.e. access, parking ramp, turnaround details and requirements for the proposed restricted emergency access on North Service Road are to be addressed through the site plan review and approval process.

PLANNING COMMENTS

Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe 2017 (Growth Plan)

Under the Planning Act, all planning decisions must be consistent with the PPS and conform to the Growth Plan

Consistency with PPS

Section 1.1.3.3 of the PPS states that "planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock" and Section 1.1.3.4 states that "appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety."

Section 5.5.1 of MOP indicates that the Downtown is part of the City's Intensification Areas and are to be the focus for intensification.

Section 12.1.1.4 of MOP states that lands within the Downtown should provide both a transition between higher density and height of development within the Downtown and lower density and height of development in the surrounding area.

Section 3.16 of the PPS states that where the two zone concept for flood plains is applied, development may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation. Section 3.1.7 states development may be permitted in hazard lands where development is done in accordance with floodproofing and access standards, vehicles and people have a way of safely entering and exiting the site during times of flooding, new

hazards are not created and existing hazards are not aggravated, and no adverse environmental impacts will result.

Section 12.5.1 of MOP establishes a two-zone flood management concept for Cooksville Creek, designating the subject property within the flood fringe and allowing for development subject to floodproofing and safe emergency access to the satisfaction of the Credit Valley Conservation Authority and the City.

The subject property is located within the Downtown Hospital Character Area. This area proposes moderate intensification, transitioning away from the higher densities along Hurontario Street, and propose floodproofing measures and safe access to the site during flooding and do not create any adverse environmental impacts. The MOP policies are consistent with the PPS.

These applications for amendments to the existing MOP designation and proposed zoning are consistent with the high level policies of the PPS.

Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs municipalities to identify the appropriate type and scale of development and transition of built form to adjacent areas in intensification areas, and Section 2.2.1.2 e) states development will be generally directed away from hazardous lands.

MOP also states in Section 9.5.1.5 that developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. Section 6.3.5.1 of MOP states development and site alteration is generally prohibited on lands subject to flooding, and Section 6.3.50 says that development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved. The policies in MOP are in conformity with the Growth Plan.

These applications for amendments to the existing MOP designation and proposed zoning conform to the Growth Plan.

Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and redevelopment to the Urban System to achieve an urban structure, form and densities which are pedestrian-friendly and transit supportive.

Section 5.1.4 of MOP (Direct Growth) indicates that most of Mississauga's future growth will be directed to Intensification Areas. The proposed development is located within the Downtown Hospital Intensification Area.

Section 2.4.5.2.2 of the Region of Peel Official Plan directs municipalities, in consultation with conservation authorities, to address flood susceptibility through the one zone approach to Flood Plan planning and where appropriate through the two zone and special policy area concepts as outlined in provincial policy.

Section 12.5.2.2 provides permission for development subject to meeting conditions for flood hazards satisfactory to the Credit Valley Conservation.

The policies in MOP conform to the Region of Peel Official Plan.

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

Official Plan

The proposal requires an amendment to the Mississauga Official Plan Policies for the Downtown Hospital Character Area. The lands are currently designated **Residential High Density** and **Office** under Mississauga Official Plan. The Residential High Density designation permits apartment dwellings. An amendment is proposed to include special site policies that would also permit horizontal multiple dwellings (back to back stacked townhomes). The Office designation permits an office on a small property along Camilla Road. It is also proposed to be amended to **Residential High Density Special Site**. The proposal would amend some of the mapping to show a Floor Space Index of 1.0 to 2.9 for the subject lands (versus 1.5 to 2.9 currently). The floodway and flood fringe limits will also be amended as a result of the updated studies and review under this application.

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?***

Planning staff have undertaken an evaluation of the criteria against this proposed development application.

The current Official Plan designation contemplates apartment dwellings and a small office for the subject property. Given the location of the property within the Downtown Hospital District, within an Intensification Area, and within close proximity to the future Hurontario Light Rail Transit Corridor, the lands are suitable for high density residential development.

However, the Official Plan also speaks to providing appropriate transitions in height and density to surrounding existing low density residential development, such as that on the east side of Camilla Road. Section 12.1.1.2 of MOP states that a minimum building height of three storeys is required on lands within the Downtown. The subject site is located at the eastern limit of the Downtown and is designated for high density development. Given the density of dwellings contained in the proposed 3 storey back-to-back stacked townhouse format and adherence to the minimum height requirement, staff find that the proposed townhomes will provide for an appropriate transition between the apartment buildings located along Hurontario Street and the existing single family homes along Camilla Road.

The lands are suitable for the proposed residential uses as the flooding concerns have been addressed to the satisfaction of the City and the (CVC). The limits of the floodway and flood fringe can be amended as a result of the detailed study through this application.

Phase 1 and Phase 2 Environmental Site Assessments were submitted and reviewed to assess site contamination. While some contamination was found, a Remedial Action Plan has been submitted. Site clean-up will be undertaken and then a final Remediation Report will be provided prior to lifting of the "H" Holding Symbol in compliance with Ministry of Environment requirements.

The subject lands are located within walking distance to the future LRT at Hurontario Street and North Service Road (within 500 metres/1,640 ft.). Hurontario is currently served by MiWay Transit routes 19 and 103 that take riders to the two GO stations and to the Downtown. There is bus service (Route 4) and bike lanes on Camilla Road to encourage alternative modes of transportation and contribute to reduced car dependency.

The applicant has submitted a Planning Justification Report and Urban Design Brief to demonstrate the appropriateness of the proposed development. The proposed amendment will meet the overall goals and objectives of the City's Official Plan and will not result in any adverse impacts on adjacent lands.

Zoning

The official plan also gives direction on site development and building a desirable urban form. Section 9.2.1.30 states that development will provide open space, including squares and plazas appropriate to the size, location and type of the development.

The Zoning By-law contains requirements for minimum amenity areas within medium and high density residential zones so that when there is a concentration of units that will accommodate families and the units do not have individual private backyards, there will be common space for the use and enjoyment of the residents including children. The current RM9 base zone requires the greater of 5.6 m² (60.3 ft²) per dwelling unit or 10% of the site area to be provided for common amenity area with a minimum of 50% of the required amenity to be in one contiguous area, resulting in 1,244 m² (13,390 ft²) amenity area with 622 m² (6,695 ft²) in one contiguous area for the proposed development.

The proposal does not provide for any common amenity area, but instead proposes to count the landscaped areas (walkways to units) as their amenity area. This has been found to be unacceptable, as there is a lack of alternative play area and amenity space in close proximity to the subject lands (closest is Camilla Park approximately 800 metres (2,625 ft.), a 10 minute walk). The hydro corridor to the north is only proposed to contain a multi-use trail. There should be an on-site amenity area to allow a play structure or an area for gathering besides the front walkways of buildings.

The proposed **RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units)** zoning as outlined in Appendix 2 (Proposed RM9-Exception) is recommended for refusal, as the proposed 144 back to back stacked townhomes does not provide an appropriate space for a central common amenity area on-site for use by the residents or sufficient landscape buffers to screen the garbage/loading area.

Alternative Zoning – Planning and Building Department Recommendation

The form of development (back to back stacked townhomes) is appropriate for the site. It provides a housing form that will accommodate families. However, there is a need for an on-site common outdoor amenity area for residents. Planning staff have prepared an alternative development concept (see Appendix 3) to show how the proposed development could be modified to accommodate: the required amenity area to serve the residents of this development; and provide an increased landscape buffer to screen the garbage/loading area. An increased buffer is required to the units from North Service Road (14 metres (45.9 ft.) to 17 metres (55.8 ft.)), to accommodate landscaping and the Ministry of Transportation (MTO) setback for future infrastructure improvements as reflected in light green on Appendix 3. To accommodate the required on-site amenity area and landscape buffer the applicant would need to remove approximately 23 units from the proposal.

The Planning and Building Department **RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units)** alternative zoning as contained in Appendix 2 (P&B Alternative RM9-Exception) is appropriate to accommodate a central common amenity area of sufficient size on-site and provide appropriate landscape buffers.

New Back to Back and Stacked Townhouse Zoning Regulations/Urban Design Guidelines

Staff is currently finalizing proposed zoning regulations and new urban design guidelines for back to back and stacked townhomes. Even though the subject application was made in advance of Council's consideration of the revised regulations and guidelines, staff undertook a review of the proposal against the draft regulations and guidelines as part of the evaluation of the application. While staff cannot compel the applicant to adhere to the proposed zoning regulations and guidelines, the proposal generally adheres to them with the exception of common amenity area. The new regulations require a minimum amenity area of the greater of 2.8 m² (30 ft²) per dwelling unit or 5% of the lot area, all in one contiguous area, resulting in a minimum amenity area of 622 m² (6,695 ft²) using the net site area of 12,439 m² (133,892 ft²).

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.

The subject lands are currently zoned **H-D-6** (Development) which only permits buildings and structures legally existing and H-O-9 (Office) which only permits offices uses. As the applicant is seeking to permit a redevelopment of the site for back to back stacked townhome residential units, which are not currently permitted, it represents an increase in density and meets the minimum threshold for a Section 37 contribution (increase in both height and number of units).

Should these applications be approved by Council, staff will hold discussions with the applicant to secure community benefits and return to Council with a Section 37 report outlining the recommended benefits and corresponding contribution amount.

Site Plan

Prior to development of the lands, the applicant will be required to obtain site plan approval. No site plan application has been submitted to date for the proposed development.

While the applicant has worked with City departments to address many site plan related issues through review of the Rezoning concept plan, further revisions will be needed to address matters such as the provision of a central amenity area of sufficient size on-site for the residents of this proposed development.

"H" Holding Provision

A number of technical matters must be addressed prior to allowing for site plan approval and building permits to be issued. As a result, the Zoning By-law will incorporate an "H" Holding provision which can be lifted upon clearance of the conditions.

Section 19.7 of Mississauga Official Plan (MOP) permits the enactment of an "H" Holding Provision to implement the policies of MOP for staging of development and specific

Planning and Development Committee	2018/05/24	12
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Originator's file: OZ 11/015 W7

requirements. It is recommended that the following conditions be fulfilled prior to removal of the "H" Holding Symbol:

- Provision of updated grading and servicing drawings
- Provision of an updated Functional Servicing Report/Stormwater Management Report
- Submission of Final Remediation Report
- Completion and filing of a Record of a Site Condition with the Ministry of Environment and Climate Change
- Execution of a Section 37 Agreement for the provision of community benefits
- Execution of a Development Agreement including municipal infrastructure schedules to the satisfaction of the City

Upon confirmation that the above-noted matters have been satisfactorily addressed, the "H" Holding provision would be removed by further amendment to the Zoning By-law.

Financial Impact

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

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, Council is given authority to determine if further public notice is required. Since the requested revisions to the application are not considered major changes to the development, it is recommended that no further public notice be required.

The proposed official plan amendment and the Planning and Building Department alternative rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for back to back stacked townhomes is consistent with the overall intent, goals and objectives of the official plan as the site is located within the Downtown Hospital Intensification Area and will not destabilize the surrounding neighbourhood.
2. The proposed back to back stacked townhomes are compatible with the surrounding land uses as they propose residential uses at an appropriate density and provide a transition between high density apartments closer to Hurontario Street and low density uses to the east.
3. The proposed official plan provisions, as identified, are appropriate to accommodate the requested uses.

4. The proposed zoning standards, as identified in Appendix 2 (Proposed RM9-Exception), are not appropriate to accommodate the requested uses as they do not provide for any central amenity area on-site for use by the future residents and lack sufficient landscape buffers and should not be approved.
5. The proposed Planning and Building Department alternative zoning standards, as identified in Appendix 2 (P&B Alternative RM9-Exception), are appropriate to accommodate the requested uses with a sufficiently sized central amenity space and landscape buffers.

Attachments

Appendix 1: Information Report

Appendix 2: Zoning Standards

Appendix 3: Planning and Building Department Alternative Development Concept



Andrew Whitemore, M.U.R.P., Commissioner of Planning and Building

Prepared by: Jonathan Famme, Development Planner - Central Area

City of Mississauga

Corporate Report



Date: February 22, 2018

To: Chair and Members of Planning and Development Committee

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

Originator's file:
OZ 11/015 W7

Meeting date:
2018/04/09

Subject

SECOND PUBLIC MEETING INFORMATION REPORT (WARD 7)

**Applications to permit 144 Back-to-Back Stacked Townhomes
2024 and 2040 Camilla Road**

North side of North Service Road, west side of Camilla Road

Owner: Consulate Management Ltd.

File: OZ 11/015 W7

Recommendation

That the report dated March 16, 2018, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit 144 Back-to-Back Stacked Townhomes, under File OZ 11/015 W7, 2024 and 2040 Camilla Road, be received for information.

Report Highlights

- This report has been prepared for a second public meeting to hear from the community, as the previous public meeting on June 8, 2015 (see Appendix 1) was for a 20 storey apartment building with 168 stacked townhomes and the applicant has since removed the apartment tower and revised the plan to propose 144 back-to-back stacked townhomes
- The proposed development requires amendments to the official plan and zoning by-law
- Community concerns identified to date relate to flooding, traffic, height and density
- Prior to the next report, matters to be addressed include provision of satisfactory amenity space, landscaping and buffers, screening of garbage/loading area, safety of access, traffic impact study clearance by the Ministry of Transportation, and resolution of flood control measures to the satisfaction of the Credit Valley Conservation Authority.

Background

The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.



Aerial photo of subject lands

DETAILS OF THE PROJECT

The applications were amended on March 29, 2017 from a proposal for a 20 storey apartment building and 168 stacked townhomes to 144 back-to-back stacked townhomes.

Development Proposal	
Developer Owner:	Consulate Management Ltd.
Applicant:	Glen Schnarr & Associates Inc.
Number of units:	144
Height:	3 storeys
Floor Space Index:	1.4
Landscaped Area:	39%
Gross Floor Area:	17,352 m ² (186,775 ft ²)
Anticipated Population:	315* *Average household sizes for all units (by type) based on the 2016 Census.
Parking:	Required Proposed

Development Proposal		
resident spaces	237	196
visitor spaces	36	28
Total	273	224

Proposed concept plan is found in Appendix 2 and the elevations are contained in Appendix 3.



Existing site condition

LAND USE CONTROLS

The subject lands are located within the Downtown Hospital Character Area and are designated **Office** and **Residential High Density** (see Appendix I-3 within Appendix 1). The Office designation permits major office, secondary office, post-secondary educational facilities and accessory uses, while the Residential High Density designation permits apartment dwellings. As the lands are located within part of the Downtown, they are within a designated **Intensification Area**. The lands are also subject to the two-zone floodplain management concept, and are located in the flood fringe of Cooksville Creek. The flood fringe permits development provided the buildings are flood proofed to the regulatory flood level as required by Credit Valley Conservation and emergency access and pedestrian movement are not prevented during times of flooding. The applicant is proposing to change the designation to **Residential High Density – Special Site** to permit horizontal multiple dwellings (i.e. stacked-back-to-back townhomes in addition to apartment dwellings, and remove the lands from the flood fringe for Cooksville Creek.

