

Council

Date

2019/05/08

Time

9:00 AM

Location

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

Members

Mayor Bonnie Crombie	
Councillor Stephen Dasko	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 Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Contact

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and archived at Mississauga.ca/videos

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 Lands and Territory of the Mississaugas of the Credit, and the territory of the Anishinaabe, Haudenosaunee, Wyndot and Huron people. We also acknowledge the many Indigenous, Inuit, Metis and other global peoples who call Mississauga home. We welcome everyone."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1. April 24, 2019

6. **PRESENTATIONS** - Nil.

7. **DEPUTATIONS**

7.1. **PUBLIC MEETING: 2019 Development Charges Public Meeting**

Pursuant to the *Development Charges Act, 2007*:

12 (1) Before passing a development charge by-law, the council shall,

- (a) hold at least one public meeting;
- (b) give at least 20-days' notice of the meeting or meetings in accordance with the regulations; and
- (c) ensure that the proposed by-law and the background study are made available to the public at least two weeks prior to the meeting or, if there is more than one meeting, prior to the first meeting. 1997, c. 27, s. 12 (1).

(2) Any person who attends a meeting under this section may make representations relating to the proposed by-law. 1997, c. 27, s. 12 (2).

(3) If a proposed by-law is changed following a meeting under this section, the council shall determine whether a further meeting under this section is necessary and such a determination is final and not subject to review by a court or the Ontario Municipal Board. 1997, c. 27, s. 12 (3).

Speaker: Craig Binning, Partner, Hemson Consulting Ltd. to lead the 2019 Development Charges Public Meeting.

Item 10.1.

7.2. Development Charges By-law

Roger Broad, Director of Planning and Development at Habitat for Humanity Halton/Mississauga, to speak regarding the Development Charges By-law.

Item 10.1.

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 April 23, 2019 from the Commissioner of Corporate Services and Chief Financial Officer: **2019 Development Charges Public Meeting.**

Please note: The presentation associated with this report will be posted when it becomes available.

Recommendation

1. That the report dated April 23, 2019 from the Commissioner of Corporate Services and Chief Financial Officer entitled "2019 Development Charges Public Meeting" be received.
2. That the 2019 Development Charge Background Study prepared by Hemson Consulting Ltd. dated April 5, 2019 be received, and that Council direct the Development Charges Background Study and proposed Development Charge By-law be considered at a public meeting convened in accordance with the requirements of subsection 12(1) of the *DC Act* on May 8, 2019.

10.2. Report dated April 15, 2019 from the Commissioner of Planning and Building:

RECOMMENDATION REPORT (WARD 9)

Proposed City Initiated Amendment to Zoning By-law 0225-2007

7500 and 7540 Danbro Crescent and 7360 and 7390 East Danbro Crescent

File: BL.09-COM

Bill 139

Recommendation

That the Report dated April 15, 2019, from the Commissioner of Planning and Building regarding the proposed City initiated amendment to Zoning By-law 0225-2007 for 7500 and 7540 Danbro Crescent and 7360 and 7390 East Danbro Crescent, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the proposed zoning for the subject lands have been revised, 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 subject lands be rezoned to also prohibit composting facilities, waste processing facilities and waste transfer stations.

11. **PRESENTATION OF COMMITTEE REPORTS**

11.1. Planning and Development Committee Report 8 - 2019 dated April 29, 2019

11.2. General Committee Report 9-2019 dated May 1, 2019

12. **UNFINISHED BUSINESS** - Nil.

13. **PETITIONS** - Nil.

14. **CORRESPONDENCE**

14.1. *Information Items*

14.1.1. Request for municipal significance designation - Scooter's Roller Palace Canada Day Event

Motion

14.2. *Direction Items* - Nil.

15. **NOTICE OF MOTION** - Nil.

16. **MOTIONS**

16.1. To close to the public a portion of the Council meeting to be held on May 8, 2019 to deal with various matters. (See Item 21 Closed Session)

16.2. To hold a Special Council meeting on June 10, 2019 to deal with the Mississauga Official Plan Review, in accordance with Section 26 of the *Planning Act*.

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

- 17.1. A by-law to amend By-law 0225-2007, as amended, being the Zoning By-law, with respect to 7500, 7540 Danbro Crescent and 7360, 7390 East Danbro Crescent, Ward 9 (BL. 09-COM)

PDC-0026-2019/ April 15, 2019

- 17.2. A by-law to amend By-law 0555-2000, as amended, being the Traffic By-law, with respect to lower boulevard parking on Hollymount Drive, Ward 5.

GC-0229-2019/ May 1, 2019

- 17.3. A by-law to authorize the Commissioner of Community Services and City Clerk to execute an amendment with Van Horne Outdoor Limited Partnership for adding two locations to the agreement, with respect to four digital signs at two new locations on CP Rail corridors operated by Metrolinx.

GC-0230-2019/ May 1, 2019

- 17.4. A by-law to levy business improvement area charges pursuant to Section 208 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, for the 2019 taxation year.

GC-0231-2019/ May 1, 2019

- 17.5. A by-law to establish the Tax Ratios and the Levy the Residential, Commercial, Industrial, Multi-Residential, New Multi-Residential, Pipeline, Farmland and Managed Forest Taxes and to levy an amount upon Public Hospitals, Universities and Colleges for the Year 2019.

GC-0231-2019/ May 1, 2019

- 17.6. A by-law to provide for the Collection of the Final Tax Levies for the Year 2019.

GC-0231-2019/ May 1, 2019

- 17.7. A by-law to amend the Vehicle Licensing By-law 0540-04, as amended, and to repeal By-law 0065-2019. (Housekeeping)

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. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: **Cooksville Creek Flood Protection Project – Litigation and Performance Bond.**

22. **CONFIRMATORY BILL**

- 22.1. A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on May 8, 2019.

23. **ADJOURNMENT**

City of Mississauga

Corporate Report



Date: 2019/04/23

To: Chair and Members of Council

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

Originator's files:

Meeting date:
2019/05/08

Subject

2019 Development Charges Public Meeting

Recommendation

1. That the report dated April 23, 2019 from the Commissioner of Corporate Services and Chief Financial Officer entitled "2019 Development Charges Public Meeting" be received.
2. That the 2019 Development Charge Background Study prepared by Hemson Consulting Ltd. dated April 5, 2019 be received, and that Council direct the Development Charges Background Study and proposed Development Charge By-law be considered at a public meeting convened in accordance with the requirements of subsection 12(1) of the *DC Act* on May 8, 2019.

Report Highlights

- The *Development Charges Act, 1997* requires that a public meeting be held prior to the passage of a Development Charges By-law that allows any person who attends the meeting to make representations relating to the proposed Development Charges By-law.
- Legislative requirements for a public notice of the public meeting and release of the Development Charges (DC) Background Study and proposed DC By-law have been met.
- Hemson Consulting Ltd. will present development charges information to the Mayor, Members of Council and the public at the May 8, 2019 public meeting.
- Stakeholder engagement sessions have been conducted and feedback has been received from building industry representatives concerning the 2019 Development Charges Study Update prior to the public meeting on various issues.
- Non-Residential DC rates are increasing between six and seven percent. Residential DC rates are increasing between two percent and thirty-four percent. Detailed rates are provided in Appendix 1.

Background

The *Development Charges Act, 1997* (DC Act) requires the following steps be completed prior to the approval of the new Development Charge By-law:

- Council must hold a Public Meeting;
- Public notice of the Public Meeting must be given at least twenty days before the meeting;
- The Development Charges Background Study must be released to the public at least 60 days before the passage of the Development Charges By-law; and
- The Draft Development Charges By-law must be released to the Public at least two weeks prior to the Public Meeting.

The City has met the legislative requirements as dictated by the *DC Act* and anticipates Council will be in a position to approve the 2019 DC Background Study and By-law at the Council meeting on June 5th, 2019. The City placed notices in the Mississauga News on April 4th and 11th, 2019 advising the public of the Development Charges Public Meeting, as well as the release date of the Background Study and proposed Development Charges By-law. A notice has also been posted on the City's website.

In addition to the minimum requirements of the *DC Act*, staff held or will be holding (at the time of writing this report) a number of meetings with stakeholders to ensure a transparent and open public process. The purpose of these meetings is for staff to gather input from both the public at large and the development industry. Where possible, this input is reflected in the Background Study and DC By-law. Table 1 provides a summary of major stakeholder meetings:

Table 1. Stakeholder Engagement Meetings

Meeting Type	Date
Public Forum on Development Charges	September 20, 2018
Technical Input Stakeholder Meeting #1	November 21, 2018
Technical Input Stakeholder Meeting #2	January 29, 2019
Technical Input Stakeholder Meeting #3	April 11, 2019
Technical Input Stakeholder Meeting #4	May 17, 2019
Orlando Corporation	December 10, 2018
Orlando Corporation with Region of Peel	January 16, 2019
Orlando Corporation	April 24, 2019
Lakeview Community Partners Limited	April 22, 2019
Mississauga Business of Trade (planned)	May 10, 2019

In addition to the various consultations, the City has undertaken an active media campaign, and produced a DC video to illustrate the importance of development charges required to fund growth-related infrastructure in Mississauga. The video is intended to assist the general public in understanding how additional services are required as a result of growth, and how Provincial legislation prescriptively allows the City to recover some of these costs from developers.

Council	2019/04/23	3
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The 2014 DC By-law continues to be under appeal, with scheduled Local Planning Appeal Tribunal (LPAT) dates in June 2019. All rate comparisons in this report are made to the indexed DCs as of February 2019.

Comments

The Development Charges Background Study (prepared by Hemson Consulting Ltd.) was made available to the public on April 5th, 2019, which is 60 days prior to the public meeting, as required by legislation. The Development Charges By-law was made available on April 22, 2019, which was in excess of the fourteen days required by the *DC Act*. The documents were made available on the City's website and are available in hard copy, upon request.

At the public meeting on May 8th, 2019, Hemson Consulting Ltd. will present development charges information to the Mayor and Members of Council, and the public. Any person who wishes to address the Mayor or Members of Council may do so at that time. A summary of the proposed rates are contained in Appendix 1 of this report.

Stakeholder Feedback

Staff evaluated feedback received from the stakeholder engagement sessions, and made adjustments to the Background Study and the DC rates where appropriate and feasible. An underlying policy objective continues to be growth-pays-for-growth to the extent permissible under the DC Act and that DC policies should not be used as an indirect way of achieving other City objectives.

The following summarizes the most significant areas of stakeholder feedback and the City's response in the background study.

- **Stacked Townhouses:** Staff had originally intended to incorporate stacked townhouses into the (new for 2019) "Rows and Other Multiples" rate category. Feedback received from industry representatives indicated stacked townhouses would be more appropriately captured in the "Apartments" category, given the persons per unit (PPU) rate for this type of housing is more consistent with the "Apartment" category as categorized by Statistics Canada data. After evaluating this feedback in consultation with Hemson Consulting, staff determined adjustments were appropriate and made this change in the DC Background Study and By-law.
- **Floor Space Per Worker (FSW):** Some developers have indicated the City's FSW value for employment lands should be higher. The City has assigned an FSW of 96 m² for employment lands in the last two DC Studies. Taking into consideration the changing environment for employment land development in Mississauga, and after analysing statistics over the last ten years, the FSW has been increased to 100 m² for employment lands in the Background Study. As the date of this report, based upon new information from Hemson, staff are proposing to increase the FSW to 110 m² which would further reduce the

Council	2019/04/23	4
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commercial and industrial rates. Additional discussion with Orlando has been scheduled to review this proposed change.

- **Classification of Long-term Retirement Facilities:** E-mail correspondence has been received from an interested individual looking to establish a private long-term retirement facility in the City. A request was made to exempt such a facility from development charges or, alternatively, to consider changing the facility's classification from residential to non-residential. This issue was discussed with the DC Steering Committee and Hemson Consulting, to fully understand the impact to city services and to determine how other municipalities treated this type of facility, respectively.

City staff have concerns about exempting this type of facility, as well as changing to a non-residential rate, because many of the services such as parks, recreation and library are accessed by seniors in these facilities. It is appropriate to collect residential DCs for such developments, as the majority of non-residential DCs are not applied to recreational services. Benchmarking with other municipalities revealed there is no standard rate application – both residential and non-residential rates are applied across different municipalities.

Assigning a non-residential rate to this type of facility would unfairly place pressure on existing taxpayers to provide services at existing levels. As a result, staff are recommending no changes to its existing practice of applying a residential DC apartment rate to private long-term facilities constructed in Mississauga.

- **Letters of Credit:** DCs are paid at the time of building permit issuance. Sometimes, the final use of the building is not known (e.g. tenants have not been secured) and therefore the building cannot be deemed industrial or non-industrial. In these speculative building permit applications, the developer can request to pay the lower industrial rate, and the City requires a Letter of Credit (LC) be provided to the City to secure the difference between the industrial and non-industrial DC rates. Once the use of the property is determined, the Letter of Credit is either applied to the outstanding DCs or returned to the developer. For some developers, a significant amount of funds can be tied up in the LCs for extended periods of time.

Orlando Corporation (Orlando) has requested the City consider changing its existing practice on LCs. Orlando proposed several alternatives. A significant amount of time was spent reviewing this issue with internal staff and in collaboration with Regional staff, since the Region also requires LCs in these instances. All possible alternatives proposed by Orlando were thoroughly researched, and two meetings were held with Orlando to discuss the issue. A solution that would not result in increased operational and financial risk to the City could not be found, and it is appropriate to retain the existing policy to require LCs for building permits issued for speculative buildings.

Council	2019/04/23	5
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Other Policy and Administrative Changes

Several policy, administrative and definitional items have been identified either through Council direction or as issues have arisen in applying the current DC by-law and rates. Any such issues were reviewed to identify potential changes in the 2019 DC By-law. Not all concerns could be addressed due to legislative and regulatory constraints, and some issues can be addressed through improved guidelines and standard operating procedures. The following summarizes the significant policy changes that have been introduced in the 2019 Background Study and By-law.

- **New Residential Rate Category:** The City has revised its previous residential rate structure to reflect and anticipate future development types of housing in the 2019 DC Study and By-law. In particular, the City has deleted the “Other Residential” category and split it into two new categories: “Rows and Other Multiples” and “Singles and Semis.” The purpose of this change is to recognize that townhouses and other multiples are a steady form of new development being built in infill areas while the construction of single and semi-detached homes are declining as are the remaining parcels of vacant land being developed. The “Apartment” and “Small Unit” categories remain unchanged from the current 2014 DC By-law (0161-2014).
- **Refinement of Industrial Definition:** There is some ambiguity in the *DC Act* definition for classifying an industrial business for the purposes of calculating DCs. Staff benchmarked definitions and reviewed the Building Code classifications in hopes of linking definitions to be more consistent within the City. Due to the very many extraordinary examples of types of industrial and non-industrial businesses, this clarification is best managed through consistent internal policies and procedures rather than through specific language in the By-law. No changes to the industrial definition have been made in the 2019 By-law.
- **Aligning with Region of Peel:** The City participated in an inter-municipal DC working group with the goal of aligning DC policies within the Region where possible. This would allow for some measure of consistency for developers, with a goal of eliminating differences between the lower and upper tier DC By-laws. The City’s “Rows and Other Multiples” and “Singles and Semis” categories will now align with the Region’s DC By-law categories. The City policy for requiring LCs for speculative buildings is anticipated to continue to align in the Region 2020 DC By-law update.
- **Places of Religious Assembly:** In 2016, Council directed staff to provide through By-law 0034-2016 a grant in lieu of development charges equivalent to the area of worship limited to one room (consistent with the Region of Peel’s exemption). The grant was made retroactive to 2009, and refunds were provided to various places of religious assembly (PRA) that had paid full DCs under the 2009 and 2014 DC By-laws. Based on data analysis, an average twenty-five percent of floor space in PRAs is devoted to religious assembly, and a twenty-five percent grant in lieu of development charges for new PRAs has been incorporated in the 2019 By-law. In recent years, no newly constructed PRAs have been issued a building permit. Future construction is anticipated with this grant being available.

Council	2019/04/23	6
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- **Affordable Housing:** Council provided direction to staff to examine the provision of development charge relief as part of its affordable housing initiatives. The City undertook a study to understand the impact of development-related costs on housing affordability in conjunction with the Town of Caledon and the Region of Peel. A presentation and report was provided to General Committee on May 1, 2019 to discuss the results of this report. The corporate report entitled “*The Effect of Development-Related Costs on Housing Affordability*” dated April 23, 2019 concluded development charges do not impact housing prices, but rather contribute to the developers’ analysis as to proceed with a specific development. Reducing development-related charges for market housing will not result in lower house prices, unless there is a clear mechanism in place to require developers to reflect cost-savings in prices and pass them directly to end-users.
- **Second Units:** The 2014 DC By-law did not impose a charge on second units constructed in homes existing at least three years. The 2019 DC By-law is extending this so no charge is imposed on second units. To be fully effective, this change must be reflected in the Region of Peel DC By-law update in 2020.

