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REVISED  
Council

**Date:** May 5, 2021  
**Time:** 9:30 AM  
**Location:** Online Video Conference

**Members**

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

**Participate Virtually and/or via Telephone**

Advance registration is required to participate and/or make a comment in the virtual meeting. **Questions for Public Question Period are required to be provided to Clerk's staff at least 24 hours in an advance of the meeting.** Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. Comments submitted will be considered as public information and entered into public record.

To register, please email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) and for Residents without access to the internet via computer, smartphone or tablet, can register by calling Stephanie Smith at 905-615-3200 ext. 3795 no later than **Monday, May 3, 2021 before 4:00PM**. You will be provided with directions on how to participate from Clerks' staff.

**Contact**

Stephanie Smith, Legislative Coordinator, Legislative Services

905-615-3200 ext. 3795

Email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)

Find it Online

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1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"Welcome to the City of Mississauga Council meeting. We would like to acknowledge that we are gathering here today on the Treaty Lands and Territory of the Mississaugas of the Credit, and the traditional territories of the Anishinaabe, Haudenosaunee, Wyndot and Huron people. We also acknowledge the many First Nations, Inuit, Metis and other global Indigenous peoples who call Mississauga home. We welcome everyone."

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1. Council Minutes - April 14, 2021

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

\*7.1. Item 15.1.2 Hubert Casimiro, Resident

\*7.2. Item 12.2 Chris Mackie, Resident

8. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

Public Comments: Advance registration is required to participate and/or to make comments in the virtual public meeting. Any member of the public interested in speaking to an item listed on the agenda must register by calling 905-615-3200 ext. 3795 or by emailing [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) by Monday, May 3, 2021 before 4:00PM.

Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended:

Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. Questions shall be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of written response.

9. **MATTERS PERTAINING TO COVID-19**

10. **CONSENT AGENDA**

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

**11.1. RECOMMENDATION REPORT (ALL WARDS)**

Proposed City Initiated Amendments to Zoning By-law 0225-2007  
File: BL.09-CIT

11.2. Appointment of the Zoning Administrator and Acting Zoning Administrator

11.3. Increase to the Contract with Percon Construction Inc., File Ref - PRC002493, (Ward 5)

**12. PRESENTATION OF COMMITTEE REPORTS**

12.1. Planning and Development Committee Report 6 - 2021 - April 19, 2021

12.2. Budget Committee Report 2-2021 - April 28, 2021

12.3. General Committee Report 9-2021 - April 28, 2021

**13. UNFINISHED BUSINESS - Nil**

**14. PETITIONS - Nil**

**15. CORRESPONDENCE**

15.1. Information Items

15.1.1. A letter from Applewood Hills & Heights Residents' Association (AHHRA) regarding Construction Pest Control Program for City of Mississauga Projects

\*15.1.2. Claim Report from Tonia and Steve Trentadue, Resident requesting compensation from a sewer backup in their basement

\*15.1.3. An email dated May 3, 2021 regarding Designation Request Decision for the GTA West Project under the Impact Assessment Act

**16. NOTICE OF MOTION**

16.1. A motion requesting immediate Provincial action on noisemakers (Councillor Dasko)

\*16.2. REVISED A motion to request staff to prepare a Minister's Zoning Order to support the Studio Bottega Inc. development proposal (Councillor Parrish)

16.3. A motion to amend the City's Sign By-law 54-2002 to permit "Feather Banners" (Councillor Dasko)

\*16.4. A motion to request the Province to review the O.Reg. 131/20 permitting construction noise between the hours of 6:00AM and 10:00PM (Councillor Damerla)

**17. MOTIONS**

17.1. To close to the public a portion of the Council meeting to be held on May 5, 2021 to deal with various matters. (See Item 22 Closed Session)

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

- 18.1. A by-law to amend By-law Number 0225-2007, as amended, East side of Kelly Road, south of Truscott Drive BL.09-CIT (Kelly Road)  
PDC-0021-2021/March 29, 2021
- 18.2. A by-law to amend By-law Number 0225-2007, as amended, Rezoning By-law (city-initiated) BL.09-CIT (Transit Terminal)  
PDC-0021-2021/March 29, 2021
- 18.3. A by-law to amend By-law Number 0225-2007, as amended South side of Burnhamthorpe Road West, West of Confederation Parkway HOZ 18/006 W7  
PDC-0025-2021/April 19, 2021
- 18.4. A by-law to amend By-law No. 555-2000, as amended, Neighbourhood Speed Limit Project & Parking Prohibition (Various Wards)  
Traffic By-law Delegation for routine traffic matters 0051-2020/March 25, 2020
- 18.5. A by-law to amend By-law No. 0098-2004, as amended, as amended, being the Animal Care and Control By-law regarding the Coyote Management Program  
GC-0223-2021/April 28, 2021
- 18.6. A by-law to transfer funds from the Federal Gas Tax Reserve Fund (Account 35182) to Ward-Specific Special Projects  
BC-0014-2021/April 28, 2021
- 18.7. A by-law to transfer funds between various Reserve Funds and certain capital projects approved in prior Capital Budgets  
BC-0014-2021/April 28, 2021
- 18.8. A by-law to transfer funds between various Reserve Funds and certain capital projects approved in prior Capital Budgets  
BC-0014-2021/April 28, 2021
- 18.9. A by-law to transfer funds between the Fiscal Stability Reserve (Account 30125) and certain capital projects approved in prior Capital Budgets  
BC-0014-2021/April 28, 2021
- 18.10. A by-law to transfer funds between various Storm Water Reserve Funds and certain capital projects approved in prior Capital Budgets  
BC-0014-2021/April 28, 2021
- 18.11. A by-law to authorize the execution of a funding agreement between The Corporation of the City of Mississauga and Credit Valley Conservation Authority for the Greening Corporate Grounds Program  
GC-0169-2021/March 31, 2021