The lands are currently zoned **H-O-9** (Office) and **H-D-6** (Development) (see Appendix I-4 within Appendix 1). The Office exception zone permits offices, medical offices, financial institutions, commercial schools and veterinary clinics. The Development exception zone only permits buildings and uses legally existing on the date the by-law was passed. Both are subject to regulations that require special measures to deal with flooding from Cooksville Creek. The “H” holding provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and

Planning and Development Committee

2018/03/16

4

Originator's file: OZ 11/015 W7

Credit Valley Conservation, and confirmation that safe access to the site has been provided. A rezoning is proposed from **H-O-9** (Office) and **H-D-6** (Development) to **RA5-Exception** (Apartment Dwellings) to permit 144 back-to-back stacked townhomes with site specific exceptions as outlined in Appendix 6.

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

See Information Report dated May 19, 2015 in Appendix 1 for an outline of community comments from the May 27, 2015 community meeting held by Ward 7 Councillor Iannicca.

At the June 8, 2015 Public Meeting the same key concerns were highlighted and a petition was received from 45 residents against the proposed 20 storey high condominium apartment building. A community meeting was not held for the revised proposal.

The comments will be addressed along with any comments raised at the public meeting in the Recommendation Report, which will come at a later date.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix 4 and school accommodation information is contained in Appendix 5. Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Submission of a satisfactory concept plan including provision of an amenity area on-site and sufficient landscaping and buffers
- Sufficient screening of garbage/loading area from the street
- Location of a site access satisfactory to the City
- Clearance from the Ministry of Transportation on Traffic Impact Study
- Resolution of flood control measures to the satisfaction of Credit Valley Conservation
- Are the proposed zoning standards appropriate
- Will municipal service upgrades be required to service the site

Development and Design staff are in the process of preparing Urban Design Guidelines and revised Zoning by-law regulations for Horizontal Multiple Dwellings. Although the applications were submitted in advance of the guidelines being endorsed and the Zoning by-law regulations coming into effect, staff are reviewing the applications in the context of good urban design

Planning and Development Committee

2018/03/16

5

Originator's file: OZ 11/015 W7

principles, existing guidelines and standards, and existing RM9 (Horizontal Multiple Dwellings with more than 6 dwelling units) zoning regulations.

Development Requirements

There are engineering matters including: storm drainage, noise, traffic, and servicing which will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

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 the issues have been resolved.

Attachments

- Appendix 1: Information Report dated May 19, 2015
- Appendix 2: Proposed Concept Plan
- Appendix 3: Proposed Elevations
- Appendix 4: Agency Comments
- Appendix 5: School Accommodation
- Appendix 6: Summary of Existing and Proposed Zoning Provisions



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Jonathan Famme, Planner, Development Central

4-1



Corporate Report

Clerk's Files

Originator's
Files OZ 11/015 W7

DATE: May 19, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 8, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to Permit a 20 Storey Condominium Apartment
Building, Stacked Townhouses and Townhouses
2024 and 2040 Camilla Road
North side of North Service Road, west side of Camilla Road
Owner: Consulate Management Ltd.

Public Meeting/Information Report **Ward 7**

RECOMMENDATION: That the Report dated May 19, 2015, from the Commissioner of Planning and Building regarding the applications by Consulate Management Ltd. to permit a 20 storey condominium apartment building, stacked townhouses and townhouses under File OZ 11/015 W7, at 2024 and 2040 Camilla Road, 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 with the Residential High Density and Office designations and requires an official plan amendment and a rezoning;
- Community concerns identified to date include the appropriateness of development in the Cooksville Creek floodplain, proposed density and traffic impacts;

4-2

Planning and Development Committee

- 2 -

File: OZ 11/015 W7

May 19, 2015

- Prior to the next report, matters to be addressed include compatibility with the surrounding neighbourhood and resolution of design details and technical matters.

BACKGROUND:

The applications have been circulated for technical comments and a community meeting has been scheduled for May 27, 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:	195 m (640 ft.) – North Service Road 61 m (200 ft.) – Camilla Road
Gross Lot Area:	1.47 ha (3.63 ac.)
Existing Uses:	Vacant land (2040 Camila Road) and a two storey house that has been converted into an office (2024 Camila Road)

The property is located east of Hurontario Street and north of the Queen Elizabeth Way (QEW) in an area containing a mixture of residential, commercial, institutional and utility uses. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Hydro One utility corridor and apartment buildings
 East: Automobile service station and detached homes
 South: Across North Service Road and the QEW, townhomes and a retail plaza
 West: Hydro One utility corridor and St. Hilary's Anglican Church

DETAILS OF THE PROJECT

The proposal is for a high density condominium residential development to be constructed in two phases. The first phase would see the construction of 168 stacked townhouse units in five buildings, all with a height of three and a half storeys. A 20 storey

4-3

apartment building with 158 units and five townhouses along the south base of the tower is proposed for the second phase. All parking is proposed to be underground. Three access points are proposed for the site, two off the North Service Road and one off of Camilla Road.

As the site is within the “flood fringe” of the Cooksville Creek floodplain, the developer proposes to add fill to the lands to ensure that it will be protected from flooding during a serious storm event. Flood-free access to the development would be available through the northwest driveway entrance from North Service Road.

Development Proposal		
Applications submitted:	Received: November 8, 2011 Deemed complete: November 30, 2011 Revised: October 7, 2014	
Developer/Owner:	Consulate Management Ltd.	
Applicant:	Glen Schnarr & Associates Inc.	
Number of units:	331	
Gross Floor Area:	28 057 m ² (302,013 sq. ft.)	
Height:	20 storeys – apartment 3.5 storeys – stacked townhouses	
Lot Coverage:	49%	
Floor Space Index:	1.9	
Landscaped Area:	30%	
Gross Density:	225 units/ha 91 units/acre	
Road type:	Condominium private road	
Anticipated Population:	932* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga.	
Parking	Required	Proposed
resident spaces	(Phase I + Phase II) 454 (236 + 218)	(Phase I + Phase II) 454 (236 + 218)
visitor spaces	76 (42 + 34)	67 (34 + 33)
Total	530	521
Green Initiatives	<ul style="list-style-type: none"> Carbon monoxide monitoring system in parking garages to increase energy 	

4-4

Development Proposal	
	<p>efficiency of fans used for fresh air distribution</p> <ul style="list-style-type: none"> • High efficiency HVAC systems • Low Impact Development (LID) techniques including bioswales and pervious stable surfaces • Electric car rough-ins for recharging

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

LAND USE CONTROLS

The subject lands are designated **Office** and **Residential High Density** within Mississauga Official Plan. In addition, the lands are located within the Downtown Hospital Character Area and are subject to the two-zone floodplain policies associated with Cooksville Creek. The applicant has requested that the lands be redesignated to **Residential High Density - Special Site** and that Maps 12-5.1 and 16-6.1 of Mississauga Official Plan be changed to illustrate revised limits of the floodway and flood fringe areas.

A rezoning is proposed from **H-O-9** (Office) and **H-D-6** (Development) to **RA5-Exception** (Apartment Dwellings).

Detailed information regarding the Official Plan and Zoning is in Appendices I-9 and I-10.

Bonus Zoning

Section 37 of the *Planning Act* and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back to the Planning and Development Committee on the provision of community benefits as a condition of approval.

4-5

WHAT DID THE COMMUNITY SAY?

A community meeting is scheduled to be held by Ward 7 Councillor Nando Iannicca on May 27, 2015. Two written comments have been received to date, one from an area resident who indicated traffic-related concerns and one from the Cooksville Munden Homeowners Organization (CMPHO). CMPHO's concerns are summarized below:

- Due to the flooding and location within the Cooksville Creek floodplain, these lands are not suitable for development;
- The proposal is too dense for this site;
- There will be an increased strain on public services and infrastructure;
- There will be adverse traffic, parking and safety impacts generated by the proposed development
- The shadow impacts will be unacceptable;
- There will be a lack of privacy due to overlook conditions;
- The condominium units will be converted to rental units given their small unit size. This could increase local crime rates.
- There are health concerns for residents of the proposed development due to the proximity of the QEW and the Hydro One corridor;
- Construction-related disruptions will impact the surrounding community.

These issues, along with any others raised by the community at the May 27, 2015 meeting and the public meeting, will be addressed in the Recommendation Report, which will come at a later date.

DEVELOPMENT ISSUES

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

4-6

Planning and Development Committee

- 6 -

File: OZ 11/015 W7

May 19, 2015

- Are the policies and principles of Mississauga Official Plan maintained by this project;
- Is the proposal compatible with the character of the area given its land use, height, massing, setbacks, landscaping, building configuration and technical requirements;
- Have all concerns related to flooding and grading been fully addressed;
- Do the lands require environmental remediation;
- Are the proposed design details and zoning standards appropriate;
- Will municipal service upgrades and associated easements be required to service the site;
- Have all other technical requirements and studies related to the project been found to be acceptable.

OTHER INFORMATION

A number of studies, reports and drawings have been submitted by the applicant in support of the applications. The list is below and these documents are available for review.

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Comprehensive Two Zone Study of the Cooksville Creek – Camilla Road Area
- Traffic Study
- Urban Design Brief
- Preliminary Pedestrian Level Wind Study
- Shadow Study
- Noise Control Feasibility Study
- Phase I Environmental Site Assessment
- Development Concept Plan, Elevations and Floor Plans
- Preliminary Fill Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

There are engineering matters including storm drainage, noise reduction, sidewalks and utilities which will require the applicant to enter into agreements with the City.

FINANCIAL IMPACT:

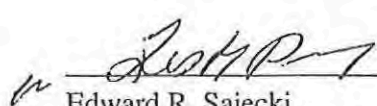
Development charges will be payable as required by the Development Charges By-law of the City. Also the financial requirements of any other official commenting agency must be met.

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 I-1: Site History
Appendix I-2: Aerial Photograph
Appendix I-3: Excerpt of Mississauga Official Plan
Appendix I-4: Existing Land Use and Proposed Zoning Map
Appendix I-5: Concept Plan
Appendix I-6: Elevations
Appendix I-7: Agency Comments
Appendix I-8: School Accommodation
Appendix I-9: Summary of Existing and Proposed Mississauga Official Plan Policies
Appendix I-10: Summary of Existing and Proposed Zoning Provisions and Applicant's Draft Zoning By-law Amendment
Appendix I-11: General Context Map


Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ben Phillips, Development Planner

4-8

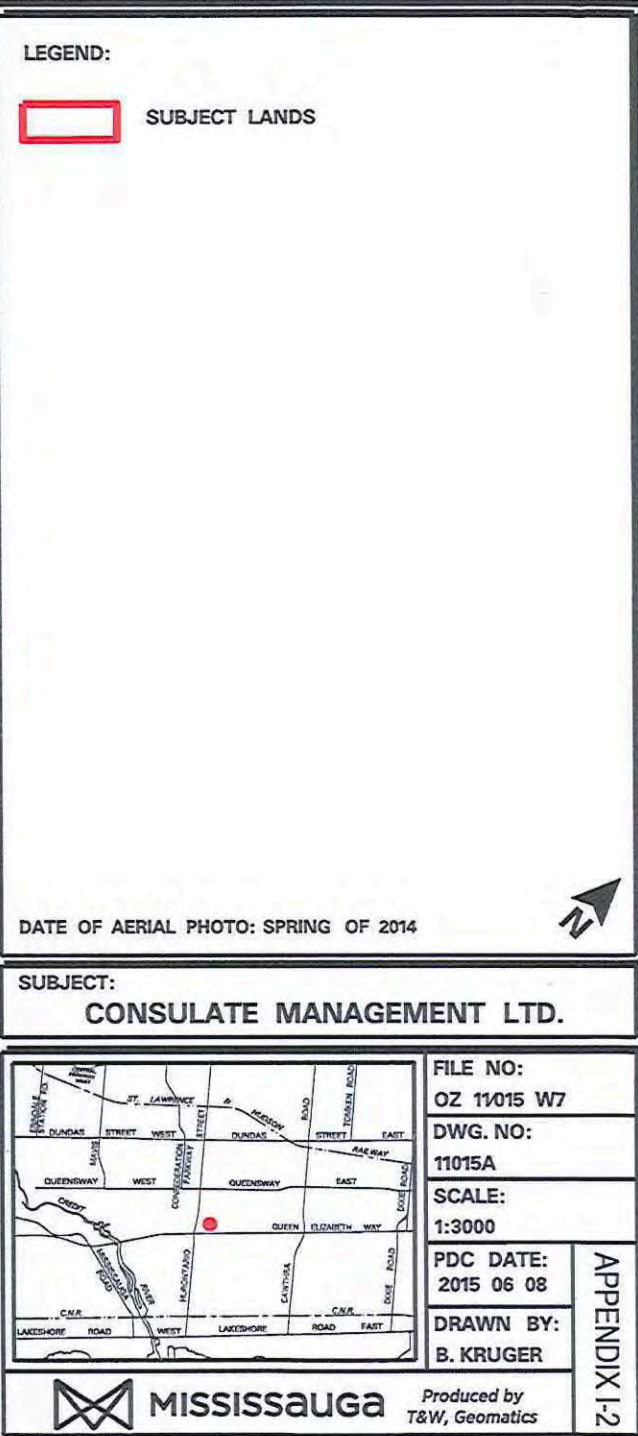
Appendix I-1

Consulate Management Ltd.