Transition Period

The draft 2019 DC By-law does not propose any transitional provisions from the 2014 DC By-law to the 2019 DC By-law. Building permits issued following Council's adoption of the 2019 Development Charge By-law would be subject to the 2019 DC rates as provided for in the by-law.

In 2014, Council provided a transition period for the 2014 DC By-law because there were significant increases to the 2014 DC rates compared to the 2009 DC rates in effect at that time. Residential rates in the various categories were increasing between 33% and 74.5%. Industrial rates were increasing between 32.2% and 62.6%.

The 2019 rate increases range from 6% to 7% (for non-residential DCs) and 2% to 34% for residential DCs. In addition, the City has been proactive in alerting the residential development community of the City's intention to update its DC Background Study and DC By-law in 2019. This has been a strategic move by the City to make developers aware that changes in rates are anticipated. The City's DC rate increases are in line with, or less than, recent DC updates in other municipalities, and developers would have already built in typical DC rate increases in their estimates for future projects in the City of Mississauga. For these reasons, staff are not proposing a transition period for the 2019 DC By-law.

It should be noted the *DC Act* requires that any rate reductions during the transition period must be subsidized by other funding sources (such as tax funding or surplus funds) to make up for the shortfall in DC revenues as a result of any decision to provide a transition period.

Council	2019/04/23	7
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Financial Impact

The recovery of capital-related costs from future development is a crucial financial tool provided by the Province to ensure that development charges assist in recovering the costs of infrastructure required to support new growth in the City of Mississauga.

The DC rates proposed in the 2019 DC By-law represent projected revenue of \$767 million over the ten-year period of the DC study.

Projected DC Revenues (in \$ millions)			
Type of Development	2019-2023	2024-2028	Total
Residential	188.4	372.7	561.1
Non-Residential	108.9	97.0	205.9
	297.3	469.7	767.0

Specific DC rates by category are provided in Appendix 1.

Conclusion

As part of the legislated requirements set out in the Development Charges Act, 1997 a public meeting must be held prior to the passage of a new development charge by-law. The City will have met this requirement following the development charges public meeting which is to be held in the Council Chamber on May 8th 2019.

Feedback received as part of the public meeting will be consolidated, a report will be prepared in response to issues raised, and any appropriate changes will be reflected in revisions to the Background Study and By-law. This report will be presented to Council on June 5, 2019 prior to the consideration for approval of the 2019 Development Charges Background Study and 2019 Development Charge By-law.

The 2019 Development Charges By-law must be approved before the 2014 Development Charges By-law expires on June 25, 2019 to ensure the uninterrupted collection of development charges.

Council

2019/04/23

8

Attachments

Appendix 1: 2019 DC Rates



Gary Kent, CPA, CGA, ICD.D, Commissioner of Corporate Services and Chief Financial OfficerPrepared by: Susan, Cunningham, Manager, Development Financing and Reserve Fund
Management

Proposed 2019 Development Charge Rates

Table 1 –Residential DC Rates for Single and Semi-Detached Houses

Service	Single and Semis Residential Development Charges			
	2014 Current DC Rates (Indexed to Feb 1/19) "Other Residential"	2019 Calculated Draft Rates- April 2019	Difference in Charge	
General Government*	\$ 241	\$ 135	\$ -106	-44%
Development-Related Studies*	\$ -	\$ 441	\$ 441	n/a
Library	\$ 1,143	\$ 1,585	\$ 442	39%
Fire Services	\$ 2,165	\$ 1,167	\$ -998	-46%
Recreation	\$ 11,095	\$ 16,298	\$ 5,203	47%
Transit	\$ 1,744	\$ 1,631	\$ -113	-6%
Public Works	\$ 692	\$ 847	\$ 155	22%
Parking	\$ 331	\$ 686	\$ 355	107%
LAC Debt	\$ 180	\$ 122	\$ -58	-32%
Subtotal General Services	\$ 17,590	\$ 22,912	\$ 5,322	30%
Roads	\$ 12,478	\$ 16,571	\$ 4,093	33%
TOTAL CHARGE PER UNIT	\$ 30,068	\$ 39,483	\$ 9,415	31%
Person per Unit	3.48	4.02		

* General Government was combined with Development Related Studies in the 2014 DC Study.

Proposed 2019 Development Charge Rates

Table 2 –Residential DC Rates for Rows and Other Multiples

Service	Rows and Other Multiples Development Charges			
	2014 Current DC Rates (Indexed to Feb 1/19) "Other Residential"	2019 Calculated Draft Rates- April 2019	Difference in Charge	
General Government*	\$ 241	\$ 105	\$ -136	-56%
Development-Related Studies*	\$ -	\$ 343	\$ 343	n/a
Library	\$ 1,143	\$ 1,233	\$ 90	8%
Fire Services	\$ 2,165	\$ 908	\$ -1,257	-58%
Recreation	\$ 11,095	\$ 12,679	\$ 1,584	14%
Transit	\$ 1,744	\$ 1,269	\$ -475	-27%
Public Works	\$ 692	\$ 659	\$ -33	-5%
Parking	\$ 331	\$ 533	\$ 202	61%
LAC Debt	\$ 180	\$ 95	\$ -85	-47%
Subtotal General Services	\$ 17,590	\$ 17,824	\$ 234	1%
Roads	\$ 12,478	\$ 12,892	\$ 414	3%
TOTAL CHARGE PER UNIT	\$ 30,068	\$ 30,716	\$ 648	2%
Person per Unit	3.48	3.13		

* General Government was combined with Development Related Studies in the 2014 DC Study.

Proposed 2019 Development Charge Rates

Table 3 –Residential DC Rates for Apartments

Service	Apartment Residential Development Charges			
	2014 Current DC Rates (Indexed to Feb 1/19)	2019 Calculated Draft Rates- April 2019	Difference in Charge	
General Government*	\$ 160	\$ 92	\$ -68	-43%
Development-Related Studies*	\$ -	\$ 300	\$ 300	n/a
Library	\$ 761	\$ 1,080	\$ 319	42%
Fire Services	\$ 1,442	\$ 796	\$ -646	-45%
Recreation	\$ 7,388	\$ 11,108	\$ 3,720	50%
Transit	\$ 1,161	\$ 1,112	\$ -49	-4%
Public Works	\$ 460	\$ 577	\$ 117	25%
Parking	\$ 220	\$ 467	\$ 247	112%
LAC Debt	\$ 120	\$ 83	\$ -37	-31%
Subtotal General Services	\$ 11,713	\$15,615	\$3,902	33%
Roads	\$ 8,309	\$11,295	\$2,986	36%
TOTAL CHARGE PER UNIT	\$20,021	\$26,910	\$6,889	34%
Person per Unit	2.31	2.74		

* General Government was combined with Development Related Studies in the 2014 DC Study.

Proposed 2019 Development Charge Rates

Table 4 –Residential DC Rates for Small Units

Service	Small Units Residential Development Charges			
	2014 Current DC Rates (Indexed to Feb 1/19)	2019 Calculated Draft Rates- April 2019	Difference in Charge	
General Government*	\$ 109	\$ 50	\$ -59	-54%
Development-Related Studies*	\$ -	\$ 164	\$ 164	n/a
Library	\$ 519	\$ 588	\$ 69	13%
Fire Services	\$ 984	\$ 434	\$ -550	-56%
Recreation	\$ 5,042	\$ 6,052	\$ 1,010	20%
Transit	\$ 793	\$ 606	\$ -187	-24%
Public Works	\$ 314	\$ 315	\$ 1	0%
Parking	\$ 150	\$ 255	\$ 105	70%
LAC Debt	\$ 82	\$ 45	\$ -37	-45%
Subtotal General Services	\$ 7,994	\$8,509	\$515	6.4%
Roads	\$ 5,671	\$6,153	\$482	8%
TOTAL CHARGE PER UNIT	\$13,665	\$14,662	\$997	7%
Person per Unit	1.58	1.49		

* General Government was combined with Development Related Studies in the 2014 DC Study.

Proposed 2019 Development Charge Rates

Table 5 –Non-Residential Rates – Industrial

Service	Industrial Development Charges			
	2014 Current DC Rates (Indexed to Feb 1/19)	2019 Calculated Draft Rates- April 2019	Difference in Charge	
General Government*	\$ 0.63	\$ 0.61	\$ -0.02	-2%
Development-Related Studies*	\$ -	\$ 2.00	\$ 2.00	n/a
Library	\$ -	\$ -	\$ -	n/a
Fire Services	\$ 3.95	\$ 5.30	\$ 1.35	34%
Recreation	\$ -	\$ -	\$ -	n/a
Transit	\$ 11.03	\$ 7.51	\$ -3.52	-32%
Public Works	\$ 4.39	\$ 3.86	\$ -0.53	-12%
Parking	\$ 2.15	\$ 3.14	\$ 0.99	46%
LAC Debt	\$ -	\$ -	\$ -	n/a
Sub-total General Services	\$ 22.15	\$ 22.43	\$ 0.28	1%
Roads	\$ 67.52	\$ 72.76	\$ 5.24	8%
TOTAL CHARGE PER SQ.M	\$ 89.67	\$ 95.19	\$ 5.52	6%

* General Government was combined with Development Related Studies in the 2014 DC Study.

Proposed 2019 Development Charge Rates

Table 6 –Non-Residential Rates – Non-Industrial

Service	Non-Industrial Development Charges			
	2014 Current DC Rates (Indexed to Feb 1/19)	2019 Calculated Draft Rates- April 2019	Difference in Charge	
General Government*	\$ 0.67	\$ 0.61	\$ -0.06	-8%
Development-Related Studies*	\$ -	\$ 2.00	\$ 2.00	n/a
Library	\$ -	\$ -	\$ -	n/a
Fire Services	\$ 3.97	\$ 5.30	\$ 1.33	34%
Recreation	\$ -	\$ -	\$ -	n/a
Transit	\$ 11.03	\$ 7.51	\$ -3.52	-32%
Public Works	\$ 4.41	\$ 3.86	\$ -0.55	-12%
Parking	\$ 2.10	\$ 3.14	\$ 1.04	49%
LAC Debt	\$ -	\$ -	\$ -	n/a
Sub-total General Services	\$ 22.18	\$ 22.43	\$ 0.25	1%
Roads	\$ 88.15	\$ 94.99	\$ 6.84	8%
TOTAL CHARGE PER SQ.M	\$ 110.33	\$ 117.41	\$ 7.08	6%

* General Government was combined with Development Related Studies in the 2014 DC Study.

Proposed 2019 Development Charge Rates

Table 7 –Storm Water Management DC Rates

Service	Current Storm Water Management Charge (\$/hectare)	Calculated Storm Water Management Charge (\$/hectare)	Difference in Charge	
Storm Water Mangement Charge	\$ 103,203.2	\$ 10,418.68		\$ -92,784.48
Total Charge Per Hectare	\$ 103,203.2	\$ 10,418.7		-89.9%

Storm Water Management Rate is applicable to Residential and Non-Residential Development

2019 Development Charges Review Statutory Public Meeting

Wednesday May 8, 2019
Council Chambers
300 City Centre Drive



HEMSON

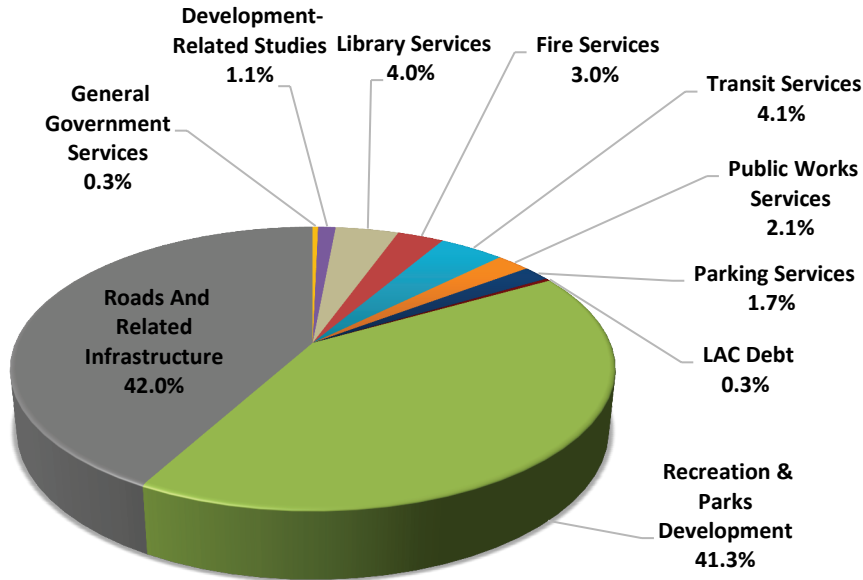
Purpose of Today's Meeting

- Statutory Public Meeting required by Section 12 of the *Development Charges Act*
- Primary purpose is to provide the public with an opportunity to make representation on the proposed 2019 Development Charges By-law
- 2019 DC Background Study was made publically available on **April 5th**
- Proposed 2019 DC By-law made publically available on **April 22nd**

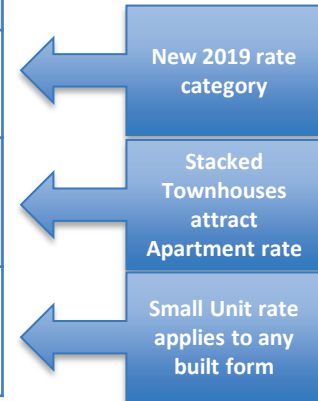
Background on Development Charges

- The City's existing DC By-law (0161-2014) expires on June 25, 2019 unless repealed by Council at an earlier date
- The City must pass a new DC by-law before expiry in order to continue to collect DCs
- 2019 DC Background Study includes details on calculation methodologies, assumptions and development charge rates
- 2019 DC By-law administers the collection of development charges

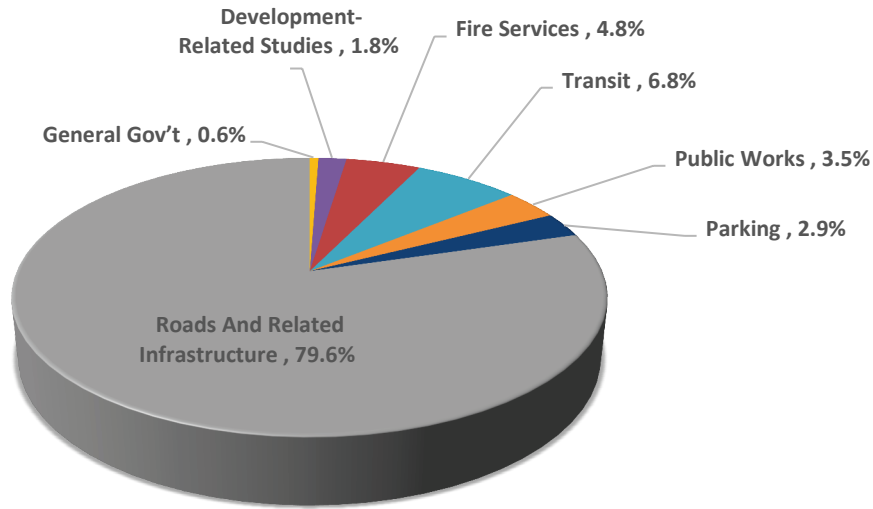
Calculated Residential DC Rates



Residential Charges per Unit
Single & Semi-Detached \$39,483
Rows/Multiples \$30,716
Apartments >700 sq.ft \$26,910
Small Units <=700 sq.ft \$14,662



Calculated Non-Residential DC Rates



Non-Residential Charges per m ²
Non-Industrial \$112.28
Industrial \$90.98

Roads & Related Infrastructure is differentiated between these categories

Comparison of Current vs Calculated Residential DC Rates per Apartment Unit

Service	Current \$/Apt. ¹	Calculated \$/Apt.	Difference \$	Difference %
General Government ²	\$160	\$92	(\$68)	-43%
Dev.-Related Studies ²	\$0	\$300	\$300	0%
Library Services	\$761	\$1,080	\$319	42%
Fire Services	\$1,442	\$796	(\$646)	-45%
Recreation & Parks Dev.	\$7,388	\$11,108	\$3,720	50%
Transit Services	\$1,161	\$1,112	(\$49)	-4%
Public Works Services	\$460	\$577	\$117	25%
Parking Services	\$220	\$467	\$247	112%
LAC Debt	\$120	\$83	(\$37)	-31%
Roads & Related	\$8,309	\$11,295	\$2,986	36%
Total Charge per Apt.	\$20,021	\$26,910	\$6,889	34%

1) Rates as of February 1, 2019 based on By-law 0161-2014

2) General Government and Development-Related Studies were combined as one service under By-law 0161-2014

Comparison of Current vs Calculated Non-Residential DC Rates: Non-Industrial

Service	Current \$/m ² ¹	Calculated \$/m ²	Difference \$	Difference %
General Government ²	\$0.66	\$0.58	(\$0.08)	-12%
Dev.-Related Studies ²	\$0.00	\$1.90	\$1.90	0%
Library Services	\$0.00	\$0.00	\$0.00	0%
Fire Services	\$3.97	\$5.03	\$1.06	27%
Recreation & Parks Dev.	\$0.00	\$0.00	\$0.00	0%
Transit Services	\$11.03	\$7.12	(\$3.91)	-35%
Public Works Services	\$4.41	\$3.66	(\$0.75)	-17%
Parking Services	\$2.10	\$2.97	\$0.87	42%
LAC Debt	\$0.00	\$0.00	\$0.00	0%
Roads & Related	\$88.15	\$91.00	\$2.85	3%
Total Charge per m²	\$110.32	\$112.28	\$1.06	1%

1) Rates as of February 1, 2019 based on By-law 0161-2014

2) General Government and Development-Related Studies were combined as one service under By-law 0161-2014

Since the release of the April 5, 2019 DC Background Study, the non-industrial and industrial rates have been revised based on discussions with development industry stakeholders.

