
Planning and Development Committee

Date

2019/04/15

Time

1:30 PM

Location

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

Members

Councillor George Carlson	Ward 11 (Chair)
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

Contact

Angie Melo, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5423
angie.melo@mississauga.ca

Find it Online

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

PUBLIC MEETING STATEMENT: In accordance with the *Ontario Planning Act*, if you do not make a verbal submission to the Committee or Council, or make a written submission prior to City Council making a decision on the proposal, you will not be entitled to appeal the decision of the City of Mississauga to the Local Planning and Appeals Tribunal (LPAT), and may not be added as a party to the hearing of an appeal before the LPAT.

Send written submissions or request notification of future meetings to:

Mississauga City Council Attn: Development Assistant
c/o Planning and Building Department – 6th Floor
300 City Centre Drive, Mississauga, ON, L5B 3C1
Or Email: application.info@mississauga.ca

1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. MINUTES OF PREVIOUS MEETING
Approval of March 18, 2019
4. MATTERS TO BE CONSIDERED
 - 4.1. RECOMMENDATION REPORT (WARD 2)
Sign Variance Application to permit a second story projecting sign with electronic changing copy, encroaching on to City property and to permit a fascia sign above the upper limit of the first floor
1699 Lakeshore Road West
Applicant: Top Mortgages
File: SGN BLD 17- 6126 VAR W2
 - 4.2. RECOMMENDATION REPORT (WARD 5)
Sign Variance Application to permit one billboard sign having electronic changing copy
6975 Tranmere Drive
Applicant: Pattison Outdoor Advertising
File: SGNBLD 18-3449 VAR W5
 - 4.3. 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

-
- 4.4. RECOMMENDATION REPORT (ALL WARDS)
Proposed Updates to the Mandatory Pre-Application Meetings By-law 0128-2008
 - 4.5. INFORMATION REPORT
Federal Budget 2019 and Implications for Housing Affordability in Mississauga
 - 4.6. MyMalton Action Plan Implementation (Ward 5)
 - 5. ADJOURNMENT

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 files:
 SGN BLD 17- 6126 VAR
 (W2)

Meeting date:
 2019/04/15

Subject

RECOMMENDATION REPORT (WARD 2)

Sign Variance Application to permit a second story projecting sign with electronic changing copy, encroaching on to City property and to permit a fascia sign above the upper limit of the first floor

1699 Lakeshore Road West

Applicant: Top Mortgages

File: SGN BLD 17- 6126 VAR (W2)

Recommendation

1. That the report dated March 22, 2019 from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGN BLD 17- 6126 VAR (W2), Top Mortgages, 1699 Lakeshore Road West be received for information.
2. That the request to permit a second story projecting sign with electronic changing copy, encroaching on to City Property be refused.
3. That the request to permit a fascia sign above the upper limit of the first floor be approved.

Background

The applicant has requested a variance to the Sign By-law to permit two signs (Appendix 1). Planning and Building Department staff do not support the variance as proposed. In accordance with Resolution #0020-2015, applications for sign variances that are refused by staff may be appealed by applicants to the Planning and Development Committee for further consideration.

The purpose of this report is to provide the information regarding the application and the rationale for the recommendations.

Comments

Site Location

The site is located on the north side of Lakeshore Road West, just east of Clarkson Road within Clarkson Village. The building is located in the “Clarkson Special Sign District” defined in the Sign By-law which includes special provisions to maintain the aesthetic character of Clarkson Village.



Aerial Image of Subject Property

History

The owner has erected two signs without a building permit on the south face of the building advertising Top Mortgages. The signs do not comply with the Sign By-law. The Sign Unit received a complaint regarding the signage. As a result, notices pursuant to the *Ontario Building Code* and *The Sign By-law* were sent to the owner directing them to either obtain a permit or remove the signs. The owner has opted to try and legalize the signs rather than remove them.

Proposal

The applicant has requested a variance to the Sign By-law to permit two signs that do not comply with the Sign By-law. The first sign advertising mortgage rates is a second storey projecting sign with electronic changing copy encroaching over city property. The projecting sign would also need an encroachment agreement with the City prior to approval. The second sign, advertising the business, is erected above the limits of the first storey of the building.



Image of Existing Conditions

Analysis

The purpose of designating Clarkson Village as Special Sign District was to ensure all signage is sensitive to the heritage character of the village.

Introducing a projecting sign on the second floor of the building would establish a new precedent in the “Clarkson Village Special Sign District” as there are no other projecting signs in the area except one other that was also erected illegally and now has been removed. Secondly, the sign is proposed to have electronic changing copy. Changing copy is only permitted on ground signs directed to vehicles, not pedestrians. Finally, the purpose of fascia signs is to identify the commercial uses on the property, not to advertise functions of the business.

The placement of the fascia sign above the first floor limit can be supported as it would be in keeping with the signs on adjacent properties.

Staff has reviewed the application with the applicant on four occasions to either: bring the signs into compliance with the By-law or to submit a variance that would be in keeping with the objectives of the Sign By-law. The applicant refused staff’s suggestions and has requested the matter be given consideration by Planning and Development Committee.

Financial Impact

The recommendation contained herein does not have any financial impact to the City of Mississauga.

Conclusion

Staff have reviewed the variance application as submitted. The first floor fascia sign is acceptable. The projecting sign with the electronic changing copy, encroaching over city property cannot be supported.

Attachments

Appendix 1: Applicant's request



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

**W. E. OUGHTRED and Associates Inc.**

Real Estate Analyst / Development Consultant

August 9, 2017

City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attention: Sign Plan Examiner

Dear Sir/Madam:

Re: **Sign Permit: 17-6126**
1699 Lakeshore Road West
City of Mississauga

Further to the comments with regards to the above-noted application, please accept this letter in support of the required sign variance application. A variance is required as the sign is above the limits of the 1st storey and changeable copy is not permitted on a fascia sign.

As you can see by the attached photos, the proposed sign is in keeping with signs located on the adjacent properties, including a projecting sign.

A variance for the proposed projection sign with changeable copy is requested as the ability for the business to inform customers of the days mortgages rates is imperative to their success.



1699 Lakeshore Road West
City of Mississauga
Page 2 of 2

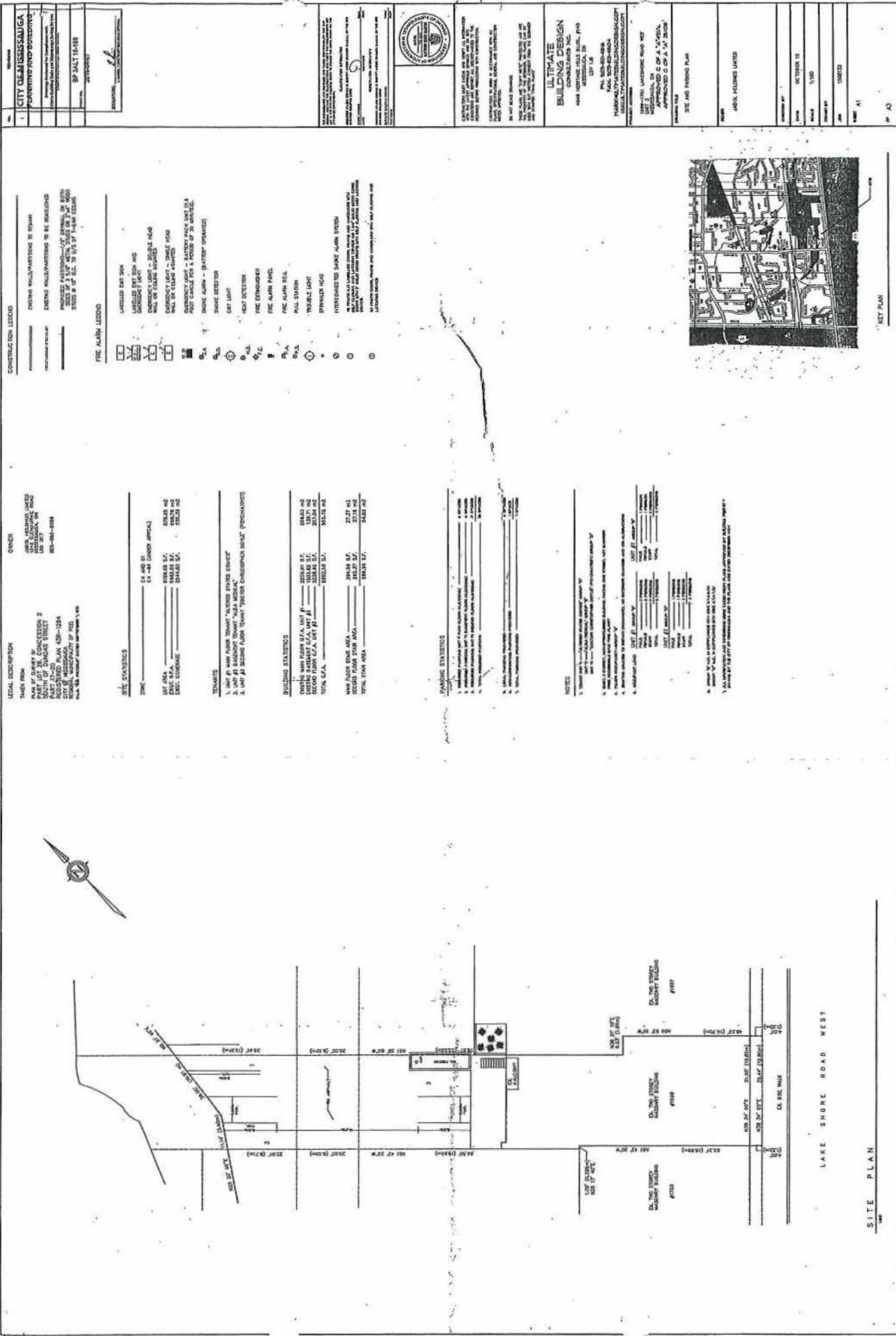


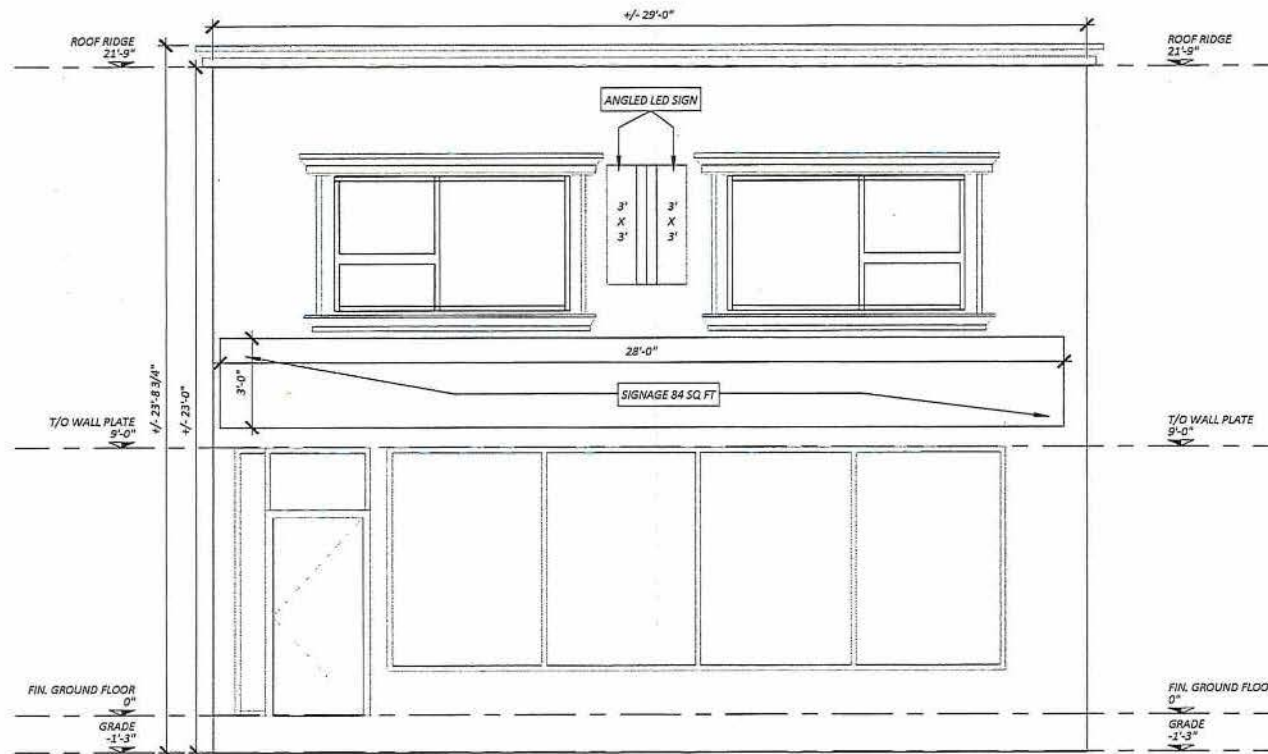
Should you have any questions, please do not hesitate to contact our office.