File: OZ 11/015 W7

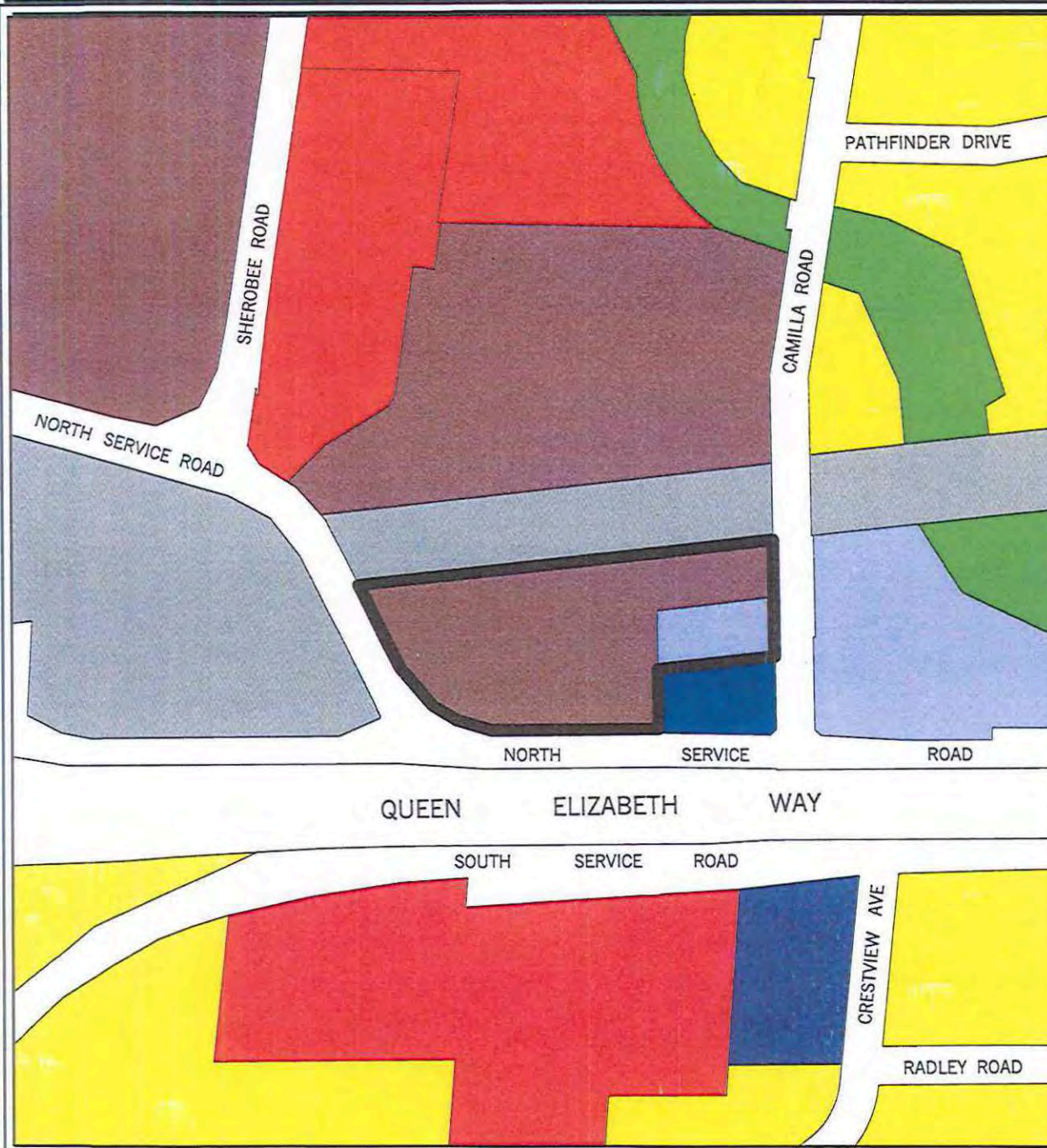
Site History

- July 17, 1986 – A minor variance application (A 86/481) was submitted to permit the temporary use of a medical/dental office at 2024 Camilla Road. Approval was received and subsequent applications were approved in 1991 (A 91/285) and 1996 (A 96/393) to secure the continuation of the temporary use approval.
- September 12, 1986 – A building permit (BP 86/9385) and certificate of occupancy (COC 86/4661) were issued for 2024 Camilla Road.
- November 5, 1986 - A demolition permit (BP 86/1260) was issued for the dwelling at 2040 Camilla Road.
- August 27, 1987 – A rezoning application (OZ 87/082 W7) was submitted to permit the medical/dental office at 2024 Camilla Road. A site plan application (SP 89/035 W7) was submitted on February 2, 1989. Both files were subsequently cancelled on January 11, 1994.
- Between 1972 and 1994 there were four official plan amendment and rezoning applications submitted for the lands at 2040 Camilla Road. All applications were eventually cancelled between 1988 and 2007.
- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed.



4-9

PB-Half Size.tbl



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

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

CITY STRUCTURE

Elements	Corporate Centre
Downtown	Employment Area
Major Node	
Community Node	
Neighbourhood	

SUBJECT LANDS



SUBJECT:
CONSULATE MANAGEMENT LTD.



FILE NO:
OZ 11015 W7
DWG. NO:
11015L
SCALE:
1:3000
PDC DATE:
2015 06 08
DRAWN BY:
B. KRUGER

APPENDIX I-3



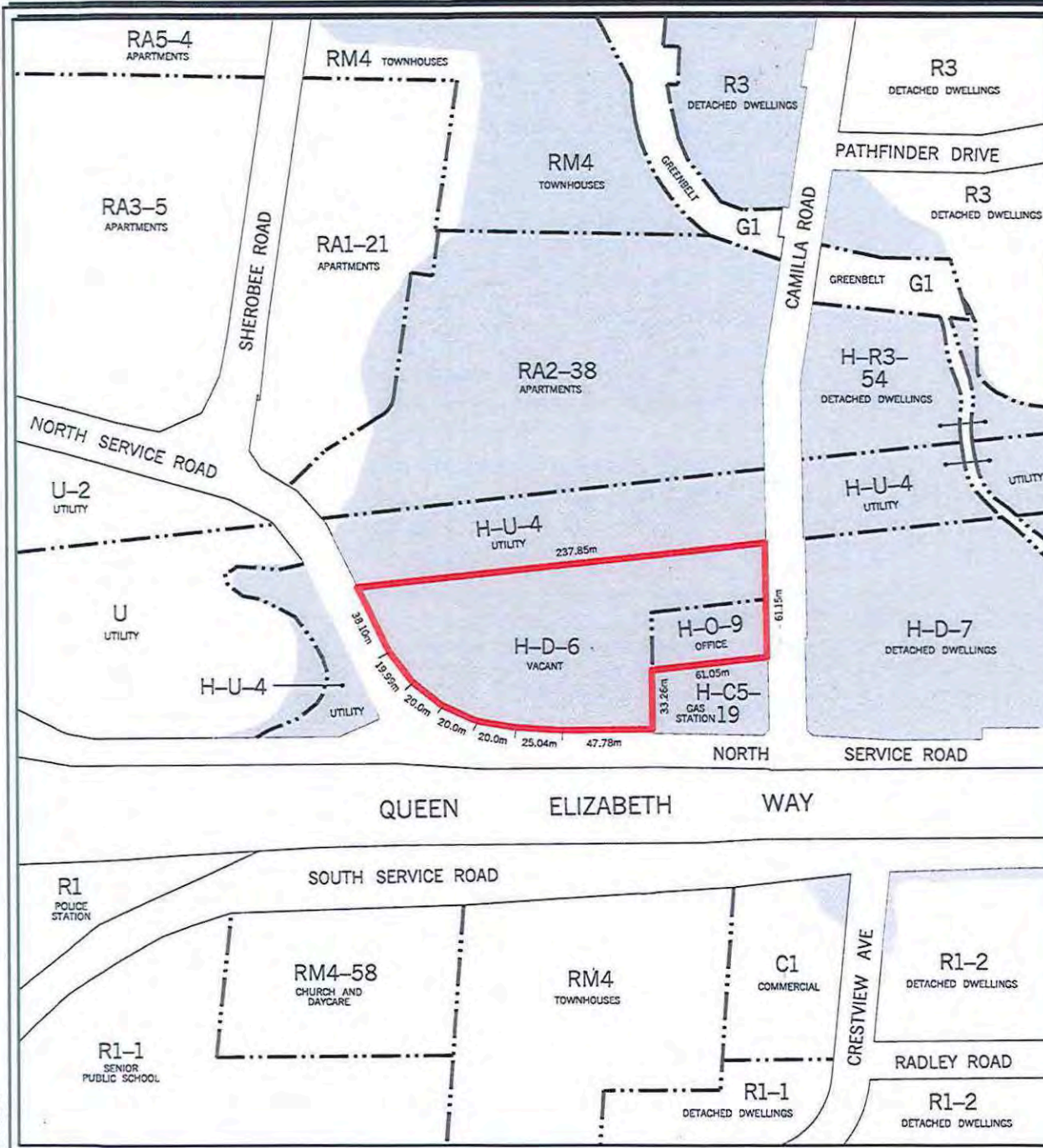
MISSISSAUGA

Produced by
T&W, Geomatics

2015/04/14

Betsy

4-10



LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "OFFICE" AND "RESIDENTIAL HIGH DENSITY" TO "RESIDENTIAL HIGH DENSITY - SPECIAL SITE" AND PROPOSED REZONING FROM "H-O-9" (OFFICE) AND "H-D-6" (DEVELOPMENT) TO "RAS-EXCEPTION" (APARTMENT DWELLINGS) TO PERMIT A 20 STOREY CONDOMINIUM APARTMENT BUILDING WITH 158 UNITS, 168 STACKED TOWNHOUSES AND 5 TOWNHOUSES.



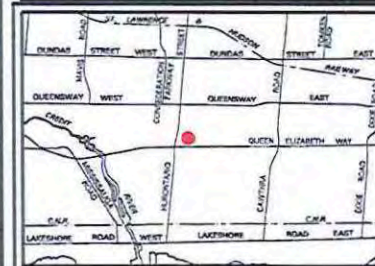
GREENBELT OVERLAY

THIS IS NOT A PLAN OF SURVEY.



SUBJECT:

CONSULATE MANAGEMENT LTD.



FILE NO:
OZ 11015 W7

DWG. NO:
11015R

SCALE:
1:3000

PDC DATE:
2015 06 08

DRAWN BY:

B. KRUGER



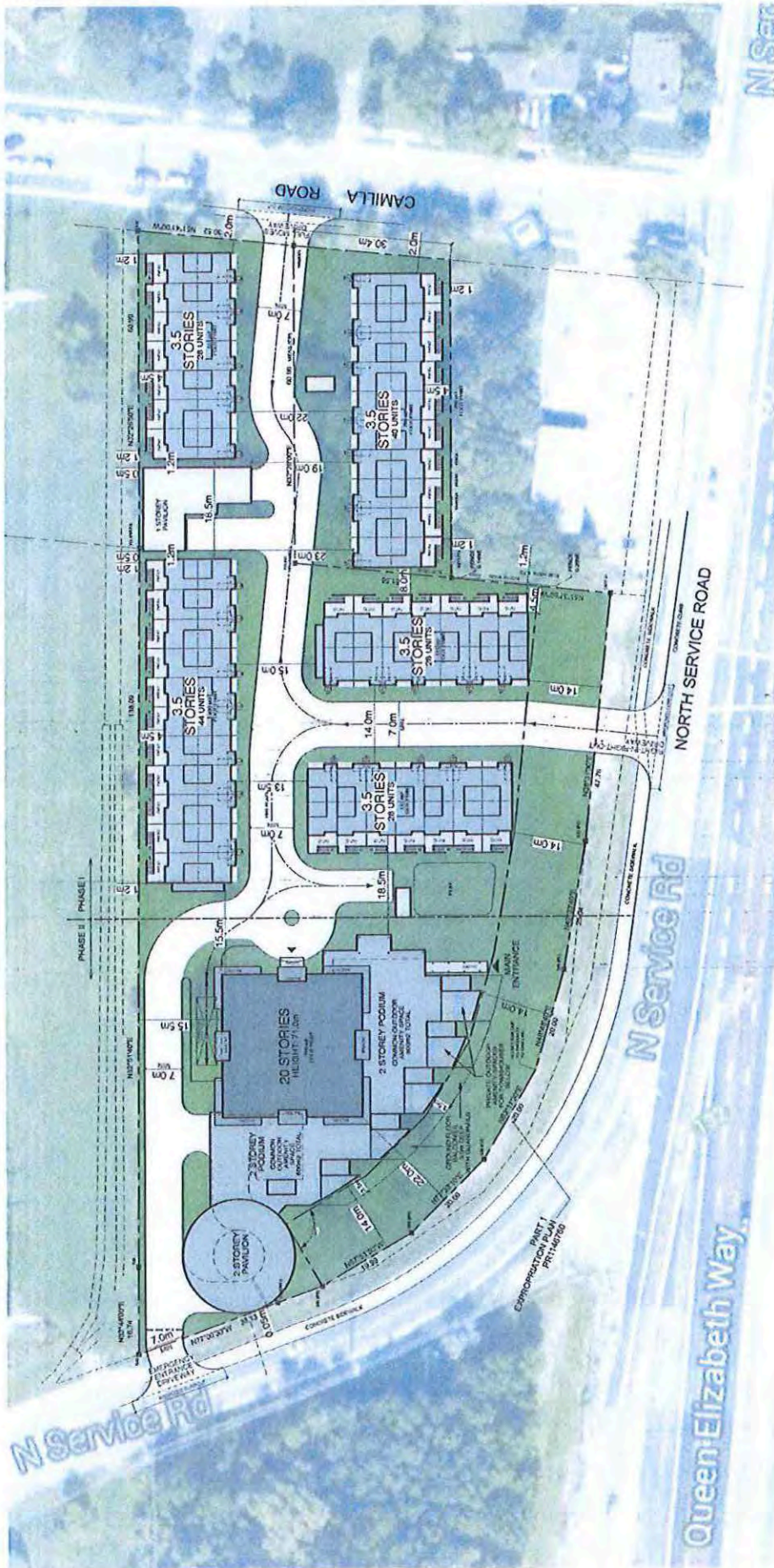
MISSISSAUGA

Produced by
T&W, Geomatics

APPENDIX I-4

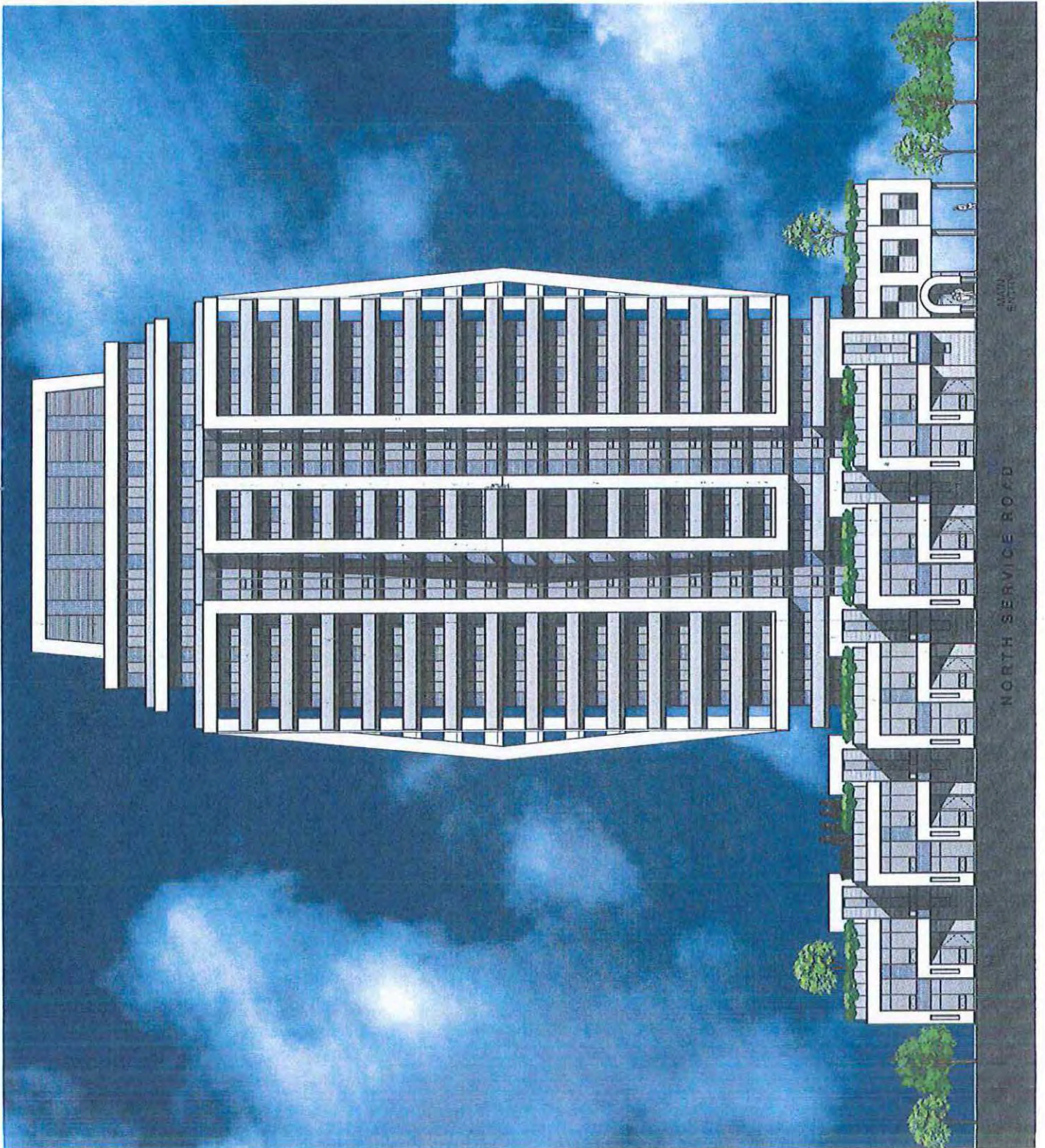
4-12

CONCEPT PLAN



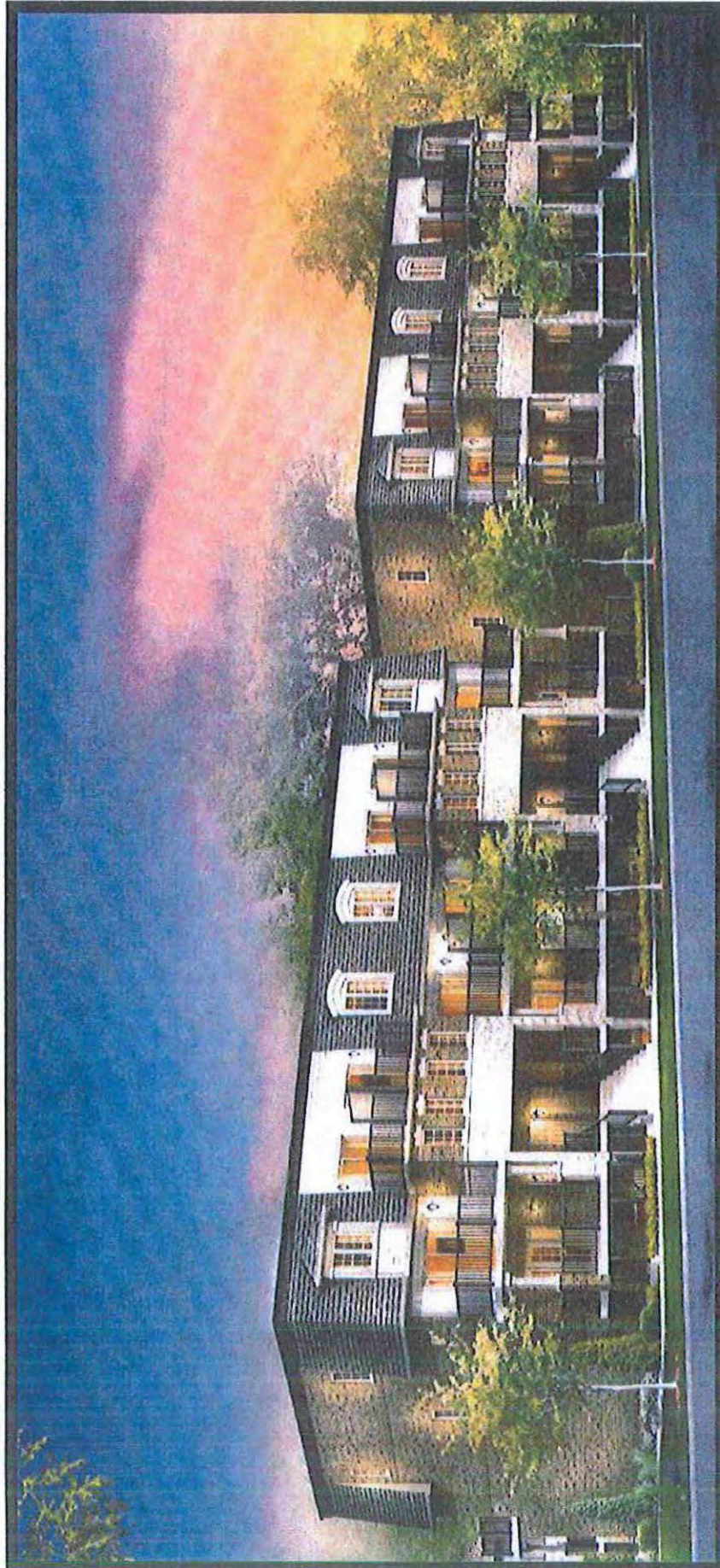
4-13

ELEVATIONS

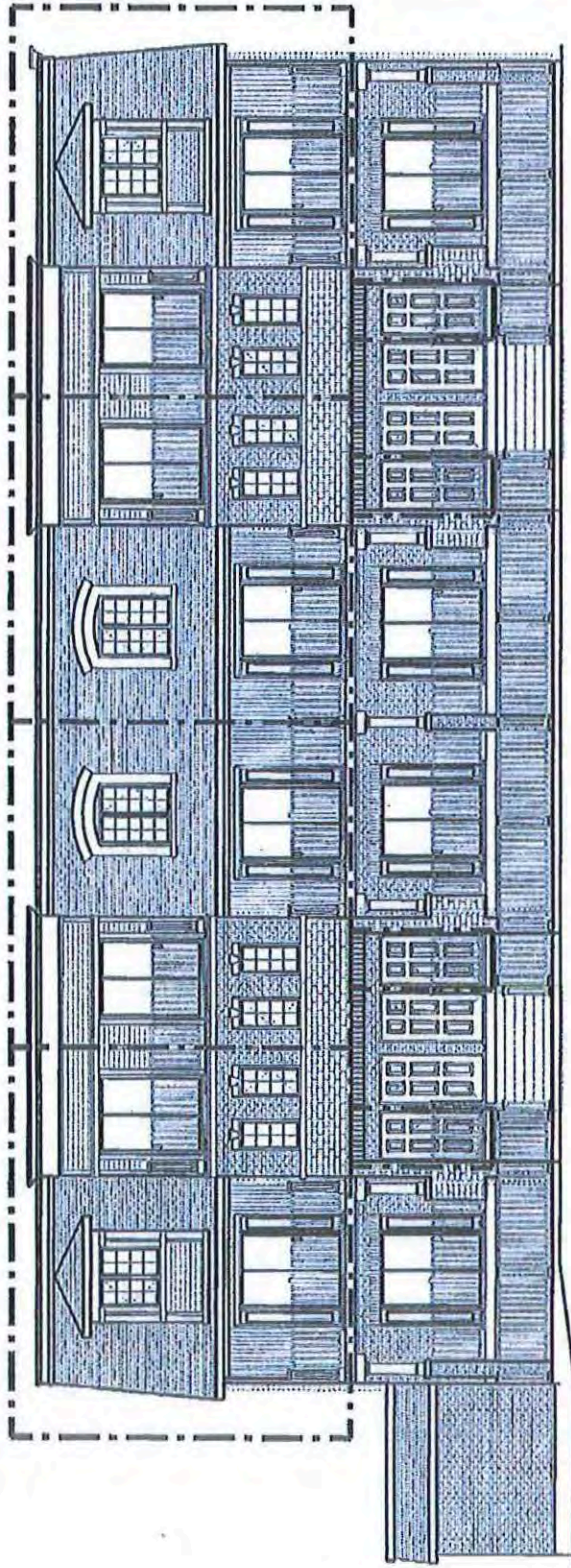


4-14

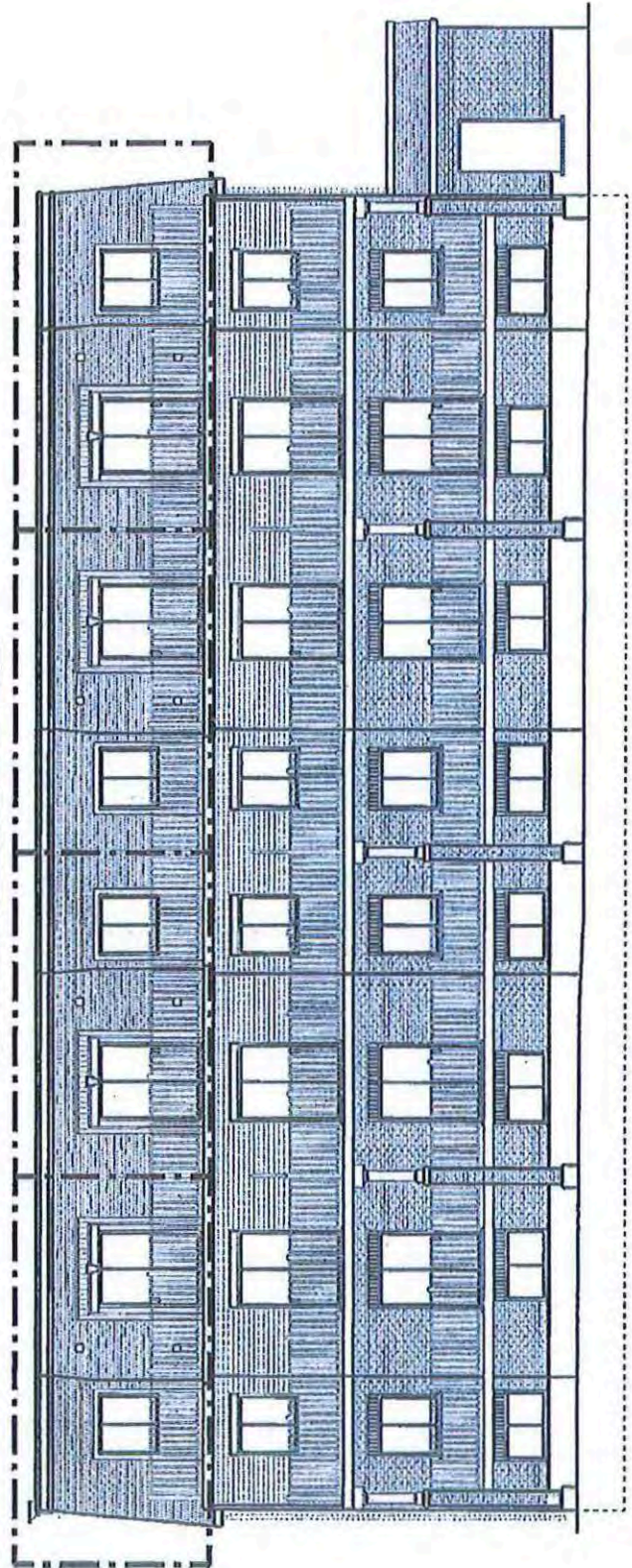
ELEVATIONS



4-15



FRONT ELEVATION - BELL



REAR ELEVATION - BELL

4-16

Appendix I-7, Page 1

Consulate Management Ltd.

File: OZ 11/015 W7

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (March 19, 2015)	<p>In general, the Ministry of Transportation (MTO) has no objection to the proposed applications. However, a number of comments must be addressed during the site plan approval stage, including the following:</p> <ul style="list-style-type: none"> - Any embankment/slope that is essential for the development is not permitted within the 14.0 m (45.9 ft.) MTO setback. If the embankment/slope is not essential for the development, MTO permits a maximum 3:1 slope. If this non-essential embankment/slope is to be removed in the future, it must not affect the development/structure; - MTO building and land use permit must be obtained prior to any grading/construction activities; - The proponent will be required to meet all applicable standards prior to obtaining any permits; - The Highway Engineering Office has confirmed that the previously requested the ministry standard of the 14.0 m (45.9 ft.) setback was applied and it is acceptable; - Please be advised that all proposed permanent buildings and structures both above and below ground, utilities, frontage roads/fire routes, essential parking spaces, storm water management facilities (including ponds and associated berms) and noise walls must be set back 14.0 m (45.9 ft.) from the highway right-of-way limit; -The Traffic Impact Study was prepared in 2011 with a different proposed site plan showing two residential high rise buildings (Tower A - 21 stories and Tower B - 18 stories). However, in the revised site plan there is only one high rise building as well as townhouses. The consultant should revise the analysis and report accordingly.