- 18.12. A by-law to authorize the execution of a Subdivision Agreement between Central by City Park Homes Inc., the City of Mississauga & the Region of Peel, West side of Dixie Road & North of Queen Elizabeth Way (T-M18002 W1)
- PDC-0083-2019/November 11, 2019
- 18.13. A by-law to appoint a Zoning Administrator for the administration of Mississauga Zoning By-law 0225-2007, as amended
- Item 11.2
- 18.14. A by-law to Authorize Execution of the MakeWay Charitable Society Agreement and any Amendments for the Household Carbon Footprint Benchmarking Program with the City of Mississauga
- GC-0228-2021 / April 28, 2021
- \*18.15. A by-law to amend the City's Sign By-law 54-02, as amended, to permit feather banner signs on non-residential private property in the City of Mississauga
- Item 16.3
- \*18.16. A by-law to authorize the Commissioner of Planning & Building & City Clerk to enter into a deferral agreement with St. Luke's Dixie Seniors Residence Corp for the planning application fees proposed affordable seniors housing -4150 Westminster Place
- 0388-2020/December 9, 2020
19. **MATTERS PERTAINING TO REGION OF PEEL COUNCIL**
20. **COUNCILLORS' ENQUIRIES**
21. **OTHER BUSINESS/ANNOUNCEMENTS**
22. **CLOSED SESSION**
- (Pursuant to Subsection 2 of the Municipal Act, 2001)*
- 22.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- Appeal of the Decision of the Committee of Adjustment with respect to File No. A87/21, 70 Mississauga Road South, Port Credit West Village Partners Inc. (Ward 1)
- 22.2. A proposed or pending acquisition or disposition of land by the municipality or local board
- Authority to negotiate for the acquisition of property at 49 South Service Road located in Ward 1, Z Area 7
23. **CONFIRMATORY BILL**
- 23.1. A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on May 5, 2021
24. **ADJOURNMENT**

City of Mississauga  
**Corporate Report**



<p>Date: April 12, 2021</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: BL.09-CIT (All Wards)</p>
	<p>Meeting date: May 5, 2021</p>

## Subject

### **RECOMMENDATION REPORT (ALL WARDS)**

**Proposed City Initiated Amendments to Zoning By-law 0225-2007**

**File: BL.09-CIT**

## Recommendation

That the report dated April 12, 2021, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law for definitions and general provisions as they relate to transit terminal and/or transit corridor; and to seven site-specific properties on Kelly Road, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. The proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2, be approved, and that an implementing zoning by-law be brought to a City Council meeting.

## Background

A public meeting was held by the Planning and Development Committee on March 29, 2021, at which time an Information Report: <https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=10648> was received for information, with direction that notwithstanding planning protocol, the recommendation report be brought directly to a future Council meeting. Recommendation PDC-0021-2021 was then adopted by Council on April 7, 2021.

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, under File BL.09-CIT, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

## Comments

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

## PLANNING ANALYSIS SUMMARY

The proposed amendments, as outlined in the Information Report are summarized as follows:

- Revise the definition of transit terminal to include related infrastructure and clarify that the use is operated on or on behalf of a public authority
- Exemption for transit terminal and/or transit corridor from parking regulations, Certificate of Occupancy, setback to Greenlands zones and Provincial highway right-of-way
- Transit terminal and/or transit corridor permitted in all zones other than Greenlands and Parkway Belt
- Rezone seven detached home properties on Kelly Road from **R1-39** (Detached Dwellings – Exception) to **R3** (Detached Dwellings)

In regards to the proposed amendment regulating the zones in which a transit terminal and/or transit corridor would be permitted, staff note that the current regulations permit the use in **PB1** and **PB2** (Parkway Belt) Zones. Since some Mississauga Transitway stations are already located on lands zoned **PB1** and **PB2**, staff recommend that the use continue to be permitted in those zones to avoid legal non-conforming status.

Appendix 2 details the proposed zoning changes that were considered in the Information Report, as well as the minor change described above.

## Financial Impact

Not applicable.

## Conclusion

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council is given authority to determine if further public notice is required. Since transit terminals and/or transit corridors are already permitted in Parkway Belt zones, it is recommended that no further public meeting be held regarding these proposed changes.

In summary, the proposed zoning amendments affecting transit terminals and corridors and revising the zoning on seven detached dwelling lots on Kelly Road, are acceptable from a planning standpoint and should be approved for the following reasons:

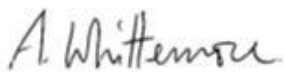
1. The proposed amendments to Zoning By-law 0225-2007 conform with the policies of Mississauga Official Plan.
2. The proposed amendments for transit terminals and/or transit corridors will provide zoning flexibility for priority transit projects, reducing delays associated with minor variance or rezoning approvals.
3. The site-specific amendments on Kelly Road will reinstate the original zoning intent of permitting detached homes on the properties.

Should the amendments be approved by Council, the implementing zoning by-law(s) will be brought forward for Council adoption.

## Attachments

Appendix 1: Information Report

Appendix 2: Proposed Zoning By-law Amendments for Transit Terminal and/or Transit Corridor and seven detached dwelling lots on Kelly Road



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

Prepared by: Jordan Lee, Planner



# City of Mississauga Corporate Report



<p>Date: March 5, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: BL.09-CIT (All Wards)</p>
	<p>Meeting date: March 29, 2021</p>

## Subject

### **PUBLIC MEETING INFORMATION REPORT (ALL WARDS)**

**Proposed City Initiated Amendments to Zoning By-law 0225-2007**

**File: BL.09-CIT (All Wards)**

## Recommendation

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, under File BL.09-CIT, be received for information.

## Background

The purpose of this report is to present proposed amendments to the zoning by-law with respect to definitions and general provisions as they relate to transit terminal and/or transit corridor; proposed amendments to seven site-specific properties in the City; and to hear comments from the public on the proposed changes.

## Comments

Staff are considering amendments to the definition of a transit terminal and to the general provisions that apply to a transit terminal and/or transit corridor. The current definition of transit terminal only includes a station for the transfer of transit riders. This definition does not accurately capture all of the necessary infrastructure that may be associated with a higher order transit line. In addition, staff are considering including a reference to a public authority in the definition for transit terminal, similar to the definitions for community centre, sewage treatment plant and library. This would allow the definition to apply only to municipally and provincially operated transit lines.