Yours truly,

A handwritten signature in black ink, appearing to read 'Meagan Sanderson'.

Meagan Sanderson
W.E. Oughtred & Associates Inc.





AREA BUILDING FACE: 545.7 SQ. FT.
 GLAZED AREA: 241.94 SQ. FT.
 SIGNAGE AREA TOTAL: 18 SQ. FT. LED + 84 FACIA SIGN = 102 SQ. FT.

1

PROPOSED FRONT ELEVATION

Scale: 1/4" = 1'-0"

- 1.) THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO NUTIMA ARCHITECTURE INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2.) OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.
- 3.) ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- 4.) FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELLED 'ISSUED FOR CONSTRUCTION'.
- 5.) DO NOT SCALE THE DRAWINGS.

Revision Schedule

No.	Description	Date
1	Issued for PERMIT	19-06-17

Project Status:

Project: **ISSUED FOR PERMIT**

1699
 LAKESHORE
 ROAD WEST

Address:

1699 LAKESHORE ROAD WEST MISSISSAUGA ONT



Nutima Architecture Inc.

Info@NutimaArchitecture.com

289-327-1311

Website: www.NutimaArchitecture.com

Project No:

2017-17

Drawn By:

Date: JUNE 2017

Chkd By:

Scale: 1/4" = 1'-0"

Drawing No.:

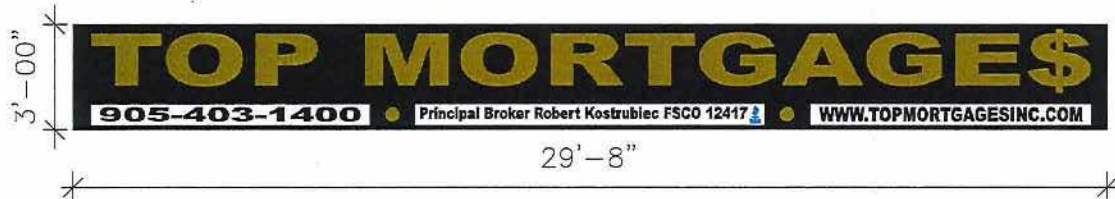
A200

FRONT ELEVATION

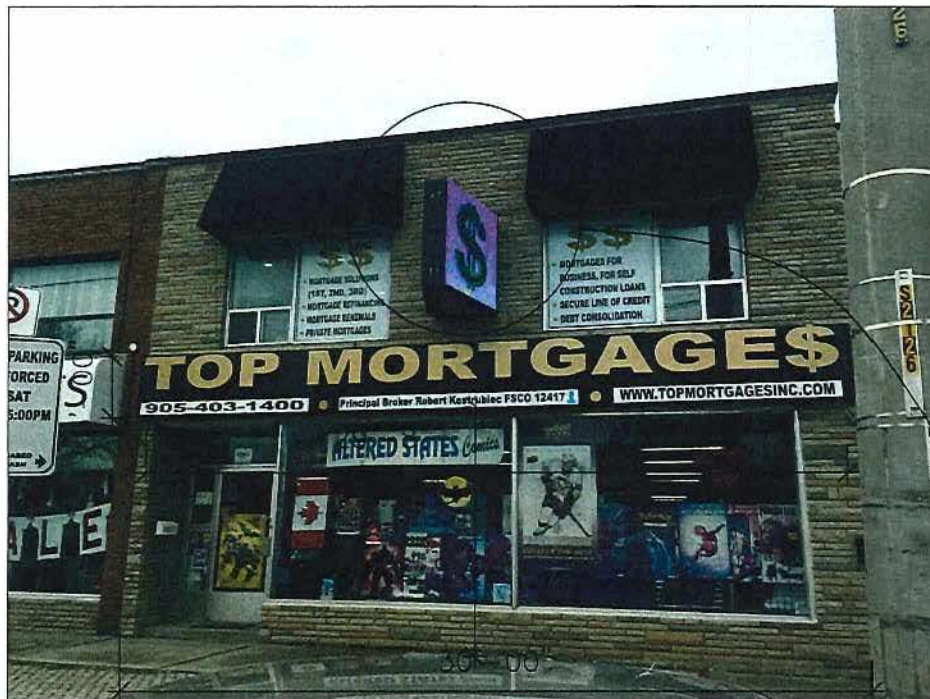
Dwg Title:

Revision:

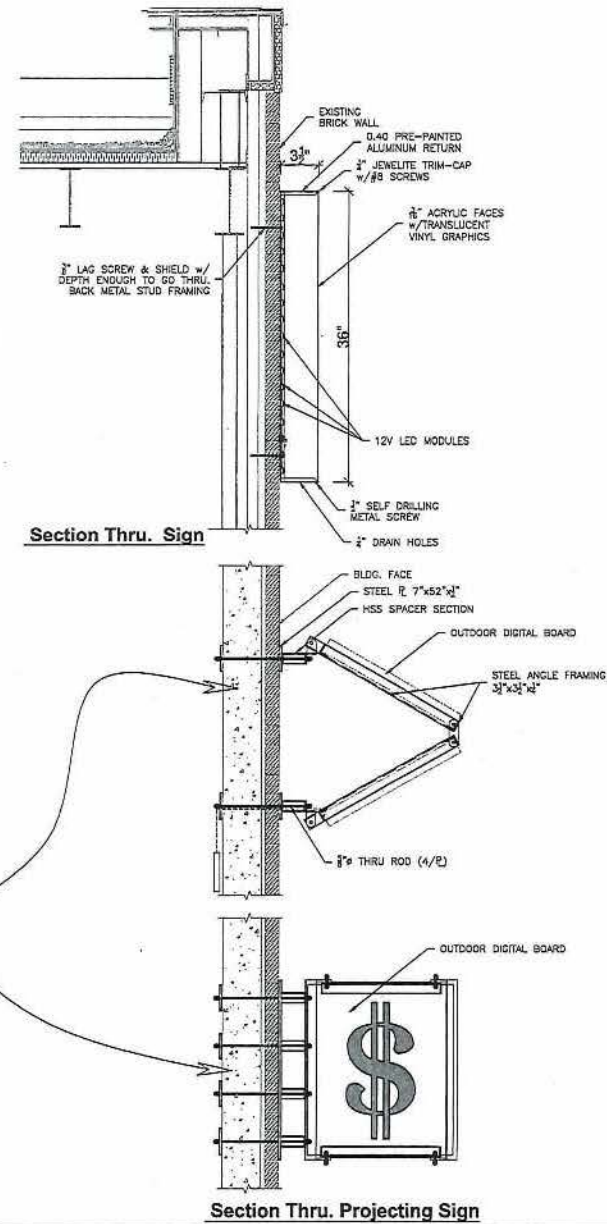
1



Sign Dimension and Fixing
Points at Front Face of the Store



Sign Dimension at Front Face of the Store



VIP SIGN & DESIGN

TEL: 418-400-8051
email: lsdscorpion@yahoo.com

Client Log:

ISSUES / REVISIONS

A. Issued For Sign Permit
April 26, 2017

NOTE: DRAWINGS ARE NOT TO BE SOLD, REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF VIP SIGN & DESIGN. THE DRAWING IS THE SOLE PROPERTY OF THE COMPANY AND MUST BE RETURNED UPON REQUEST.

WE, THE UNDERSIGNED, HAVE REVIEWED AND HAVE ASSUMED RESPONSIBILITY FOR THE DESIGN, AND THE QUALIFICATIONS ARE SUCH THAT THE REQUIREMENTS SET OUT IN THE DRAWING SHALL BE TO BE A DESIGN.



Seal:

SCANN ENGINEERING INC.
CONSULTING ENGINEERS - STRUCTURAL DIVISION
2851 Sherwood Heights Drive
Oakville, Ontario, L5J 7K1
Tel: 288-837-1333
Fax: 288-813-9085
email: info@sigmacaneng.com
Website: www.sigmacaneng.com

Top Mortgage & Store
1800 Lakeshore Road West, Mississauga, Ontario
Project Name and Address:

Sign Detail and Connection to
Existing Bldg. Face
Sheet Title

Project Number: 17-102

Scale: N.T.S.

Date: April 20, 2017

Designed By: NN, Drawing Number:

Drawn By: M.G. SK-21

Checked By: M.A. Revision: B.

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 files:
SGNBLD 18-3449 VAR (W5)

Meeting date:
2019/04/15

Subject

RECOMMENDATION REPORT (WARD 5)

**Sign Variance Application to permit one billboard sign having electronic changing copy
6975 Tranmere Drive**

Applicant: Pattison Outdoor Advertising

File: SGNBLD 18-3449 VAR (W5)

Recommendation

1. That the report dated March 22, 2019 from Commissioner of Planning and Building regarding variances to the Sign By-law to permit one billboard sign having electronic changing copy, under File SGNBLD 18-3449 VAR (W5), Pattison Outdoor Advertising, 6975 Tranmere be received for information.
2. That the request to permit one billboard sign having electronic changing copy be refused.

Background

The applicant has requested a variance to the Sign By-law (Appendix 1). Planning and Building Department staff do not support the variance. In accordance with Resolution #0020-2015, applications for sign variances that are refused by staff may be appealed by applicants to the Planning and Development Committee for further consideration.

In addition, in accordance with Recommendation PDC-0065-2017 all proposed billboard signs are to be reviewed in accordance with the *Guidelines for the review of Sign Variance Applications for Billboard Signs With Electronic Changing Copy* and brought to Planning and Development Committee for consideration.

The purpose of this report is to provide the information regarding the application and the rationale for not supporting the variance.

Comments

Site Location

The site is located on the north side of Derry Road between Dixie and Bramalea Roads within the Northeast Employment Area. Being just north of the Lester B. Pearson Airport, the area mainly consists of industrial and commercial uses. The location of the sign is in the southwest corner of the property so as to be visible from Derry Road.



Aerial Image of Subject Property

History

The existing billboard sign which is proposed to be altered was installed in 2002 and approved under the previous Sign By-law 38-88. The previous By-law allowed billboards to have a maximum area of 62.4 m² (671.7 ft²), whereas the current By-law permits a maximum of 20 m² (215.3 ft²). The current billboard has an overall area of approximately 62.4 m² (671.7 ft²).

Shortly after the enactment of the current Sign By-law in 2002, the Sign Unit received a complaint regarding the size of the billboard and its non-compliance with the provisions of the new By-law. The complainant was advised the sign complied with the provision of the By-law at the time of construction (By-law 38-88) and is viewed as legal non-conforming under Section 33 of the current By-law, as long as the sign is not altered.

Technology is rapidly changing, affecting communications, entertainment, media and even the outdoor advertising industry with the introduction of electronic sign faces. In 2017, Council

requested staff to review Sign By-law 54-2002 as it related to electronic changing billboards, which did not exist in 2002 when the Sign By-law was enacted.

In November of 2017 Council endorsed a report recommending electronic billboards be reviewed on an individual basis through the variance process. Additionally, guidelines to evaluate these billboards were approved. These include, but not limited to: locations within specific areas of the City (nodes, public squares); distance from intersections (decision points); distance from residential zones; and the speed limit on the adjacent roadway.

Proposal

Pattison Outdoor Adverting is requesting a variance to the Sign By-law to permit one billboard sign with electronic changing copy. The existing 4.3 m by 14.6 m (14 ft. by 48 ft.) back-to-back paper post billboard sign is proposed to be altered as follows:

- The side that faces east will be replaced by a 3.0 m by 10.7 m (10 ft. by 35 ft.) electronic changing copy sign visible to west bound drivers
- The west facing side of the sign will be a static illuminated paper posted display face facing eastbound drivers

As electronic changing copy billboard signs are prohibited in the Sign By-law, it is considered to be a new proposal and will therefore no longer be considered legal non-conforming.



Existing Sign

Analysis

All billboard applications are to be reviewed in accordance with *Guidelines for the review of Sign Variance Applications for Billboard Signs With Electronic Changing Copy*. Staff have reviewed the variance request in accordance with the guidelines and cannot support it as the application does not meet the following criteria:

- The maximum sign area of a billboard sign of 32.51 m² (350 ft²) is proposed whereas the maximum permitted is 20 m² (215 ft²)
- The sign is proposed to be 100 m (328 ft) from another existing sign located to the east whereas the guidelines require a minimum separation of 250 m² (2,691 ft²)
- A billboard sign with electronic changing copy is proposed to be located 100 m (328 ft) from a major traffic sign or signalized intersection whereas 120 m (394 ft) is required on roads with a speed limit of less than 80 km/h

It is recognized that the applicant is using the same pole for the new billboard signs so the location remains the same. The existing sign is legal non-conforming with respect to size and distance from other billboard signs. Introducing an electronic changing billboard sign makes the sign worse with respect to safety and visual distractions even though the new sign will be smaller in size. Staff advised the applicant they were unable to support the request in its current form and requested they address the criteria listed above. The applicant responded they would not amend their request and requested the matter be given consideration by the Planning and Development Committee.