This has resulted in a reduction to the calculated industrial and non-industrial rates.

Comparison of Current vs Calculated Non-Residential DC Rates: Industrial

Service	Current \$/m ² ¹	Calculated \$/m ²	Difference \$	Difference %
General Government ²	\$0.63	\$0.58	(\$0.05)	-7%
Dev.-Related Studies ²	\$0.00	\$1.90	\$1.90	0%
Library Services	\$0.00	\$0.00	\$0.00	0%
Fire Services	\$3.95	\$5.03	\$1.08	27%
Recreation & Parks Dev.	\$0.00	\$0.00	\$0.00	0%
Transit Services	\$11.03	\$7.12	(\$3.91)	-35%
Public Works Services	\$4.39	\$3.66	(\$0.73)	-17%
Parking Services	\$2.15	\$2.97	\$0.82	38%
LAC Debt	\$0.00	\$0.00	\$0.00	0%
Roads & Related	\$67.52	\$69.71	\$2.19	3%
Total Charge per m²	\$89.67	\$90.98	\$1.31	1%

1) Rates as of February 1, 2019 based on By-law 0161-2014

2) General Government and Development-Related Studies were combined as one service under By-law 0161-2014

Stormwater Management: Land Area Based Charge

- The City's Stormwater Management development charge is calculated on net developable land area basis
- Stormwater Management rate has decreased
 - Current rate = \$103,203 per hectare
 - Calculated rate = \$12,484 per hectare
- Applies to both residential and non-residential development

The April 5, 2019 DC Background Study indicated a rate of \$8,658. Since the Study's release, the Stormwater Management rate has been revised based on discussions with development industry stakeholders.

This has resulted in an increase to the rate published in the draft Study and Draft By-law.

Key Factors Influencing Rate Changes

- Unit costs and scope of work for Roads and Related Infrastructure projects have increased/changed since 2014
- More robust inventory analysis (e.g. asset management practices are improving) thus improving historical service levels
- Increased land values
- Changes in residential rate categories
 - Introduction of a new category for “rows and other multiples”

Development Charges Policy Review

- The City has reviewed its existing 2014 DC By-law as part of the 2019 DC Background Study update:
 - Non-statutory exemptions
 - By-law administration and implementation
 - Definitions
- The proposed 2019 DC By-law exempts secondary units created in new residential dwelling units
 - Reflects Provincial legislation released May 2, 2019

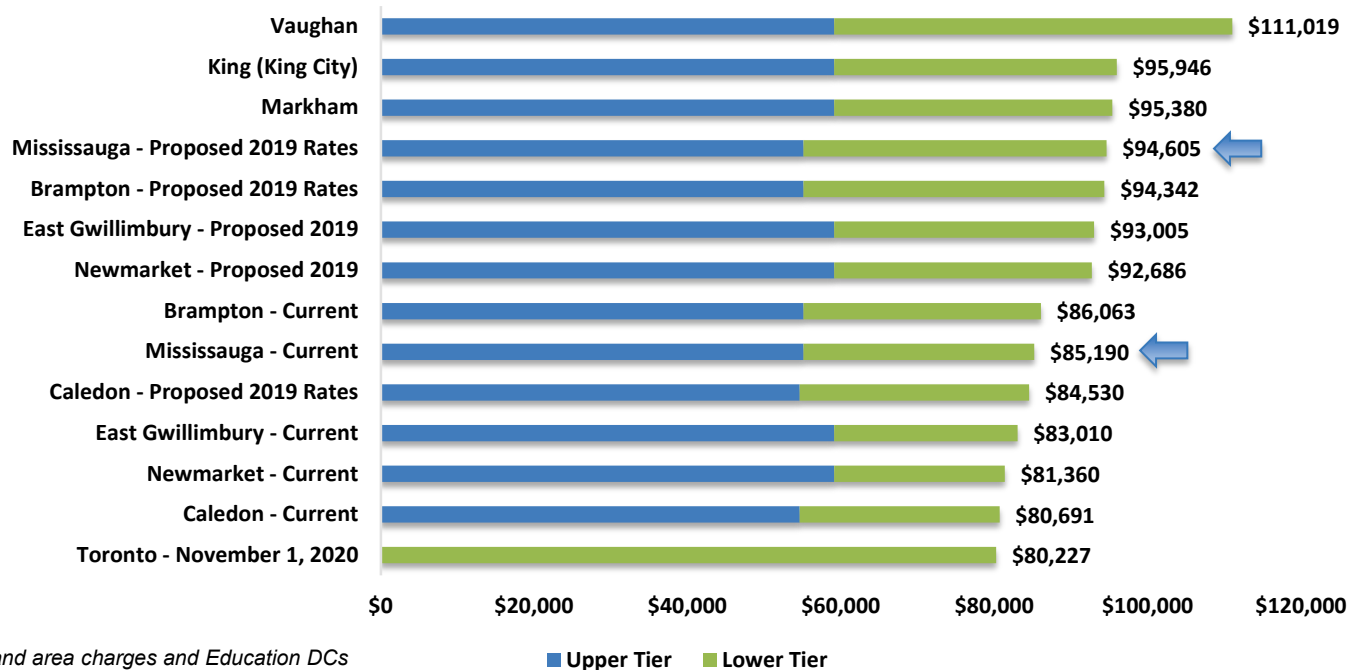
Next Steps

- **May 8, 2019:** Statutory Public Meeting (today)
- **May 17, 2019:** Technical Stakeholder Meeting #4
- **June 5, 2019:** Anticipated Passage of 2019 DC By-law
- **June 6, 2019:** Anticipated effective date of new By-law
 - June 25, 2019: current expiration of 2014 DC By-law

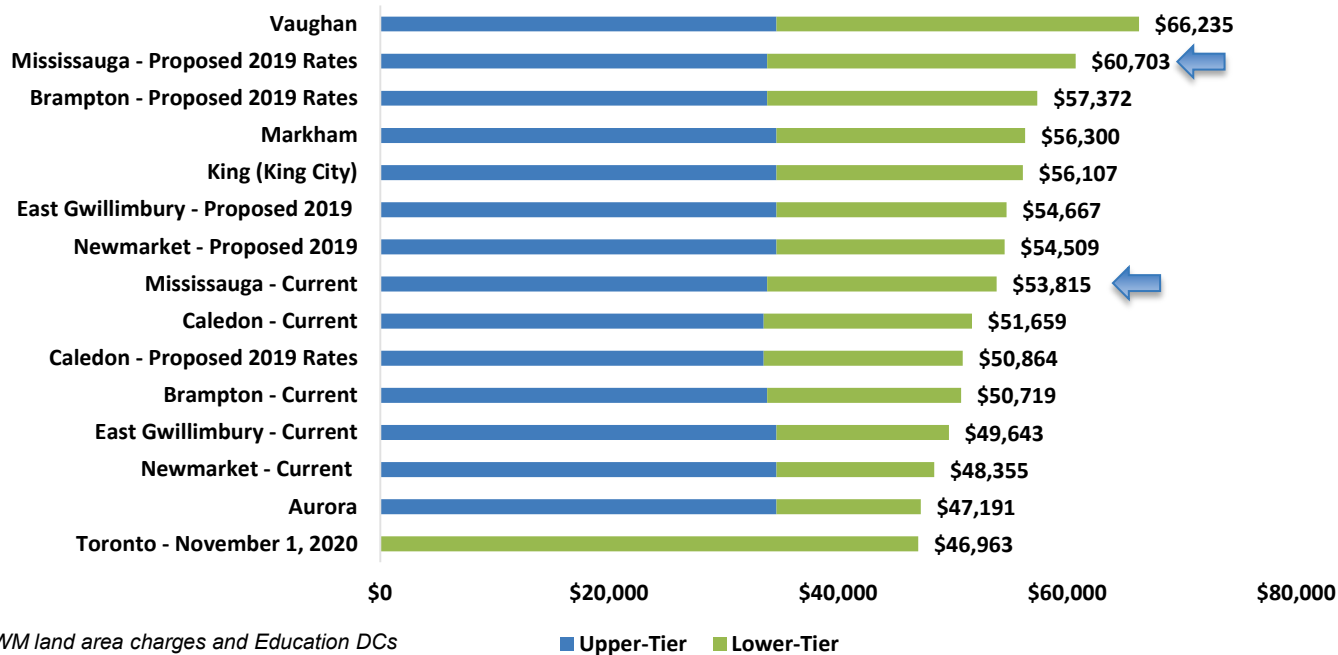
Questions

Municipal Benchmarking Additional Information

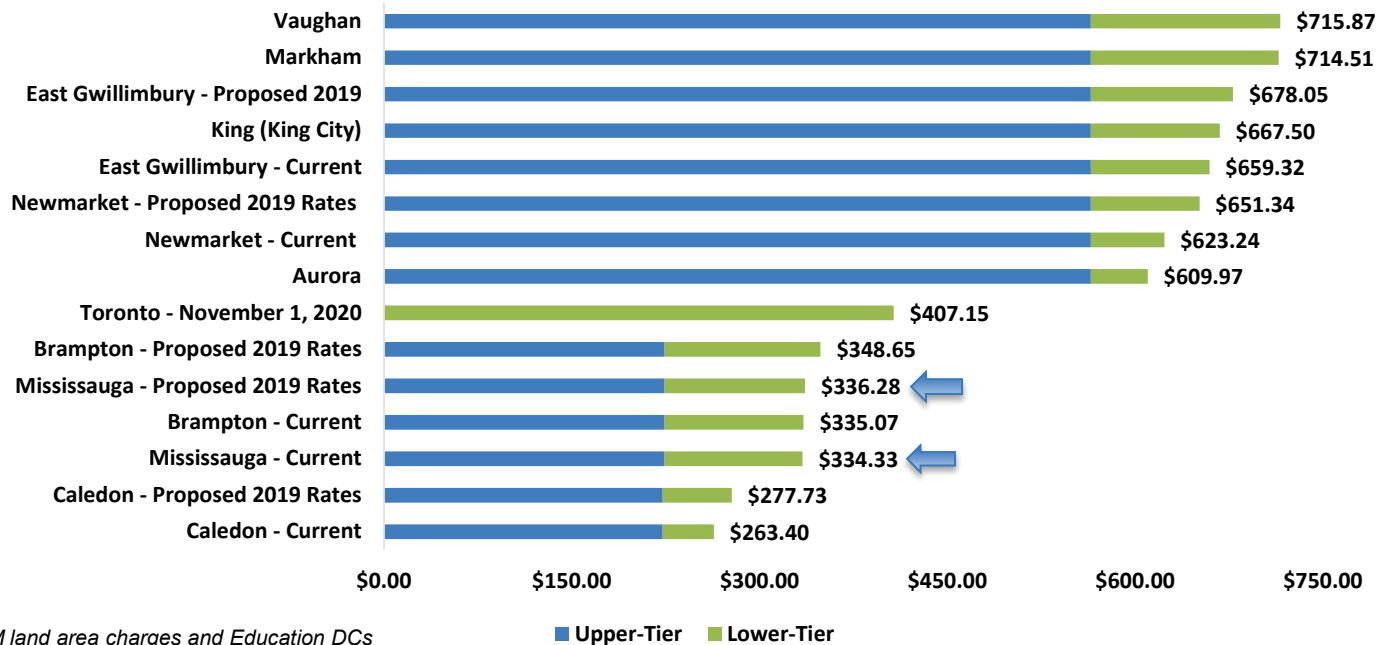
DC Benchmarking: Single & Semi-Detached Units



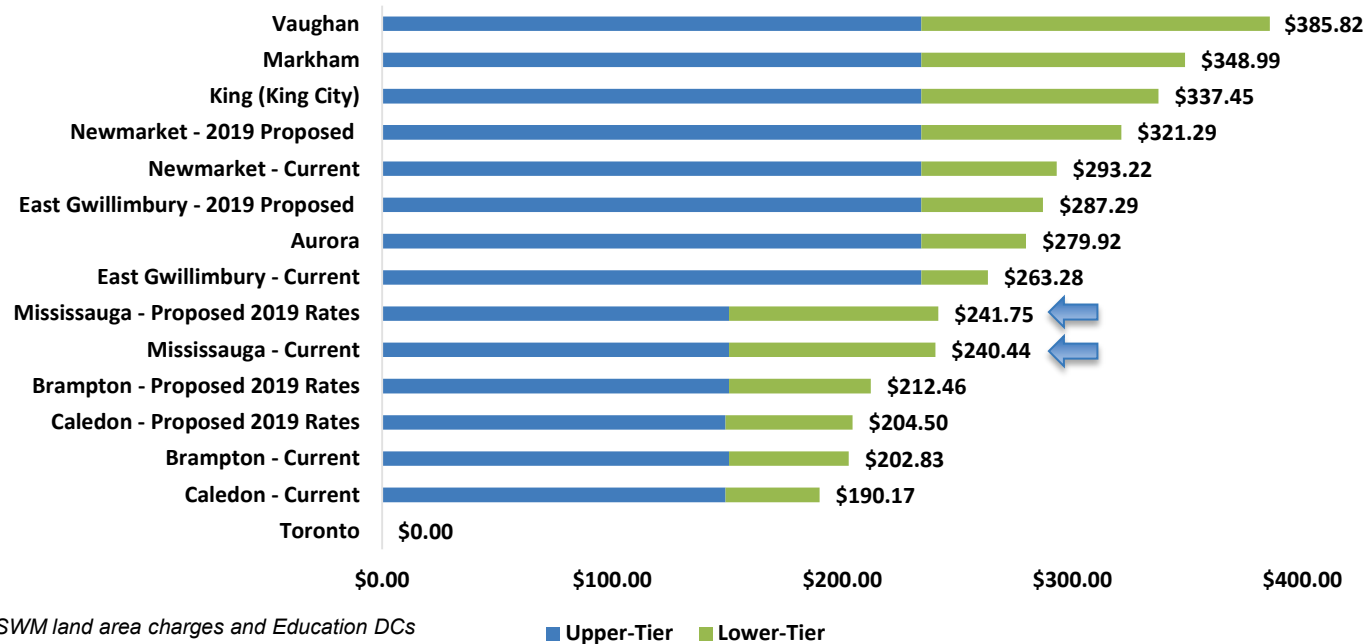
DC Benchmarking: Apartment Units



DC Benchmarking: Retail



DC Benchmarking: Industrial



Bill 108: *More Homes, More Choice Act, 2019*

- Provincial announcement of Bill on May 2, 2019
- Proposed changes to the *Development Charge Act, 1997* (DCA) and DC Regulations
- Exempting secondary suites from DCs in new construction
- DC rates payable at differing times
- Soft DC services to be collected through a Community Benefits By-law
- DCA Regulations still to be released
- Comments to the Province due June 1, 2019

City of Mississauga

Corporate Report



Date: 2019/04/15

To: Mayor and Members of Council

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

Originator's file:
BL.09-COM

Meeting date:
2019/05/08

Subject

RECOMMENDATION REPORT (WARD 9)

Proposed City Initiated Amendment to Zoning By-law 0225-2007

7500 and 7540 Danbro Crescent and 7360 and 7390 East Danbro Crescent

File: BL.09-COM

Bill 139

Recommendation

That the Report dated April 15, 2019, from the Commissioner of Planning and Building regarding the proposed City initiated amendment to Zoning By-law 0225-2007 for 7500 and 7540 Danbro Crescent and 7360 and 7390 East Danbro Crescent, be adopted in accordance with the following:

1. Notwithstanding that subsequent to the public meeting, changes to the proposed zoning for the subject lands have been revised, 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 subject lands be rezoned to also prohibit composting facilities, waste processing facilities and waste transfer stations.