4-17

Appendix I-7, Page 2

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
Region of Peel (December 9, 2015)	<p>An existing 300 mm/350 mm (12 in./14 in.) diameter water main is located on North Service Road (Pressure Z1). An existing 150 mm (6 in.) diameter water main is located on Camilla Road (Pressure Z2). An existing 250 mm (10 in.) diameter sanitary sewer is located on Camilla Road.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services.</p> <p>The Functional Servicing Report (FSR) prepared by Crozier & Associates, dated July 2014 was reviewed as part of the revised submission. A number of technical revisions are required, including matters related to servicing design, connection information and hydrant flow tests.</p> <p>The Region of Peel will provide front-end and curbside collection of garbage and recycling to the residential units provided that the Developer meets the requirements set out in Section 2 of the Waste Collection Design Standards Manual.</p>
Dufferin-Peel Catholic District School Board (April 1, 2015)	<p>The Dufferin-Peel Catholic District School Board responded that it is satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Dufferin-Peel Catholic District School Board also requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
Peel District School Board (April 1, 2015)	<p>The Peel District School Board has indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May</p>

4-18

Appendix I-7, Page 3

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>27, 1998 be applied. Among other things, this condition requires that a development application include the following as a condition of approval:</p> <p>"Prior to the passing of an implementing zoning by-law for residential development, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development."</p> <p>In addition, if approved, the Peel District School Board requires that certain warning clauses regarding transportation, signage and temporary accommodation be included in any Development/Servicing Agreement and Agreements of Purchase and Sale.</p>
<p>Credit Valley Conservation (CVC) (February 3, 2015)</p>	<p>Figure 1 of the Comprehensive Two Zone Study (prepared by Crozier and Associates, dated July 2014) illustrates the area within the floodplain that can be filled without causing adverse impacts, as well as the extent of safe ingress/egress within the floodplain. The information provided also demonstrates the subject property is located within the area of theoretical fill placement (ATFP), that safe ingress/egress can be achieved and the site can be flood proofed by filling to an elevation of 99.9 m (327.7 ft.) (0.30 m [1 ft.] above the regulatory flood elevation).</p> <p>CVC staff recognizes it may not be practical for the entire ATFP to be filled - recognizing technical constraints such as the size, location and configuration of lots in relation to the floodplain characteristics. Notwithstanding this, the conclusions and recommendations of the report are generally acceptable for these purposes.</p> <p><i>Flood Remediation</i></p> <p>Although the study concludes the reconstruction of the culvert at the QEW is not required, CVC staff continues to encourage the City to pursue a 'flood remediation' financial agreement - consistent with the provisions in Sections 12.5.2 and 16.6.3 of Mississauga Official Plan. The approval of the Two Zone</p>

4-19

Appendix I-7, Page 4

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>floodplain management approach for this area was based on the Two Zone being an 'interim condition'. In this regard, it was expected future improvements to the QEW culvert would provide permanent flood relief and eliminate flood risks for a substantial portion of the study area and/or reliance on flood proofing measures. Recognizing the timing for the opportunity to replace the QEW culvert may be uncertain, any funds collected could be used for alternative flood remediation projects that benefit this study area.</p> <p><i>Planning Process</i></p> <p>Recently, CVC and City staff held discussions regarding the anticipated process for the implementation of this development proposal. The existing Mississauga Official Plan provides guidance on utilizing a holding zone to provide direction as to future permitted uses while ensuring flood proofing and safe access are addressed prior to development. It is CVC staff's expectation that the implementing Zoning By-law will be amended to remove the holding symbol when the requirements for flood proofing, the provision for safe access to the proposed development and a detailed spill assessment have been completed. Recognizing the findings of the submitted materials, it is anticipated mechanisms such as Servicing Agreements, Development Agreements and Letters of Credit will be used to assist in facilitating the implementation and phasing of the development.</p> <p>As previously stated, the submitted Comprehensive Two Zone Study sufficiently demonstrates flood proofing provisions may be achieved for the subject property - although some minor items remain outstanding. It should be noted the development potential for other areas within the study area are limited (flood fringe) and/or restricted (floodway) due to a lack of safe access and the location of flood fringe/floodway on the properties. Technical revisions in the areas of stormwater management (servicing, quality control, erosion control, water balance), floodplain management, and grading and safe ingress/egress are required.</p> <p>It is expected that the development will be phased so that the subject lands are flood proofed prior to final site plan approval</p>

4-20

Appendix I-7, Page 5

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	or building permit issuance (i.e. filled to an elevation a minimum 0.3 m [1 ft.] above the Regulatory Flood Elevation). In this regard, confirmation/certification that the site has been flood proofed in accordance with the approved plans will be required prior to CVC staff recommending final site plan approval or issuance of building permits.
Enbridge Gas Distribution (April 1, 2015)	<p>-Enbridge Gas Distribution does not object to the proposed applications.</p> <p>-Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.</p> <p>-Enbridge Gas Distribution's records indicate that soil in this area may be contaminated. Information on soil quality, including identification of contaminants and concentrations in soil (if any), will be required such that appropriate health and safety measures can be implemented for Enbridge workers, and soil disposal arrangements can be made in advance of any gas service construction work. If the area is remediated, confirmation from the owner, with supporting documentation will be required prior to gas service construction.</p>
Enersource Hydro Mississauga Inc. (December 9, 2014)	<p>-Initial supply could be made available subject to timing, prior use and coordination with adjacent lands.</p> <p>-Electrical servicing shall be in accordance with Enersource Hydro Mississauga's requirements.</p> <p>-Easement may be required for guying new supply circuits (crossing QEW).</p> <p>-The applicant is requested to contact Enersource Hydro Mississauga well in advance to arrange for the design and installation of the electrical distribution system. An Offer to Connect will be made for the development that is consistent with the rules outlined in Chapter 3 of the Ontario Energy Board's Distribution System Code.</p>
Hydro One Networks Inc. (November 28, 2014)	The proposed development not only abuts the Hydro One corridor but also illustrates a berm on the corridor lands. It is general practice that Hydro One Networks Inc. (HONI) does not allow a developer to drain any water towards the corridor. At the site plan stage a number of conditions will be required, including the following:

4-21

Appendix I-7, Page 6

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>- Permanent 1.5 m (4.9 ft.) high chain link fencing must be installed after construction is completed along the common property line at the developer's expense.</p> <p>-The proponent must obtain approval from HONI for any uses (i.e. parking, landscaping, road crossings, etc.) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The transmission corridor is not to be used without the express written permission of HONI. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (April 9, 2015)	<p>In comments dated November 26, 2015 and updated April 9, 2015 this Department notes that Camilla Park (P-028) is located approximately 800 m (2,625 ft.) from the site and provides passive recreation opportunities and two play sites. In the event that the application is approved, the Community Services Department - Park Planning notes that street tree contributions will be required prior to the enactment of By-Law.</p> <p>Further, prior to the issuance of building permit, 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.</p>
City Community Services Department – Culture Division (April 1, 2015)	<p>The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.</p> <p>An archaeological assessment has been submitted. Ministry clearance is pending.</p>
City Community Services	Fire has reviewed the rezoning/OPA applications from an

4-22

Appendix I-7, Page 7

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
Department – Fire and Emergency Services Division (December 4, 2014)	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) (April 14, 2015)	<p>T&W confirmed receipt of a Site Plan, Preliminary Servicing Plan, Preliminary Grading Plan, Comprehensive Two Zone Study, Functional Servicing and Stormwater Management Report, Noise Control Feasibility Study, Phase I Environmental Site Assessment, Geotechnical Investigation and Traffic Impact Study Addendum circulated by the Planning and Building Department.</p> <p>Notwithstanding the findings of these reports and drawings, the applicant has been requested to revise the proposal and provide additional technical details in support of the application. Development matters currently under review and consideration by the department include:</p> <ul style="list-style-type: none"> • Road widening and access geometric design • Traffic implications • Stormwater servicing design • Grading details • Phasing details • Compliance with the City/MOECC acoustic guidelines, • Phase I and Phase II Environmental Site Assessment • Approvals of CVC, Hydro One, and Trans-Northern Pipelines <p>The above aspects will be addressed in detail prior to the Recommendation Report. The applicant's plans shall also be revised to address the Ministry of Transportation for Ontario (MTO) comments and conditions with respect to minimum setbacks from MTO property, access locations, and grading details.</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"> -Bell Canada -Canada Post -Development Services, Planning and Building Department

4-23

Appendix I-7, Page 8

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	-Rogers Cable -Trans-Northern Pipeline Inc.
	The following City Departments and external agencies were circulated the applications but provided no comments: -Conseil Scolaire de District Catholique Centre-Sud -Conseil Scolaire Viamonde -Enbridge Pipelines Inc. -Realty Services, Corporate Services Department -Trillium Health Partners

4-24

Appendix I-8

Consulate Management Ltd.

File: OZ 11/015 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>35</td><td>Kindergarten to Grade 5</td></tr> <tr> <td>15</td><td>Grade 6 to Grade 8</td></tr> <tr> <td>20</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Munden Park Public School</p> <table> <tr> <td>Enrolment:</td><td>494</td></tr> <tr> <td>Capacity:</td><td>433</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>Camilla Road Middle School</p> <table> <tr> <td>Enrolment:</td><td>692</td></tr> <tr> <td>Capacity:</td><td>669</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>Port Credit Secondary School</p> <table> <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> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	35	Kindergarten to Grade 5	15	Grade 6 to Grade 8	20	Grade 9 to Grade 12	Enrolment:	494	Capacity:	433	Portables:	3	Enrolment:	692	Capacity:	669	Portables:	3	Enrolment:	1,191	Capacity:	1,203	Portables:	1	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>14</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>11</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Timothy Elementary School</p> <table> <tr> <td>Enrolment:</td><td>572</td></tr> <tr> <td>Capacity:</td><td>352</td></tr> <tr> <td>Portables:</td><td>3</td></tr> </table> <p>St. Paul Secondary School</p> <table> <tr> <td>Enrolment:</td><td>487</td></tr> <tr> <td>Capacity:</td><td>807</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	14	Junior Kindergarten to Grade 8	11	Grade 9 to Grade 12	Enrolment:	572	Capacity:	352	Portables:	3	Enrolment:	487	Capacity:	807	Portables:	0
35	Kindergarten to Grade 5																																								
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Capacity:	807																																								
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4-25

Consulate Management Ltd.

File: OZ 11/015 W7

Summary of Existing and Proposed Mississauga Official Plan Policies

Existing Official Plan Provisions

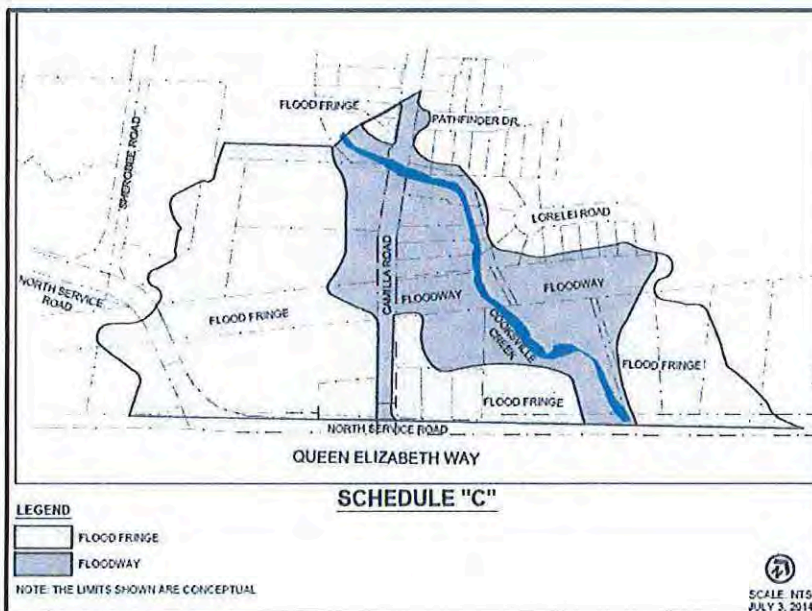
Office, which permits office and accessory uses.

Residential High Density, which permits apartment dwellings not exceeding 25 storeys. The Floor Space Index (FSI) range for this site is 1.5-2.9.

Proposed Official Plan Amendment Provisions

In addition to redesignating all of the site to **Residential High Density – Special Site** the applicant is proposing the following:

- Notwithstanding the policies of this Plan, horizontal multiple dwellings (i.e. stacked townhouses) and townhouses also be permitted;
- Amending Map 12-5: Downtown Hospital Character Area to apply an FSI range of 1.5 – 2.9 to the entire site;
- Replacing Maps 12-5.1 and 16-6.1 (Cooksville Creek Floodplain Management Concept) with the map below:



4-26

Appendix I-9, Page 2

Consulate Management Ltd.

File: OZ 11/015 W7

Relevant Mississauga Official Plan Policies

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

	Specific Policies	General Intent
Section 5 – Direct Growth	Section 5.3 Section 5.3.1 Section 5.5	<p>The Downtown will contain the highest densities, tallest buildings and greatest mix of uses. It is Mississauga's Urban Growth Centre as identified in the Provincial Growth Plan.</p> <p>The focus for intensification will be the intensification areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas.</p>
Section 6 – Value the Environment	Section 6.3.2 Section 6.3.2.2 Section 6.7	<p>The subject site is identified as Natural Hazard Lands within Mississauga Official Plan.</p> <p>Lands subject to flooding are a danger to life and property and, as such, development is generally prohibited. However, it is recognized that some historic development has occurred within flood plains and may be subject to special flood plain policy consideration.</p> <p>Development in flood plains will be subject to the one-zone concept, except where a special policy area or two-zone floodplain management concept has been approved.</p> <p>Contaminated sites must be identified and appropriately addressed by the proponent of development. This includes the submission of required information identifying potential contamination and planned remedial actions if contamination is confirmed.</p>
Section 7 – Complete Communities	Section 7.2	Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.

4-27

Appendix I-9, Page 3

Consulate Management Ltd.

File: OZ 11/015 W7

	Specific Policies	General Intent
Section 9 – Building a Desirable Urban Form	Section 9.2.1 Section 9.5	<p>Intensification Areas are a major building block of the city pattern and, as such, will be expected to exhibit high standards of urban design that will result in vibrant and memorable urban places. They are intended to create order and a sense of place, with a scale that varies with their intended purpose and role in the urban hierarchy.</p> <p>Buildings, in conjunction with site design and landscaping, will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces.</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated.</p>
Section 12 - Downtown	Section 12.5 Section 12.5.2	<p>The area subject to these policies within the Downtown Hospital Character Area is generally located west of Cooksville Creek. The lands are subject to the two-zone floodplain management concept, which divides the regulatory floodplain into two portions known as the floodway and the flood fringe. The limits of the flood fringe and the floodway are conceptual, the exact limits of which will be determined through further study. There are several policies relating to permitted and prohibited uses in the floodway and flood fringe.</p>

4-28

Appendix I-9, Page 4

Consulate Management Ltd.

File: OZ 11/015 W7

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

4-29

Appendix I-10, Page 1

Consulate Management Ltd.

File: OZ 11/015 W7

Summary of Existing and Proposed Zoning By-law Provisions

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics. The provisions of Subsection 2.1.24 which relate to the Cooksville Creek Flood Plain Area apply. The holding symbol H is to be removed from the whole or any part of the lands upon satisfaction of the following requirements:

- A letter from a Registered Professional Engineer certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation (CVC);
- Written confirmation from CVC that safe access to the site has been provided.

H-D-6 (Development), which permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure. The same provisions as outlined above are required in order to remove the holding symbol from the lands.

Summary of Proposed Zoning Standards

Zone Standards	Required RA5 Zoning By-law Standards	Proposed RA5-Exception Zoning By-law Standards
Uses	Apartment dwelling; long-term care dwelling; retirement dwelling	Apartment dwelling; horizontal multiple dwelling; townhouse dwelling
Minimum front and exterior side yards	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) - 7.5 m (24.6 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) - 8.5 m (27.9 ft.)</p>	<p>- Minimum front yard for that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) from the portion of frontage as shown on Schedule RA5-XX of this Exception (See Appendix I-10, Page 3) - 0.0 m (0.0 ft.)</p> <p>- Minimum exterior side yard for that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) - 2.0 m (6.6 ft.)</p>
Minimum interior side yard	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) - 4.5 m (14.8 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) - 6.0 m (19.7 ft.)</p>	<p>- For that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) - 4.5 m (14.8 ft.)</p>

4-30

Appendix I-10, Page 2

Consulate Management Ltd.