Financial Impact

The recommendation contained herein does not have any financial impact to the City of Mississauga.

Conclusion

The requested variances to permit a billboard sign with changing copy should be refused. The sign does not meet *Guidelines for the review of Sign Variance Applications for Billboard Signs With Electronic Changing Copy* and will create a distraction to drivers.

Attachments

Appendix 1: Submissions from Pattison dated September 5, 2018



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



September 5, 2018

City of Mississauga
 Planning and Building Department,
 Development and Design
 300 City Centre Drive
 Mississauga ON, L5B 3C1
 Tel: 905. 615. 3200 x4249
 Fax: 905. 896. 5553

Att: Michael J. Karowich
 Urban Designer

Re: Sign Bylaw 54-05 Variance Rationale for 6975 Tranmere Drive., Mississauga ON

Dear Michael,

By way of this letter, we are formally making an application for a sign variance in conjunction with the above noted location.

The property is located at 6975 Tranmere Drive which is owned by Testani Enterprises LTD and is zoned (E2) Employment operating as an industrial mall. There is currently an existing third party billboard sign located on the property under permit number BP 01 11848 issued 5 February 2002, permitted under Sign By-Law 38-88. Pattison Outdoor Advertising is requesting approval to convert its existing double sided 14' x 48' back-to-back static Paper Posted billboard to 1 - 10' x 35' single sided Electronic LED Display Unit with Illuminated Electronic Static Changeable Copy, backed up with a 10' x 35' static display face with Illuminated Paper Posted Changeable Copy.

The subject property is a developed industrial parcel of land located on the north side of Derry Road East. The assigned municipal address for the billboard is 6975 Tranmere Drive in Mississauga Ontario with the signs being orientated for visibility to vehicular traffic on Derry Road.

The variances being sought under the "*Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy*" are as follows:

- **Section 3.5;** the maximum sign area of a billboard shall be 20 m2 per sign face. (240-07)
- no part of a billboard sign with Electronic Changing Copy shall be located closer than 250 meters from another billboard sign on the same side of the street.
- **Section 3.6;** the location of billboard signs with electronic changing copy, relative to traffic control devices. Where the posted speed limit on a road is less than 80 km/hour, a billboard sign with electronic changing copy shall not be erected within 120 m of a major traffic sign or driver decision point.

We are seeking a variance from section 3.5, whereas the existing sign does not meet the maximum sign face area of 20 m2. The existing billboard currently has a per sign face area of 62.43 m2, which is being reduced to 32.51 m2 per sign face. This is an overall reduction in sign face area by 47%. The reduced display area on the new digital display will bring the sign into greater compliance with the current sign by-law requirement. The existing billboard,

PATTISON OUTDOOR ADVERTISING

Suite 500 West Tower, 2700 Matheson Blvd East, Mississauga, Ontario L4W 4V9 | Tel : 905-282-6800 Fax : 905-282-9698

larger than what is being proposed, has been in existence for 16 years and has not caused any concerns, which we as the owners and operators of the sign or the owners of property are aware of.

The existing sign proposed for digital conversion does not meet the spacing requirement of 250 m. The sign is located approximately 100 m away from another existing sign to the east, permitted as of right as per the sign by-law in place at the time. Our position is the sign is located in a very industrial area where a sign with a digital method of display will have no adverse impact whatsoever.




In addition to 3.5, we are seeking a variance from section 3.6, whereas the location of billboard sign with electronic changing copy, relative to traffic control devices.

Our position is this is not a new sign, this is an existing sign and we are simply changing how the message or content is displayed. As per the calculation below, cars travelling west on Derry Road at the speed limit will not see a creative change, which change is instantaneous without motion or video, more than one or two times at most. Most drivers will not even notice that the sign is a digital screen and that the message changes. With each message being displayed on the screen for a period of no less than 10 seconds, cars travelling at the limit of 70KLMs per hour will be travelling 200 m every 10 seconds. That means that a car would need to travel more than 400 m in advance of reaching this sign location if they were to see the sign change more than once. Signs are really not visible or legible from a distance greater than 150 m. We are also reducing the overall display area of the digital display from what exists which would be an improvement resulting from the conversion (14' x 48' becomes 10' x 35') Less is more! A digital sign display at this location will not cause any degree of sign clutter or distraction.


You are currently converting speed units from kilometers per hour to second per 100 meters

$$70 \text{ kph} = 5.1428571428571 \text{ sec/hm}$$

kilometers per hour 

70 kph

Conversion base: 1 kph = 360 sec/hm

second per 100 meters 

5.1428571428571 sec/hm

Conversion base: 1 sec/hm = 360 kph

Furthermore, there will be no video effects, animation, motion, flashing or other criteria that would cause constant movement similar to a movie, the electronic images shall appear seamless and imperceptible to approaching drivers. The electronic billboard sign will be operated in full compliance with Section 3.12 "Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy" see Appendix 1, Page 7., as

PATTISON OUTDOOR ADVERTISING

Suite 500 West Tower, 2700 Matheson Blvd East, Mississauga, Ontario L4W 4V9 | Tel : 905-282-6800 Fax : 905-282-9698

related to sign light levels and brightness. As an added quality control measures, Pattison will be monitoring the sign from our Mississauga office using a billboard mounted camera, and will be in a position to take action quickly in all circumstances. The electronic digital signs are equipped with a "honeycomb filter", which controls the overall brightness of the board with respect to the ambient light levels. Furthermore, and importantly, our existing billboard is not located within residential zoned lands and adheres the current 250 m setback requirement (electronic changing copy) measured in a straight line from residential zone. In addition, our proposed sign adheres to the minimum distance from the street line (7.5 m) setback requirement.

Pattison Outdoor has always made it a policy to provide no charge billboard space to the City and/or the community, for the purpose of, promoting community events. During unsold periods, the sign can also be made available to the municipality at no cost, for the purpose of promoting Drive Safe messaging, reminding drivers to reduce speed, stay alert and not text and drive as example.

For these reasons, we feel the variances we are seeking is in keeping with previous approved electronic digital billboard locations in the City of Mississauga, and that the converted sign will make an important contribution to marketing the business owners and/or tenants' services.

Yours truly,

Steve Wolowich
Manager, Digital Outdoor Strategy

C.C Marcia Marciniak
Leasing Representative
Direct: 905. 282. 6989



September 5, 2018

City of Mississauga
Planning and Building Department,
Development and Design
300 City Centre Drive
Mississauga ON, L5B 3C1

Att: Michael J. Karowich
Urban Designer

RE: Urban Design Impact Study- Sign Variance 6975 Tranmere Drive., Mississauga ON

Michael J. Karowich:

The following submission is our Design Impact Assessment Study as it pertains to our sign variance submission for the property known as 6975 Tranmere Drive Mississauga Ontario.

The subject property is located at the north side of Derry Road East, east of Telford Way. It should be noted that the subject property is zoned (E2) Employment having a property code Industrial Mall (non-condo) and is surrounded by developed industrial lands.

Currently located on the southwest corner of subject property is a permitted back-to-back Paper Posted billboard housing two 14' x 48' static display faces facing east and west on Derry Road East. The existing permit was issued February 05, 2002, under Permit Number BP 01 11848, permitted under Sign By-Law 38-88. The Legal Description of this property is known as PL M789 PT BLK 1, PL M457 BLK 46.

The following assessment of our application will be completed in conjunction with the document entitled "Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy" which City Council at its meeting of November 22, 2017 adopted said guidelines.

The following is an excerpt from the guidelines, which I will use to analyze our sign variance application against said Guidelines.

"The purpose of this document is to establish a set of criteria by which sign variance applications for billboard signs with electronic changing copy will be evaluated. Municipalities generally establish controls to mitigate the impacts of electronic billboard signs on traffic safety, sensitive land uses and on the visual image of the communities in which they are located"

The following guidelines (3.1 to 3.12) as contained in the document and their criteria will be applied in this review and submission of our Sign Variance Application at 6975 Tranmere Drive for the conversion of our 14' x 48' back-to-back static Paper Posted Billboard, converted to one 10' x 35' Electronic Changing Copy. The electronic changing copy display face will be facing EAST on Derry Road East capturing westbound vehicle traffic. It should be noted; we are reducing the size of the billboard display faces from 14' x 48' to 10' x 35' and maintaining one 10' x 35' paper posted display face, which will face WEST on Derry Road East, capturing eastbound vehicle traffic along Derry Road East.

PATTISON RESPONSE:

In accordance with APPENDIX A, Table 4: Billboards, Sign By-Law 54-02 and the criteria contained in Page 20 of Sign By law 54-02, our existing permitted billboard is considered a legal conforming sign that abides by all the criteria as set out in the Sign Bylaw at the time of our application submission in 2002.

3.5 Separation Distances, Heights, Setbacks, Maximum Sign Area

Billboard Signs with Electronic Changing Copy shall be positioned relative to one another such that not more than one electronic billboard display shall be visible to an approaching driver at the same time.

Except for 2(a), 2(b) the provisions of Sign By-Law 54-02, Section 20, shall also apply to billboard signs with electronic changing copy.

No part of a billboard sign with electronic changing copy shall:

- Exceed 7.62 m in height; (240-07)
- Be located closer than 7.5 meters to the street line; (240-07)
- Be multi-faced;
- The maximum sign area of a billboard shall be 20 m² per sign face. (240-07)

Notwithstanding the provisions of Sign By-Law 54-02, Section 20, 2(a) and 2(b), no part of a billboard sign with electronic changing copy shall be:

- Located closer than 250 m from another billboard sign on the same side of the street, but this does not apply to billboard signs on opposite sides of grade separated railway crossings
- Located closer than 250 m measured in a straight line from a residential zone

PATTISON RESPONSE:

The existing billboard sign permitted in 2002 does not exceed 7.62 m in height, is set back 9.48 m from Derry Road. The sign is not multi-faced, and has an existing per sign area of 14' x 48' equaling 672 ft², or 62.43 m². Which is being reduced to 10' x 35' equaling 350 ft² or 32.51 m². The reduced display area on the new digital display will bring the sign into greater compliance with the current sign by-law requirement (see attached sign variance rationale).

There is one 10' x 20', back-to-back paper poster billboard located approximately 100 m from the existing billboard located on the adjacent property on the same side of the street municipally known as 6999 Tranmere Drive. The 100 m minimum setback requirement complies with the previous City of Mississauga sign By-law 54-02, 92 m (300 ft) setback requirement. We are seeking a variance whereas the current 250 m setback from another billboard sign on the same side of the street will not meet the requirement for our conversion to one Electronic Changing Copy (see-attached sign variance rationale).

The existing billboard is not located within residential zoned lands and adheres to the current 250 m setback requirement (Electronic Changing Copy) measured in a straight line from residential zone. The current location of our billboard is located in E2 zoned lands and surrounded by industrial zone lands.

3.6 Location of billboard signs with electronic changing copy, relative to traffic control devices and important driver decision points

Where the posted speed limit on a road is less than 80 km/hour, a billboard sign with electronic changing copy shall not be erected within 120 m of a major traffic sign or driver decision point.

Where the posted speed on a road is 80km/hour or greater, an electronic billboard sign with changing copy shall not be erected within 250 m (820.21 ft.) of a major traffic sign and 500 m (1,640.42 ft.) of a driver decision point

Driver decision points include, intersections, on ramps, off ramps, interchanges, merge areas, right/left lane turn lanes and close to traffic signals, toll plazas, pedestrians Crossings, rail crossings, work zones, where the cognitive demands on drivers are greatest.

PATTISON RESPONSE:

The current speed limit on Derry Road East is less than 80km/hour. The existing billboard is located 100 meters of the controlled intersection, which has right and left turn lanes. The existing billboard satisfied the previous City of Mississauga Sign Bylaws as a static billboard, but not in the case of an electronic changing copy billboard. It should be noted the static face, facing west on Derry Road East will remain a paper posted display and will be reduced to 10' x 35'. Currently, there is no on ramps, off ramps, pedestrian crossing, rail crossing, toll plazas, or work zones. To date, there has not been any traffic accidents and/ or driver distractions reported to Pattison Outdoor Advertising, as a direct result of the existing billboard sign that's been erected on the premises for over 16 years (see-attached sign variance rationale).

3.7 Minimum Message Display Duration

Generally, bright lights and visual change, both of which are associated with electronic billboards, can draw the eye to a stimulus that is brighter than its surroundings. Bright lights and visual change can also draw the eye to a stimulus that exhibits movement or apparent movement. In addition, the Zeigarnik Effect suggests that drivers will focus longer on a display in which the message changes, in an effort to "complete" the viewing experience. To minimize these potentially distracting effects, the minimum display duration on an electronic billboard sign, should be set to reduce the possibility that the approaching driver will be able to see more than one display.