Background

A public meeting was held by the Planning and Development Committee on April 15, 2019, at which time an Information Report (Appendix 1) was considered. The recommendations of the report were split into two action items. While the bulk of the report was received for information and will be addressed at a future Planning and Development Committee meeting under Recommendation PDC 0027-2019, Recommendation PDC-0026-2019 moved forward independently and was then adopted by Council on April 24, 2019.

Council

2019/04/15

2

Originator's file: BL.09-COM

That the properties at 7500 and 7540 Danbro Crescent and 7360 and 7390 East Danbro Crescent also be considered to be rezoned to prohibit uses for composting facilities, waste processing and waste transfer stations, and notwithstanding planning protocol, that the Recommendation Report with respect to the rezoning of 7500 and 7540 Danbro Crescent and 7360 and 7390 East Danbro Crescent be brought directly to a future Council meeting. (Ward 9)

Comments

REVISED RECOMMENDED ZONING

At the public meeting, staff was directed by the Ward Councillor to amend the proposed zoning from prohibiting compost facilities on the site to also include a prohibition of waste transfer facilities and waste processing stations.

COMMUNITY ENGAGEMENT

No comments were made at the public meeting and no comments have been received by the Planning and Building Department.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in the Corporate Report dated April 15, 2019, attached as Appendix 1. The proposed rezoning is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

Financial Impact

There is no financial impact.

Conclusion

In summary, the proposed City initiated rezoning is acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Corporate Report April 15, 2019



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

Prepared by: Lisa Christie, Special Projects Planner

City of Mississauga

Corporate Report



Date: March 22, 2019

To: Chair and Members of Planning and Development Committee

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

Originator's file:
BL.09-COM

Meeting date:
2019/04/15

Subject

PUBLIC MEETING INFORMATION REPORT (All Wards)

Proposed City Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007

File: BL.09-COM

Bill 139

Recommendation

That the report dated March 22, 2019, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be received for information.

Background

The purpose of this report is to present proposed amendments to the official plan and zoning by-law for some site specific properties in the City; proposed amendments to the Mixed Use and Implementation policies; proposed amendments to zoning regulations, most significantly definitions and commercial regulations; and, to hear comments from the public on the proposed changes.

The report consists of two parts, a high level overview of the proposed amendments and a detailed interpretation and preliminary planning analysis in Appendix 1.

Comments

There are three types of proposed amendments to Mississauga Official Plan and the Zoning By-law. A summary of the key changes is in Appendix 1, Part 1.

The first change is a set of proposed site specific Official Plan Amendments for five properties in Wards 2, 6, 7 and 10. One of the properties is City owned, and the other four parcels to be redesignated are privately owned. Appendix 1 Part 2 contains a location map identifying these

sites as well as a sixth property proposed to be rezoned by Council Resolution 0034-2019, and a detailed summary chart of the proposed amendments.

The second type of change proposed is to some of the Residential, Mixed Use, Convenience Commercial, Neighbourhood and Implementation policies in Mississauga Official Plan. Appendix 1, Part 3 consists of a chart which summarizes the proposed amendments to each of these sections of the Plan.

The most significant change is to require a greater percentage of non-residential uses in the Mixed Use designation. Often times, sites designated Mixed Use receive development applications for predominantly residential uses with less than 10% of commercial uses. The change is to ensure the intent of designation is maintained. This does not prohibit an applicant or land owner from applying for an official plan amendment from Mixed Use to Residential High Density. Residential High Density does not require non-residential uses. Each application will be assessed on its own merit, based on context and other relevant planning assessments, including local need to access retail stores and services.

Finally, there are a number of proposed zoning by-law changes, which are required to clarify wording, update definitions, delete some regulations and update others. Zoning By-law Amendments are proposed to modify the following sections:

- Administration, Interpretation, Enforcement and Definitions
- General Provisions
- Parking and Loading
- Residential, Commercial, Employment and Parkway Belt Zones
- Mapping changes
- amendment to the zoning for 7500 Danbro Court in accordance with Council Resolution 0034-2019 to prohibit composting facilities

The details of these amendments are outlined in Appendix 1, Part 4 to this report.

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1, Part 5 contains a detailed analysis of consistency and conformity with Provincial regulations.

Financial Impact

There is no financial impact.

Planning and Development Committee

2019/03/22

3

Originator's file: BL.09-COM

Conclusion

Once the Public Meeting has been held, the Planning and Building Department will make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the official plan and zoning by-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lisa Christie, Special Projects Planner

Detailed Information and Preliminary Planning Analysis

Table of Contents

1. Summary of Key City Initiated Amendments.....	2-3
2. Proposed Site Specific City Initiated Amendments to Mississauga Official Plan	4-6
3. Summary of Proposed Mississauga Official Plan Amendments	7-11
4. Proposed City Initiated Amendments to Zoning By-law 0225-2007	12-32
5. Land Use Policies and Regulations	33-40

1. Summary of Key City Initiated Amendments

Site Specific Mississauga Official Plan Amendments (see p. 4-6)

Ward 2 - City owned, amendment to Greenlands as it was dedicated to the City as part of a recent development application approval; and private ownership - a detached home that has a Utility designation

Ward 6 - an Exempt site that permits a truck terminal that is no longer in operation (to be deleted from a Mixed Use site)

Ward 7 □ as per the recommendations for file OZ 15/006 W7, amend Special Site 1 in the Fairview Neighbourhood Character Area to remove residential permission until such time as the existing chemical factory ceases operation

Ward 10 - delete Special Site 2 in Lisgar Neighbourhood for a property that is now developed, rendering the policy redundant

Mississauga Official Plan Amendments:

Residential/Mixed Use □ the Residential High Density (HDR) designation is appropriate for tower style residential with ground floor commercial uses, while the Mixed Use (MU) designation should be used when there is a greater percentage of non-residential uses in a building. To clarify and differentiate when it is appropriate to apply either designation, the existing policies are being amended to permit grade related, non-residential uses on HDR sites, but require grade related and additional non-residential uses in MU developments.

Mixed Use - require residential uses in the same building as non-residential uses, and that a minimum 20% of the gross floor area of a MU building is for non-residential uses.

Convenience Commercial - similar policy changes proposed for the CC designation, in which both residential and commercial uses are also permitted.

Neighbourhoods □ reword the "120 metre test", which requires that an analysis of residential frontages within 120 m (394 ft.) of a consent application be undertaken to assess neighbourhood character and appropriateness of the proposal. However, the former Ontario Municipal Board overturned this policy in multiple decisions, deeming it too narrow an approach to assess infill development. The revised policy will allow staff to assess the context of the neighbourhood on a site by site basis, as relevant for each application.

Zoning By-law Amendments:

Definitions □ **Recreational Establishment, Commercial School, Private School, Tutoring** (Items 6, 9, 10 and 11)

Clarification is required with respect to recreational establishments, commercial schools, private schools and tutoring to update their definitions and confirm where these various uses are permitted.

The definition of commercial school has been revised to reflect the original intention for this type of school, education in trades/professions and geared to adult education. Other for-fee schools such as music classes and martial arts classes are now included in the definition of recreational establishments, which are permitted across the City as principal uses in commercial and employment zones, and as accessory uses to places such as public schools, private schools, places of religious assembly and community centres.

The term "tutoring" is no longer defined, but this use, including commercial and/or unregulated religious tutoring, is now included in the definition of "service establishment", and remains permitted as an accessory use wherever it was previously permitted (including public schools, private schools and places of religious assembly).

The definition of private schools is amended to clarify that they are schools under the jurisdiction of the Province of Ontario.

Residential (Items 27, 30 and 31)

Apartment Zones with additional commercial uses

The subsection for Apartment Zones has been amended to reflect the intention of the policy changes for Residential High Density and Mixed Use designations noted above. Restrictive regulations with respect to the size of the apartment building, access to the non-residential units and individual unit size are being updated/deleted as necessary.

Medical offices in homes

The subsection to permit a Resident Physician, Dentist, Drugless Practitioner or Health Professional in residential zones is proposed to be deleted. Over time, these uses have evolved from being accessory to the principal residence of the practitioner to large clinics, which in effect introduces commercial uses into residential neighbourhoods. With these larger facilities come parking and traffic issues on local roads. These uses are more suited to commercial plazas or office spaces.

Group Homes

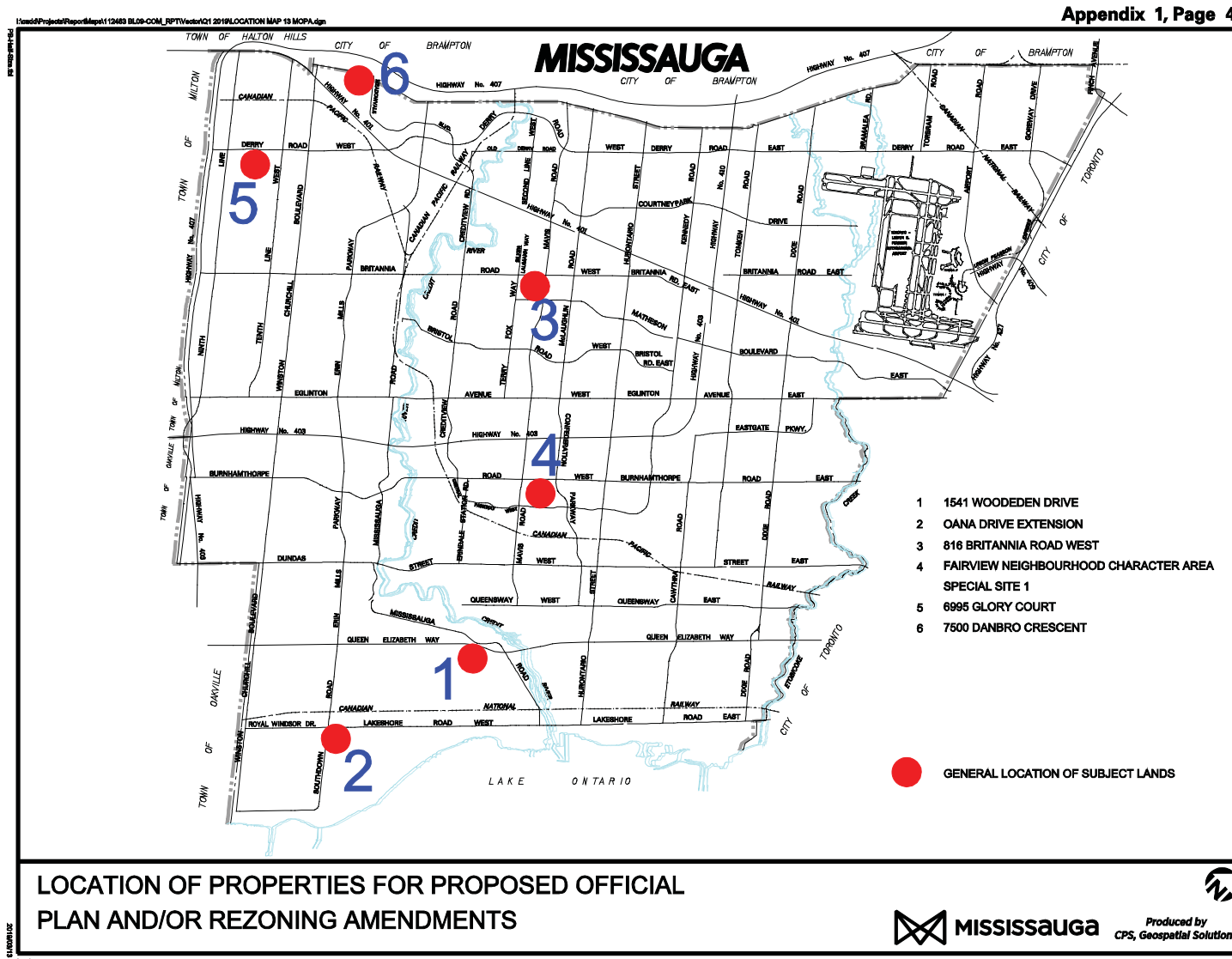
The subsection that regulates group homes is proposed to be amended to delete separation distances and the limit on the number of residents. In a study prepared for the City of Toronto entitled "Opinion on the Provisions of Group Homes in the City-wide Zoning By-law of the City of Toronto", it was recommended that separation distances be removed from the zoning by-law as they are not supportable under human rights legislation. The current City of Toronto Zoning By-law does not have these restrictions. The Mississauga Zoning By-law will continue to permit group homes in detached dwellings only.

Commercial (Items 51 and 52)

Size of commercial plazas

The maximum gross floor area for C1 (Convenience Commercial) and C2 (Neighbourhood Commercial) is proposed to be deleted. The size of a commercial facility is based on lot size, setbacks, parking requirements and other zone regulations, therefore the gross floor area will be controlled by the size of the property itself. Secondly, when "Reimagining the Mall", as well as other City Planning Strategies studies are complete, staff will be in a position to recommend standards for a new mixed use zone. At that time, the existing commercial zones will be assessed, and possibly combined. By simplifying the current regulations, future actions will be more straightforward.

2. Proposed Site Specific City Initiated Amendments to Mississauga Official Plan (MOP) - #13



Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) 1541 Woodeden Drive (W2)	Clarkson□Lorne Park Neighbourhood	Residential	Private ownership	Utility	Residential Low Density I	R2-1 (Detached dwellings □ Typical Lots □ Exception)	n/a	Redesignate so that the designation is consistent with the zoning.
2) Oana Drive extension (W2)	Clarkson-Lorne Park Neighbourhood	Vacant land	City ownership	Residential Medium Density	Greenlands	G1 (Greenlands □ Natural Hazards)	n/a	Redesignate valleyland to be consistent with the zoning.
3) 816 Britannia Road West (W6)	East Credit Neighbourhood	Commercial buildings	Private ownership	Mixed Use, Exempt Site 3	Delete Exempt Site	C3-8 (General Commercial □ Exception)	n/a	Delete permission for a truck terminal as the site has been redeveloped for a plaza. The designation will be consistent with the zoning.
4) Southwest of Burnhamthorpe Road West and Grand Park Drive (W7)	Fairview Neighbourhood	Industrial, commercial, self storage	Private ownership	Mixed Use, Special Site 1	Amend Special Site	C3-5, C3-54 and D-10	n/a	Amend the Special Site 1 policies to prohibit residential uses until such time as the chemical plant has ceased operations.

Site Location	Character Area	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
5) 6995 Glory Court (W10)	Lisgar Neighbourhood	Townhouses	Private ownership	Residential Medium Density Special Site 2	Delete Special Site 2	RM4-50 (Townhouse Dwellings - Exception)	n/a	Site is developed, special site no longer relevant
6) 7500 Danbro Court (W9)	Meadowvale Business Park Corporate Centre	Truck parking and/or storage	Region of Peel	Business Employment	n/a	E2-19 (Employment - Exception)	E2-13 (Employment <input type="checkbox"/> Exception)	Rezone property as per Council Resolution 0034-2019 to prohibit composting facilities

3. Summary of Proposed Mississauga Official Plan Amendments

Item	Current Policy	Amendment	Comment
S. 11.2.5 <input type="checkbox"/> Residential			
1.	11.2.5.6 Lands designated Residential High Density will permit the following use: a. apartment dwelling	Add policies: b. uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property, and; c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, provided they are oriented to pedestrian use.	Group all policies related to permitted uses in a Residential High Density designation. By adding medium density uses as accessory to apartments, it allows landowners to use townhouses for transition purposes or to infill on existing sites without the need for an official plan amendment. Increase the amount and range of non-residential uses permitted on the ground floor of an apartment.
2.	11.2.5.11 In addition to uses permitted in the High Density Residential designation, a convenience commercial facility will be permitted provided that: a. it forms an integral part of the ground floor of the building; and b. is oriented to pedestrian use	Delete section.	Policies combined with 11.2.5.6
3.	11.2.5.12 Lands subject to minimum and maximum FSI requirement are shown on the Character Area Maps in Chapters 12, 13, 14 and 16.	Delete section.	Not a policy.
S. 11.2.6 <input type="checkbox"/> Mixed Use			
4.	11.2.6.1 List of permitted uses	Amend: I. residential, in conjunction with other permitted uses Delete: The follow uses are not permitted: a. self-storage facility; and b. detached and semi-detached dwellings.	Clarify that stand alone residential is not permitted. Revised policy 11.2.6.6 prohibits low density residential uses.