File: OZ 11/015 W7

Minimum rear yard	<p>- For that portion of the dwelling with a height less than or equal to 13.0 m (42.6 ft.) – 7.5 m (24.6 ft.)</p> <p>- For that portion of the dwelling with a height greater than 13.0 m (42.6 ft.) and less than or equal to 20.0 m (65.6 ft.) – 10.0 m (32.8 ft.)</p>	<p>- For that portion of the dwelling with a height less than or equal to 15.0 m (49.2 ft.) – 4.5 m (14.8 ft.)</p> <p>- Minimum rear yard for that portion of an accessory building with a height less than or equal to 13.0 m (42.6 ft.) – 0.5 m (1.6 ft.)</p>
Minimum Landscape Area	40% of the lot area	20% of the lot area
Minimum amenity area	The greater of 5.6 m ² (60.3 sq. ft.) per dwelling unit or 10% of the site area	10% of the site area
Visitor Parking	<p>Condominium Apartment Dwelling – 0.2 spaces per unit</p> <p>Condominium Townhouse Dwelling – 0.25 spaces per unit</p> <p>Condominium Horizontal Multiple Dwelling – 0.25 spaces per unit</p>	0.20 spaces per unit
- See applicant's draft zoning by-law for all requested provisions (following pages)		

4-31

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

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

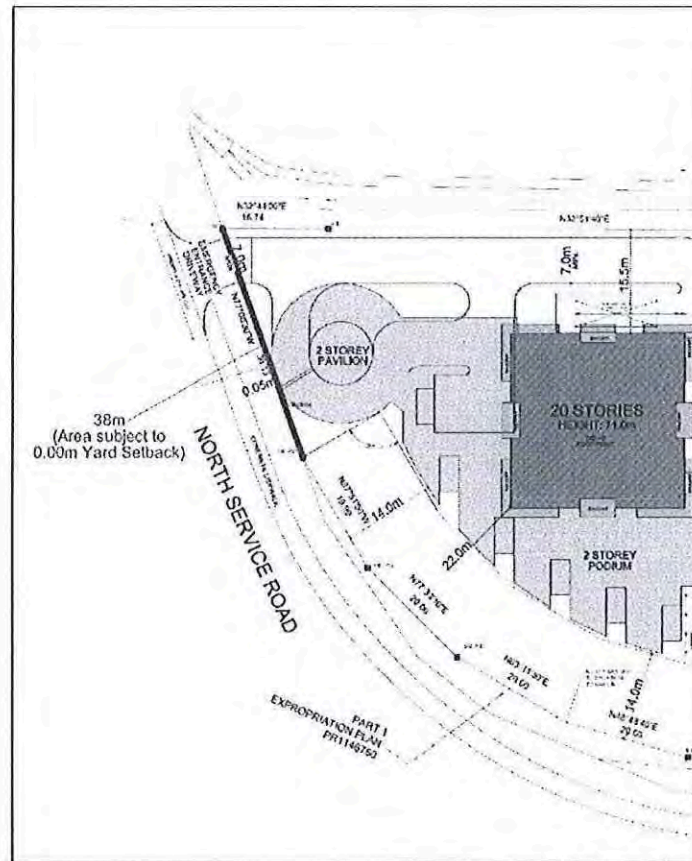
1. By-Law Number 225-2007, as amended, being a City of Mississauga Zoning By-Law, is further amended by changing the zone for lands identified on Schedule "A" attached herewith from "H-D-6" (Holding – Development – Special Exemption) and "H-O-9" (Holding- Office - Special Exemption), to "RA5-XX" (Apartment Dwellings – Special Exemption) and to remove the Greenbelt Overlay.
2. By-Law Number 0225-2007, as amended, being a City of Mississauga By-law, is further amended by deleting Section 5.2.2.9.
3. By-Law Number 0225-2007, as amended, being a City of Mississauga By-law, is further amended by deleting Section 12.3.3.6.
4. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Exception:

4-32

4.15.6.X	Exception: RA5-XX	Map # 14	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Permitted Uses:			
4.15.6.XX.1 In addition to the uses permitted in an RA5 zone, lands zoned RA5-XX shall also be used for the following:			
(1) Apartment Dwellings			
(2) Horizontal Multiple Dwellings			
(3) Townhouse Dwellings			
Regulations			
4.15.6.XX.1	The regulations contained in Table 4.15.1 of this By law shall apply except that:		
4.15.6.XX.2	For the purposes of this By-Law the front lot line shall be the lot line abutting North Service Road; the rear lot line shall be the lot line at the northern limit of the property abutting lands zoned "Utility"; and, the exterior side lot shall be the lot line abutting Camilla Road.		
4.15.6.XX.3	Minimum front yard for that portion of the dwelling with a height less than or equal to 15.0m for the portion of frontage as shown on Schedule RA5 – XX of this Exception.	0.00 m	
4.15.6.XX.4	Minimum exterior side yard for that portion of the dwelling with a height less than or equal to 15.0m.	2.0 m	
4.15.6.XX.5	Minimum interior side yard for that portion of the dwelling with a height less than or equal to 15.0m.	4.5 m	
4.15.6.XX.6	Minimum rear yard for that portion of the dwelling with a height less than or equal to 15.0m.	4.5 m	
4.15.6.XX.7	Minimum rear yard for that portion of an accessory building with a height less than or equal to 13.0m.	0.50 m	
4.15.6.XX.8	Maximum encroachment of a balcony, porch, sunroom, window, chimney, pilaster, cornice, balustrade, staircase, landing, awning or roof eaves into a required yard.	3.5 m	
4.15.6.XX.9	Minimum above grade separation between a dwelling and accessory building for that portion of a building with a height less than or equal to 15.0 m	1.2 m	
4.15.6.XX.10	Minimum set back from surface parking spaces or aisles to any lot line other than a street line.	0.5 m	
4.15.6.XX.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line.	0.0 m	
4.15.6.XX.12	Minimum landscaped area	20%	
4.15.6.XX.13	Minimum depth of a landscaped buffer abutting an exterior side lot line.	2.0 m	

4-33

4.15.6.X	Exception: RA5-XX	Map # 14	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
4.15.6.XX.14	Minimum depth of a landscaped buffer abutting a rear lot line.		0.50 m
4.15.6.XX.15	Minimum amenity area		10% of the site area
4.15.6.XX.16	Minimum required Visitor parking		0.20 spaces/unit



Schedule RA5 - XX

4-34

APPENDIX I-10

PAGE 6

5. Map Number 14 of Schedule "B" to By-Law Number 0225-2007, as amended, being a City of Mississauga Zoning By-Law, is hereby further amended by changing thereon from "H-D-6" and "H-O-9" to "RA5-XX", the zoning of Part of Lot 6, Registered Plan B-27, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX" shall only apply to the lands which are shown on the attached Schedule "A".
6. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number _____ is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2014.

MAYOR

CLERK

4-35

DRAWING FILE: X:\DRAWINGS\235-002\2014 07 JUL\ZONING SCHEDULE JULY 20 14.DWG



THIS IS SCHEDULE "A"

AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____



NOTE:
All measurements are in
metres and are minimum
setbacks, unless otherwise noted.

APPENDIX "A" TO BY-LAW NUMBER _____Explanation of the Purpose and Effect of the By-law

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "H-O-9" and "H-D-6" to "RA5-XX".

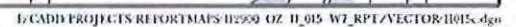
"RA5-XX" permits apartment dwellings, townhouse dwellings and horizontal multiple dwellings with specific lot standards required to implement the proposed development.

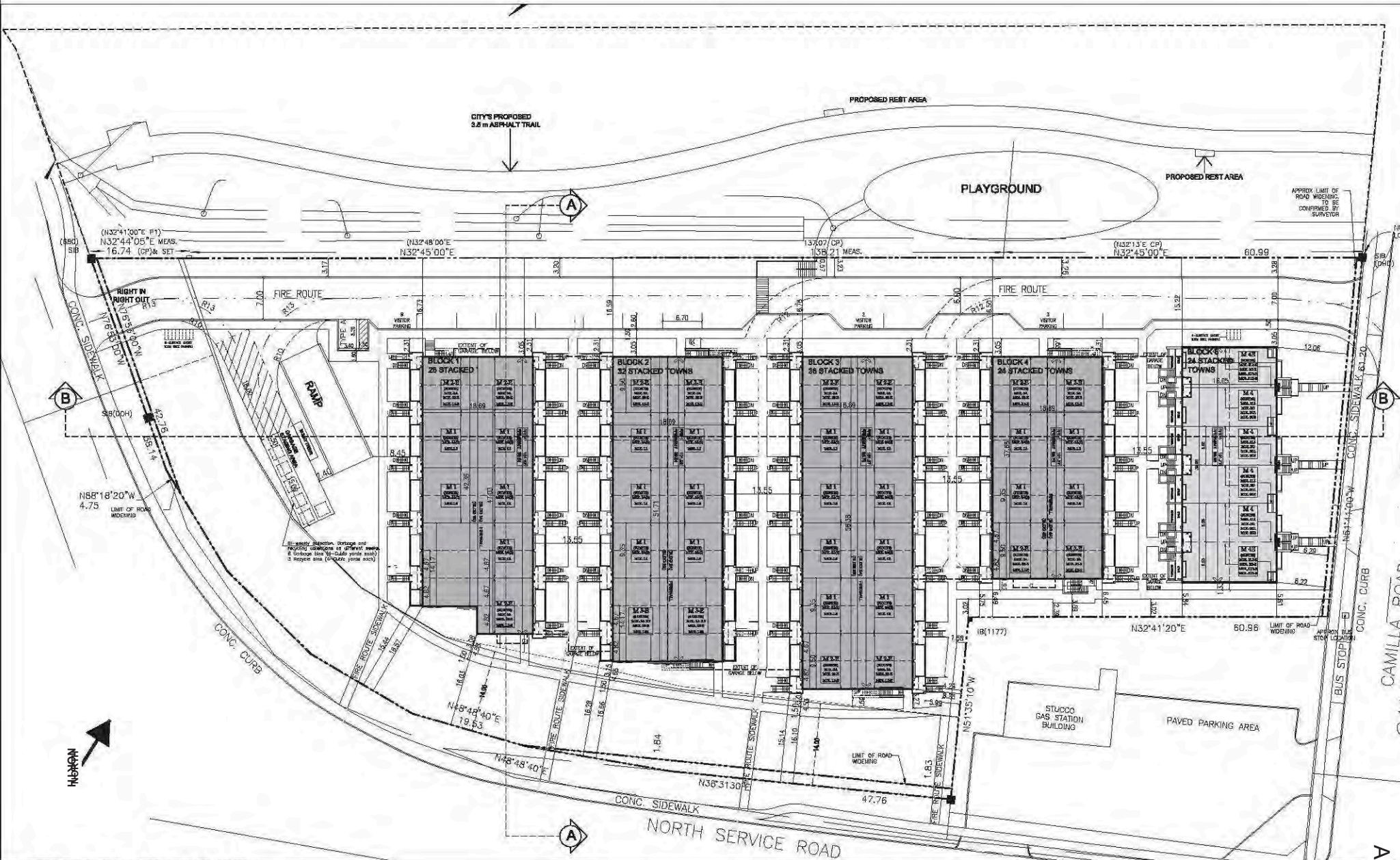
Location of Lands Affected

North side of North Service Road, west of Camilla Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

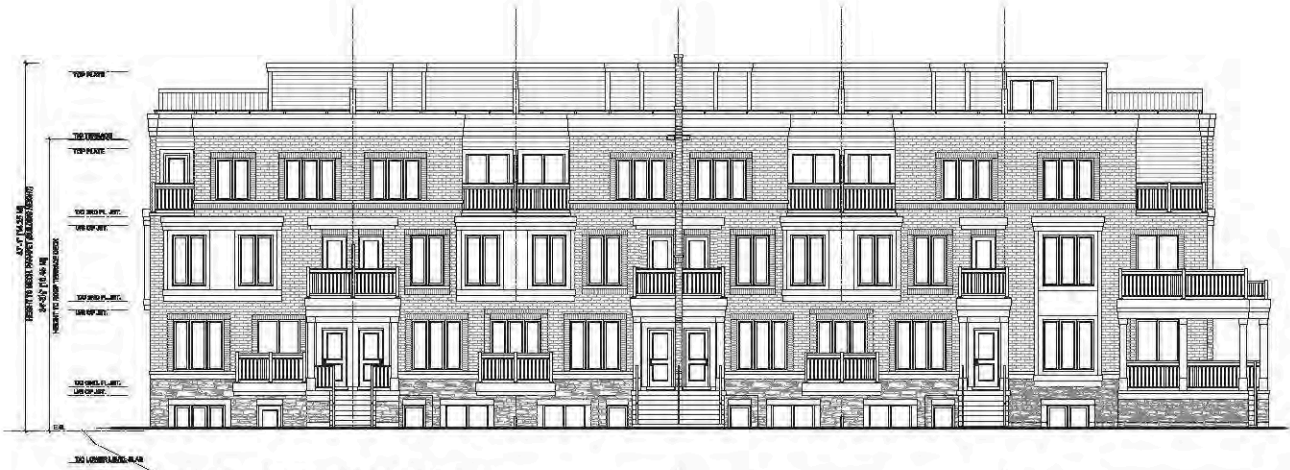
Further information regarding this By-law may be obtained from

APPENDIX I-11





CONCEPT SITE PLAN



**SAMPLE CONCEPT ELEVATION
FRONT & REAR**



**SAMPLE CONCEPT ELEVATION
SIDE ELEVATION**



**SAMPLE CONCEPT ELEVATION
SIDE ELEVATION**

Consulate Management Ltd.