- The minimum display duration of a billboard sign with electronic changing copy shall be 10 seconds

PATTISON RESPONSE:

Pattison will commit to a minimum display duration of 10 seconds as per this requirement.

3.8 Transition between successive displays

The transition between successive displays on a billboard sign with electronic changing copy shall appear seamless and imperceptible to approaching drivers.

- The maximum interval between successive displays on a billboard sign with electronic changing copy shall be 0.1 second.
- There shall be no visual effects or animation of any kind, including, but not limited to, fading, dissolving, blinking or the illusion of such effects, during the message transition or interval between successive displays.

PATTISON RESPONSE:

Our proposed electronic changing copy billboard will provide only static images, whose images will change on 10 second intervals. There will be no visual effects or animation of any kind, including, but not limited to, fading, dissolving, blinking or the illusion of such effects, during the message transition or interval between successive displays. This also includes no video, or animation or flashing. The maximum interval between successive displays on the billboard sign with electronic changing copy will adhere to the 0.1 second.

3.9 Message Sequencing

When a single message or advertisement is divided into segments and presented over two or more successive display phases on a single electronic billboard or across two or more billboards, it is described as Message Sequencing. This objective of this type of advertising is to capture and hold the viewer's attention throughout the time or distance required to complete the message.

- Billboard Signs with Electronic Changing Copy shall not use message sequencing or text scrolling of any kind, over successive display phases on a single billboard or across multiple billboards.

PATTISON RESPONSE:

Pattison existing inventory of electronic changing copy sign structures currently do not use sequencing or text scrolling of any kind.

3.10 Amount of Information displayed

It takes approximately one second for a road user to read one word. The number of words displayed on a billboard sign with electronic changing copy shall not be greater than the number of seconds required for the duration of the message display. The Height of each character on the message display shall be sufficient to ensure that the message is clearly legible over the entire viewing distance.

- Interactive billboard messages that permit, support or encourage interactive communication with drivers in real time shall not be permitted. These include billboard signs with electronic changing copy that respond to text messages, phone calls or e-mails from passing drivers or that request immediate response by text, phone, e-mail etc.

PATTISON RESPONSE:

Interactive billboard messaging are not part of our existing inventory of electronic changing copy structures, our inventory solely displays static images which meet your criteria noted above.

3.11 Sign Animation

Animation refers to any motion in the advertisement, including video, special effects within a single frame and transition, movement and rotation between successive frames.

- There shall be no animation, flashing movement or appearance of movement on a billboard with electronic changing copy, except where the billboard sign with electronic change copy is not visible from any vehicular road way.

PATTISON RESPONSE:

Our proposed electronic changing copy billboard will provide only static images, whose images will change on 10 second intervals. In addition, there will be no video, or animation or flashing, as well as those criteria mentioned above in the criteria, referred to as, Transition between successive displays.

3.12 Sign Brightness and Luminance

Brightness is the perceived intensity of a source of light. It is the appearance of light to the viewer. Luminance is the amount of light leaving a surface in a particular direction or, the amount of light that is deflected off a surface. Sign Brightness is a function of sign luminance, the background against which the sign is viewed, the driver's age, level of adaptation of the eyes, and atmospheric conditions such as fog.

Brightness can be measured as luminance, in candelas per square m (cd/m^2) or illuminance in foot-candles (fc). Luminance is the amount of light that is emitted from a surface, while illuminance is the amount of light falling upon a surface. The human eye is drawn to the brightest objects in a field of view and this is generally referred to as the "moth effect". A brightly illuminated electronic billboard sign could draw a driver's attention away from the road, other vehicles and traffic devices. This is of

particular concern at night time, dusk or dawn and during periods of inclement weather. The maximum luminance level for a billboard sign with electronic changing copy shall be:

- 5000 cd/m^2 from sunrise to sunset (One Nit = One Candela per m^2 (cd/m^2))
- 300 cd/m^2 from sunset to sunrise (One Nit = One Candela per m^2 (cd/m^2))
- The maximum illumination level for a billboard sign with electronic change copy shall be 0.3 lux above ambient light levels (One Lux = 0.093 foot-candles (fc))
- All billboard signs with electronic changing copy shall be equipped with ambient light sensors and automatic dimmers that control the light output relative to ambient conditions
- Electronic billboards signs shall be illuminated between the hours of 5:00 a.m. and 12 mid-night only each day.

To measure illumination, the International Sign Association (2011) has provided the following equation to determine the distance away from the billboard sign, at which the measurement shall be taken:

- Measurement Distance = Square Root of (Sign Area (m^2) x 100)

PATTISON RESPONSE:

Our proposed billboard will adhere to the proposed criteria of 5,000 nits during the day and powering down to 300 nits during the night. Many of the other municipalities in Ontario have similar illumination levels that we are currently adhering to. In addition, our LED digital signs are equipped with a "honeycomb filter" which in controls the overall brightness of the board with respect to ambient light levels. Our digital signs are controlled by having a camera on an arm placed in front of our boards and monitored remotely at our head office in Mississauga. Therefore any breakdowns, malfunctions, etc. to our board while operating can be immediately detected and rectified. Therefore it is our opinion we comply with this criteria. We can certainly adhere to the hours of illumination of 5:00 AM and 12 midnight only, daily.

CONCLUSION:

It is important to note that these are guidelines and are not contained in a municipal bylaw, but provide the same affect, save and except, applications of this nature will be reviewed on a one off basis by staff and decided upon by way of a minor variance heard through a Committee of Council. Therefore, it is the will of Council that all future applications for electronic changing copy billboard signs will be dealt with in this manner.

Contained in the guideline document are 12 criteria used in determining the acceptance of an application for electronic changing copy. Having reviewed those guidelines against our application for minor variance, we are of the opinion that we meet 10 of the 12 guidelines. The single guideline not met being Item:

- Section 3.5; The maximum sign area of a billboard shall be 20 m² per sign face. (240-07)
- Notwithstanding of the provisions of Sign By-Law 54-02, Section 20, 2(a) and 2(b), no part of a billboard sign with Electronic Changing Copy shall be located closer than 250 m from another billboard sign on the same side of the street.
- Section 3.6; The location of billboard signs with electronic changing copy, relative to traffic control devices. Where the posted speed limit on a road is less than 80 km/hour, a billboard sign with electronic changing copy shall not be erected within 120 m of a major traffic sign or driver decision point.

Our position is this is not a new location for a billboard sign. A billboard sign has been located on this subject property for over 16 years and illuminated as well. There has never been an issue with traffic safety, at least that Pattison is aware of, and if that were to be the case, the City of Mississauga would have informed us about it.

Same overall height, albeit the new sign will contain electronic changing copy should not be an issue. The new billboard will contain only digital static instant transitioning images having a duration of minimum 10 seconds or greater per image. Furthermore, we are reducing the size of the display face to from 14' x 48' to 10' x 35'.

When reviewing our **attached sign variance rationale** against these newly adopted guidelines by City Council, we are of the opinion that our application truly meets the spirit of the guidelines.

Prepared and Submitted by: Marcia Marciniak and Steve Wolowich Pattison Outdoor Advertising



September 5, 2018

City of Mississauga
Planning and Building Department,
Development and Design
300 City Centre Drive
Mississauga ON, L5B 3C1

Att: Michael J. Karowich
Urban Designer

RE: Urban Design Impact Study- Sign Variance 6975 TRANMERE DRIVE

Michael J. Karowich:

The following submission is our Design Impact Assessment Study as it pertains to our sign variance submission for the property known as **6975 Tranmere Drive Mississauga Ontario**.

The subject property is located at the north side of Derry Road East, east of Telford Way. It should be noted that the subject property is zoned **(E2) Employment** having a property code Industrial Mall (non-condo) and is surrounded by developed industrial lands.

Currently located on the southwest corner of subject property is a permitted back-to-back Paper Posted billboard housing two 14' x 48' static display faces facing east and west on Derry Road East. The existing permit was issued February 05, 2002, under Permit Number BP 01 11848, permitted under Sign By-Law 38-88. The Legal Description of this property is known as PL M789 PT BLK 1, PL M457 BLK 46.

The following assessment of our application will be completed in conjunction with the document entitled "*Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy*" which City Council at its meeting of November 22, 2017 adopted said guidelines.

The following is an excerpt from the guidelines, which I will use to analyze our sign variance application against said Guidelines.

"The purpose of this document is to establish a set of criteria by which sign variance applications for billboard signs with electronic changing copy will be evaluated. Municipalities generally establish controls to mitigate the impacts of electronic billboard signs on traffic safety, sensitive land uses and on the visual image of the communities in which they are located"

The following guidelines (3.1 to 3.12) as contained in the document and their criteria will be applied in this review and submission of our Sign Variance Application at **6975 Tranmere Drive** for the conversion of our 14' x 48' back-to-back static Paper Posted Billboard, converted to one 10' x 35' Electronic Changing Copy. The electronic changing copy display face will be facing **EAST** on Derry Road East capturing westbound vehicle traffic. It should be noted; we are reducing the size of the billboard display faces from 14' x 48' to 10' x 35' and maintaining one 10' x 35' paper posted display face, which will face **WEST** on Derry Road East, capturing eastbound vehicle traffic along Derry Road East.

3.1 Waiver



The owner of the property upon which a billboard sign with Electronic Changing Copy is installed shall execute a waiver form releasing the City and Road Authority from liability and shall further indemnify the City and Road Authority against any claim, action or process for damage and/or injury that arises as a result of the installation or existence of the billboard sign. The City of Mississauga will provide the required wording for the waiver.

PATTISON RESPONSE:

As part of all our lease agreements, we maintain a policy or policies of the insurance covering its legal liability for bodily injury or death in the sum of TWO MILLION DOLLARS (\$2,000,000.00). Both Pattison and the property are co-named on the policy. We could co name, the City of Mississauga on same policy as well. We feel this should address your newly created waiver which releases the City and Road from liability and further indemnify the City and Road. A copy of our lease and Certificate of Insurance can be provided upon request.

3.2 Location

Billboard Signs with Electronic Changing Copy shall only be considered wherever billboard signs are permitted in accordance with Sign By-Law 54-02 (See Table 4, Page 19 of Sign By-Law 54-02) and in the following areas of the City:

- Public Squares in the Downtown Core
- Public Squares within the Cooksville 4 Corners
- Public Squares within Major Nodes
- Specific areas of the City, deemed by the City to be locations in which electronic billboard signs are seen as key elements that contribute to the character and vibrancy of the area.

PATTISON RESPONSE:

As per this criteria, our billboard sign should be considered for the conversion to electric changing sign copy, due to the permit in place (Sign Permit BP 01 11848)

3.3 Urban Design Impact Assessment

Each Sign Variance Application package for a billboard sign with electronic changing copy shall include an urban design impact assessment of the proposed sign on the views, visual quality and character of the existing and planned surrounding context. (See Appendix C for Terms of Reference)

PATTISON RESPONSE:

A contextual plan/site plan will form part of this submission as per the criteria contained in Appendix C of said Guidelines

3.4 Sign By-Law 54-01

The provisions of Sign By-Law 54-02 with regard to Billboards and as shown on Table 4, Page 20 of Sign By-Law 54-02, shall also apply to Billboard Signs with Electronic Changing Copy except where otherwise stated (See Appendix A).



PATTISON RESPONSE:

In accordance with APPENDIX A , Table 4: Billboards, Sign By-Law 54-02 and the criteria contained in Page 20 of Sign By law 54-02, our existing permitted billboard is considered a legal conforming sign that abides by all the criteria as set out in the Sign Bylaw at the time of our application submission in 2002.

3.5 Separation Distances, Heights, Setbacks, Maximum Sign Area

Billboard Signs with Electronic Changing Copy shall be positioned relative to one another such that not more than one electronic billboard display shall be visible to an approaching driver at the same time.

Except for 2(a), 2(b) the provisions of Sign By-Law 54-02, Section 20, shall also apply to billboard signs with electronic changing copy.

No part of a billboard sign with electronic changing copy shall:

- Exceed 7.62 m in height; (240-07)
- Be located closer than 7.5 meters to the street line; (240-07)
- Be multi-faced;
- The maximum sign area of a billboard shall be **20 m2 per sign face.** (240-07)

Notwithstanding the provisions of Sign By-Law 54-02, Section 20, 2(a) and 2(b), no part of a billboard sign with electronic changing copy shall be:

- Located closer than 250 m from another billboard sign on the same side of the street, but this does not apply to billboard signs on opposite sides of grade separated railway crossings
- Located closer than 250 m measured in a straight line from a residential zone

PATTISON RESPONSE:

The existing billboard sign permitted in 2002 does not exceed 7.62 metres in height, is set back 7.5 meters from Derry Road. The new set back from Derry Road will be 9.5 m versus the existing 7.5 m. The sign is not multi-faced, and has an existing sign area of 14' x 48' equaling 1344 square feet, or 124.86 square meters. The existing sign is being reduced to 10' x 35' equaling 700 square feet or 65.032 (total) square meters. With the reduced display faces, we are reducing sign clutter, and modernizing the method of display to allow for a more aesthetically pleasing billboard.