Further, the zoning provisions that apply to a transit terminal and/or transit corridor only permit their use in certain zones and require compliance with other general provisions. Due to the nature of a transit terminal and/or transit corridor requiring different types of structures and buildings, greater flexibility is required to avoid delays associated with zoning non-compliance. Therefore, staff are considering permitting the use in all zones other than Greenlands and Parkway Belt zones, as well as exempting them from general parking regulations, setbacks to Greenlands zones, setbacks to a Provincial highway right-of-way and the requirement of a Certificate of Occupancy. Review of site plan matters such as landscaped buffers, screening and setbacks would still occur to ensure that any negative impacts are mitigated.

The details of these amendments are outlined in Appendix 1, Part 2 of this report.

Additional amendments are being considered for seven properties on the east side of Kelly Road, south of Truscott Drive in Ward 2. The properties are currently zoned **R1-39** (Detached Dwellings – Typical Lots – Exception). The existing long term care facility (Sheridan Villa) on the adjacent property is also zoned **R1-39**. At the time Zoning By-law 0225-2007 was approved in 2007, Sheridan Villa was rezoned to only permit the long term care facility use. At the same time, the adjacent properties with detached homes on Kelly Road were inadvertently included in the R1-39 zone. Therefore, the adjacent homes are currently in a state of legal non-conforming status under the zoning by-law. To rectify the zoning and restore the original intent, the following properties on Kelly Road are being considered for the **R3** zone (Detached Dwellings – Typical Lots): 1319, 1323, 1329, 1333, 1339, 1343 and 1349 Kelly Road. This zone is consistent with their previous **R4** (Detached Dwelling) zoning under By-law 5500.

Appendix 1, Part 1 contains a location map identifying all of the sites proposed to be rezoned.

## 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 West Plan* policies do not apply. The proposed amendments to Zoning By-law 0225-2007 are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 1 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.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jordan Lee, Planner

**Detailed Information and Preliminary Planning Analysis**  
**City Initiated Zoning By-law Amendment**

**Table of Contents**

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### 1. Locations of Properties for Proposed Zoning By-law Amendments



## 2. Summary of Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Section 1.2: Definitions</b>			
1	Transit Terminal	Add “and/or related infrastructure” Add “operated on or behalf of a <b>public authority</b> ”	Includes other infrastructure components necessary for transit lines; Clarifies that transit terminals will be operated by a public authority including municipal and provincial bodies.
<b>Part 2: General Provisions</b>			
2	2.1.9.10 Transit Terminal and/or Transit Corridor	Amend to remove Part 3	General parking regulations would no longer apply.
3	Table 2.1.9.10 - Transit Terminal and/or Transit Corridor; Line 1.0	Add all zones currently not included in Line 1.0 with the exception of ‘Greenlands’ or ‘Parkway Belt’ zones	Transit facilities and transportation infrastructure are permitted in all land use designations other than Greenlands and Parkway Belt West.
4	Table 2.1.9.10 - Transit Terminal and/or Transit Corridor; Line 2.0	Add 1.1.13, 2.1.17 and 2.1.20	The requirement for a Certificate of Occupancy and the setbacks to Greenlands zones and Provincial highway right-of-way would no longer apply.
<b>Part 13: Zoning Maps</b>			
5	Map 11	R1-39 to R3	Reinstate the original intent of permitting detached homes – 1319, 1323, 1329, 1333, 1339, 1343 and 1349 Kelly Road.

### 3. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the proposed amendments have been included. The table should be

considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The proposed amendments will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Healthy, liveable and safe communities are sustained by: promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. (PPS 1.1.1 e, f)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. (PPS 1.1.3.3)</p> <p>A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including: infrastructure, multimodal transportation systems, public service facilities and waste management systems. (PPS 1.2.1 d)</p> <p>Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs. (PPS</p>



Policy Document	Legislative Authority/Applicability	Key Policies
		<p>1.6.8.1) When planning for corridors and rights-of-way for significant transportation, electricity transmission, and infrastructure facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources. (PPS 1.6.8.6)</p> <p>Long-term economic prosperity should be supported by: optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people. (PPS 1.7.1 c, g)</p>
<p><b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b></p>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>Transit is the first priority for transportation planning and investment. (Growth Plan 3.1)</p> <p>Infrastructure planning, land use planning and infrastructure investment will be co-ordinated to implement this Plan. (Growth Plan 3.2.1.1)</p> <p>Priority will be given to infrastructure investments made by the Province that support the policies and schedules of this Plan. (Growth Plan 3.2.1.3)</p> <p>Public transit will be the first priority for transportation infrastructure planning and major transportation investments. (Growth Plan 3.2.3.1)</p> <p>In planning for the development, optimization, or expansion of existing and planned corridors and supporting facilities, the Province, other public agencies and upper- and single-tier municipalities will: ensure that existing and planned corridors are protected to meet current and projected needs in accordance with the transportation and infrastructure corridor protection policies in the PPS. (Growth Plan 3.2.5.1 b)</p>
<p><b>Region of Peel Official Plan (ROP)</b></p>	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>To promote and encourage the increased use of public transit and other sustainable modes of transportation (ROP 5.9.1 General Objectives)</p>



Policy Document	Legislative Authority/Applicability	Key Policies
	<p>exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>Work with Metrolinx, other Provincial agencies and ministries, area municipalities, and other regions and municipalities in the Greater Toronto and Hamilton Area to implement the Metrolinx Regional Transportation Plan (RTP) and contribute to the ongoing development of the RTP. (ROP 5.9.2.15)</p> <p>Support the implementation and protection of rapid transit corridors, as shown on Schedule G, as well as those additional higher order transit, bus rapid transit or priority transit corridors proposed on Regional roads by the area municipalities or Provincial transit authorities. (ROP 5.9.5.2.1)</p> <p>Work with Metrolinx, other Provincial agencies and ministries, the area municipalities, and adjacent municipalities in the planning and implementation of an inter-regional transit system. (ROP 5.9.5.2.2)</p>

**Mississauga Official Plan**

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

**Existing Designation**

The lands subject to the site-specific rezonings are located within the Clarkson-Lorne Park Neighbourhood Character

Area and are designated **Residential Low Density II**. The **Residential Low Density II** designation permits detached, semi-detached, duplex and triplex dwellings, as well as street townhouses and other forms of low-rise dwellings with individual frontages.