Item	Current Policy	Amendment	Comment
S. 11.2.6 □ Mixed Use			
5.	11.2.6.4 Residential uses will be combined on the same lot or same building with another permitted use.	Amend: Residential uses will be permitted in the same building with another permitted use but will not be permitted on the ground floor.	Prohibit ground floor residential to maintain commercial character of the frontage and differentiate from high density residential developments.
6.	11.2.6.5 Residential uses will be discouraged on the ground floor.	Delete section.	See Item 5 □ policy no longer required.
7.	11.2.6	Add new policy: 20 percent of the total gross floor area will be non-residential uses. If the non-residential use requirement is not met, an amendment to a residential designation is required. Among other matters, the applicant must demonstrate how the planned function of the area will be maintained.	Create a mixed use development or request justification for residential.
8.	11.2.6.6 Notwithstanding 11.2.6.4 and 11.2.6.5, development applications proposing residential uses that are not combined in the same building with another permitted use may be required to submit a development master plan to the City's satisfaction.	Delete section.	Policy no longer required as commercial must be within the building and not a stand alone use (see Item #5)..
9.	11.2.6	Add new policy: Residential uses will not include detached, semi-detached or duplex dwellings.	Clarify that although residential uses are permitted in the Mixed Use designation, they must be transit and business supportive, and therefore low density residential uses are not permitted.

Item	Current Policy	Amendment	Comment
S. 11.2.9 <input type="checkbox"/> Convenience Commercial			
10.	11.2.9.1 List of permitted uses	Amend: f. residential, in conjunction with other permitted uses;	Clarify that stand alone residential is not permitted.
11.	11.2.9.3 Residential uses will be combined on the same lot or same building with another permitted use.	Amend: Residential uses will be permitted in the same building with another permitted use but will not be permitted on the ground floor.	Maintain commercial nature of the convenience commercial sites.
12.	11.2.9.4	Delete policy.	Blended with 11.2.9.3.
13.	11.2.9	Add new policy: 20 percent of the total gross floor area will be non-residential uses. If the non-residential use requirement is not met, an amendment to a residential designation is required. Among other matters, the applicant must demonstrate how the planned function of the area will be maintained.	Ensure the local commercial uses are maintained, even if a small commercial site is intensified with residential uses.

Item	Current Policy	Amendment	Comment
S. 16.1.2 <input type="checkbox"/> Neighbourhoods <input type="checkbox"/> Residential			
14.	<p>16.1.2.1 To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots created by land division or units or parcels of tied land (POTLs) created by condominium will generally represent the greater of:</p> <ul style="list-style-type: none"> a. The average frontage and area of residential lots, units or POTLs on both sides of the same street within 120 m of the subject property. In the case of corner development lots, units or POTLs on both streets within 120 m will be considered; or b. the requirements of the Zoning By-law. 	<p>Amend 16.1.2.1: To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area.</p>	<p>The "120 m test" in S. 16.1.2.1 has been deemed by the Ontario Municipal Board as too narrow an approach to assessing land division and appropriate neighbourhood infill development.</p>
15.	<p>16.1.2.2 Notwithstanding 16.1.2.1, where the average lot frontage or lot area of residential lots determined pursuant to 16.1.2.1.a is less than the minimum requirements of the zoning by-law, consideration may be given to a minor variance.</p>	<p>Delete Section 16.1.2.2.</p>	<p>Section 16.1.2.2 notes that a minor variance may be considered if the requirements of the Zoning By-law are not met, which is not necessary in a policy document.</p>

Item	Current Policy	Amendment	Comment
S. 16.1.2 <input type="checkbox"/> Neighbourhoods <input type="checkbox"/> Residential			
16.	<p>16.1.2.5 Proposals for additional development on lands with existing apartment buildings will be subject to the following, in addition to other policies regarding medium and high density residential development in this Plan:</p> <ul style="list-style-type: none"> a. on lands designated Residential High Density, development in addition to existing buildings will be restricted to uses permitted in the Residential Medium Density designation; and b. b. as a condition of development, demonstrate the following: <ul style="list-style-type: none"> • that the site in its entirety meets site plan and landscaping requirements; • compliance with the property standards by-law; and • compliance with the applicable building code and fire code (i.e. the code in effect when the building was constructed). 	<p>Delete 16.1.2.5 a and b, and replace preamble: Proposals for additional development on lands with existing apartment buildings will recognize, and provide appropriate transition to, adjacent low density residential uses.</p>	<p>It is not necessary to restrict all infill on apartment sites to medium density residential to encourage alternative housing forms and price points.</p> <p>All development must meet site plan and landscaping requirements, policy is not required.</p>
Schedule Changes			
17.	Schedule 10 - Land Use	<p>Redesignate 363 Lakeshore Rd. E., 1015 Roosevelt Rd., 1020 Shaw Dr., 480 Lakeshore Rd. E. & 1022 & 1030 Greaves Ave. from Mixed Use to Residential High Density to reflect existing land use.</p>	<p>The sites with existing high density development were redesignated Mixed Use through the Lakeview Local Area Plan review, however based on the changes in this proposed amendment, it is more appropriate that they revert to high density residential designation.</p>

4. Proposed City-Initiated Amendments (#13) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation, Enforcement and Definitions			
1	Section 1.2 - Definitions	<p>"Amusement Arcade" means a building, structure or part thereof that is open to the public and contains more than two (2) amusement devices as defined in the City's Licensing By-law for use by the public, but shall not include premises in which more than two (2) amusement devices are being operated for a period of 14 days or less as a special fund raising event by or on behalf of a bona fide charitable organization.</p> <p>"Amusement Device" means a machine which through pin balls, electronic impulses or any other means provides a game or in any other manner amuses the user for a fee, but shall not include mechanical rides which are provided primarily for the amusement of children.</p>	Delete outdated terms and uses where they appear throughout By-law 0225-2007. An amusement arcade remains licensed for municipal input on locations.
2	Section 1.2 - Definitions	<p>"Manufacturing Facility" means a building, structure or part thereof, used for <u>the production of audio and video recording and/or</u> altering, assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing items either by hand or through the use of machinery and may include the temporary on-site storage of commercial motor vehicles (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s). (OMB, 2008 November 10)</p>	Update definition to clarify manufacturing includes audio and video production.
3	Section 1.2 - Definitions	"Office" means <u>the use of a building, structure</u> or part thereof, used for the practise of a profession, business or public administration that may include administrative or clerical functions.	Amend definition of office to reflect the permitted uses and not the actual building in which they may occur.
4	Section 1.2 - Definitions	"Office Building" means a building containing rooms or sets of rooms, used as a <u>place of business for non-manual professional or public administration work, that has shared entrance and exit facilities through a common lobby.</u>	Add definition of office building to differentiate between industrial multiple developments with office tenants and an office building in Employment Zones.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
5	Section 1.2 - Definitions	"Personal Service Establishment" means a building, structure or part thereof, where services are provided and administered to <u>for</u> individual and personal needs and where retail sale of goods accessory to the service provided is permitted and includes, but is not limited to, hair care, aesthetics, health and beauty <u>services</u> treatment, dressmaking, tailoring, shoe shining and repair, repair service , <u>tutoring</u> , laundromat, laundry depot and/or dry cleaning establishment.	Amend definition to clarify that service uses are not all "personal".
6	Section 1.2 - Definitions	"Recreational Establishment" means a building, structure or part thereof, designed and equipped to be used for athletic and leisure activities and may include such facilities as a fitness centre, racquet club, billiard hall, bowling alley, arena, curling rink, indoor facility used for golf, baseball or soccer, indoor playground or <u>pool</u> , and businesses such as music, martial arts and dance schools.	Amend definition to clarify that schools for interest and leisure pursuits are recreational in nature and not commercial schools.
7	Section 1.2 - Definitions	"Repair Establishment" means a building, structure or part thereof, used for the installation, repair and, servicing and maintenance of goods, large household appliances, such as refrigerators, freezers, <u>barbeques or lawnmowers</u> , stoves, dishwashers, clothes washers or dryers, or anything with a combustion engine and may include accessory retail sale <u>of these items.</u> goods.	Amend definition to separate repair services that are more industrial in nature.
8	Section 1.2 - Definitions	"Repair Service" means the repair of personal effects, household goods and small appliances, excluding the repair of large household appliances, such as refrigerators, freezers, stoves, dishwashers, clothes washers or dryers, or anything with a combustion engine.	Amend definition to remove repetitive wording and clarify the more retail nature of these facilities and permit in Commercial zones.
9	Section 1.2 - Definitions	"Commercial School" means a building, structure or part thereof, where <u>technical specialized instruction related to trades and professional learning is provided</u> and may include a business school, a trade school or a driving school <u>is provided.</u> a dance school, a music school, a martial arts school, or a tutoring school.	Amend definition to clarify that commercial schools are related to trades and professional learning.
10	Section 1.2 - Definitions	"Private School" means a building, structure or part thereof, where academic instruction in a full range of the subjects of the elementary or secondary school courses of study, <u>as required under the jurisdiction of the Province of Ontario</u> , is provided, and may include other educational activities and a nursery school.	Amend definition to clarify that private schools are to follow the Ontario curriculum.

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
11	Section 1.2 - Definitions	"Tutoring" means the provision of supplementary academic instruction.			Delete definition as it has been interpreted as a commercial school and could locate in non-residential areas where it is not a compatible use.
12	Section 1.2 - Definitions	"Warehouse/Distribution Facility" means a building, structure or part thereof, <u>used</u> for the storage and/or distribution of goods and may include the temporary on-site storage of commercial motor vehicles (ie. trucks, tractors and/or trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s) . (OMB, 2008 November 10)			Amend the definition to be consistent with the changes to the definition of Manufacturing Facility.
Part 2: General Provisions					
13	Article 2.1.2.1 Table 2.1.2.1.1 Minimum Separation Distance from Residential Zones	Line 9.0	Amusement Arcade	800.0 m	Delete separation distance requirement as use is being removed from the By-law. See Item #1.
14	Article 2.1.9.1 Table 2.1.9.1 Public School	Line 2.0	The following uses shall be permitted accessory to a public school : <u>tutoring</u> , and recreational, social, community and charitable activities.		Remove bolding from "tutoring". See Item #11.
15	Article 2.1.9.2 Table 2.1.9.2 Private School	Line 2.1	The following uses shall be permitted accessory to a private school : <u>tutoring</u> , and recreational, social, community and charitable activities.		Remove bolding from "tutoring". See Item #11.
		Line 3.2	The following uses shall be permitted accessory to a private school : <u>tutoring</u> , and recreational, social, community and charitable activities.		

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
16	Article 2.1.9.3 Table 2.1.9.3 Place of Religious Assembly	Line 2.1	<u>Tutoring and recreational uses</u> and a commercial school shall be permitted accessory to a place of religious assembly .	Remove bolding from "tutoring". See Item #11. Commercial schools and recreational uses are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency and commercial schools removed.
		Line 2.2	Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses</u> and commercial school uses .	
		Line 3.2	<u>Tutoring and recreational uses</u> and a commercial school shall be permitted accessory to a place of religious assembly .	
		Line 3.3.	Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses</u> and commercial school uses .	
17	Article 2.1.9.6 Table 2.1.9.6 Community Centre, Community Athletic Field, Public Walkway and/or Library	Line 4.0	The following uses shall be permitted accessory to a community centre and/or library , pro shop, snack bar, <u>tutoring, recreational uses</u> and commercial school .	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency.
18	Article 2.1.9.12 Table 2.1.9.12 Home Office	Line 1.0	A home office (excluding resident physician, dentist, drugless practitioner or health professional , or home occupation) is permitted within a dwelling unit .	Delete terminology as they are being removed from the By-law. See Item #30.

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
19	Subsection 2.1.31 Setback to Cemeteries	<u>2.1.31.1</u> All buildings and structures in any zone shall comply with the regulations contained in Table 2.1.31.1 - Minimum Setbacks to Cemeteries.			Currently there is no requirement for setbacks to cemeteries/graves off-site, only within the cemetery property itself. Regulations taken from Provincial legislation.
		<u>Line 1.0</u>	Minimum setback of all buildings and structures, parking areas, driveways, loading spaces and other paved areas in any zone adjacent to lands zoned OS3 Base Zone or OS3 Exception Zone.	the greater of 4.6 m or the required yard/setback.	
Part 3: Parking and Loading					
20	Sentence 3.1.1.8.2	Notwithstanding the regulations of Sentence 3.1.1.8.1, an on-site aisle is not required for lots used for detached, semi-detached, linked, street townhouse dwellings; detached, semi-detached and townhouse dwellings on a CEC-private road; or a duplex or a detached dwelling being used for a resident physician, dentist, drugless practitioner or health professional. (0297-2013), (0174-2017)			Delete terminology. See Item #30.
21	Table 3.1.2.1 Required Number of Parking Spaces for Residential Uses	Line 13.0	Resident Physician, Dentist, Drugless Practitioner or Health Professional.	5.0 spaces for office and detached dwelling, 4.0 of which may be tandem	Delete parking requirement. See Item #30.

#	SECTION NUMBER	PROPOSED REVISION			COMMENT/EXPLANATION
22	Table 3.1.2.2 Required Number of Parking Spaces for Non-Residential Uses	Line 31.1	Office ⁽⁶⁾ (0308-2011)	3.2 spaces per 100 m ² GFA - non-residential Where the non-office uses, including medical office and real estate office , are greater than 10% of the total GFA - non-residential of the an office building , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law	Only permit a parking reduction for non-office uses when they are located in an office building (now defined).
23		Line 31.4	Real Estate Office	6.5 spaces per 100 m² GFA - non-residential	Delete duplicate parking requirement as this can be blended with office uses.
24	Table 3.1.2.3 Mixed Use Development Shared Parking Formula	NOTE: (1)	Excludes resident physicians, dentists, drugless practitioners, health professionals, retirement buildings and long-term care buildings.		Delete terminology. See Item #30.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 4: Residential Zones			
25	Subsection 4.1.7 Setback to Railway Right-of-Way	The minimum setback for all dwellings from the closest exterior wall of a <u>dwelling unit</u> to a railway right-of-way shall be 30.0 m.	Clarify that the setback is to the residential structure and not accessory structures such as decks, porches and swimming pools.
26	Article 4.1.9.13 Driveways and Parking	For lots having a lot frontage of 18.0 m or greater, a driveway shall be subject to the following: (1) the maximum width shall be 8.5 m; (2) the maximum width may be increased to 10.5 m for that portion of the driveway that is within 6.0 m of the garage face and which is providing direct vehicular access to the garage ; (3) the driveway shall not cover more than 50% of the area of the front yard and/or exterior side yard . (0212-2015) See Illustration No. 11 - Section 1.3 - Illustrations.	Reword the provision to make it easier to read and clearly identify the three regulations.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
27	Subsection 4.1.15 Apartment Zones	4.1.15.1 Accessory <u>Additional</u> Uses Accessory <u>Additional</u> uses are permitted within RA1 to RA5 zones subject to the following provisions:	Replace defined term accessory with "additional" as a simpler way of describing uses.
		4.1.15.1.1 Accessory <u>Additional</u> uses are limited to a retail store, personal service establishment, financial institution, office and medical office - restricted ; (0325-2008)	
		4.1.15.1.2 An accessory use shall only be permitted in an apartment having 75 or more dwelling units , or in a long-term care building having 75 or more beds, or in a retirement building having 75 or more retirement dwelling units ; (0174-2017)	Remove restriction on the size of the building, it is irrelevant to the permission for additional commercial uses.
		4.1.15.1.3 The accessory <u>additional</u> use shall be wholly contained within the <u>building</u> dwelling and the entrance to the accessory use shall only be from within the dwelling;	Additional uses are no longer "tuck shops" and may have exterior entrances.
		4.1.15.1.4 An accessory <u>additional</u> use shall not be permitted above the first storey of an apartment, retirement building or long-term care building ; (0174-2017)	Replace defined term accessory with "additional" as a simpler way of describing uses.
		4.1.15.1.5 Each accessory use shall have maximum gross floor area -- non-residential of 186 m ² ;	The total size of additional uses will be limited by the footprint of the building. Individual unit size is not relevant.
		4.1.15.1.6 The maximum total gross floor area -- non-residential for all accessory uses shall be lesser of 10% of the total gross floor area -- apartment zone , or the gross floor area -- apartment zone of one storey of the dwelling; (0174-2017)	Floor area of additional uses is not limited to a percentage of the first storey.
		4.1.15.1.7 Additional on-site parking is not required for accessory <u>additional</u> uses permitted in Sentence 4.1.15.1.1.	