There is one 10' x 20', back-to-back paper poster billboard located approximately 100 m from the existing billboard located on the adjacent property on the same side of the street municipally know as 6999 Tranmere Drive. The 100 m minimum setback requirement complies with the previous City of Mississauga sign By-law 54-02, 92 m (300 ft) setback requirement. We are seeking a variance whereas the current 250 m setback from another billboard sign on the same side of the street will not meet the requirement for our conversion to one Electronic Changing Copy (see-attached sign variance rationale).

The existing billboard is not located within residential zoned lands and adheres to the current 250 m setback requirement (Electronic Changing Copy) measured in a straight line from residential zone. The current location of our billboard is located in E2 zoned lands and surrounded by industrial zone lands.



3.6 Location of billboard signs with electronic changing copy, relative to traffic control devices and important driver decision points

Where the posted speed limit on a road is **less than 80 km/hour**, a billboard sign with electronic changing copy shall not be erected within **120 m** of a major traffic sign or driver decision point.

Where the posted speed on a road is **80km/hour or greater**, an electronic billboard sign with changing copy shall not be erected within **250 m** (820.21 ft.) of a major traffic sign and 500 m (1,640.42 ft.) of a driver decision point

Driver decision points include, **intersections**, on ramps, off ramps, interchanges, merge areas, **right/left lane turn lanes and close to traffic signals**, toll plazas, pedestrians Crossings, rail crossings, work zones, where the cognitive demands on drivers are greatest.

PATTISON RESPONSE:

The current speed limit on Derry Road East is less than 80km/hour. The existing billboard is located 100 meters of the controlled intersection, which has right and left turn lanes. The existing billboard satisfied the previous City of Mississauga Sign Bylaws as a static billboard, but not in the case of an electronic changing copy billboard. It should be noted the static face, facing west on Derry Road East will remain a paper posted display and will be reduced to 10' x 35'. Currently, there is no on ramps, off ramps, pedestrian crossing, rail crossing, toll plazas, or work zones. To date, there has not been any traffic accidents and/ or driver distractions reported to Pattison Outdoor Advertising, as a direct result of the existing billboard sign that's been erected on the premises for over 16 years (see-attached sign variance rationale).

3.7 Minimum Message Display Duration

Generally, bright lights and visual change, both of which are associated with electronic billboards, can draw the eye to a stimulus that is brighter than its surroundings. Bright lights and visual change can also draw the eye to a stimulus that exhibits movement or apparent movement. In addition, the Zeigarnik Effect suggests that drivers will focus longer on a display in which the message changes, in an effort to "complete" the viewing experience. To minimize these potentially distracting effects, the minimum display duration on an electronic billboard sign, should be set to reduce the possibility that the approaching driver will be able to see more than one display.

- The minimum display duration of a billboard sign with electronic changing copy shall be 10 seconds

PATTISON RESPONSE:

Pattison will commit to a minimum display duration of 10 seconds as per this requirement.

3.8 Transition between successive displays

The transition between successive displays on a billboard sign with electronic changing copy shall appear seamless and imperceptible to approaching drivers.

- The maximum interval between successive displays on a billboard sign with electronic changing copy shall be 0.1 second.



- There shall be no visual effects or animation of any kind, including, but not limited to, fading, dissolving, blinking or the illusion of such effects, during the message transition or interval between successive displays.

PATTISON RESPONSE:

Our proposed electronic changing copy billboard will provide only static images, whose images will change on 10 second intervals. There will be no visual effects or animation of any kind, including, but not limited to, fading, dissolving, blinking or the illusion of such effects, during the message transition or interval between successive displays. This also includes no video, or animation or flashing. The maximum interval between successive displays on the billboard sign with electronic changing copy will adhere to the 0.1 second.

3.9 Message Sequencing

When a single message or advertisement is divided into segments and presented over two or more successive display phases on a single electronic billboard or across two or more billboards, it is described as Message Sequencing. This objective of this type of advertising is to capture and hold the viewer's attention throughout the time or distance required to complete the message.

- Billboard Signs with Electronic Changing Copy shall not use message sequencing or text scrolling of any kind, over successive display phases on a single billboard or across multiple billboards.

PATTISON RESPONSE:

Pattison existing inventory of electronic changing copy sign structures currently do not use sequencing or text scrolling of any kind.

3.10 Amount of Information displayed

It takes approximately one second for a road user to read one word. The number of words displayed on a billboard sign with electronic changing copy shall not be greater than the number of seconds required for the duration of the message display. The Height of each character on the message display shall be sufficient to ensure that the message is clearly legible over the entire viewing distance.

- Interactive billboard messages that permit, support or encourage interactive communication with drivers in real time shall not be permitted. These include billboard signs with electronic changing copy that respond to text messages, phone calls or e-mails from passing drivers or that request immediate response by text, phone, e-mail etc.

PATTISON RESPONSE:

Interactive billboard messaging are not part of our existing inventory of electronic changing copy structures, our inventory solely displays static images which meet your criteria noted above.

3.11 Sign Animation

Animation refers to any motion in the advertisement, including video, special effects within a single frame and transition, movement and rotation between successive frames.

- There shall be no animation, flashing movement or appearance of movement on a billboard with electronic



changing copy, except where the billboard sign with electronic change copy is not visible from any vehicular road way.

PATTISON RESPONSE:

Our proposed electronic changing copy billboard will provide only static images, whose images will change on 10 second intervals. In addition, there will be no video, or animation or flashing, as well as those criteria mentioned above in the criteria, referred to as, Transition between successive displays.

3.12 Sign Brightness and Luminance

Brightness is the perceived intensity of a source of light. It is the appearance of light to the viewer. Luminance is the amount of light leaving a surface in a particular direction or, the amount of light that is deflected off a surface. Sign Brightness is a function of sign luminance, the background against which the sign is viewed, the driver's age, level of adaptation of the eyes, and atmospheric conditions such as fog.

Brightness can be measured as luminance, in candelas per square m (cd/m^2) or illuminance in foot-candles (fc). Luminance is the amount of light that is emitted from a surface, while illuminance is the amount of light falling upon a surface. The human eye is drawn to the brightest objects in a field of view and this is generally referred to as the "moth effect". A brightly illuminated electronic billboard sign could draw a driver's attention away from the road, other vehicles and traffic devices. This is of particular concern at night time, dusk or dawn and during periods of inclement weather. The maximum luminance level for a billboard sign with electronic changing copy shall

be:

- 5000 cd/m^2 from sunrise to sunset (One Nit = One Candela per m^2 (cd/m^2))
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- All billboard signs with electronic changing copy shall be equipped with ambient light sensors and automatic dimmers that control the light output relative to ambient conditions
- Electronic billboards signs shall be illuminated between the hours of 5:00 a.m. and 12 mid-night only each day.

To measure illumination, the International Sign Association (2011) has provided the following equation to determine the distance away from the billboard sign, at which the measurement shall be taken:

- Measurement Distance = Square Root of (Sign Area (m^2) \times 100)

PATTISON RESPONSE:

Our proposed billboard will adhere to the proposed criteria of 5,000 nits during the day and powering down to 300 nits during the night. Many of the other municipalities in Ontario have similar illumination levels that we are currently adhering to. In addition, our LED digital signs are equipped with a "honeycomb filter" which in controls the overall brightness of the board with respect to ambient light levels. Our digital signs are controlled by having a camera on an arm placed in front of our boards and monitored remotely at our head office in Mississauga. Therefore any breakdowns, malfunctions, etc. to our board while operating can be immediately detected and rectified. Therefore it is our opinion we comply with this criteria. We can certainly adhere to the hours of illumination of 5:00 AM and 12 midnight only, daily.



CONCLUSION:

It is important to note that these are guidelines and are not contained in a municipal bylaw, but provide the same affect, save and except, applications of this nature will be reviewed on a one off basis by staff and decided upon by way of a minor variance heard through a Committee of Council. Therefore, it is the will of Council that all future applications for electronic changing copy billboard signs will be dealt with in this manner.

Contained in the guideline document are 12 criteria used in determining the acceptance of an application for electronic changing copy. Having reviewed those guidelines against our application for minor variance, we are of the opinion that we meet 10 of the 12 guidelines. The single guideline **not** met being Item:

- **Section 3.5;** The maximum sign area of a billboard shall be 20 m² per sign face. (240-07)
- Notwithstanding of the provisions of Sign By-Law 54-02, Section 20, 2(a) and 2(b), no part of a billboard sign with Electronic Changing Copy shall be located closer than 250 m from another billboard sign on the same side of the street.
- **Section 3.6;** The location of billboard signs with electronic changing copy, relative to traffic control devices. Where the posted speed limit on a road is less than 80 km/hour, a billboard sign with electronic changing copy shall not be erected within 120 m of a major traffic sign or driver decision point.

Our position is this is not a new location for a billboard sign. A billboard sign has been located on this subject property for over 16 years and illuminated as well. There has never been an issue with traffic safety, at least that Pattison is aware of, and if that were to be the case, the City of Mississauga would have informed us about it.

Same overall height, albeit the new sign will contain electronic changing copy should not be an issue. The new billboard will contain only digital static instant transitioning images having a duration of minimum 10 seconds or greater per image. Furthermore, we are reducing the size of the display face to from 14' x 48' to 10' x 35'.

When reviewing our **attached sign variance rationale** against these newly adopted guidelines by City Council, we are of the opinion that our application truly meets the spirit of the guidelines.

Prepared and Submitted by: Marcia Marciniak and Steve Wolowich Pattison Outdoor Advertising

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.

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

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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

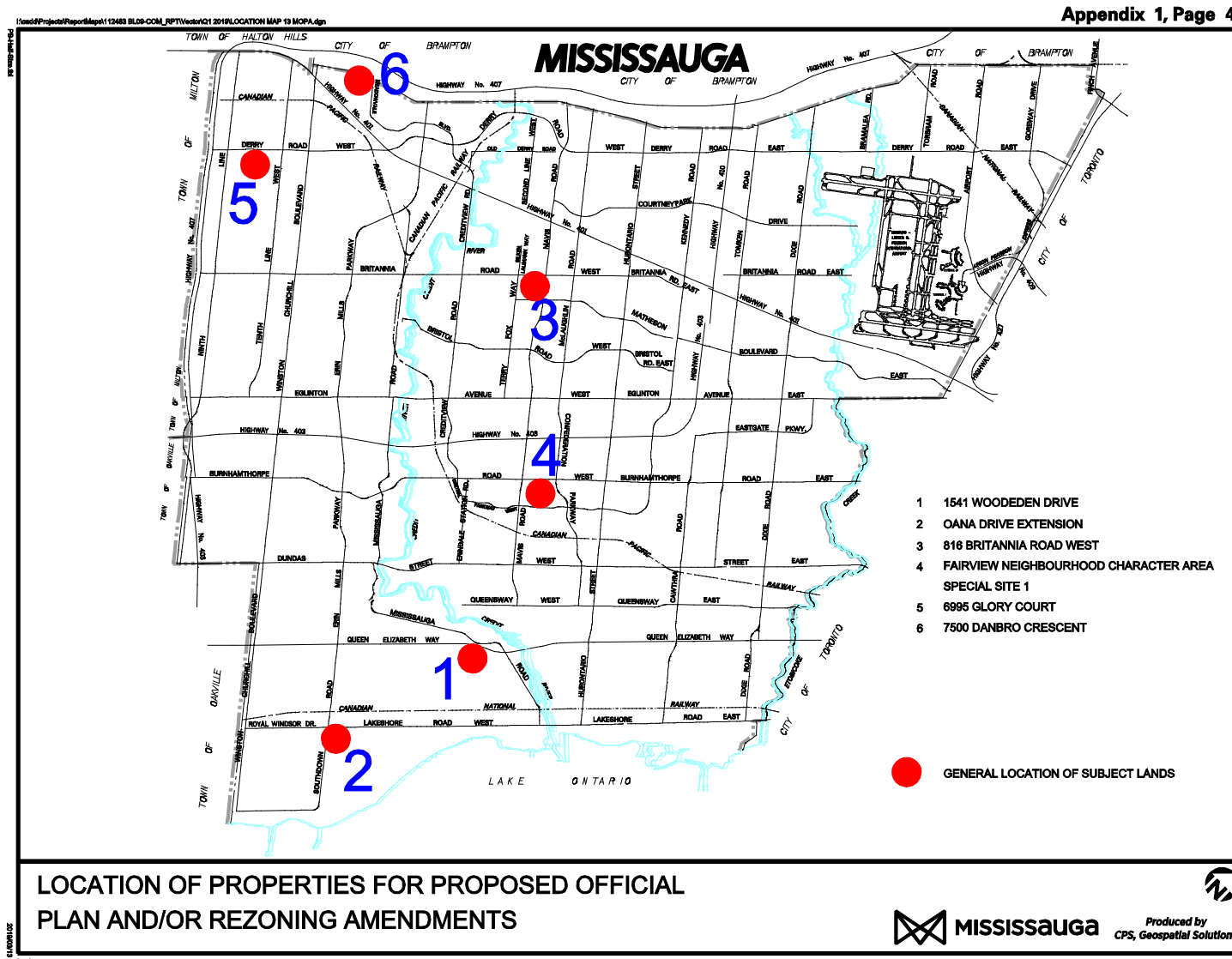
The subsection that regulates group homes is proposed to be amended to delete separation distances and the limit on the number of residents. In a study prepared for the City of Toronto entitled "Opinion on the Provisions of Group Homes in the City-wide Zoning By-law of the City of Toronto", it was recommended 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	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.	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.