**Relevant Mississauga Official Plan Policies**

The following policies are applicable in the review of these proposed amendments. In some cases the description of the general intent summarizes multiple policies.

	<b>General Intent</b>
<b>Chapter 4 Vision</b>	Mississauga will create a multi-modal city by: promoting transit as a priority for moving people. (Section 4.5)
<b>Chapter 5 Direct Growth</b>	Transit services infrastructure will utilize Corridors to connect Intensification Areas. (Section 5.4.9)
<b>Chapter 8 Create a Multi-Modal City</b>	<p>Much of the transportation system serving Mississauga is under the jurisdiction of other levels of government and agencies. This includes the Federal Government, the Province, Metrolinx, the Region, the Greater Toronto Airports Authority (GTAA) and private agencies, such as Canadian National Railway and the St. Lawrence and Hudson Railway. As such, Mississauga must coordinate and partner with others to create a multi-modal transportation system. (Section 8.1)</p> <p>Mississauga will ensure that transportation corridors are identified and protected to meet current and projected needs for various travel modes. (Section 8.1.9)</p> <p>Transit will be a priority for transportation infrastructure planning and major transportation initiatives. (Section 8.1.11)</p> <p>Mississauga will work with other municipalities, levels of government and agencies to create a well connected, efficient, accessible, multi-modal transportation system (Section 8.1.14)</p> <p>The policies of Mississauga Official Plan apply to all transportation infrastructure under the jurisdiction of the City. Other levels of government and agencies should support the policies of this Plan through their transportation infrastructure investment decisions. (Section 8.1.15)</p> <p>Mississauga will seek to develop and maintain a system of transit services aimed at providing a competitive alternative to the automobile, for access throughout the city and neighbouring municipalities. (Section 8.2.3.1)</p>

	<b>General Intent</b>
	Light rail transit is planned on Hurontario Street as the main north-south spine in Mississauga including service within the Downtown Core area. (Section 8.2.3.5)
<b>Chapter 9 Build a Desirable Urban Form</b>	New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize adverse impacts on and from the corridor and transportation facilities. (Section 9.1.15)
<b>Chapter 10 Foster a Strong Economy</b>	In cooperation with other levels of government, appropriate agencies and the private sector, Mississauga will ensure that all development will have adequate infrastructure and utilities. (Section 10.6.1)  Mississauga will work with utility providers to ensure that networks are established and phased to serve new development in a timely and efficient manner. (Section 10.6.2)
<b>Chapter 11 General Land Use Designations</b>	The following uses will be permitted in all land use designations, except Greenlands and Parkway Belt West unless specifically allowed: j. transit facilities; k. transportation infrastructure. (Section 11.2.1.1)  Lands designated Residential Low Density II will permit the following uses: detached dwelling; semi-detached dwelling; duplex dwelling; and triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 11.2.5.4)
<b>Chapter 19 Implementation</b>	The use of land or a building or structure that does not comply with Zoning By-law but which lawfully existed prior to the approval of the Zoning By-law is a legal non-conforming use. (Section 19.16.1)

## Mississauga Zoning By-law

### Existing Zoning

The lands subject to the site-specific rezonings are currently zoned **R1-39** (Detached Dwellings – Typical Lots - Exception), which only permits a long-term care building.

### Proposed Zoning

Staff are proposing to zone the properties **R3** (Detached Dwellings – Typical Lots) to permit detached dwellings with minimum frontages of 15.0 m (49.2 ft.).

## 4. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee (or Council) meeting. It is at this meeting that the members of the Committee (or Council) will make a decision on the proposed amendments.

## Summary of Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Section 1.2: Definitions</b>			
1	Transit Terminal	Add "and/or transit related infrastructure" Add "operated on or on behalf of a <b>public authority</b> "	Includes other infrastructure components necessary for transit lines; Clarifies that transit terminals will be operated on or behalf of a public authority including municipal and provincial bodies.
<b>Part 2: General Provisions</b>			
2	2.1.9.10 Transit Terminal and/or Transit Corridor	Amend to remove Part 3	General parking regulations would no longer apply.
3	Table 2.1.9.10 - Transit Terminal and/or Transit Corridor; Line 1.0	Add all zones currently not included in Line 1.0 with the exception of 'Greenlands' zones	Transit facilities and transportation infrastructure are permitted in all land use designations other than Greenlands and Parkway Belt West. Transit terminal and/or transit corridor already permitted in 'Parkway Belt' zones.
4	Table 2.1.9.10 - Transit Terminal and/or Transit Corridor; Line 2.0	Add 1.1.13, 2.1.17 and 2.1.20	The requirement for a Certificate of Occupancy and the setbacks to Greenlands zones and Provincial highway right-of-way would no longer apply.
<b>Part 13: Zoning Maps</b>			
5	Map 11	R1-39 to R3	Reinstate the original intent of permitting detached homes – 1319, 1323, 1329, 1333, 1339, 1343 and 1349 Kelly Road.

City of Mississauga  
**Corporate Report**



<p>Date: April 21, 2021</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Meeting date: May 5, 2021</p>

## Subject

**Appointment of the Zoning Administrator and Acting Zoning Administrator**

## Recommendation

That the by-law be enacted to repeal By-law 0237-2014 and to appoint a Zoning Administrator for the Corporation of the City of Mississauga and to authorize the Zoning Administrator to appoint an Acting Administrator when the Zoning Administrator is absent or the office of the Zoning Administrator is vacant.

## Background

By-law 0237-2021, as amended, appointed Timothy Gallagher as the Zoning Administrator for The Corporation of the City of Mississauga in 2014. Upon the retirement of Mr. Gallagher, a competition for the position of Zoning Administrator was conducted and the successful candidate is Sandra Morrison.