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
28	Article 4.1.15.3 4.1.21 Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings and stacked townhouses , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable. (0174-2017)	Add stacked townhouses as they also have rooftop access. Remove the word "stairs" as they will not go 6.0 m above the roof, and add the word "and elevator" to allow both elevator and stair enclosures to provide rooftop access. Renumber to 4.1.21.
29	Subsection 4.1.16 Home Occupations Clauses 4.1.16.1.1(1) and 4.1.16.1.1(4)	(1) <u>tutoring</u> ; (4) office (excluding resident physician, dentist, drugless practitioner or health professional's office).	Remove bolding from "tutoring". See Item #11. Delete terminology. See Item #30.
30	Subsection 4.1.17	Resident Physician, Dentist, Drugless Practitioner or Health Professional	Delete Subsection as the use is not appropriate in Residential zones. They have evolved from small offices to full clinics with a commercial character, and create traffic not typical on residential streets.
31	Subsection 4.1.18 Group Home	A group home shall only be permitted within a detached dwelling in a Residential Zone. subject to the following: (0379-2009) 4.1.18.1 A group home shall not be located within an 800.0 m radius of the lot line of an existing group home; 4.1.18.2 A group home shall be occupied by a maximum of eight (8) persons, exclusive of staff and/or receiving family. (0379-2009) 4.1.18.3 Parking shall be provided in compliance with the regulations in Table 3.1.2.1 contained in Article 3.1.2.1 of this By-law. (0308-2011)	Delete regulations for group homes that constitute "people zoning", but continue to define a group home and permit in detached dwellings.

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
32	Subsection 4.1.20 Second Unit Sentence 4.1.20.7.1	4.1.20.7.1 A landing at an entrance to a second unit shall have a maximum: (1) area of 0.85 m ² ; (2) height of 0.3 m; and, (3) projection of 0.9 m into a required yard .		Add a Sentence to reflect new Ontario Building Code (OBC) regulations, but maintain side yard setbacks to ensure proper drainage.
33	Table 4.2.1 R1 to R5 Permitted Uses and Zone Regulations	Line	Maximum driveway width (0190-2014)	Add reference to Note (4) to direct readers to Subsection 4.1.9.
		12.3	Add Note " ⁽⁴⁾ " to R1, R2, R3, R4 and R5 regulations	
34	Table: 4.2.2.30 Exception: R1-49	Delete Exception Table		Site has a R1-49 zone but is to be built to R3 zone provisions. Rezone site, change mapping.
35	Table: 4.2.3.52 Exception: R2-52 Clause 4.2.3.52.2(1)	4.2.3.52.2 (1) Real Estate Office		Delete. Use to be blended with offices. See Item #23.
36	Table 4.2.4 R3 Infill Exception Regulations	Line 10.0	Driveways may be constructed of a permeable type of material ✓	Delete. Consistent with other Infill regulations.
37	Table: 4.2.4.67 Exception: R3-67 Clause 4.2.4.67.2(1)	4.2.4.67.2 (1) Real Estate Office		Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
38	Table: 4.2.4.68 Exception: R3-68 Clause 4.2.4.68.2(1)	4.2.4.68.2 (1) Real Estate Office	Delete. Use to be blended with offices. See Item #23.
39	Table: 4.10.2.30 Exception: RM4-30 Sentence 4.10.2.30.5	4.10.2.30.5 <u>Tutoring and recreational uses</u> and a commercial school shall be permitted accessory to a place of religious assembly	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency of permitted uses.
40	Table: 4.10.2.30 Exception: RM4-30 Sentence 4.10.2.30.6	Maximum percentage of the total gross floor area - non-residential that may be used for accessory <u>tutoring and recreational uses</u> and commercial school uses to a place of religious assembly	Remove bolding from "tutoring". See Item #11. Commercial schools are being redefined, therefore recreational uses need to be added to the permissions to maintain consistency of permitted uses.
41	Table: 4.10.2.66 Exception: RM4-66 Clause 4.10.2.66.1(6)	4.10.2.66.1 (6) <u>Tutoring</u>	Remove bolding from "tutoring". See Item #11.
42	Table: 4.10.2.68 Exception: RM4-68 Clause 4.10.2.68.1(6)	4.10.2.68.1 (6) <u>Tutoring</u>	Remove bolding from "tutoring". See Item #11.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
43	Table: 4.15.3.6 Exception: RA2-6 Sentences 4.15.3.6.1 and 4.15.3.6.2	4.15.3.6.1 Minimum floor space index - apartment zone 1.0	Reinstate RA2-6 Exception Zone for the sites in Lakeview that are high density residential uses. See Items #80 & #89.
		4.15.3.6.2 Maximum floor space index - apartment zone 1.8	
44	Table: 4.15.3.15 Exception: RA2-15	Additional Permitted Use	Reinstate RA2-15 Exception Zone for the site in Lakeview that is more appropriately zoned for high density residential uses. See Items #81 & #88.
		4.15.3.15.1 (1) Townhouse Dwelling	
		Regulations	
		4.15.5.15.2 (1) maximum number of apartment dwelling units 119	

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
Part 6: Commercial Zones				
45	Table: 4.15.3.46 Exception: RA2-46 Sentence 4.15.3.46.1	4.15.3.46.1 (5) Real Estate Office		Delete. Use to be blended with offices. See Item #23.
46	Subsection 6.1.2 Regulations for Motor Vehicle Service Uses in a Commercial Zone Article 6.1.2.2	The maximum gross floor area - non-residential where a motor vehicle service use abuts a Residential Zone shall be 300 m ² , not including the convenience retail and service kiosk .		Add regulation that eliminates the need for Note (6) in Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations. See Item #55.
47	Table 6.2.1 C1 to C5 Permitted Uses and Zone Regulations	Line 2.1.1	Retail store less than or equal to 600 m² GFA - non-residential	Delete restriction on size of individual retail stores.
48		Line 2.1.2	Retail store greater than 600 m² GFA - non-residential	Delete as the size of individual retail stores does not need to be specified.
49		Line 2.2.10	Repair Establishment <u>Service</u>	Update use to reflect the household, retail nature of repair services.
50		Line 2.6.2	Amusement Arcade	Delete as a permitted use in C3 zones. See Item #1.
51		Line 10.0	MAXIMUM GROSS FLOOR AREA NON-RESIDENTIAL	

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
52	Table 6.2.1 C1 to C5 Permitted Uses and Zone Regulations (continued)	Line 10.1	MAXIMUM GROSS FLOOR AREA NON-RESIDENTIAL where a lot abuts a Residential Zone	Delete regulation in C1, C2 and C5 zones, as the size of a commercial plaza is determined by parking requirements and other regulations.
53		Line 12.0	MINIMUM LANDSCAPED BUFFER <u>AND AMENITY AREA</u>	Add amenity space regulations to the C4 zone for standalone apartment buildings, consistent with the back to back and stacked townhouse standards.
54		Line 12.5	<u>Minimum contiguous amenity area</u> ⁽⁶⁾ <u>The lesser of 2.8 m² per dwelling unit or 5% of the site area</u>	
55		NOTES: (6)	Not including the convenience retail and service kiosk <u>Minimum amenity area required for all apartments with greater than 20 dwelling units.</u>	Delete note and replace with a regulation. See Item #46. Add new note to clarify when an amenity area is required. See Item #53.
56		NOTES: (10)	Where a lot abuts a Residential Zone.	Delete. The maximum height applies to all sites zoned C3, unless amended through an Exception Zone.
57	Table: 6.2.2.2 Exception: C1-2	Delete Exception Table		Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
58	Table: 6.2.2.4 Exception: C1-4	Delete Exception Table		Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
59	Table: 6.2.2.6 Exception: C1-6	Delete Exception Table		Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
60	Table: 6.2.2.9 Exception: C1-9	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
61	Table: 6.2.2.15 Exception: C1-15 Clause 6.2.2.15.1(2) and Sentence 6.2.2.15.4	6.2.2.15.1 (2) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the bolding from "garden centre" in Sentence 6.2.2.15.4.
		6.2.2.15.4 Maximum area of an accessory outdoor garden centre <u>garden centre</u>	
62	Table: 6.2.2.23 Exception: C1-23	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. Relabel to C1-22 which has the same regulations. See Item #51.
63	Table: 6.2.3.2 Exception: C2-2	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
64	Table: 6.2.3.4 Exception: C2-4	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
65	Table: 6.2.3.6 Exception: C2-6	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
66	Table: 6.2.3.20 Exception: C2-20	Delete Exception Table	Site is vacant <input type="checkbox"/> exterior side yard setback is no longer relevant.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
67	Table: 6.2.4.3 Exception: C3-3 Clause 6.2.4.3.2(3) and Sentences 6.2.4.3.4, 6.2.4.3.5	6.2.4.3.2 (3) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the bolding from "garden centre".
		6.2.4.3.4 Maximum area used for an accessory outdoor garden centre <u>garden centre</u>	
		6.2.4.3.5 Minimum height of fencing or screening surrounding an accessory outdoor garden centre <u>garden centre</u>	
68	Table: 6.2.4.6 Exception: C3-6 Clause 6.2.4.6.1(2) and Sentence 6.2.4.6.3	6.2.4.6.1 (2) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right, and remove the bolding from "garden centre".
		6.2.4.6.3 Maximum area of an accessory outdoor garden centre <u>garden centre</u>	
69	Table: 6.2.4.25 Exception: C3-25	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
70	Table: 6.2.4.26 Exception: C3-26	Delete Exception Table	Maximum commercial gross floor area is determined by setbacks, parking and other regulations. See Item #51.
71	Table: 6.2.4.38 Exception: C3-38 Clause: 6.2.4.38.2(1)	6.2.4.38.2 (1) Amusement Arcade	Delete. Amusement arcade is being removed from the By-law. See Item #1.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
72	Table: 6.2.4.40 Exception: C3-40 Clause 6.2.4.40.1(3)	6.2.4.40.1 (3) Accessory outdoor garden centre	Delete additional permitted use as an accessory outdoor garden centre is permitted as of right.
73	Table: 6.2.4.45 Exception: C3-45 Clause 6.2.4.45.1(1)	6.2.4.45.1 (1) Beverage/Food Preparation Establishment	Delete additional permitted use as a beverage/food preparation establishment is permitted as of right in a C3 zone.
74	Table: 6.2.4.63 Exception: C3-63 Clause 6.2.4.63.1(8)	6.2.4.63.1 (8) Amusement Arcade	Delete. Amusement arcade is being removed from the By-law. See Item #1.
75	Table: 6.2.5.9 Exception: C4-9 Clause 6.2.5.9.1(1)	6.2.5.9.1 (1) Apartment	Delete, as an apartment is a permitted use as of right in a C4 zone.
76	Table: 6.2.5.31 Exception: C4-31	Delete Exception Table	This exception zone contains the same permissions as C4-24. Mapping to be amended.
77	Table: 6.2.5.55 Exception: C4-55 Clause 6.2.5.55.2(2)	6.2.5.55.2 (2) Real Estate Office	Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
78	Table: 6.2.5.60 Exception: C4-60 Tables 6.2.5.60.15 and 6.2.5.60.16	Office/Medical Office/ Financial Institution/ Real Estate Office	Delete. Use to be blended with offices. See Item #23.
79	Table: 6.2.5.62 Exception: C4-62 Clause 6.2.5.62.1 Tables 6.2.5.62.6, 6.2.5.62.7 and 6.2.5.62.8	6.2.5.62.1 (4) Home Furnishing Store	"Home furnishing store" was deleted from the By-law in 2015. Delete real estate office use, to be considered an office use with no separate distinction. See Item #23.
		Table Financial institution, real estate office and medical office 6.2.5.62.6	
		Table Real Estate Office 6.2.5.62.7	
		Table Real Estate Office 6.2.5.62.8	
80	Table: 6.2.5.69 Exception: C4-69	Delete Exception Table	Sites more appropriate as high density zones. Reinstate former zones RA2 and RA2-6. See Items #43 & #89.
81	Table: 6.2.5.70 Exception: C4-70	Delete Exception Table	Site more appropriate as high density zones. Reinstate former zone RA2-15. See Items #44 & #88.
Part 8: Employment Zones			
82	Table: 8.2.2.18 Exception: E1-18 Sentence 8.2.2.18.11	In an office building , where the non- office uses , including medical office and real estate office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
83	Table: 8.2.2.19 Exception: E1-19 Sentence 8.2.2.19.11	In an office building , where the non- office uses , including medical office and real estate office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.
84	Table: 8.2.2.27 Exception: E1-27 Sentence 8.2.2.27.9	In an office building , where the non- office uses , including medical office and real estate office , are greater than 20% of the total GFA - non-residential , separate parking will be required for all of such uses in accordance with the regulations contained in Table 3.1.2.2 of this By-law.	Delete. Use to be blended with offices. See Item #23.
85	Table: 8.2.3.13 Exception: E2-13	<u>Use Not Permitted</u> <u>8.2.3.13.1 (1) Composting Facility</u>	Delete outdated Exception Zone (property is currently vacant at 5809 Shawson Drive) and rezone 7500 Danbro Crescent to prohibit composting facilities in accordance with Council Resolution 0034-2019.
86	Table: 8.2.3.79 Exception: E2-79 Clause 8.2.3.79.1(1.1)	8.2.3.79.1 (1) C3 uses contained in Subsection 6.2.1 of this By-law; except: (1.1) Amusement Arcade	Delete Amusement arcade as it is being removed from the By-law. See Item #1.
Part 11: Parkway Belt Zones			
87	Table: 11.2.2.1 Exception: PB1-1 Sentence 11.2.2.1.5	" Accessory Commercial Uses " means a restaurant including an outdoor patio and an amusement arcade	Delete Amusement arcade as it is being removed from the By-law. See Item #1.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 13: Zoning Maps			
88	Map 06	C4-70 to RA2-15	Reinstate site back to high density. See Items #44& #81.
89	Map 07	C4-69 to RA2 (map only) C4-69 to RA2-6	Reinstate sites back to high density. See Items #43 & #80.
		C4-31 to C4-24	Both exceptions are the same. Delete one and change mapping.
90	Map 10	C2-4 to C2	Exception Table being deleted. See Item #51.
91	Map 21	C1-4 to C1 and C2-20 to C2	Exception Table being deleted. See Item #51.
92	Map 25	C1-6 to C1 OS2-G2	Exception Table being deleted. See Item #51. Rezone to recognize woodlot at South Common Park.
93	Map 27	C1-23 to C1-22	Combine zones with the same regulation.
94	Map 28	C2-6 to C2	Exception Table being deleted. See Item #51.
95	Map 29	C1-4 to C1	Exception Table being deleted. See Item #51.
96	Map 32	C1-6 to C1	Exception Table being deleted. See Item #51.
97	Map 35W	E2-13 to E2	Exception Table being deleted. See Item #85.
98	Map 38E	C1-2, C1-4, C1-6 to C1	Exception Table being deleted. See Item #51.
99	Map 38W	C1-6 to C1	Exception Table being deleted. See Item #51.
100	Map 39E	C2-2 to C2	Exception Table being deleted. See Item #51.
101	Map 45E	C1-9 to C1	Exception Table being deleted. See Item #51.
102	Map 53E	R1-49 to R3	Change map for property to be built to R3 standards. See Item #35.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 13: Zoning Maps			
103	Map 54W	E2-19 to E2-13	Reuse E2-13 to prohibit composting facilities on 7500 Danbro Crescent as per Council Resolution 0034-2019. See Item #85.

5. Land Use Policies and Regulations

Summary of Applicable Policies

The proposed official plan amendment and rezoning changes have been evaluated against Provincial Plans and policies as well as the Regional Official Plan and those contained in the Mississauga Official Plan.

The following table summarizes the, policy and regulatory

documents that affect this proposal. Following the table, is preliminary assessment of both the City of Mississauga Official Plan policies against provincial and regional planning tools and the proposal. The last table identifies the Mississauga Official Plan policies which will be used to evaluate the proposal.

Policy	Mississauga Official Plan (MOP) Policies	City Initiated Proposal
Provincial Policy Statement (PPS)	The existing policies of MOP are consistent with the PPS	The proposed amendments are consistent with the PPS
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	The existing policies of MOP conform with the <i>Growth Plan</i>	The proposed amendments are in conformity with the <i>Growth Plan</i>
Greenbelt Plan	n/a	n/a
Parkway Belt Plan	n/a	n/a
Region of Peel Official Plan	The existing policies of MOP are consistent with the ROP	The proposed amendments are exempt from Regional approval
Mississauga Official Plan	High Density Residential, Mixed Use and Neighbourhood policies	A number of sections of Mississauga Official Plan are proposed to be amended for conformity with the Zoning By-law, current land use, clarity and based on (former) Ontario Municipal Board decisions. The lands are located in Clarkson-Lorne Park, Applewood, East Credit, Erindale, and Lisgar Neighbourhoods. General amendments are also proposed to the Residential, Mixed Use, Convenience Commercial and Neighbourhood policies.
Zoning By-law 225-2007	Definitions, Residential, Commercial regulations	The proposed changes to the zoning regulations are summarized in Part 4 of this Appendix.