File: OZ 11/015 W7

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (February 28, 2018)	<p>The Ministry of Transportation (MTO) states that the proposed right-in/right-out access from North Service Road must be restricted (median island is not possible as it is a 2 lane cross-section). The developer will be required to construct a right turn lane into the site. If the right turn lane is not possible then the access will be restricted to a right-out only.</p> <p>A 14 metre (46 ft.) setback from the MTO right-of-way applies to all above and below grade structures including required parking.</p> <p>Underground storage tank drawings will be required for MTO review at the site plan stage.</p>
Region of Peel (February 1, 2018)	<p>An existing 150mm (6 in.) diameter water main is located on Camilla Road (Zone 2), and an existing 350mm (14 in.) diameter water main is located on North Service Road (Zone 1). There is also an existing 250mm (10 in.) diameter sanitary sewer located on Camilla Road. Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.</p> <p>A revised hydrant flow test will be required for the water component. The hydrant flow test should be completed for the watermain(s) that will supply the connection(s). In addition, the Region will require servicing drawings that show all connections and sizes. A digital copy of the revised hydrant flow test and accompanying servicing drawings is preferred.</p> <p>A non-refundable Report Fee of \$500 as per current fee By-law 60-2016 is required to be paid to the Region of Peel.</p> <p>Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of services.</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	The Region of Peel will provide front-end and curbside collection of garbage and recycling to the residential units provided that the Developer meets the requirements set out in the Waste Collection Design Standards Manual.
Dufferin-Peel Catholic District School Board and the Peel District School Board (February 22, 2018 and March 2, 2018)	<p>In comments, dated March 2, 2018 from the Peel District School Board, and dated February 22, 2018 from the Dufferin-Peel Catholic District School Board, they responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions to be added to the Development Agreement and to any offers of purchase and sale.</p>
Credit Valley Conservation (January 24, 2018)	<p>In comments dated January 24, 2018 Credit Valley Conservation Authority stated that the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in area adjacent to Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit). The subject property is regulated due to the presence of the floodplain associated with Cooksville Creek.</p> <p>In addition to flood free access being provided to the site, CVC require certain technical matters to be addressed prior to Recommendation Report including stormwater management techniques, correctly labelling floodlines on all drawings, clarification of water volumes, calculations and length of orifice pipe, and provision engineer certification on all final drawings and documents.</p>
City Community Services Department – Parks and Forestry Division/Park Planning Section (February 27, 2018)	<p>In comments dated February 27, 2018 this Department notes that Camilla Park (P-028) is located approximately 800m (2625 ft.) from the site and provides passive recreation opportunities and two play sites.</p> <p>The subject development site is adjacent to utility corridor, zoned H-U-4, and under Hydro One Networks Inc. ownership.</p>

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>The City currently has a License Agreement with Hydro One Networks Inc. to construct and maintain a multi-use trail in this corridor. The applicant's proposal to include a play site within the utility corridor cannot be supported by this Department for the considerations below:</p> <ul style="list-style-type: none"> • a multi-use trail, permitted under current zoning, is proposed within this section of hydro corridor, and locating a play site in such close proximity to a multi-use trail is a safety concern • a play site is not permitted within H-U-4 zone • a minimum of 35 meters (114.8 ft.) setback from the centre of the play site to the property line is required which the current proposal does not • a minimum of 15 metre (49 ft.) setback from existing or future hydro pole is required from any proposed structure <p>Furthermore, prior to the issuance of building permit, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990.c.P.13, as amended) and in accordance with the City's Policies and By-laws.</p>
City Community Services Department – Culture Division (June 20, 2017)	The property has archaeological potential due to its proximity to a watercourse or known archaeological resources and therefore an archaeological assessment was required. The Ministry of Tourism and Culture provided clearance on the archaeological assessment on June 12, 2012 and there are no further heritage planning concerns.
City Community Services Department – Fire and Emergency Services Division (April 25, 2017)	Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (February 27, 2018)	<p>The applicant has been requested to provide additional technical details in support of the application as follows;</p> <ul style="list-style-type: none"> • Revised engineering drawings to add additional technical details • Traffic turning movement diagrams • An updated sightline distance evaluation • Access and turnaround details to ensure they are adequate for Fire and Waste Collection vehicles • Updated drawings and reports showing right-of-way widening details • Updated Functional Servicing / SWM Report as well as

Consulate Management Ltd.

File: OZ 11/015 W7

Agency / Comment Date	Comment
	<p>a Soil Investigation Report</p> <ul style="list-style-type: none"> • An Environmental Remediation Report <p>The above reports and additional details are to be addressed prior to the Recommendation Report.</p> <p>The applicant is to also address any MTO, C.V.C., Hydro One and Trans-Northern Pipelines comments.</p> <p>It should be noted that it is recommended that an 'H' Holding Zone be placed on these lands to address requirements for 'municipal infrastructure' through the Development Agreement in support of this proposal.</p>
Hydro One Networks Inc. (November 28, 2014)	<p>The proposed development abuts the Hydro One corridor. Hydro One Networks Inc. (HONI) does not allow a developer to drain any water towards the corridor. At the site plan stage a number of conditions will be required, including the following:</p> <ul style="list-style-type: none"> - Permanent 1.5 m (4.9 ft.) high chain link fencing must be installed after construction is completed along the common property line at the developer's expense; - The proponent must obtain approval from HONI for any uses (landscaping, playground/amenity area) as shown on the circulated plans. Proposals for any secondary land use on the corridor are processed through the Provincial Secondary Land Use Program (PSLUP). The transmission corridor is not to be used without the express written permission of HONI. During construction there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities.
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"> - Bell Canada - Canada Post - Development Services - Rogers Cable - Trans-Northern Pipeline Inc. - Enbridge/Consumers Gas - Alectra Utilities
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Conseil Scolaire de District Catholique Centre-Sud

Consulate Management Ltd.**File: OZ 11/015 W7**

Agency / Comment Date	Comment
	<ul style="list-style-type: none">- Conseil Scolaire Viamonde- Enbridge Pipelines Inc.- Realty Services- Trillium Health Partners

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File: OZ 11/015 W7

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board																																								
<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>12</td><td>Kindergarten to Grade 6</td></tr> <tr> <td>5</td><td>Grade 7 to Grade 8</td></tr> <tr> <td>8</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>Munden Park Public School</p> <table> <tr> <td>Enrolment:</td><td>371</td></tr> <tr> <td>Capacity:</td><td>433</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>Camilla Road Middle School</p> <table> <tr> <td>Enrolment:</td><td>684</td></tr> <tr> <td>Capacity:</td><td>655</td></tr> <tr> <td>Portables:</td><td>2</td></tr> </table> <p>Port Credit Secondary School</p> <table> <tr> <td>Enrolment:</td><td>1,164</td></tr> <tr> <td>Capacity:</td><td>1,203</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	12	Kindergarten to Grade 6	5	Grade 7 to Grade 8	8	Grade 9 to Grade 12	Enrolment:	371	Capacity:	433	Portables:	0	Enrolment:	684	Capacity:	655	Portables:	2	Enrolment:	1,164	Capacity:	1,203	Portables:	0	<ul style="list-style-type: none"> Student Yield: <table> <tr> <td>10</td><td>Junior Kindergarten to Grade 8</td></tr> <tr> <td>9</td><td>Grade 9 to Grade 12</td></tr> </table> School Accommodation: <p>St. Timothy Elementary School</p> <table> <tr> <td>Enrolment:</td><td>628</td></tr> <tr> <td>Capacity:</td><td>352</td></tr> <tr> <td>Portables:</td><td>12</td></tr> </table> <p>St. Paul Secondary School</p> <table> <tr> <td>Enrolment:</td><td>424</td></tr> <tr> <td>Capacity:</td><td>807</td></tr> <tr> <td>Portables:</td><td>0</td></tr> </table> 	10	Junior Kindergarten to Grade 8	9	Grade 9 to Grade 12	Enrolment:	628	Capacity:	352	Portables:	12	Enrolment:	424	Capacity:	807	Portables:	0
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File: OZ 11/015 W7

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

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

H-D-6 (Development), which only permits buildings and uses legally existing on the date the by-law was passed, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

The “H” holding provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and Credit Valley Conservation, and confirmation that safe access to the site has been provided.

Proposed Zoning Standards

Zone Standards	Base RA5 (Apartment Dwellings) Zoning By-law Standards	Proposed RA5-Exception (Apartment Dwellings) Zoning By-law Standards
Permitted Use	Apartment Dwelling, Long-term Care Dwelling, Retirement Dwelling	Apartment Dwelling, Long-term Care Dwelling, Retirement Dwelling, Horizontal Multiple Dwellings
Minimum Floor Space Index	1.9	1.0
Maximum Floor Space Index	2.9	2.9
Maximum Height	77 m (253 ft.) and 25 storeys	16 m (52 ft.) and 3 storeys
Minimum Front Yard (North Service Road) for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	8.5 m (28 ft.)	8.5 m (28 ft.)
Minimum Exterior Side Yard (Camilla Road) for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	8.5 m (28 ft.)	7.5 m (25 ft.)
Minimum Rear Yard for building heights greater than 13 m (43 ft.) to 20 m (66 ft.)	10 m (33 ft.)	10 m (33 ft.)
Max. Encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning	1.8 m (6 ft.)	4.5 m (15 ft.)
Min. setback from a parking	3 m (10 ft.)	1 m (3 ft.)

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File: OZ 11/015 W7

Zone Standards	Base RA5 (Apartment Dwellings) Zoning By-law Standards	Proposed RA5-Exception (Apartment Dwellings) Zoning By-law Standards
Structure below grade, inclusive of external access stairwells, to any lot line		
Minimum internal setback from a front wall of a horizontal multiple dwelling to a front wall of another dwelling	9 m (29.5 ft.) separation between buildings	13.5 m (44 ft.)
Minimum landscaped area	40% of lot area	35% of lot area
Minimum depth of landscaped buffer along rear lot line (north)	3 m (10 ft.)	1 m (3 ft.)
Minimum depth of landscaped buffer along a lot line that is a street line	4.5 m (15 ft.)	4.5 m (15 ft.)
Minimum Amenity Area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area
Minimum % of total required Amenity Area to be provided within one contiguous area	50%	50%
Parking Requirement	1.75 spaces/3 bedroom unit 1.5 spaces/2 bedroom unit 0.25 visitor spaces per unit	1.4 spaces/3 bedroom unit 1.3 spaces/2 bedroom unit 0.2 visitor spaces per unit

Notes: Bold indicates exception from the base zone requirement.

The provisions listed are based on the applicant's preliminary concept plan and are subject to revisions as the plan is further refined.

Consulate Management Ltd.

File: OZ 11/015 W7

Summary of Revised Existing and Proposed Zoning Provisions

Existing Zoning By-law Provisions

H-O-9 (Office), which permits offices, medical offices, financial institutions, commercial schools and veterinary clinics, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

H-D-6 (Development), which only permits buildings and uses legally existing on the date the by-law was passed, while the exception zone requires special measures to deal with flooding within the Cooksville Creek Flood Plain Area.

The “H” Holding Provision applying to these two zones both require a letter from an engineer certifying that the building meets flood proofing requirements to the satisfaction of the City and Credit Valley Conservation, and confirmation that safe access to the site has been provided.

Proposed Zoning Standards

Zone Standards	Base RM9 (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	Proposed RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	P&B Alternative RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards
Permitted Use	Horizontal Multiple Dwellings - with more than 6 dwelling units	Horizontal Multiple Dwellings - with more than 6 dwelling units	Horizontal Multiple Dwellings - with more than 6 dwelling units
Minimum Floor Space Index	0.4	0.4	0.4
Maximum Floor Space Index	0.9	1.5	1.5
Maximum Height	13 m (43 ft.) Flat Roof and 15 m (49 ft.) Sloped Roof	16 m (52 ft.) and 3 storeys	16 m (52 ft.) and 3 storeys
Minimum Front Yard (North Service Road)	7.5 m (25 ft.)	14 m (45.9 ft.)	17 m (55.8 ft.)
Minimum Exterior Side Yard (Camilla Road)	7.5 m (24.6 ft.)	7.0 m (23 ft.)	7.0 m (23 ft.)
Minimum setback from a garbage and/or loading area to a street	-	-	17 m (55.8 ft.)
Minimum Rear Yard	4.5 m (15 ft.)	10 m (33 ft.)	10 m (33 ft.)
Max. Encroachment into a required yard of a porch	1.8 m (6 ft.)	4.5 m (15 ft.)	4.5 m (15 ft.)
Minimum internal setback from a horizontal multiple dwelling to an internal road, sidewalk or visitor parking space	4.5 m (15 ft.)	2 m (6.56 ft.)	2 m (6.56 ft.)

Consulate Management Ltd.

File: OZ 11/015 W7

Zone Standards	Base RM9 (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	Proposed RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards	P&B Alternative RM9-Exception (Horizontal Multiple Dwellings with more than 6 Dwelling Units) Zoning By-law Standards
Minimum internal setback from a porch or deck, inclusive of stairs to an internal road or sidewalk	2.9 m (9.5 ft.)	2 m (6.56 ft.)	2 m (6.56 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to an internal walkway	1.5 m (4.9 ft.)	1 m (3 ft.)	1 m (3 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to an internal road	4.5 m (15 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)
Minimum internal setback from a side wall of a horizontal multiple dwelling to an abutting visitor parking space	4.5 m (15 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)
Min. setback from a parking Structure below grade, inclusive of external access stairwells, to any lot line	3 m (10 ft.)	1 m (3 ft.)	1 m (3 ft.)
Minimum internal setback from a front wall of a horizontal multiple dwelling to a front wall of another dwelling	n/a	13.5 m (44 ft.)	13.5 m (44 ft.)
Minimum sidewalk width	2 m (6.56 ft.)	1 m (3 ft.)	1 m (3 ft.)
Minimum width of an internal road/aisle	7 m (23 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)
Minimum landscaped area	40% of lot area	40% of lot area	40% of lot area
Minimum Amenity Area	Greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area	0 m (0 ft.)	Greater of 2.8 m² (30 ft.²) per dwelling unit or 5% of the site area
Minimum % of total req'd Amenity Area to be prov'd within one contiguous area	50%	0%	100%
Parking Requirement	1.75 spaces/3 bedrm unit 1.5 spaces/2 bedrm unit 0.25 visitor spcs per unit	1.4 spaces/3 bedrm ut 1.3 spaces/2 bedrm ut 0.2 visitor spcs per ut	1.4 spaces/3 bedrm unit 1.3 spaces/2 bedrm unit 0.2 visitor spcs per unit

Notes: Bold indicates exception from the base zone requirement.

Petition Organizer Name:





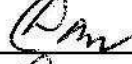

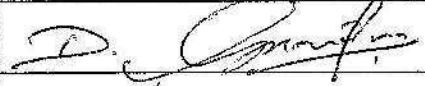


To: The Mayor and Members of Council

Subject of Petition:

Removal or Re-location of the proposed public Walkway on the re-zoning application: 3111+3123 Cawthra Rd. that connects Ericson Rd to Cawthra rd.

We, the undersigned, hereby submit this petition for Council's consideration for the purpose of:

Removal or Re-location of the proposed public Walkway on the re-zoning application: 3111+3123 Cawthra Rd. that connects Ericson Rd to Cawthra rd.