## Comments

It is required under the *Municipal Act, 2001*; the *Planning Act*; and *Mississauga Zoning By-law 0225-2007* that the Council of a local municipality appoint a Zoning Administrator. The proposed by-law which is attached as Appendix 1, formally appoints Sandra Morrison as the Zoning Administrator for The Corporation of the City of Mississauga. The same by-law repeals By-law 0237-2014, which appointed Timothy Gallagher as the Zoning Administrator.

## Financial Impact

There is no financial impact

## Conclusion

The attached draft By-law appoints Sandra Morrison to the position of Zoning Administrator for The Corporation of the City of Mississauga.

Council

2021/04/21

2

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## Attachments

Appendix 1: Appointment of Zoning Administrator Draft By-law Amendment.



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

Prepared by: Ezio Savini, Director, Building Division and Chief Building Official

A by-law to appoint a Zoning Administrator  
for the administration of Mississauga Zoning By-law 0225-  
2007, as amended.

WHEREAS pursuant to section 23.3 (2) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, the council of a local municipality may delegate its administrative powers;

AND WHEREAS pursuant to section 66 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may delegate authority;

AND WHEREAS Subsection 1.1.12 of Mississauga Zoning By-law 0225-2007, as amended (the "Zoning By-law"), requires Council to designate a Zoning Administrator for the administration of the Zoning By-law, for The Corporation of the City of Mississauga;

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

1. Sandra Morrison is hereby appointed as Zoning Administrator for The Corporation of the City of Mississauga.
2. The Zoning Administrator may appoint an Acting Zoning Administrator to act from time to time in the place and stead of the Zoning Administrator when the Zoning Administrator is absent or refuses to act or the office of the Zoning Administrator is vacant.
3. By-law 0237-2014 shall be repealed.

ENACTED and PASSED this        day of May, 2021.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

City of Mississauga  
**Corporate Report**



<p>Date: April 23, 2021</p> <p>To: Chair and Members of Council</p>	<p>Originator's files:</p>
<p>From: Gary Kent, CPA, CGA, ICD.D, Commissioner of Corporate Services and Chief Financial Officer</p>	<p>Meeting date: May 5, 2021</p>

## Subject

Increase to the Contract with Percon Construction Inc., File Ref - PRC002493, (Ward 5)

## Recommendation

1. That the report from the Commissioner of Corporate Services and Chief Financial Officer dated April 23<sup>rd</sup>, 2021 titled "Increase to the Contract with Percon Construction Inc." be received.
2. That the Purchasing Agent or designate be authorized to execute a contract amendment and all ancillary documents to increase the value of the contract with Percon Construction Inc. from the original amount of \$7,350,000 to the estimated amount of \$9,870,000 for construction services to implement the Malton Community Hub Project.

## Executive Summary

- Through the Corporate report – Malton Hub Project, Ward 5, dated February 22, 2021, Council approved the amendment of the gross budget for Capital Project PN 19425 Malton Community Hub from \$9,000,000 to \$12,600,000.
- This report requests that the Purchasing Agent be authorized to execute a contract amendment and all ancillary documents to increase the value of the contract with Percon Construction Inc. by \$2,520,000 corresponding to the Council approved project budget of \$12,600,000.

## Background

In July 2021, Percon Construction Inc. was awarded the contract to provide construction management services for the Malton Community Hub through a competitive procurement process for a contract value of \$7,350,000. This contract value corresponded to the previously approved Project budget of \$9,000,000.



At the February 22, 2021 General Council meeting, Community Services brought forward a Corporate Report requesting approval to increase the project budget from \$9,000,000 to \$12,600,000.

## Comments

Staff received approval to increase the project budget on February 22nd; however, the authority to increase the corresponding Percon construction contract was not clearly indicated within the body of that report.

For procedural and housekeeping reasons, Percon's Construction Inc.'s current contract value of \$7,350,000 requires an increase of \$2,520,000 to match the overall project budget increase. Percon, acting as the Construction Manager, will continue to provide construction oversight and will tender out 90% of the bid packages on the City's behalf.

The recommendation in this report is made in accordance with Section 18 (2) (d) of the Purchasing By-law #374-06 which states that "For amendments to High Value Acquisition Commitments, Council approval is required if the amendment is of a value that, on its own or if added together with any and all previous amendments made to the Original Commitment, the cumulative value of all amendments are greater than 20% of the Original Commitment and greater than \$100,000; or over \$1,000,000".

The total of the requested amendment represents an increase of 34.28%, which is greater than 20% of the original commitment of \$7,350,000 and is greater than \$1 million. Therefore, Council approval is required to execute the contract amendment.

## Strategic Plan

The Malton Hub project is aligned to our strategic pillar of Belong. It supports building a space that provides programs and services that meet the needs of the local community.

## Financial Impact

Approved Capital budgets are available to fund the requested contract increase of \$2,520,000 for Percon Construction Inc. Expenditures under this contract will only be authorized once budget approval is received. The PAR amendment summary is outlined below:

Original Contract value	\$7,350,000
Proposed Contract amendment	\$2,520,000
Proposed % increase	34.28% >20%
<b>Estimated Total</b>	<b>\$9,870,000</b>

## Conclusion

This report requests authorization for the Purchasing Agent to execute the contract amendment and all ancillary documents to increase the contract value with Percon Construction Inc. by \$2,520,000 for an amended contract amount of \$9,870,000.



G. Kent.

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

Prepared by: Deepa Suresh, Senior Project Manger, Capital Design & Construction, Facilities & Property Management

## **REPORT 6 - 2021**

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its sixth report for 2021 and recommends:

### PDC-0023-2021

1. That the report dated March 26, 2021, from the Commissioner of Planning and Building regarding potential zoning by-law amendments for the Lakeview West Infill Housing Study area under File CD.06-LAK W1, be referred back to staff for further consultation with local rate payers groups and report back to the Planning and Development Committee.
2. That three oral submissions be received.