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	<p>"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.</p>	Amend definition of office to reflect the permitted uses and not the actual building in which they may occur.
4	Section 1.2 - Definitions	<p>"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></p>	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 <u>and</u> , 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. <u>Table 2.1.31.1 - Minimum Setback to Cemeteries</u>			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 Additional Uses Accessory Additional 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 Additional 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 additional use shall be wholly contained within the building 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 additional 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 additional 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 12.3	Maximum driveway width (0190-2014) Add Note " ⁽⁴⁾ " to R1, R2, R3, R4 and R5 regulations	Add reference to Note (4) to direct readers to Subsection 4.1.9.
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 (1) 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 6.2.5.62.6 Financial institution, real estate office and medical office	
		Table 6.2.5.62.7 Real Estate Office	
		Table 6.2.5.62.8 Real Estate Office	
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;

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:
LA.07-BIL

Meeting date:
2019/04/15

Subject

RECOMMENDATION REPORT (ALL WARDS)

Proposed Updates to the Mandatory Pre-Application Meetings By-law 0128-2008

Recommendation

1. That the Report dated March 22, 2019 from the Commissioner of Planning and Building regarding the proposed updates to the Mandatory Pre-Application Meetings By-law 0128-2008 under File LA.07-BIL (Bill 139) for all wards, be adopted, and that By-law 0128-2008, be further amended in accordance with the prepared amended regulations, attached as Appendix 2 to this report.

Background

Recently, Bill 139 – '*Building Better Communities and Conserving Watersheds Act*' was passed by the Province. This bill introduces changes to the local planning and development appeal process along with the creation of the Local Planning Appeal Tribunal (LPAT). These changes have impacts on the entire planning process, including pre-application meetings.

Comments

Currently, the Development and Design Division of the Planning and Building Department holds weekly pre-application meetings known as Development Application Review Committee (DARC) meetings, to review and discuss proposed development applications. These meetings are attended by the proponent, Planning staff, and staff from other departments and agencies including Transportation and Works, Community Services, Region of Peel and relevant conservation authorities, as required.

The purpose of DARC meetings is to provide applicants with a list of required drawings, studies and reports to accompany the formal development application submission and identify high level issues with respect to the development proposal. Once the items identified on the list have all been submitted the application is "deemed complete" for *Planning Act* purposes and the time limits for processing applications starts. The purpose of this report is to identify required updates to the Mandatory Pre-Application Meetings By-law 0128-2008. The original Mandatory Pre-

Application Meetings By-law 0128-2008 is provided as Appendix 1 and a table identifying the proposed changes to By-law 0128-2008 is provided in Appendix 2. The proposed changes to the Mandatory Pre-Applications Meeting By-law were identified through process reviews in response to Bill 139. The original by-law was passed in 2008 and these updates are in order regardless of whether or not there are further *Planning Act* changes.

MODIFICATIONS TO MANDATORY PRE- APPLICATION MEETINGS BY-LAW (0128-2008)

An output of the DARC Meeting is a submission requirements checklist that contains a list of drawings, studies and reports to be provided by the applicant in order for the application to be deemed complete. Staff recognize that these submission materials take time to prepare and in some instances applications are submitted a year or more following the DARC Meeting. During this time lapse, City policies may have changed or been updated, terms of references for studies may have been modified, and/or requirements for certain studies may be implemented. As a result, the submission requirements checklist may be out of date.

It is proposed to add an expiration date of one year following the DARC Meeting so that the applicant is required to check back in with staff to confirm whether another meeting is required or if there are any changes to the submission requirements checklist.

Other changes to the Mandatory Pre-Application Meetings By-law include the following:

- Updating the reference from Mississauga Plan to Mississauga Official Plan (MOP) and adding the correct sections to be updated
- Removing or reordering sentences that do not impact the intent of the provisions
- Clarification on when applications will not be accepted by the City or the Committee
- Replace "consents" with "land divisions" to provide clarity

Financial Impact

Not applicable.

Conclusion

It is recommended that these changes be made to the Mandatory Pre-Application Meetings By-law.

Attachments

Appendix 1: Mandatory Pre-Application Meetings By-law 0128-2008

Appendix 2: Table of the Proposed Changes to By-law Number 0128-2008



Planning and Development Committee

2019/03/22

3

Originator's file: LA.07-BIL

Prepared by: Shaesta Hussen, Planner

ORIGINAL MANDATORY PRE-APPLICATIONS MEETING BY-LAW 0128-2008



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0128-2008

A By-law to provide for mandatory pre-application meetings
in the City of Mississauga for certain types of development applications.

WHEREAS sections 22, 34, 41 and 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permit the Council of a municipality to require applicants to consult with the municipality before submitting certain types of development applications;

AND WHEREAS sections 5.3.1.4 and 5.3.1.5 of the Official (Mississauga) Plan for the Corporation of the City of Mississauga as provided by Official Plan Amendment No. 73 prescribe that any other information that may be required for a complete application regarding a consent application to the Committee of Adjustment will be determined at a mandatory preliminary meeting prior to the submission of an application, consistent with the broad authority contained in section 8 of the *Municipal Act*, 2001, S.O. 2001, c.25 as amended, enabling a municipality to govern its affairs as it considers appropriate;

AND WHEREAS Council agrees that this is appropriate for applications for official plan amendments, zoning by-law amendments, plans of subdivision, site plan applications and applications for consent;

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

1. For the purposes of this By-law:

"APPLICANT" includes a property owner or their authorized agent, and a person who intends to submit an application to the City, but shall exclude the City;

"APPLICATION" means a proposal to amend either or both the official plan or zoning by-law, divide land, either by way of a plan of subdivision, plan of condominium or consent, or to develop lands which are subject to site plan control, in the City;

"CITY" means the Corporation of the City of Mississauga;

"COMMISSIONER" means the Commissioner of the Planning and Building Department, including his or her designate as identified by the Commissioner in writing from time to time;

"COMMITTEE" means the Committee of Adjustment for the Corporation of the City of Mississauga;

"COUNCIL" means the Council of The Corporation of the City of Mississauga;

"OWNER" means any owner of land as identified in the records of the proper Land Registry Office or Land Titles Office and includes a purchaser under a valid Agreement of Purchase and Sale;

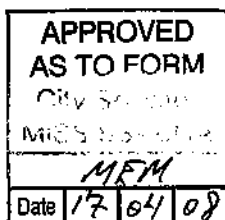
"PRE-APPLICATION MEETING" means a meeting held prior to the submission of an application to the Planning and Building Department of the City or an application to the Committee; and,

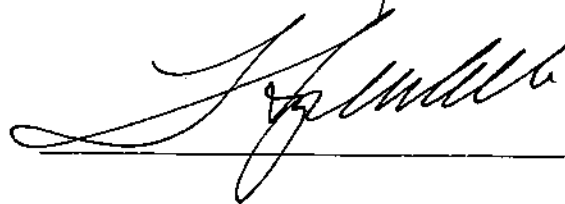
"REDEVELOPMENT" means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon and "REDEVELOP" has a corresponding meaning.

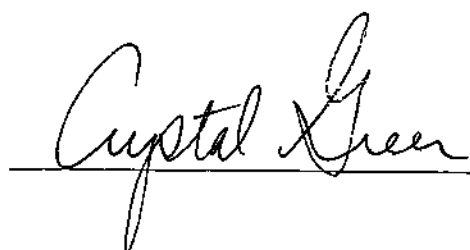
2. Each applicant who intends to submit an application to the City or the Committee shall be required to attend a pre-application meeting.
3. The City or the Committee shall not accept an application where the applicant has failed or refused to attend a pre-application meeting.
4. The Commissioner will determine a meeting schedule and submissions process for pre-application meetings.
5.
 - (a) The purpose of the pre-application meeting, other than in the case of an application to the Committee, is for consultation between the applicant and City staff to discuss the merits of a proposal for development, and to identify information deemed necessary by City staff for the submission of a complete application;
 - (b) In the case of an application to the Committee, the purpose of the pre-application meeting is for consultation between the applicant and the Secretary-Treasurer of the Committee, or their designate, to discuss the requirements for the submission of a complete application for a division of land.

6. Notwithstanding Sections 2 and 5 of this By-law, the following matters are not subject to this By-law:
- (a) applications for consent to the Committee that do not seek to create one or more new lots or blocks;
 - (b) applications for exemption from part lot control in accordance with Section 50(7) of the *Planning Act*; and,
 - (c) any other application exempted at the discretion of the Commissioner.
7. If an application is not submitted to the City or the Committee within one year of the date of the pre-application meeting, another pre-application meeting must be convened.
8. The Commissioner is hereby delegated the authority to determine and direct the appropriate action to be taken in the administration of this By-law.
9. Subsections 5(b) and 6(a) and that part of Section 2 and of Section 7 of this By-law which refers to the Committee will come into force upon Official Plan Amendment No. 73 to Official (Mississauga) Plan coming into force, and, the remainder of this By-law shall come into force upon its enactment.
10. Should a court of competent jurisdiction declare any section or part of a section of this By-law invalid, it is the stated intention of Council that the section or part declared invalid be severable from this By-law, and that the remainder of this By-law shall continue in force unless the court makes an order to the contrary.

ENACTED and PASSED this 23rd day of April 2008.




MAYOR


CLERK

Proposed Changes to Mandatory Pre-Application Meetings By-law 0128-2008

#	Proposed Amendments to By-law 0128-2008	PROPOSED REVISION	COMMENT / EXPLANATION
1.	2 nd paragraph	AND WHEREAS sections 5.3.1.4 and 5.3.1.5 <u>19.4</u> of the Official (Mississauga) <u>Mississauga Official Plan</u> for the Corporation of the City of Mississauga as provided by Official Plan Amendment No. 73 prescribe that any other information that may be required for a complete application regarding a consent land division application to the Committee of Adjustment will be determined at a mandatory preliminary meeting prior to the submission of an application, consistent with the broad authority contained in section 8 of the Municipal Act, 2001, S.O. 2001, c.25 as amended, enabling a municipality to govern its affairs as it considers appropriate;	Update reference to Mississauga Official Plan and the correct section and replacement of wording for "consents" to land divisions.
2.	3 rd paragraph	AND WHEREAS Council agrees that this is <u>also</u> appropriate for applications for: official plan amendments; zoning by-law amendments; <u>certain removal of the holding symbol from the zoning by-law</u> , plans of subdivision; <u>and certain land divisions</u> site plan applications and applications for consent ;	Addition of certain removal of holding symbol applications □ typically in the Downtown Core area and replacement of wording for "consents" to certain land divisions.
3.	Section 1	"APPLICATION" means a proposal to amend either or both the official plan or zoning by-law, <u>removal of the holding symbol from the zoning by-law</u> , divide land, either by way of a plan of subdivision, plan of condominium or <u>consent land division</u> , or to develop lands which are subject to site plan control , in the City;	Amending the definition of application to include removal of holding symbol applications, and replacement of wording for "consents" to land divisions.

#	Proposed Amendments to By-law 0128-2008	PROPOSED REVISION	COMMENT / EXPLANATION
4.	Section 2	<p>(a) <u>The purpose of the pre-application meeting, other than in the case of an application to the Committee, is for consultation between the applicant and City staff to discuss the merits of a proposal for development, and to identify information deemed necessary by City staff for the submission of a complete application;</u></p> <p>(b) <u>A list of requirements for the submission of a complete application will be provided at a pre-application meeting.</u></p>	<p>Section 2(a) was formerly Section 5(a).</p> <p>Section 2(b) added to identify the outputs from the pre-application meeting.</p>
5.	Section 3	The City or the Committee shall not accept an application where <u>all documentation identified at the pre-application meeting for a complete application is not submitted the applicant has failed or refused to attend a pre-application meeting.</u>	Text added to clarify when applications will not be accepted by the City or Committee.
6.	Section 4	The Commissioner will determine a meeting schedule and submissions process for pre-application meetings, <u>other than in the case of an application to the Committee.</u>	The Commissioner for Planning and Building only determines the scheduling and submissions for pre-application meetings, whereas the Committee of Adjustments is overseen by the Commissioner of Corporate Services.
7.	Section 5	In the case of an application to the Committee, the purpose of the pre-application meeting is for consultation between the applicant and the Secretary-Treasurer of the Committee, or their designate, to discuss the requirements for the submission of a complete application for a division of land.	No changes to provision, new section number only.