Printed Name	Printed Address	Ward	Signature
SENARATH EDIRISINGHE	6288 LSN779 GLEN MEADOWS RD		
SUWENDRA ALUTHGE	11016 Blue Iris Trail Brampton Ont. L6R0K4		S. J. Aluthge
WEWAGE KSHAMA DEP	3948 Candlelight St. Mississauga, ON L5M2B3		
Preemi Wickramasinghe	3311 CLESLIBI chokecherry cres. Miss		
Athula Perera	3942 CANDLELIGHT DRIVE MISSISSAUGA		
Bandula Abeygunna - Warden	2624 Widemere Road Mississauga, ON L5J1M3		
ARIYASENA Sathiyabalan	#6600, HAZLETON		
J. Gunaratne	215, LOCKWOOD RD, BRAMPTON #1122 MISSISSAUGA		
ALICE CHAN	2239 GORDON DRIVE MISSISSAUGA ONT L5A1B0		
SOMA GEORGETHEERU	1341 MISSISSAUGA RD. MISS-		

Petition Organizer Name:

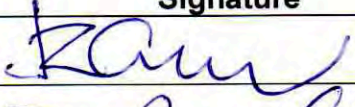
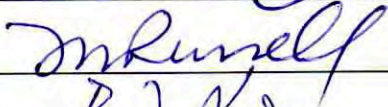

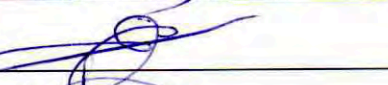




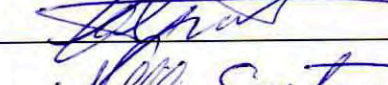

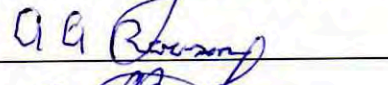

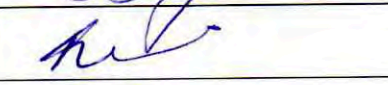
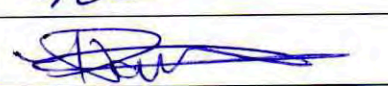
To: The Mayor and Members of Council

Subject of Petition:

Removal of the proposed public Walkway on the re-zoning application: 3111+3123 Cawthra Rd. that connects Ericson Rd to Cawthra rd.

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Removal of the proposed public Walkway on the re-zoning application: 3111+3123 Cawthra Rd. that connects Ericson Rd to Cawthra rd.

Printed Name	Printed Address	Ward	Signature
JACK CLARK	763 ERICSON RD	3	
MIKE RUSSELL	776 ERICSON RD.	3	
Bing Xie	782 ERICSON RD	3	
TOM GOLTSIS	3108 RYMAL RD	3	
VEERA GOLTSIS	3108 RYMAL RD	3	
SUNITA ANDRZEJ	3120 RYMAL RD	3	
BARRY CHARD	3107 RYMAL RD.	3	
NELSON CHANQUET	773 ERICSON RD	3	
Nelly Sastre	773 ERICSON RD	3	
ANTONY ROWSON	773 ERICSON RD	3	
Lesya Valorna	775 Ericson Rd.	3	
KENRICK WILLIAMS	889 HOLY HALL COURT	3	
TODD PARDY	774 Ericson Rd.	3	
Kathryn Hibbert	774 Ericson Rd.	3	

Petition Organizer Name:

To: The Mayor and Members of Council

Subject of Petition:

Removal of the proposed public Walkway on the re-zoning application: 3111+3123 Cawthra Rd. that connects Ericson Rd to Cawthra rd.

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Printed Name	Printed Address	Ward	Signature
ANDREES CIESZYNSKA	781 ERICSON RD	3	Lienyn Row
Jennifer Devetta	767 ERICSON RD	3	J Devetta
Roanna Devetta	767 ERICSON Road	3	R Devetta
MANSOUR ASHTIANI	768 ERICSON RD	3	
LORRAINE ASHTIANI	768 ERICSON RD	3	Lorraine Ashtiani
MINA ASHTIANI	768 ERICSON RD.	3	Mina Ashtiani
Elna Pulver	761 ERICSON, RD.	3	ESTER TINTPULVER
Fred Dult	767 Ericson Rd	3	Fred Dult
Wanda Class	763 ERICSON Rd	3	Wanda Class

16586 Woodbine Avenue
Stouffville, ON L4A 2W3

Phone: 905-898-7122
Report Cruelty: 310-SPCA
Fax: 905-853-8643
Email: cruelty@ospca.on.ca
Website: ontariospca.ca



**ONTARIO
SPCA**
AND HUMANE SOCIETY
PROTECTING ANIMALS SINCE 1899

INVESTIGATIONS

Charitable Registration # 88969 1044 RR0002

June 18, 2018

To Municipal Clerk,

The Ontario SPCA is launching the **2018 No Hot Pets campaign on June 21st** with the goal to educate the public on the dangers of leaving pets unattended in vehicles during the summer months and we are requesting your municipality's support.

"I left the window down for him" "I wasn't going to be gone long" We've heard it all! The issue of owners leaving their pets in their vehicles during the hot summer months, putting animals' safety at risk and even causing death, is a serious and ongoing problem across Ontario. There is **NO** excuse for leaving a pet unattended in a vehicle!

The Ontario SPCA has less than 75 officers on the road, to patrol the whole province. Due to our limited resources, we simply cannot respond to every single call and rely heavily on police and animal control to help respond to the 1000+ calls we receive every summer about dogs in cars. When we don't have an officer nearby or the call comes in after hours, it is dispatched to the local police in that area. If municipalities have an Animals in Vehicles by-law in place, their animal control officers can step in when the Ontario SPCA or police are not available to educate or lay charges under the by-law and potentially save a life.

Below is an excellent example of a by-law we are respectfully asking you to bring forth to your City Council to have passed. This would make a HUGE difference in the lives of pets in your community.

Animals in Vehicles

- 1.(1) No person shall leave an animal unattended in a motor vehicle unless: (230-14)
 - a) The animal is restrained in a manner that prevents contact between the animal and any member of the public; and
 - b) The animal has suitable ventilation.
- 2) Notwithstanding subsection 1.(1) of this By-law, no person shall leave an animal unattended in a motor vehicle if the weather conditions are not suitable for the animal to remain free from distress or injury.
- 3) Notwithstanding subsection 1.(1) of this By-law, no person shall transport an animal outside the passenger compartment of any motor vehicle unless the animal is contained in a kennel or similar device that provides adequate ventilation, adequate space, protects the animal from the elements and is securely fastened in such a manner to prevent distress or injury to the animal.

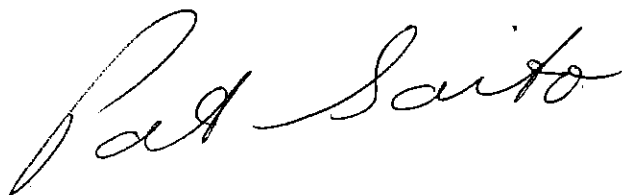
For more information on the No Ho Pets campaign, visit nohotpets.ca.

Please let us know if you can count on your municipality's involvement by emailing **nohotpets@ospca.on.ca**.

Thank you for your support.

Sincerely,

Connie Mallory
Chief Inspector
Ontario SPCA

A handwritten signature in black ink, reading "Paul Saito". The signature is written in a cursive, flowing style.

Notice of Motion

Councillor Saito

Whereas on December 14, 2017 Regional Council dealt with resolution 2017-975 pertaining to the construction of an anaerobic digestion facility at 7500 Danbro Crescent in Mississauga; and

Whereas the City of Mississauga Economic Development Office has brought forward additional information critical to this decision; and

Whereas the Ward Councillor wants to bring this information to the attention of Regional Council at the meeting of July 12, 2018;

Therefore be it resolved that the Council of the City of Mississauga asks the Council of the Region of Peel to support reopening the matter.



WHEREAS on December 14, 2016, Council nominated David Warner and Linda Kuga Pikulin and Councillor Ron Starr to the Enersource Board of Directors until November 30th , 2018;

AND WHEREAS business continuity is critical to the operation of the Enersource Board ;

AND WHEREAS they have agreed to continue in their role on the Board;

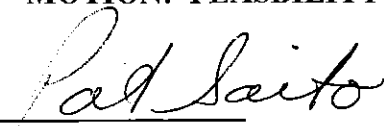
AND WHEREAS Council has recently received Enersource's annual report and acknowledged their appreciation of the current Board;

AND WHEREAS for all Committee appointments, it is Council's normal practice to appoint members until such time as to when a successor is appointed;

AND WHEREAS the City of Mississauga Council will consider appointments in the early part of its new term;

NOW THEREFORE BE IT RESOLVED that David Warner, Linda Kuga Pikulin and Councillor Ron Starr be nominated to continue in their role on the Enersource Board of Directors until such time as a successor is appointed.

MOTION: FEASIBILITY STUDY FOR SOCCER STADIUM

Moved by: 

WHEREAS the Canadian Premier Soccer League has approached the City of Mississauga about the opportunity to host a team in Mississauga

AND WHEREAS the Premier Soccer League would require a stadium to operate their franchise

AND WHEREAS FIFA announced that Canada, USA and Mexico will host the soccer World Cup in 2026

AND WHEREAS the City of Mississauga would like to be in a stronger position to host related World Cup events such as practices and training camps

AND WHEREAS the Tourism Master Plan approved by Council in 2017 recommended the building of a multi-use sports stadium...

NOW THEREFORE LET IT BE RESOLVED as follows:

That staff be authorized to complete a feasibility study and business case for the construction and operation of a Stadium in Mississauga

That a consultant be engaged to validate and rank possible locations and provide capital costs for such locations, as required.

That a new capital project PN 18-443 Feasibility Study for Stadium be established with a gross and net budget of up to \$100,000 and that funding be allocated from the Municipal Accommodation Tax – Tourism Projects Reserve Fund (Account #35591).

That staff be directed to bring forward a corporate report in 2019 with findings and recommendations



Notice of Motion

Councillor Pat Saito

Whereas the Mississauga tourism strategy calls for increasing assets that attract visitors to the City; and

Whereas cities worldwide have been successful with creating iconic signage/structures that attract visitors to tourist areas and become popular locations for photographs; and

Whereas, Celebration Square has become Mississauga's premiere destination for outdoor events and a landmark within the downtown core attracting more than 700,000 visitors per year; and

Whereas the Celebration Square Committee recommended that a large Mississauga sign be installed at Celebration Square.

Therefore, be it resolved that council approve an amount of up to \$30,000 from the Municipal Accommodation Tax – Tourism Projects Reserve Fund, Account # 35591, to complete a tourism sign/structure feasibility study that identifies an ideal location on Celebration Square; a preferred sign/structure type; fabrication specifications; structural requirements; electrical requirements; and estimated costs; and

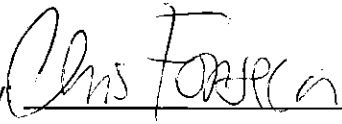
That CS&P Architects be engaged to execute the feasibility study; and

That a working committee of staff be established to prepare a report for council in 2019, identifying the consultant findings and a process for procuring and approving a final design.

FCM Advocacy Fund Motion

July 4, 2018

Moved by



WHEREAS the City of Mississauga is an active member of the Federation of Canadian Municipalities (FCM); and

AND WHEREAS Ward 3 Councillor, Chris Fonseca is a member of the FCM Board of Directors and Mayor Crombie is a member of the Big City Mayor's Caucus (BCMC);

AND WHEREAS FCM is set to undertake an advocacy campaign during the 2019 federal election, similar to the successful "Hometown Proud" campaign undertaken during the 2015 federal election that resulted in significant investments from the federal government, including:

- The **Investing in Canada infrastructure plan** — a 12-year, \$180 billion federal investment in local infrastructure, from public transit to wastewater system upgrades.
- Canada's first-ever **national housing strategy**, including key commitments to repair and build affordable housing across the country.
- A strengthened **seat at the table**, including through unprecedented engagement with federal ministers, as well as with opposition leaders and the Prime Minister.
- A **predictable federal allocation model** for transit expansions that puts municipalities in the driver's seat.
- A \$2 billion **rural and northern infrastructure fund** — the biggest investment of its kind in a generation.
- Better access to **high-speed broadband** through the federal Connect to Innovate program and the CRTC decision to mandate universal broadband access.
- New **capacity-building programs** on asset management and climate change — led by FCM — as well as a new \$125 million capital investment in FCM's Green Municipal Fund.

AND WHEREAS FCM is requesting that municipalities contribute voluntarily to a Special Advocacy Fund to propel municipal priorities onto the national agenda, as well as to maintain the gains that have already been made; and

Whereas FCM's Special Advocacy Fund will drive FCM's most ambitious campaign ever, which will include reaching out to every federal party to keep municipal priorities front-and-centre heading into and throughout Election 2019, as well as in the crucial first months of a new government.

THEREFORE be it resolved that council approves the municipality's participation in FCM's Special Advocacy Fund for the 2019 federal election of \$20,000 per year for the next 2 years.

WHEREAS the lands at 31 Lakeshore Road East have recently been redeveloped to incorporate a heritage building with a new structure;

AND WHEREAS applications for two facia signs have been submitted for 31 Lakeshore Road East under applications 17-9180 and 18-0752;

AND WHEREAS the signage requested for the ground floor for the CIBC Bank is standard for all branches does not have a negative impact on the building;

AND WHEREAS the signage requested for the third floor, consisting of the two letters 'FD' is a subtle addition and not overwhelming to the building;

THEREFORE BE IT RESOLVED that the applications for two facia signs on the building located at 31 Lakeshore Road East for the first and third floors as submitted under applications 17-9180 and 18-0752 be approved.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a series of loops and a final 'K' shape.



Notice of Motion

Councillor Pat Saito

Whereas, Mississauga ItalFest is a unique two-day festival that celebrates distinctive features of Italian culture with all citizens of Mississauga and beyond, and

Whereas, ItalFest has attracted more than 30,000 visitors annually with many from outside the province and country resulting in hotel nights in Mississauga and been recognized as one of Ontario's top 100 festivals, by Festivals and Events Ontario, for the past 3 years, and

Whereas, ItalFest has unexpectedly experienced a loss of key sponsors, that has threatened the viability of their 2018 festival in Mississauga; and

Whereas, the Municipal Accommodation Tax is collected to support tourism initiatives in the City of Mississauga;

Therefore be it resolved that Council approve a sum of \$20,000, to be paid immediately following approval of this motion, from the Municipal Accommodation Tax funds to ItalFest to assist with their festival costs; and

That all necessary by-laws be enacted.

Whereas the *Municipal Act, 2001*, as amended, requires Council to pass a motion prior to closing part of a meeting to the public;

And, whereas the Act requires that the motion states the act of holding a closed meeting and the general nature of the matter to be considered at the closed meeting;

Now therefore be it resolved that a portion of the Council meeting to be held on July 6, 2018 shall be closed to the public to deal with the following matter:

[Pursuant to section 239 (3.1) of the *Municipal Act, 2001*, as amended]

- Educational Session – Mississauga Members of Provincial Parliament breakfast, July 6, 2018.

WHEREAS General Committee Report 10 – 2018 dated May 16, 2018 was adopted by Council on May 23, 2018 by Resolution 0115-2018;

AND WHEREAS Part 2 of Recommendation GC-0325-2018 to repeal By-law 222-84 has been deemed unnecessary;

NOW THEREFORE BE IT RESOLVED:

THAT Part 2 of Recommendation GC-0325-2018 be deleted, as a housekeeping amendment.