### PDC-0024-2021

1. That the report dated March 26, 2021, from the Commissioner of Planning and Building regarding the applications by BET Realty Limited and 3420 Hurontario Street Incorporated to permit two apartment buildings, 30 and 36 storeys, on a five storey podium with ground floor office and commercial uses, under File OZ 20/022 W7, 3420 and 3442 Hurontario Street, be received for information.
2. That one oral submission be received.

### PDC-0025-2021

That the report dated March 26, 2021, from the Commissioner of Planning and Building outlining the details of the proposed development and recommending approval of the removal of the "H" holding provision application from the text of By-law 0225-2007 and the "H" symbol from the zoning map, under File H-OZ 18/006 W7, Rogers Telecommunications Limited, 3967-3981 Redmond Road, 448-452 Burnhamthorpe Road West, 465-475 Webb Drive, and 471-513 Soho Avenue, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

### PDC-0026-2021

That Council endorse the scope of work contained in the report titled, "Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga's Neighbourhoods Study" from the Commissioner of Planning and Building, dated April 5, 2021.

## **REPORT 2 - 2021**

To: MAYOR AND MEMBERS OF COUNCIL

The Budget Committee presents its second report for 2021 and recommends:

BC-0008-2021

That the deputation and associated presentation by Jeff Jackson, Director of Finance and Treasurer and Elizabeth McGee, Manager, Capital Planning and Strategic Projects with respect to 2021 Finances be received.

BC-0009-2021

That the deputation and associated presentation by Sam Rogers, Director, Enforcement and Harold Dremin, Director, Economic Development with respect to Review of Business Licensing Fees be received.

BC-0010-2021

That the deputation by Brad Butt, Vice-President, Government and Stakeholder Relations, Mississauga Board of Trade (MBOT) regarding the corporate report entitled "Review of Business Licensing Fees" be received.

BC-0011-2021

That the deputation by Kulbir Gill, Alliance Personal Care regarding the corporate report entitled "Review of Business Licensing Fees" be received.

BC-0012-2021

The following items were approved on the consent agenda:

- 8.1 - Update on the Financial Impacts of COVID-19
- 8.2 - Financial Reports as at December 31, 2020
- 8.3 - 2020 Treasurer's Annual Report on Investment
- 8.5 - Fire Station Renovation Program
- 10.1 - Emails dated Friday, April 23 and Saturday, April 24, 2021 from Peter D. Pellier, Resident regarding the Review of Business Licensing Fees
- 10.2 - An email dated Friday, April 23, 2021 from Mark Sexsmith, Taxi Owner/Operator regarding the Review of Business Licensing Fees
- 10.3 - An email dated Friday, April 23, 2021 from Alexander Mantadis, Resident regarding the Review of Business Licensing Fees

BC-0013-2021

That the report from the Commissioner of Corporate Services and Chief Financial Officer dated April 9, 2021 entitled "Update on the Financial Impacts of COVID-19" be received for information.

## BC-0014-2021

1. That the “Financial Report as at December 31, 2020” report dated April 8, 2021, from the Commissioner of Corporate Services and Chief Financial Officer, including appendices 1 to 4, be approved;
2. That the Treasurer be authorized to fund and close the capital projects as identified in this report;
3. That \$2,725,836.84 be transferred from the Mississauga Bus Rapid Transit (BRT) Reserve Fund (Account #35184) to the Capital Reserve Fund (Account #33121) and the Mississauga Bus Rapid Transit (BRT) Reserve Fund (Account #35184) be closed;
4. That \$10,172,529.99 be transferred from the MoveOntario 2020 Higher Order Transit Reserve Fund (Account #35187) to the Capital Reserve Fund (Account #33121);
5. That \$840,358.46 be transferred to Stormwater Pipe Reserve Fund (#35993) from the operating program surplus;
6. That the necessary by-laws be enacted.

## BC-0015-2021

That in compliance with Provincial legislation governing municipal investment practices, the report titled “2020 Treasurer’s Annual Report on Investment” dated April 13, 2021 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

## BC-0016-2021

That the report entitled “Update on Vacant Home Tax and Small Business Sub-class Options” dated March 26, 2021 from the Commissioner of Corporate Services and Chief Financial Officer be received for information.

## BC-0017-2021

1. That the Fire Station Renovation Program for the 17 fire stations identified in the Corporate Report dated March 25, 2021 from the Commissioner of Community Services entitled “Fire Station Renovation Program” be incorporated into the Fire & Emergency Services 10 Year Capital Plan and be approved.
2. That the Fire Station Renovation Program be funded from the Public Fire Safety Program Reserve.
3. That all necessary by-laws be enacted.

## BC-0018-2021

1. That the corporate report from the Commissioner of Transportation and Works, dated April 14, 2021 entitled “Review of Business Licensing Fees be referred to the May 19, 2021 Council meeting and that staff be directed to report back providing options and to conduct a review of the hardest hit business sectors.
2. That the late Business Licensing Fees be waived pending Council's decision on May 19, 2021.

## BC-0019-2021

That the confidential report to Budget Committee entitled MiWay Service-Levels, dated March 22, 2021 from the Commissioner of Transportation and Works be received for information.

## **REPORT 9 - 2021**

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its ninth report for 2021 and recommends:

GC-0218-2021

That the deputation and the associated presentation by Leo Delzotto, Owner, Studio Bottega and Scott Dorsey, CEO, Studio Bottega regarding Purpose - Built Film Studio 6967 Maritz Drive, Mississauga - Ward 5, be received.

GC-0219-2021

That the deputation by Chris Magno, Resident regarding the Corporate report dated April 12, 2021 entitled "Urban Hen Review" be received.

GC-0220-2021

That the deputation Lorraine Allard, Resident regarding the Corporate report dated April 12, 2021 entitled "Urban Hen Review" be received.

GC-0221-2021

That the following items be approved under the consent agenda:

9.3 - Extension and Increase to the Contract with Tacel Ltd. for the Supply and Delivery of Traffic Signal Controllers.

9.4 - Salishan Circle Assumption – City File M-1957, Pinnacle International (Ontario) LTD. – Pinnacle Uptown Mississauga, Phase II (Ward 5) (Z-37E).

9.5 - 2021 Official Openings and Event.