Planning Act, Provincial Policy Statement (PPS) and Growth Plan Analysis

Consistency with Provincial Policy Statement 2014

The *Provincial Policy Statement* 2014 (PPS) is issued under Section 3 of the *Planning Act* and all decisions affecting land use planning matters "shall be consistent" with the *Provincial Policy Statement*.

The following table has been prepared to demonstrate how MOP policies are consistent with the *Planning Act* and the relevant PPS policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed amendments are consistent with PPS and MOP policies (i.e. "City Initiated Proposal" column). Only key policies relevant to the application have been

included, and the table should be considered a general summary of the intent of the policies.

Official Plan Amendment No. 47 to MOP added and amended policies in the Official Plan so that it is consistent with the PPS. This amendment came into force on May 18, 2016.

Consistency Analysis

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	City Initiated Proposal
1.0 Building Strong Healthy Communities		
General Statement of Intent: Promoting efficient land use and development patterns are important to sustainable, liveable, healthy, resilient communities, protecting the environment, public health and safety and facilitating economic growth.	Section 9.2, Build a Desirable Urban Form, states that sites will be developed to require properties to develop in a manner that contributes to the overall vision of the City.	Maintaining current and relevant policies in MOP ensures that development applications are assessed under policies that reflect Provincial goals of healthy, growing communities (PPS 1.1.1a). Proposed MOP policies and zoning regulations have regard for issues such as site design, CPTED principles and health and safety concerns (PPS 1.1.1c)
1.1.3.2 Land use patterns within settlement areas shall be based on: a) Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources are appropriate for and efficiently use infrastructure and public service facilities minimize negative impacts to air quality and climate change and promote energy efficiency support active transportation are transit supportive b) A range of uses and opportunities for intensification and redevelopment in accordance with criteria in 1.1.3.3	Chapter 5, Direct Growth, meets the intent of these policies by identifying the type of growth that is relevant in each level of the City Structure. The City Structure identifies the areas for most and least intensification in the City, so that ranges of housing types can be accommodated and infrastructure can be efficiently utilized.	Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications. The proposed changes are consistent with the PPS.
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment where it can be accommodated taking into account building stock, brownfields, availability of infrastructure and public service facilities required to accommodate projected needs.	See above re: Chapter 5, Direct Growth.	
1.1.3.4 Appropriate development standards should facilitate intensification, redevelopment and compact form, while mitigating risks to public health and safety.	Section 4.5 of Vision sets out guiding principles for development in the City, including directing growth to areas that will support higher order transit and protecting stable areas.	Recommended policy amendments to address transition of heights when infill development is considered on a high density residential site meets the intent of this Policy.

Provincial Policy Statement (PPS)	Mississauga Official Plan Policies (MOP)	City Initiated Proposal
	Themes of quality of life and livability are referenced in Chapters 4, 5 and 9 of MOP.	
4.0 Implementation and Interpretation		
General Statement of Intent: Provides direction on how the <i>Provincial Policy Statement</i> is to be implemented and interpreted. 4.2 Decisions of the council of a municipality shall be consistent with the Provincial Policy Statement 4.7 The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement	MOP policies were written in conformity with the hierarchy of Provincial and Regional policy documents. The Council decision to approve MOP, and all subsequent decisions to amend this document, must conform or be consistent with these overarching documents. Chapter 1, Introduction, notes that "the vision and planning direction that the City of Mississauga supports is consistent with recent Provincial policy initiatives."	As outlined in this table, the policies of Mississauga Official Plan and the proposed City initiated amendments are consistent with relevant policies of the PPS. Maintaining current and relevant policies in MOP ensures that development applications are assessed under policies that reflect Provincial goals of healthy, growing communities.

Conformity with Growth Plan 2017

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) (2017) was issued under Section 7 of the Places to Grow Act and all decisions affecting lands within this area will conform to this Plan.

The following table has been prepared to demonstrate how MOP policies conform to the relevant Growth Plan policies (i.e. "Mississauga Official Plan Policies" column). In addition, the table provides a preliminary assessment as to how the proposed

development conforms to Growth Plan and MOP policies (i.e. "City Initiated Proposal" column). Only key policies relevant to the application(s) have been included, and that table should be considered a general summary of the intent of the policies.

MOP was prepared and approved in accordance with the Growth Plan 2006. Mississauga is in the process of reviewing MOP policies to ensure conformity with the new Growth Plan 2017. The development application has been reviewed against Growth Plan 2017 policy direction to ensure conformity.

Conformity Analysis

<i>Growth Plan for the Greater Golden Horseshoe</i>	<i>Mississauga Official Plan Policies (MOP)</i>	<i>City Initiated Proposal</i>
1.1 The Greater Golden Horseshoe		
General Statement of Intent: The Greater Golden Horseshoe plays an important role in accommodating growth, however, the magnitude of anticipated growth will present challenges to infrastructure, congestion, sprawl, healthy communities, climate change and healthy environment	Chapter 5, Direct Growth, meets the intent of these policies by identifying the type of growth that is relevant in each level of the City Structure. The City Structure identifies the areas for most and least intensification in the City, so that ranges of housing types can be accommodated and infrastructure can be efficiently utilized	Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner. Proposed changes conform to the Growth Plan.
1.2 The Growth Plan for the Greater Golden Horseshoe		
General Statement of Intent: The Vision for the Greater Golden Horseshoe is that it will be a great place to live, supported by a strong economy, a clean and healthy environment, and social equity, with an extraordinary waterfront.	The vision for Mississauga is that it will be a beautiful sustainable city that protects its natural and cultural heritage resources and its established stable neighbourhoods (MOP, Chapter 4). The City is planning for a strong economy supported by a range of mobility options and a variety of housing and community infrastructure to create distinct, complete communities. MOP directs growth to areas that support existing and planned transit facilities and other infrastructure (MOP Section 4.5).	The proposed policy amendments conform to the vision for the GGH.
1.2.1 Guiding Principles		
General Statement of Intent for this Section: The policies of this Plan are based on the following principles: <ol style="list-style-type: none"> Complete communities Prioritize intensification Provide flexibility to capitalize on new employment opportunities Support a range and mix of housing options Integrate land use planning and investment in infrastructure Provide different approaches to manage growth that recognize diversity of communities Protect natural heritage, hydrologic, landforms Conserve and promote cultural heritage Integrate climate change considerations 	MOP policies include but are not limited to: <ol style="list-style-type: none"> Providing for a mix of land uses in a vibrant pedestrian oriented environment (MOP section 5.3.3.) Providing for a range of housing types to meet the needs of the adjacent population as they move through their lifecycle. 	Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner.

1.2.2 Legislative Authority		
General Statement of Intent: All decisions made on or after July 1, 2017 will conform with this Plan		As illustrated through this Table, MOP generally conforms to the Growth Plan.
1.2.3 How to Read this Plan		
General Statement of Intent for this Section: Outlines the relationship between the Growth Plan and other planning documents, and how to read the plan		The proposed policy amendments have been reviewed in the context of the Growth Plan.
2. Where and How to Grow		
2.1 Context		
General Statement of Intent: This Plan is about building compact and complete communities. Better use of land and infrastructure can be made by prioritizing intensification, building compact and complete communities, and increasing the modal share for transit and active transportation.		Clarifying the difference between high density residential and mixed use developments ensures that the appropriate planning justification documents can be prepared for application review, providing staff with relevant information to assess planning applications in an efficient manner.
2.2 Policies For Where and How To Grow		
2.2.6 Housing		
General Statement of Intent: A range and mix of housing is to be provided, including affordable housing. A housing strategy prepared by the Region is an important tool that can be used.	Section 7, Complete Communities 7.1.3 In order to create a complete community and develop a built environment supportive of public health, the City will: a. encourage compact, mixed use development that reduces travel needs by integrating residential, commercial, employment, community, and recreational land uses; d. encourage land use planning practices conducive to good public health. 7.2.2 Mississauga will provide opportunities for: a. the development of a range of housing choices in terms of type, tenure and price;	Some of the proposed amendments will facilitate developments that conform to the Growth Plan.
5 Implementation		
Statement of Intent: Comprehensive municipal implementation is required to implement the Growth Plan. Where a municipality must decide on planning matters before its official plan has been updated it must still consider impact of decision as it relates to the policy of the plan.		Not directly applicable, as these policies speak to interpretation and how to read the plan. See Part 1 of MOP.

The policies of this section address implementation matters such as: how to interpret the plan, supplementary direction on how the Province will implement, co-ordinate the implementation, use of growth forecasts and targets, performance indicators and monitoring, interpretation of schedules and appendices.		
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Region of Peel Official Plan

The Region of Peel approved MOP on September 22, 2011. The proposed amendments to Mississauga Official Plan were sent to the Region, who have advised that in their current state, the amendments meet the requirements for exemption from Regional approval. Local official plan amendments are generally

exempt from approval where they have had regard for the Provincial Policy Statement and applicable Provincial Plans, where the approval process was completed in accordance with the Planning Act and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment.

Relevant Mississauga Official Plan Policies

There are other policies in Mississauga Official Plan (MOP) that are also applicable in the review of this/these amendments, some of which are found below.

	Specific Policies	General Intent
Chapter 4 Vision	Section 4.4.2 Section 4.4.5 Section 4.5	Mississauga will provide the guiding principles that are to assist in implementing the long-term land use, growth and development plan for Mississauga and sets out how the City will achieve these guiding principles.
Chapter 5 Direct Growth	Section 5.1.4 Section 5.1.6 Section 5.1.9	Most of Mississauga's future growth will be directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of live/work opportunities. New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure.
Chapter 7 Complete Communities	Section 7.1.1 Section 7.1.3 Section 7.1.6	The official plan supports the creation of complete communities and that meet the day-to-day needs of people through all stages of their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues. The provision of suitable housing is important to ensure that youth, older adults and immigrants thrive. Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of

	Specific Policies	General Intent
	<p>Section 7.2 Housing</p> <p>Section 7.2.1 Section 7.2.2 Section 7.2.8 Section 7.2.9</p>	<p>Mississauga residents.</p> <p>Mississauga will provide opportunities for:</p> <p>The development of a range of housing choices in terms of type, tenure and price: The production of a variety of affordable dwelling types for both the ownership and rental markets; and, The production of housing for those with special needs, such as housing for the elderly and shelters.</p> <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged.</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes.</p> <p>Housing is to be provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</p>
Chapter 9 Build a Desirable Urban Form	<p>Section 9.1.1 Section 9.1.2 Section 9.5 (various sections)</p>	<p>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill "fits" within the existing urban context and minimizes undue impacts on adjacent properties.</p> <p>Buildings and site design will be compatible with site conditions, the surrounding context and surrounding landscape of the existing or planned character of the area. Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. 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.</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p>
Chapter 10 Foster a Strong Economy	<p>Section 10.4 Retail</p>	<p>The proposed amendments support the policy that states that retail uses in Neighbourhoods will be encouraged to develop in combination with residential and office uses.</p> <p>10.4.3 Retail uses may be permitted within Neighbourhoods to provide retail uses convenient to the local residents. Character Area policies or local area plans will identify appropriate locations and types of uses.</p>

	Specific Policies	General Intent
Chapter 11 General Land Use Designation	Section 11.2.6	Some of these policies are proposed to be amended to more accurately reflect the intent of mixed use developments.
Chapter 16 Neighbour- hoods	Section 16.1.2	The proposed amendments to this section clarify the intent of infill residential development in low density neighbourhoods while maintaining existing character and context. Other amendments will facilitate medium density infill on high density sites.
Chapter 19 Implementation	Section 19.5.1	This section contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment. Although staff do not need to submit planning reports, the proposed amendments must meet the following policy: <ul style="list-style-type: none"> the amendments 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;

REPORT 8 - 2019

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its eighth report for 2019 and recommends:

PDC-0035-2019

That the report dated April 5, 2019, from the Commissioner of Planning and Building regarding potential zoning by-law amendments for accessory buildings and structures under File CD.06 ACC (All Wards), be received for information.

PDC-0036-2019

1. That the report dated April 5, 2019, from the Commissioner of Planning and Building regarding the initial submission of the Lakeview Waterfront Draft Master Plan by Lakeview Community Partners Limited, be received for information.
2. That three oral submissions be received.
(Ward 1)

PDC-0037-2019

1. That the applications under File OZ 16/012 W2, Trig Investments Inc., 1137 & 1141 Clarkson Road North to amend Mississauga Official Plan from Residential Low Density I – Exempt Site 2 & Residential Low Density I to Mixed Use; to change the zoning to C4 (Mainstreet Commercial) and R3 1 (Detached Dwellings – Typical Lots) to permit two detached homes fronting Hollow Oak Terrace and commercial and office uses for the lands fronting onto Clarkson Road North, be approved subject to the conditions referenced in the staff report dated April 15, 2019, from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
3. 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.
4. That 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.
(Ward 2)

PDC-0038-2019

1. That the application under File OZ 17/022 W1, Medhat and Samia Elias, 9 Benson Avenue to change the zoning to RM7-Exception (Detached, Semi-detached, Duplex and Triplex) to permit a fourth residential unit in the existing triplex, be approved subject to the conditions referenced in the staff report dated April 5, 2019 from the Commissioner of Planning and Building.
 2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
 3. 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.
 4. That 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.
- (Ward 1)

REPORT 9 - 2019

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its ninth report for 2019 and recommends:

GC-0223-2019

That the deputation by Orville Edwards, Community Development and Vjayanthi Janakiraman, Youth President Mississauga Youth Advisory Council regarding National Youth Week be received.

GC-0224-2019

That the deputation by Tim Beckett, Fire Chief and Teresa Burgess, Manager of Emergency Management regarding Emergency Preparedness Week be received.

GC-0225-2019

That the deputation by Nick Michael, N Barry Lyons Consultants regarding the 2019 Development Costs Review – The Effect of Development-Related Costs on Housing Affordability be received.

GC-0226-2019

That the deputation by Daryl Chong, President & CEO, Greater Toronto Apartment Association regarding the 2019 Development Costs Review – The Effect of Development-Related Costs on Housing Affordability be received.

GC-0227-2019

That the deputation by Michelle Berquist, Project Leader, Transportation Planning regarding the Transportation Master Plan be received.

GC-0228-2019

That the Vision, Goals, and Actions of the Mississauga Transportation Master Plan, attached as Appendix 2 to the report entitled “Mississauga Transportation Master Plan” dated April 17, 2019 from the Commissioner of Transportation and Works, be endorsed.

GC-0229-2019

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to implement lower driveway boulevard parking between the curb and sidewalk, at any time on both sides of Hollymount Drive, as outlined in the report from the Commissioner of Transportation and Works, dated April 9, 2019, entitled “Lower Driveway Boulevard Parking – Hollymount Drive (Ward 5)”. (Ward 5)

GC-0230-2019

1. That a by-law be enacted to authorize the Commissioner of Community Services and the City Clerk or their respective designate, on behalf of The Corporation of the City of Mississauga, to execute an amendment to the current Master Outdoor Advertising Agreement with Van Horne Outdoor LP (VHO) to add the two new proposed locations for digital signs to the existing agreement, with the condition that VHO has obtained all required permits or approvals from the respective owner of each locations to construct such digital signs including all necessary agreements and documents ancillary thereto, in a form satisfactory to Legal Services.
2. That all necessary by-law(s) be enacted.

GC-0231-2019

1. That the report of the Commissioner of Corporate Services and Chief Financial Officer dated April 10, 2019 entitled "2019 Tax Ratios, Rates and Due Dates" be received.
2. That the 2019 net operating municipal property tax levy be approved at \$510,906,789.
3. That the 2019 tax ratios for the City of Mississauga be approved as follows:

Residential	1.000000
Commercial	1.500745
Industrial	1.626610
Multi-residential	1.346114
New multi-residential	1.000000
Pipeline	1.275769
Farmland	0.250000
Managed Forest	0.250000
4. That 2019 tax rates for the City of Mississauga be established as outlined in Appendix 1 of this report.
5. That the 2019 residential property tax due dates be set for July 4th, August 1st, and September 5th, 2019.
6. That the 2019 non-residential property tax due date be set for August 1st, 2019.
7. That the 2019 due dates for properties enrolled in the City's Pre-authorized Tax Payment Plan be set based on their chosen withdrawal date.
8. That the 2019 budgets of the Clarkson, Port Credit, Streetsville, and Malton Business Improvement Areas (BIAs) as set out in Appendix 2 requiring tax levies of \$73,000,

\$856,533, \$387,313 and \$146,140 respectively, be approved as submitted, and that the necessary budget adjustments be made.

9. That the rates to levy the 2019 taxes for the Clarkson, Port Credit, Streetsville, and Malton BIAs be established as set out in Appendix 3 to this report.
10. That the 2019 operating budget be adjusted to reflect a transfer to the Capital Reserve Fund (#33121) in the amount of \$292,059.
11. And that the necessary by-laws be enacted.