#	Proposed Amendments to By-law 0128-2008	PROPOSED REVISION	COMMENT / EXPLANATION
8.	Section 6	Notwithstanding Sections 2 of By-law 0128-2008 and 5-Section 5 of this By-law, the following matters are not subject to this By-law: (a) applications for consent-land division to the Committee that do not seek to create one or more new lots or blocks; (b) applications for exemption from part lot control in accordance with Section 50(7) of the Planning Act; and, (c) any other application exempted at the discretion of the Commissioner.	Section numbers updated. Replacement of wording for "consents" to land divisions.
9.	Section 7	If an application is not submitted to the City or the Committee within one year of the date of the pre-application meeting, any determination made at the initial pre-application meeting by City staff as to what would constitute a complete application shall be deemed to have expired, and another pre-application meeting must shall be required convened .	Adding an expiration date of one year for the submission requirements checklist. Another pre-application meeting may be required or can be waived, depending on the circumstances and/or if there are any changes to any policies or procedures that would impact the submission requirements.
10.	Deleted	Subsections 5(b) and 6(a) and that part of Section 2 and of Section 7 of this By-law which refers to the Committee will come into force upon Official Plan Amendment No. 73 to Official (Mississauga) Plan coming into force, and, the remainder of this By-law shall come into force upon its enactment.	Delete wording as it is no longer applicable.

#	Proposed Amendments to By-law 0128-2008	PROPOSED REVISION	COMMENT / EXPLANATION
11.	Section 8	The Commissioner is hereby delegated the authority to determine and direct the appropriate action to be taken in the administration of this By-law.	No changes to provision, new section number only.

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 files:
CD.06.AFF

Meeting date:
April 15, 2019

Subject

INFORMATION REPORT

Federal Budget 2019 and Implications for Housing Affordability in Mississauga

Recommendation

That the report titled, "Federal Budget 2019 and Implications for Housing Affordability in Mississauga" from the Commissioner of Planning and Building, dated March 22, 2019 be received for information.

Background

The Canadian Government launched the National Housing Strategy (NHS) in 2017, which is a 10-year plan to strengthen the middle class, cut homelessness, and stimulate the economy. On March 19, 2019, the Federal Government released Investing in the Middle Class, the 2019 Federal Budget ("Budget 2019"). Budget 2019 proposes to provide new funding for existing initiatives of the NHS, as well develop new initiatives that aim to address housing affordability issues in Canada. Staff is currently working towards implementing the goals and action items of Mississauga's Housing Strategy. The City of Mississauga and the Region of Peel rely on the support of senior levels of government to provide the legislative framework and funding to increase the amount of affordable housing units.

More information on Budget 2019 can be found here:

<https://budget.gc.ca/2019/docs/plan/budget-2019-en.pdf>

Comments

This Report addresses how Budget 2019 advances the goals of Mississauga's Housing Strategy, and how housing affordability may be affected. Staff is encouraged by the Federal Government's continued commitment to addressing housing issues. Further program details, which are anticipated to be released later this year, will clarify the potential impact these initiatives will have on housing supply and affordability. An overview of key funding initiatives identified in Budget 2019 that address housing affordability is provided in Table 1.

Table 1 - Overview of Budget 2019 Housing Initiatives

Initiative	Description	Possible Benefits
First Time Home Buyer Incentive	Establishment of shared equity mortgage program	<p>Reduces monthly costs associated with holding a mortgage by sharing mortgage with Canadian Mortgage and Housing Corporation (CMHC)</p> <p>➤ Alignment with Mississauga's Housing Strategy: Action 18 – Encourage first time home ownership programs such as shared equity and co-op housing for middle income earners</p>
Modernization of Home Buyers' Plan	Increase to withdrawal limit from Registered Retired Savings Plan (RRSP) for down payment for first time home buyers from \$25,000 to \$35,000; Amendment to eligibility criteria	<p>Offers participants greater ability to access savings in RRSP for down payment, and will therefore reduce monthly costs associated with holding a mortgage</p> <p>➤ Alignment with Mississauga's Housing Strategy: Action 21 – Appeal to senior levels of government to provide affordable home ownership assistance to individuals</p>
Top-up to Rental Construction Financing Initiative	More funding to this existing low-cost loan initiative for new affordable rental housing	<p>Could support development of 42,500 new affordable rental units across Canada, particularly in areas of low rental supply</p> <p>➤ Alignment with Mississauga's Housing Strategy: Action 20 – Petition senior levels of government to create enduring and sustainable funding programs that realize developer timeframes and financial needs</p>
Housing Supply Challenge	Initiation of a competition and provision of resources for ideas that create new housing	<p>Stimulates and supports new ideas that remove barriers to creation of new housing</p> <p>➤ Alignment with Mississauga's Housing Strategy: May align with several Actions, depending on ideas and outcomes.</p>

Initiative	Description	Possible Benefits
Green Municipal Fund	Funding to energy efficiency and on-site energy generation for new and existing housing	Reduces costs of home ownership and stimulates affordable housing developments that have lower energy costs ➤ Alignment with Mississauga's Housing Strategy: Action 20 (see above), Action 22 – Investigate incentives provided by upper and single tier governments for upgrades to rental stock
National Housing Strategy (NHS) Legislation	Legislation that will require implementation of NHS and regular reporting on progress	Requires federal Government to deliver on initiatives identified in NHS and prioritize housing needs ➤ Alignment with Mississauga's Housing Strategy: May align with several Actions, depending on outcomes.

In addition to the programming outlined in Table 1, Budget 2019 identifies two other initiatives that may have an impact on housing affordability in Mississauga. First, the newly created Expert Panel on the Future of Housing Supply and Affordability will receive funding for Panel work and data collection. The Panel will focus on the supply of housing in British Columbia; however, findings from the Panel may be shared with other jurisdictions in Canada. Second, Budget 2019 proposes to create four audit teams to reduce tax non-compliance in the real estate sector.

A more fulsome overview of all of the housing initiatives contained in Budget 2019 is available in Appendix 1 to this Report.

Strategic Plan

The need to address housing affordability originated from the Strategic Plan “Belong” Pillar. Two strategic goals relate to housing affordability – “Ensuring Affordability and Accessibility” and “Support Aging in Place.” Action 1 – “Attract and keep people in Mississauga through an affordable housing strategy” links to Budget 2019 and the work on the City’s Housing Strategy.

Financial Impact


Not applicable at this time. The financial impact will be determined based on further details of Budget 2019.

Conclusion

The Federal Government has proposed several initiatives to address housing affordability. The initiatives identified in Budget 2019 build on the foundation laid by National Housing Strategy, and generally align with the goals and actions identified in Mississauga’s Housing Strategy. Upon release of more details, it will become clearer how these initiatives may affect housing affordability in Canada.

Attachments

Appendix 1: Details of Key Housing Initiatives in Federal Budget 2019



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

Prepared by: Catherine Parsons, MCIP, RPP, Planner

Appendix 1

Details of Key Housing Initiatives in Federal Budget 2019

Initiative	Description	Funds	Key Criteria
First Time Home Buyer Incentive	<ul style="list-style-type: none"> •Shared equity mortgage where CMHC¹ holds percent of mortgage; effectively a zero interest loan. •CMHC holds 10 percent of mortgage for new homes and 5 percent for existing homes. •\$100 million in lending will be provided to shared equity mortgage providers to help existing providers scale up business and encourage new ones to enter market. 	\$1.25 billion over 3 years (expected to be operational by September 2019)	<ul style="list-style-type: none"> •Loan is to be paid back upon re-sale of home. •Homebuyer must have an annual gross household income of less than \$120,000. •Homebuyer's insured mortgage and the Incentive amount cannot be greater than four times the participant's annual household income. •Price of new home limited to \$505,000, assuming a down payment of 5%.
Anticipated Benefits <ul style="list-style-type: none"> • Reduces monthly costs associated with holding a mortgage without increasing down payment through a shared mortgage with CMHC, allowing more Canadians to enter market • Expected to assist 100,000 Canadians over the next 3 years 			
Initiative	Description	Funds	Key Criteria
Modernized Home Buyer's Plan	<ul style="list-style-type: none"> •Increase to the RRSP² withdrawal limit for first time home buyers from \$25,000 to \$35,000. Withdrawn funds not subject to income tax, therefore participant saves marginal income tax rate for withdrawn amount. 	n/a	<ul style="list-style-type: none"> •Withdrawn funds must be paid back to RRSP in 15 years (no change to this criterion). •Canadians going through a break-up (marriage or common-law living situation) can now participate.
Anticipated Benefits <ul style="list-style-type: none"> • Provides individuals with greater access to their RRSPs – possibility to increase down payment on first home therefore reduce monthly costs associated with holding a mortgage. • Possibility of more Canadians able to participate in program. 			

¹ Canadian Mortgage & Housing Corporation

² Registered Retirement Savings Plan

Initiative	Description	Funds	Key Criteria
Top-up to Rental Construction Financing Initiative	•Funding available to municipalities, developers and non-profits in the form of a low-cost loan for new affordable rental housing.	\$10 billion over 9 years across Canada (extends program to 2027-2028)	•See National Housing Co-Investment Fund for existing eligibility criteria.
Anticipated Benefits <ul style="list-style-type: none"> • Could support development of 42,500 new affordable rental units across Canada, particularly in areas of low rental supply. • Based on population this equates to approximately 870 units in Mississauga. 			
Initiative	Description	Funds	Key Criteria
Housing Supply Challenge	•Invites municipalities and other stakeholder groups to propose new ways to break down barriers that limit creation of new housing, and will provide resources to help find solutions to these barriers.	\$300 million	•Not yet identified (details expected summer 2019).
Anticipated Benefits <ul style="list-style-type: none"> • Stimulate and support new ideas that remove barriers to creation of new housing. 			
Initiative	Description	Funds	Key Criteria
Federation of Canadian Municipalities Green Municipal Fund	•Two initiatives related to housing will receive funding: <i>Sustainable Affordable Housing Innovation Fund</i> (\$300 million) – financing to affordable housing developments (new and existing) to improve energy efficiency and support on-site energy generation. <i>Community EcoEfficiency Acceleration</i> (\$300 million) – homeowners can qualify for home energy retrofit assistance (e.g. replace furnaces, install renewable energy technologies).	\$1.01 billion in 2018-2019	•Not yet identified.
Possible Benefits <ul style="list-style-type: none"> • Reduce the costs of home ownership and stimulate affordable housing developments that have lower energy costs. 			

Initiative	Description	Funds	Key Criteria
National Housing Strategy (NHS) Legislation	<ul style="list-style-type: none"> •Proposal to establish legislation requiring the federal government to maintain a National Housing Strategy that prioritizes the housing needs of the most vulnerable. •Other NHS initiatives to be funded through Budget 2019 (e.g. Reaching Home, Canada Housing Benefit). 	n/a	n/a
Possible Benefits <ul style="list-style-type: none"> • Will hold Federal Government accountable to delivering on initiatives identified in NHS. 			
Initiative	Description	Funds	Key Criteria
Expert Panel on the Future of Housing Supply and Affordability	<ul style="list-style-type: none"> •Newly created panel will consult with stakeholders to identify and evaluate measures that could build on recent investments and initiatives to increase the supply of housing in British Columbia (BC). Funding for data collection and monitoring of housing supply is included. 	\$9 million over 2 years	n/a
Possible Benefits <ul style="list-style-type: none"> • Lessons learned from BC context may be transferrable to Ontario context. • May lead to new initiatives at the Federal and Provincial level. 			
Initiative	Description	Funds	Key Criteria
Creation of four tax audit teams	<ul style="list-style-type: none"> •Tax audit teams will address tax non-compliance. 	\$50 million over 5 years	n/a
Possible Benefits <ul style="list-style-type: none"> • Potential to uncover additional tax dollars. • Will create fairness and transparency in housing market. 			

City of Mississauga

Corporate Report



Date: 2019/03/22

To: Chair and Members of Planning and Development Committee

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

Originator's files:
CD.03 - MAL

Meeting date:
2019/04/15

Subject

MyMalton Action Plan Implementation (Ward 5)

Recommendation

1. That the report titled "MyMalton Action Plan Implementation", dated March 13, 2019 from the Commissioner of Planning and Building, be received for information.
2. That the report and accompanying appendix, "MyMalton Action Plan", be forwarded to proposed partners (local landowners, the Greater Toronto Airport Authority, the Region of Peel, the Malton Business Improvement Area, and the Toronto and Region Conservation Authority) for their review and consideration.