9.6 - Churchill Meadows Namings and Renamings.

9.7 - Enactment of the draft Data License and Services Agreement between the City of Mississauga and MakeWay Charitable Society.

10.1 - Heritage Advisory Committee Report 4 - 2021 - April 13, 2021

10.2 - Mississauga Cycling Advisory Committee Report 4 - 2021 - April 13, 2021

GC-0222-2021

That the report from the Commissioner of Transportation and Works, dated April 12, 2021 and entitled "Urban Hen Review" be received and referred back to staff for full public consultation on the urban hen issue and report back in the fall of 2021.

## GC-0223-2021

1. That the corporate report from the Commissioner of Transportation and Works, dated April 5, 2021 entitled "Coyote Management Program Enhancements" be approved.
2. That a by-law be enacted to amend the Animal Care and Control By-law 98-04, as amended, to address wildlife feeding and fines, as outlined in the corporate report from the Commissioner of Transportation and Works, dated April 5, 2021 entitled "Coyote Management Program Enhancements".

## GC-0224-2021

1. That the report from the Commissioner of Transportation and Works dated March 16, 2021 and entitled "Extension and Increase to the Contract with Tacel Ltd. for the Supply and Delivery of Traffic Signal Controllers" be received.
2. That Tacel Ltd. continue to be designated as the single source supplier for the supply and delivery of City standard Traffic Signal Controllers and Related Equipment for an additional 2-year period ending December 31, 2022.
3. That the Purchasing Agent be authorized to execute the appropriate forms of commitment with Tacel Ltd. for the supply and delivery of Traffic Signal Controllers and Related Equipment for the 2-year period ending December 31, 2022, subject to budget funding availability

## GC-0225-2021

That a by-law be enacted to assume the Salishan Circle right-of-way within the Registered Plan 43M-1957 as Public Highway and part of the municipal system of the City of Mississauga as outlined in the corporate report dated April 13, 2021 from the Commissioner of Transportation and works entitled "Assumption of the Salishan Circle Phase II Subdivision, Registered Plan 43M-1957"

## GC-0226-2021

That the corporate report dated March 29, 2021 entitled "2021 Official Openings and Events" from the Commissioner of Corporate Services and Chief Financial Officer be approved.

## GC-0227-2021

That the following namings and renaming requests as outlined in the Corporate Report dated April 22, 2021 from the Commissioner of Community Services entitled "Churchill Meadows Namings and Renamings", be approved:

- To name the new community centre located at 5320 Ninth Line (W10) "Churchill Meadows Community Centre".
- To name Park 459 (W10) "Churchill Meadows Sports Park".
- To rename "Churchill Meadows Branch Library and Activity Centre" (W10) to "Churchill Meadows Library and Older Adult Centre".
- To rename "Churchill Meadows Community Common" P-423 (W10) to "Friendship Community Park

## GC-0228-2021

1. That the Commissioner of Community Services or her designate be authorized to negotiate and sign the Data License and Services Agreement between the Corporation of the City of Mississauga and Makeway Charitable Society, including any amendments and renewals and all necessary documents ancillary thereto as outlined in the report dated March 30, 2021, and in a form satisfactory to Legal Services.
2. That all necessary bylaw(s) be enacted.

## GC-0229-2021

That the property at 1427 Dundas Crescent, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated March 30, 2021.

(HAC-0021- 2021)

## GC-0230-2021

That the property at 29 Queen Street South, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated March 30, 2021.

(HAC-0022-2021)

## GC-0231-2021

That the request to alter the heritage designated property at 875 Enola Avenue as per the Corporate Report from the Commissioner of Community Services dated March 30, 2021, be approved.

(HAC-0023-2021)

(Ward 1)

## GC-0232-2021

1. That the memorandum from Martha Cameron, Legislative Coordinator dated March 31, 2021, entitled "Lisa Small - Request for Temporary Leave from the Heritage Advisory Committee", be received.
2. That the Heritage Advisory Committee accepts and supports the request from Lisa Small, Citizen Member, for temporary leave from the Heritage Advisory Committee until September, 2021.

(HAC-0024-2021)

## GC-0233-2021

1. That the memorandum from Martha Cameron, Legislative Coordinator dated March 31, 2021, entitled "Terry Ward - Request for Temporary Leave from the Heritage Advisory Committee", be received.
2. That the Heritage Advisory Committee accepts and supports the request from Terry Ward, Citizen Member, for a temporary leave from the Heritage Advisory Committee until September, 2021.

(HAC-0025-2021)



GC-0234-2021

That the Memorandum entitled "Alteration to a Listed Heritage Property: 1130 to 1140 Clarkson Road North (Ward 2) dated March 19, 2021 by Paul Damaso, Director, Culture Division, be received.

(HAC-0026-2021)

(Ward 2)

GC-0235-2021

HAC-0027-2021 That the Memorandum entitled "Alteration to a Listed Heritage Property: 1249 Mississauga Road (Ward 2) dated March 11, 2019 by Paul Damaso, Director, Culture Division, be received.

(HAC-0027-2021)

GC-0236-2021

That the deputation from Janice Lowe, Resident regarding receiving the 2020 Phil Green Award be received.

(MCAC-0021-2021)

GC-0237-2021

That the deputation from Sergeant Garry Rawlinson, Peel Regional Police regarding City and Regional Cycling Collisions be received.

(MCAC-0022-2021)

GC-0238-2021

That Active Transportation staff be requested to create a chart to track the status of grant funding to be brought back to a future Mississauga Cycling Advisory Committee meeting.

(MCAC-0023-2021)

GC-0239-2021

That the Memorandum from Seema Ansari, Technical Analyst, Region of Peel dated April 5, 2021 entitled "Cyclist Collisions Analysis on Regional Roads in City of Mississauga (2014-2020)" be received for information.

(MCAC-0024-2021)

GC-0240-2021

That the Memorandum from Amy Parker Active Transportation Technologist dated April 8, 2021 entitled "Summary of Regional and City Cycling Collisions" be received for information.