GC-0232-2019

1. That the Corporate Report titled "Surplus Declaration of City lands adjacent to 731 Sir Richard's Road" dated April 8, 2019 from the Commissioner of Corporate Services & Chief Financial Officer, be received.
2. That City lands adjacent to 731 Sir Richard's Road, located south of The Queensway between Oneida Crescent and Pineneedle Row, containing an area of approximately 370 square meters (3,983 square feet), be declared surplus to the City's requirements for the purpose of sale to the abutting owner of 731 Sir Richard's Road, legally described under the Land Titles Act as PIN #s13359-2465 (LT), 13359-2459 (LT) and 13359-2462 (LT), in the City of Mississauga, Regional Municipality of Peel, in Ward 7.
3. That Realty Services staff be authorized to proceed to dispose of the subject lands to be declared surplus, at fair market value.
4. That all steps necessary to comply with the requirements of Section 2.(1) of the City Notice by-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week prior to the execution of an agreement for the sale of the subject lands.

(Ward 7)

GC-0233-2019

1. That the Purchasing Agent be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and HLP, Inc. for the supply of Chameleon software maintenance and support at an estimated cost of \$72,000 USD exclusive of taxes, based on a three year contract term with an option to extend for two additional one year renewal terms as detailed in the Contract Renewals for HLP, Inc. (Chameleon, Animal Licenses) and Enghouse Transportation Ltd. (Interactive Voice Response to Hastus System) Corporate Report Dated April 8, 2019, by the Commissioner of Corporate Services and Chief Financial Officer, in accordance with the City's Purchasing By-law 374-06, as amended.

2. That the Purchasing Agent be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and Enghouse Transportation Ltd. for professional services and the supply of Busline Interactive Voice Response software maintenance and support at an estimated cost of \$177,952 CAD exclusive of taxes, based on a three year contract term with an option to extend for two additional one year renewal terms as detailed in the Contract Renewals for HLP, Inc. (Chameleon, Animal Licenses) and Enghouse Transportation Ltd. (Interactive Voice Response to Hastus System) Corporate Report Dated April 8, 2019, by the Commissioner of Corporate Services and Chief Financial Officer, in accordance with the City's Purchasing By-law 374-06, as amended.
3. That Council approve HLP, Inc. (Chameleon, Animal Licenses) and Enghouse Transportation Ltd. (Interactive Voice Response to Hastus System) as a "City Standard" for the next five years in accordance with the City's Purchasing By-law 374-06 as amended.

GC-0234-2019

That Councillor Matt Mahoney be appointed Chair of the Environmental Action Committee for the term ending November 14, 2022 or until a successor is appointed.
(EAC-0006-2019)

GC-0235-2019

That Councillor Stephen Dasko be appointed Vice-Chair of the Environmental Action Committee for the term ending November 14, 2022 or until a successor is appointed.
(EAC-0007-2019)

GC-0236-2019

That the deputation by Brad Butt, Vice-President, Government & Stakeholder Relations, Mississauga Board of Trade (MBOT) to speak on the Overview of Climate Smart Business Program be received.
(EAC-0008-2019)

GC-0237-2019

That the deputation and associated presentation by Natalie Adams, Sustainable Procurement Coordinator to present on the Sustainable Procurement Policy be received.
(EAC-0009-2019)

GC-0238-2019

That the deputation and associated presentation by Anthea Foyer, Project Leader Smart Cities to present on the Smart City Master Plan be received.
(EAC-0010-2019)

GC-0239-2019

That the Group Member Appointments to Environmental Action Committee be deferred to the next EAC meeting for further discussion.

(EAC-0011-2019)

GC-0240-2019

That Peter Westbrook be appointed as Chair of the Traffic Safety Council for the term ending in November 14, 2022 or until a successor is appointed.

(TSC-0018-2019)

GC-0241-2019

That Louise Goegan be appointed as Vice-Chair of the Traffic Safety Council for the term ending in November 14, 2022 or until a successor is appointed.

(TSC-0019-2019)

GC-0242-2019

1. That the request for the placement of a crossing guard at the intersection of Artesian Drive and Fullwell Road, for the students attending Artesian Drive Public School, be denied as the warrants are not met.
2. That Transportation and Works be requested to review the signage and to replace faded signage on Artesian Drive, Dunoon Drive and Fullwell Road.
3. That Parking Enforcement be requested to enforce "No Stopping" zones on Artesian Drive, Dunoon Drive and Fullwell Road once signage in place.
4. That Transportation and Works road safety be requested to review the intersection of Fullwell Road and Artesian Drive for consideration of suitability for the implementation of a crossover.
5. That the principal of Artesian Drive Public School be requested to remind parents to use the kiss and ride in the morning instead of parking on Fullwell Road and Dunoon Drive.

(Ward 8)

(TSC-0020-2019)

GC-0243-2019

That the request for the placement of a crossing guard at the intersection of Rathburn Road and Confederation Parkway, for the students attending Corpus Christi Catholic Elementary School, be denied as the warrants are not met.

(Ward 4)

(TSC-0021-2019)

GC-0244-2019

1. That the request for the placement of a crossing guard at the intersection of Kelly Road and Constable Road for the students attending Hillside Public school, be denied as the warrants have not been met.

2. That Transportation and Works be requested to install a speed board on Kelly Road in the area of Hillside Public School.

(Ward 2)

(TSC-0022-2019)

GC-0245-2019

That the warrants have been met for the placement of a school crossing guard at the intersection of Kelly Road and Truscott Drive for the students attending Hillside Public School.

(Ward 2)

(TSC-0023-2019)

GC-0246-2019

1. That the request for the placement of a crossing guard located at the intersection of Daralea Heights and Mississauga Valley Boulevard for the students attending Canadian Martyrs Catholic Elementary School and Briarwood Public School, be denied as the warrants are not met.
2. That Transportation and Works be requested to paint zebra markings on the north and east legs and paint stop bars on all three legs at the intersection of Daralea Heights and Mississauga Valley Boulevard, for the students attending Canadian Martyrs Catholic Elementary School and Briarwood Public School.
3. That Transportation and Works be requested to review and replace faded signage at the intersection of Daralea Heights and Mississauga Valley Boulevard.

(Ward 4)

(TSC-0024-2019)

GC-0247-2019

1. That the request for the placement of a crossing guard at the intersection of Confederation Parkway and Prince of Wales Drive for the students attending Corpus Christi Catholic Elementary School, be denied as the warrants are not met.
2. That Transportation and Works be requested to review and replace faded signage at the intersection of Confederation Parkway and Prince of Wales Drive.

(Ward 4)

(TSC-0025-2019)

GC-0248-2019

That Sushil Kumra, Citizen Member of Traffic Safety Council be appointed to the Road Safety Committee as the representative for the Traffic Safety Council.

(TSC-0026-2019)

GC-0249-2019

That the Transportation and Works Action Items List for March 2019 be received for information.

(TSC-0027-2019)

GC-0250-2019

That the Traffic Safety Council Site Inspections Statistics Report up to April 24, 2019, be received for information.

(TSC-0028-2019)

GC-0251-2019

1. That the Principal of St. Timothy Catholic Elementary School be requested to remind parents not to stop to drop off students in the "No Stopping" zone on Florian Road in front of and near the walkway at the rear of St. Timothy Catholic Elementary School and instead park on Florian Road where it is legal to park.
2. That the Dufferin-Peel Catholic District School Board be requested to review the operation of the kiss and ride in front of St. Timothy Catholic Elementary School.

(Ward 7)

(TSC-0029-2019)

GC-0252-2019

That the Parking Enforcement in School Zone Report for March 2019 be received for information.

(TSC-0030-2019)

GC-0253-2019

1. That the crossing guard located at the intersection of Truscott Drive and Buckby Road for the students attending St. Helen Catholic Elementary School and Hillside Public School be removed effective June 29, 2019, as the warrants are not met for the retention of the crossing guard.
2. That the Principals of St. Helen Catholic Elementary School and Hillside Public School be requested to notify the parents and students prior to June 1, 2019, that the crossing guard located at Truscott Drive and Buckby Road will be removed.
3. That the Principal of Hillside Public School be requested to remind students and parents to cross Truscott Drive with the new school crossing guard at Kelly Road and Truscott Drive.
4. That Transportation and Works be requested to paint crosswalk lines on the south leg of the intersection across Buckby Road, for the students attending St. Helen Catholic Elementary School and Hillside Public School.
5. That Traffic Safety Council be requested to re-inspect the intersection of Truscott Drive and Buckby Road in October 2019, for the students attending St. Helen Catholic Elementary School and Hillside Public School.

(Ward 2)

(TSC-0031-2019)

GC-0254-2019

1. That the report dated April 23, 2019, entitled “The Effect of Development-Related Costs on Housing Affordability” from the Commissioner of Corporate Services and Chief Financial Officer be received for information.
2. That the report entitled “Discussion Paper: The Effect of Development-Related Costs on Housing Affordability” (Appendix 1) from N. Barry Lyon Consultants Ltd with Hemson Consulting Ltd. be received.

GC-0255-2019

That Councillor Starr be appointed as Chair of the Towing Industry Advisory Committee for a term ending November 14, 2022 or until a successor is appointed.
(TIAC-0002-2019)

GC-0256-2019

That Councillor Carlson be appointed as the Vice-Chair of the Towing Industry Advisory Committee for a term ending November 14, 2022 or until a successor is appointed.
(TIAC-0003-2019)

GC-0257-2019

That the report from the Commissioner of Transportation and Works dated April 11, 2019 entitled “Update Report on Tow Truck Chasing in the City of Mississauga”, be received for information.
(TIAC-0004-2019)

GC-0258-2019

That the amended 2019 Towing Industry Advisory Committee Action List be received.
(TIAC-0005-2019)

GC-0259-2019

That the closed session corporate report entitled Security Enhancements for the Civic Precinct be deferred to a future meeting.

GC-0260-2019

That the closed session education session regarding the 2019 DC Study and Second Units be received.

GC-0261-2019

That Council receive the report of the City Solicitor dated April 30, 2019 concerning the Peel Region Purchasing By-law and contracts with Deloitte LLP and Watson & Associates Economists Ltd.

GC-0262-2019

That the closed session report dated April 30, 2019 from Mary Ellen Bench, City Solicitor entitled Region of Peel Purchasing By-law and contracts with Deloitte LLP and Watson & Associates Economists Ltd. be made public.

To Whom It may concern.

My name is Giovanni Spagnolo . I am writing this letter to acquire a Special Occasions Permit (SOP). We are holding the event at Scooters Roller Palace on June 28th 2019 for the Canada Day long weekend.

We held the last event April 18th 2019 and it was a success! Everyone had a great time and we are being asked to do another.

Information on the event is as follows:

Location:

Scooters Roller Palace : 2105 Royal Windsor Dr Mississauga

Date:

Friday June 28th 2019

Time:

Start Time: 10pm End Time: 3am *We will be serving alcohol till 2am as last call will be at 1:45am.*

Price:

Tickets will be sold online at tcketgateway.ca for \$30 as well as the venue. This includes the skate and safety rentals.

Attendees:

600 people Max tickets selling.

Private/Public:

Public event

Entertainment:

I am 1/4 DJS providing entertainment for this event. Music played will be Old School and Disco Music.

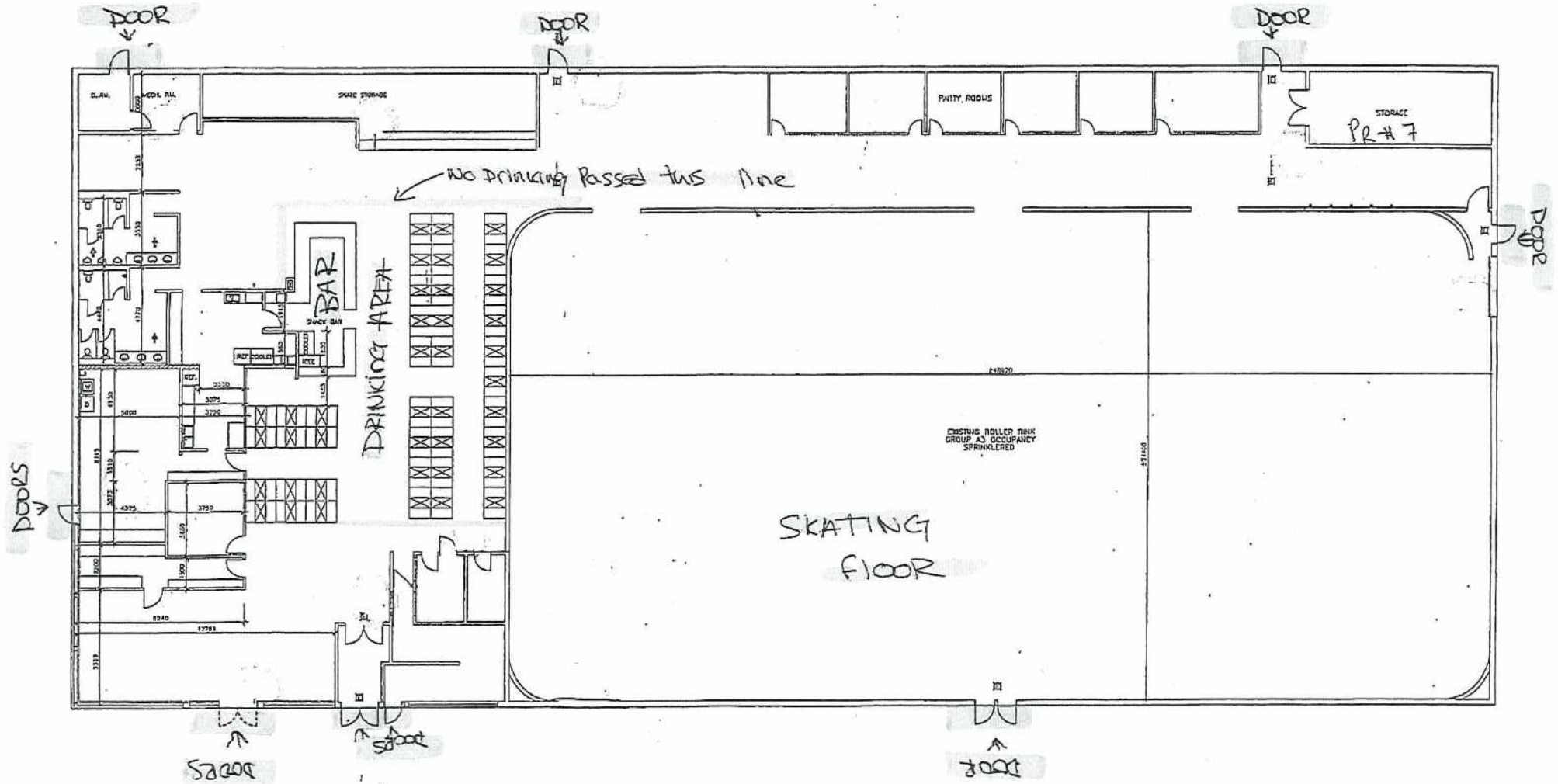
Event details:

Old-School/Disco Party. 19+and ID checking will be strict. 12 Security guards will be provided. No skating and drinking policy. Attendees who are drinking will be in a designated area (Snack bar - Please view the drawing attached for better understanding)

Food:

Pizza, Hot Dogs and snacks will be served throughout the night.

Scooters Roller Palace



CANADA DAY LONG WEEKEND
FRIDAY JUNE 28TH

LIMITED EARLY BIRD TICKETS
AVAILABLE ONLINE MAY 1ST



ONLINE TICKETS AVAILABLE AT
TICKETGATEWAY.COM

I.D. REQUIRED +19 EVENT

FOLLOW US ON INSTAGRAM
@ROLLOUT.TO

2105 ROYAL WINDSOR DRIVE, MISSISSAUGA

SKATE AT YOUR OWN RISK

Draft Motion (Item 16.2.)

WHEREAS Section 26(1) of the *Planning Act* requires that the council of a municipality that adopted a new official plan revise the plan no less frequently than ten years after the plan comes into effect;

AND WHEREAS the official plan for Mississauga was adopted by City Council on September 29, 2010 and came into effect on November 14, 2012 when the Ontario Municipal Board approved Mississauga Official Plan with some modifications and except for those policies still under appeal;

AND WHEREAS Section 26(3) of the *Planning Act*, requires that before revising the official plan a special meeting of council, open to the public, be held to discuss the revisions that may be required to the official plan;

NOW THEREFORE BE IT RESOLVED THAT a special meeting of City Council that is open to the public be held on June 10, 2019 to discuss the revisions that may be required to Mississauga Official Plan.