Report Highlights

- Since the establishment of the MyMalton Community Vision in 2016, work has been underway to advance its goals and objectives.
- To date, one third of the actions from the MyMalton Action Plan are complete.
- An additional, almost one third of the actions are either currently underway or scheduled to commence in 2019.
- Collectively, these actions enhance Malton and reflect its community pride.

Background

MyMalton is a City initiated engagement process that began with engagement sessions in the spring and continuing into summer and fall 2015.

The primary purpose of the MyMalton Community Vision was to engage members of the Malton neighbourhood to identify the community's desires to manage change and drive redevelopment of the community. Through the engagement sessions, residents shared what they considered to be the most important goals and objectives that matter to them. This was translated into a vision

and action plan that was endorsed by Council in spring 2016. The goals of the project cannot be addressed by policy alone, but require action by many City divisions.

Comments

This report discusses the status of implementation of the Action Plan (Appendix 1), since the establishment of the MyMalton Community Vision in 2016. Included in the Action Plan are the Official Plan policies planned to come forward in spring 2019, as well as several other initiatives generally related to movement, placemaking and community development.

To date, one third of the actions have been completed, including, but not limited to:

- Improvements to the walkway behind Walmart from the Malton Greenway to the Transit Terminal have enhanced this well-used connection between key destinations in the community.
- Exterior renovations and landscaping enhancements at Paul Coffey Arena have improved the appearance of this well-used community asset.
- The installation of an aircraft spotting lookout at Danville Park and refurbishments of the CF100 airplane at Paul Coffey Park celebrate Malton's aviation history and placemaking.
- New residential zoning regulations control the impact of infill housing maintaining Malton's character while accommodating growth.
- Revised Official Plan aircraft noise policies encourage revitalization and redevelopment in Malton (policies are currently in effect in Malton, but under appeal elsewhere).

In addition, another third of the actions are either currently underway or planned to commence in 2019, including, but not limited to:

- Improved pedestrian connections to Morning Star Drive, through the Goreway Drive and Morningstar Drive Streetscape Improvement Study that will include designing and implementing pedestrian and cycling improvements in the public realm.
- Installation of a temporary leash-free area in Paul Coffey Park in advance of the redevelopment of the park which will include a permanent leash-free zone.
- Crime Prevention through Environmental Design (CPTED) review of the Derry Greenway to identify improvements to increase the safety in to key locations.
- New washroom facility at Westwood Mall Transit Terminal to add a necessary amenity for transit users.
- Official Plan and Zoning By-Law Amendments to implement the land use action items identified throughout MyMalton and further encourage revitalization, reinvestment and redevelopment.

While considerable advancements have been made so far, the Action Plan also identifies long-term transformational projects in key areas of Malton:

- The Paul Coffey Park Master Plan and Transition Plan are complete. Implementation has been divided into three phases with funding committed for the first and second phases.

- A Redevelopment Master Plan for Elmcreek Park is scheduled to commence in 2020 and implementation is funded through 2023.

Next Steps:

Many of the remaining actions require partnerships to fully realise MyMalton. Partnerships are important to create local champions with a vested interest to continually enhance and revitalize Malton. Strategic partnerships are required with local landowners, the Greater Toronto Airport Authority, the Region of Peel, the Malton Business Improvement Area, and the Toronto and Region Conservation Authority. This report and the accompanying Action Plan will be forwarded to proposed partners for their review and consideration.

Strategic Plan

MyMalton, and the corresponding Action Plan, contribute to the Strategic Pillar Completing our Neighbourhoods – safe neighbourhoods that support a strong, connected and vibrant community.

Financial Impact

Budget requests for individual project actions have been, or will be, brought forward through the City's business planning and budget process by the Service Area responsible for completing the action item.

Conclusion

The City is actively advancing the MyMalton Community Vision to revitalize the community through reinvestment and redevelopment.

The City's efforts have motivated some local landowners to undertake improvements including exterior cladding upgrades and other façade improvements. Strategic partnerships identified in the Action Plan will be essential to realizing the full impact of MyMalton.

Malton is one of Mississauga's original villages with engaged residents and strong community pride. Further progress towards the MyMalton Community Vision will continue to celebrate Malton and advance its revitalization.

Attachments

Appendix 1: MyMalton Action Plan



Planning and Development Committee

2019/03/22

4

Originators files: CD.03 - MAL

Prepared by: Melissa Slupik, Planner

4.6. - 5
MyMalton Action Plan
Implementation

Action	PMR	COMPLETE	UNDERWAY	FUNDED	Timing
KEY MOVE #1: Malton Community Commons					
1. Elmcreek Park Redevelopment Master Plan and Implementation (including trails, spray pad and basketball courts)	CMS			\$	2020 – 2023
2. Elmcreek Park Pathway Lighting Renewals	CPS				2023 – 2024
3. Improve pedestrian connections to Morning Star Drive through the Goreway Drive and Morningstar Drive Streetscape Improvement Study that will examine potential pedestrian, cycling and streetscape improvements	T&W			\$	2019
KEY MOVE #2: Westwood Mall Square & Pedestrian Improvements					
4. New Washroom Facility at Westwood Mall Transit Terminal	CPS T&W		►	\$	2019
5. Westwood Mall Transit Terminal beautification (landscaping, waste receptacles with signage, customer amenities)	T&W			\$	2019
6. Work with Fieldgate Developments to increase variety of retail choices (especially restaurants and cafes), identify redevelopment locations, and improve pedestrian connections between Goreway Drive and the Malton Greenway	Councillor's Office + Landowner				TBD – Councillor Parrish working with mall landowner
KEY MOVE #3: Malton Greenway Revitalization					
7. Improve walkway behind Walmart from Malton Greenway to the Transit Terminal	CMS	◆			COMPLETE
8. Undertake a Crime Prevention Through Environmental Design (CPTED) review of the Malton Greenway	CMS	◆			COMPLETE
9. Ensure area is free of litter and debris, review maintenance schedule	CMS	◆			COMPLETE –operationalized
10. Work with the community to develop a group to act as “Stewards of the Malton Greenway”	Councillor's Office + TRCA				TBD – Councillor to work with Lincoln M. Alexander Secondary School principal to initiate student stewardship program
11. Program annual events that take advantage of the unique qualities of the Malton Greenway	TRCA (+ CMS)				TBD
KEY MOVE #4: Paul Coffey Arena & Park					
12. Improve Paul Coffey Arena (short term renovations, modernization and beautification)	CMS, CPS	◆			COMPLETE
13. Paul Coffey Arena change room mechanical improvements	CPS			\$	2019

Partnership Initiatives
CPS Corporate Services Department
T&W Transportation & Works Department

BIA Malton Business Improvement Association
GTAA Greater Toronto Airport Authority
TRCA Toronto and Region Conservation Authority

CMS Community Services Department
P&B Planning & Building Department

4.6. - 6
MyMalton Action Plan
Implementation

Action	PMR	COMPLETE	UNDERWAY	FUNDED	Timing
14. Paul Coffey Park Master Plan and Transition Plan	CMS	◆			COMPLETE
15. Paul Coffey Park Master Plan Implementation (3 phases)	CMS			\$	2020/2025 – funded 2032 – requested
16. Installation of all-inclusive children's playground	CMS	◆			COMPLETE
17. Paul Coffey Park Pathway Lighting and Comfort Station Lifecycle Renewals	CPS				TBD
18. Improve pedestrian connections between the Derry Road and Goreway Drive intersection and Paul Coffey Arena and Park	CMS	◆			COMPLETE
19. Review Derry Road and Goreway Drive intersection signal timing to ensure pedestrian safety	T&W	◆			COMPLETE
KEY MOVE #5: Derry Greenway & Victory Hall					
20. Explore long-term, viable opportunities for programming and community rentals at Victory Hall	CMS		▶		Ongoing – new home of Malton BIA, filming location
21. Undertake a CPTED review of the Derry Greenway	CMS				2019 – funded through operational budget
KEY MOVE #6: Airport Road & Derry Road Intersection Beautification					
22. Install an aircraft spotting lookout	CMS	◆			COMPLETE – Danville Park
23. Standardize the number and location of waste receptacles in the area	CMS, T&W		▶		Ongoing
24. Review feasibility of a community led mural along the retaining walls on Airport Road	Land owner (+ CMS)				Review complete – not feasible
25. Work with GTAA to develop vacant lands at the southwest corner of Airport Road and Derry Road	GTAA (+ CPS)				TBD – based on MOU
26. Develop lands for new employment uses related to airport operations	GTAA (+ CPS)				TBD – based on MOU
27. Require high quality building design, architecture and landscaping to enhance this gateway intersection	GTAA (+ CPS)				TBD – based on MOU
KEY MOVE #7: Airport Road & Morning Star Drive Intersection Improvements					
28. Create temporary public spaces with seating in underutilized parking lots	Landowner				TBD
29. Improve pedestrian connections between the Great Punjab Centre, the Sri Guru Singh Sabha Gurdwara and Malton Village Park	Councillor's Office + Landowners				TBD – Councillor working to secure small outdoor gathering space

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4.6. - 7
MyMalton Action Plan
Implementation

Action	PMR	COMPLETE	UNDERWAY	FUNDED	Timing
KEY MOVE #8: Streetscape Improvements					
30. Etude Drive to Derry Road West walkway the feasibility of which will be explored through the Goreway Drive and Morningstar Drive Streetscape Improvement Study	T&W			\$	2019
31. Streetscape Plan for Regional Arterial Roads (Derry Road and Airport Road) to improve the pedestrian realm	Region, BIA				TBD
32. Consider Malton cycling needs in the Cycling Master Plan update	T&W	◆			COMPLETE
33. Design and implement Cycling Master Plan network improvements through the Goreway Drive and Morningstar Drive Streetscape Improvement Study	T&W			\$	2019
34. Work with Brampton to progress the CN Rail overpass at the north end of Goreway Drive	Brampton		▶		Underway
Additional Initiatives					
35. Undertake a residential Infill Study to determine the impact of new housing and maintain the character of the established residential neighbourhoods	P&B	◆			COMPLETE
36. Revise Official Plan aircraft noise policies to encourage revitalization in Malton	P&B	◆			COMPLETE – under appeal
37. Official Plan amendment to implement land use action items	P&B		▶		PDC Spring 2019
38. Consider expansion of Malton Community Node	P&B				To be included in Official Plan review
39. Renew City's status as a "Youth Friendly Community"	CMS	◆			COMPLETE
40. Work with the Region (Peel Health) and school boards to support youth initiatives such as the Malton United Youth Collective Impact Project	CMS	◆			COMPLETE –operationalized
41. Obtain regular input from youth through the Malton Community Centre's Youth Engagement Committee	CMS	◆			COMPLETE –operationalized
42. Repurpose the pool building at Lincoln M. Alexander Secondary School as a Youth Hub	CMS, CPS, Region		▶		Ongoing discussions with the Region
43. Develop collaborative community programs, events and activities that provide an outlet and venue for local cultural expression, including ongoing engagement	CMS	◆			COMPLETE –operationalized by Culture Master Plan
44. Expand programming and develop opportunities to develop the arts based on the principles of the City's Culture Policy	CMS	◆			COMPLETE –operationalized by Culture Master Plan
45. Malton Culture Community Profile	CMS	◆			COMPLETE –profile complete; Culture Master Plan to advance

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CMS Community Services Department
P&B Planning & Building Department

4.6. - 8
MyMalton Action Plan
Implementation

Action	PMR	COMPLETE	UNDERWAY	FUNDED	Timing
46. Develop a dedicated team to plan and implement a community led beautification program	CMS		►		Stewardship plan underway
47. Identify opportunities for the BIA to reinvest in the community	BIA		►		2019 – installation of Malton gateway sign in Frank Mckechnie Park 2020 – installation of north gateway sign
48. Market Malton to attract new businesses and investment	BIA		►		Full size Avro Arrow replica to be installed in Paul Coffey Park to attract tourism
Additional Initiatives (post MyMalton)					
49. MALTON sign (Provincial Grant – Municipal Main Street Revitalization Initiatives Funding)	CPS CMS	◆			Funding received, BIA to implement (see #47)
50. Malton Satellite Transit Garage Improvements (emergency generator, facility improvements)	CPS T&W			\$	2019/2020
51. Malton Community Centre & Library Improvements (roof and mechanical systems replacements)	CPS			\$	2019/2020
52. Malton Depot South Fabric Domes #1 and #2 Renewal of Exterior	CPS			\$	2019/2020
53. Malton Village Park Redevelopment Concept	CMS CPS				TBD – park last redeveloped in 2015
54. Upgrade Lincoln M. Alexander Secondary School with an artificial field and running track	CMS				TBD
55. Upgrade Ascension Catholic School with an artificial field and a cross-country running loop	CMS		►		Ongoing negotiations with Dufferin Peel District School Board
56. Temporary leash-free park in advance of the Paul Coffey Park Redevelopment	CMS				2019 – funded through operational budget

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