(MCAC-0025-2021)

GC-0241-2021

That the Memorandum from Fred Sandoval, Active Transportation Coordinator dated April 8, 2021 entitled "Active Transportation COVID-19 Recovery Framework – April Update" be received for information.

(MCAC-0026-2021)

GC-0242-2021

That the verbal update from Matthew Sweet, Manager, Active Transportation regarding National Active Transportation Strategy and Fund be received.  
(MCAC-0027-2021)

GC-0243-2021

That Erica Warsh, Project Leader, Vision Zero be directed to coordinate a meeting between the Mississauga Cycling Advisory Committee Communications and Promotions Subcommittee and the Road Safety Committee Promotional Subcommittee to collaborate on a joint National Day of Remembrance campaign as a part of the Mississauga Cycling Advisory Committee's approved communication campaign for November 2021.  
(MCAC-0028-2021)

GC-0244-2021

That the Network and Technical Subcommittee Update from Kris Hammel, Citizen Member be received.  
(MCAC-0029-2021)

GC-0245-2021

That the Communications and Promotions Subcommittee Update from Paulina Pedziwiatr, Citizen Member be received.  
(MCAC-0030-2021)

GC-0246-2021

That the Mississauga Cycling Advisory Committee 2021 Action List be approved.  
(MCAC-0031-2021)

GC-0247-2021

That the Region of Peel Motion Regarding 2021 Year of Sustainable Active Mobility from Councillor Fonseca be received for information.  
(MCAC-0032-2021)



## Applewood Hills & Heights Residents' Association (AHHRA)

*'Applewood Residents Caring for our Community'*

Monday, April 19, 2021

Dear Mayor Crombie, City Councillors and Commissioner Geoff Wright,

**Re: Report – “Construction Pest Control Program for City of Mississauga Projects”  
Dated March 18, 2021**

At the March 31, 2021 General Committee meeting the above report was presented with recommendation for its approval. At the April 7, 2021 Council meeting the matter was formally voted on and approved by Council.

*Thank you, Commissioner Wright, to you and to the staff at the City's Transportation and Works Department who worked on this for your efforts and time in the creation of this new program. As well, Thank you to all City Council members for your approval for this much needed City program; and, for your support to this rat concern at the Region of Peel Council meetings on Sept. 10 & Oct. 8, 2020.*

The summer of 2020 was a very busy and stressful one for many residents in the Applewood area as well as in other parts of Mississauga where not only did residents have to deal with the ongoing pandemic but also with the reality of dealing with unwelcomed rats on their properties. One main reason for the appearance of rats around people's homes was/is because of rat displacement resulting from City and Region's construction projects.

With the new ***Construction Pest Control Program for the City of Mississauga*** now in place, it is hoped that this displacement of rats will be effectively addressed, and residents will not be impacted further by this problem as a result of future city projects. It has been learnt that the Region of Peel has also began a similar program for its construction projects in working alongside and supporting this Rat control effort for all Peel residents.

Moving forward, and as has been requested in email communication with Councillor Fonseca since Summer of 2020, the matter of further measures to be taken in preventing and deterring rats from burrowing on residential properties to be included with specific language references using the word 'rats' in the City's Property Standards By-law #41 on Pest Prevention as well as with Animal Services is anticipated.

*Thank you* again for this new program. Along with the Region's rat control construction measures, Rat Control Subsidy Program and other educational steps which began in January 2021 of bringing awareness of this rat issue and what is being done collaboratively, it is great to see how the staff of the City and Region are working together with all of us – the residents - in responding to best practices for the best possible elimination of rats from people's properties.

Kind Regards,

Members of the Applewood Hills & Heights Residents' Association



**City of Mississauga**  
 Legal Services Division  
 Risk Management Section  
 300 City Centre Drive  
 MISSISSAUGA ON L5B 3C1  
 Tel.: 905-615-3200 ext. 3922  
 Fax: 905-896-5267

E-Mail: risk.management@mississauga.ca

## Claim Report

Any information which you provide on this on-line form will be kept confidential.

Personal information on this form is collected under the authority of the Municipal Act 2001, S.O. 2001, C.25 and will be used to process your claim with the City of Mississauga. Questions about the collection of this personal information should be directed to Risk Management, 300 City Centre Drive, Mississauga, ON L5B 3C1 (T) 905-615-3200 ext. 3922

Email the completed form to: risk.management@mississauga.ca or print and fax it to 905-896-5267. NOTE: THERE IS A 10 DAY NOTICE PERIOD FOR PROVIDING THE CITY WITH NOTICE OF CERTAIN TYPES OF CLAIMS AND A TWO YEAR LIMITATION period for bringing an action in respect to all claims. **PLEASE PROVIDE/ATTACH PHOTOS, INVOICES, AND ANY OTHER RELEVANT DOCUMENTATION IN SUPPORT OF YOUR CLAIM ALONG WITH THIS CLAIM FORM.**

### Personal Information of Claimant

First Name Tonia and Steve Middle Initial Last Name Trentadue  
 Address Unit No. Street No. Street  
 City Mississauga Province Ontario Postal Code  
 Home Phone Work Phone Email

### Contact Information (if different from above)

First Name Mirella Middle Initial Last Name Casimiro  
 Address Unit No. Street No. Street  
 City Mississauga Province Ontario Postal Code  
 Home Phone Work Phone Email

### Incident Information

Incident Date December 27, 2020 Time of Incident (am or pm) pm  
 Incident Location or Description (including address if known)  
 Closest intersection or reference point  
 City of Mississauga Facility Location of Facility  
 Other

Description of incident Sewer back up in basement. Called a professional plumbing company to assess problem and solve. They determined it was the city tree roots that were causing the blockage and back up. They proceeded to remove the roots and charged \$400.00 for service.

Description of Property Damage or Injuries Caused sewer back up in basement. Had to clean up all dirt that came out of sewer. This was very difficult as my parents are seniors and are not in any physical condition to be doing this type of work especially as it was caused by a city tree. Also, the sewer back up that they came in contact with is harmful to their health.

**Reporting Information**

Officer's name [redacted] Badge # [redacted] Occurrence # [redacted]  
Is this your first report of this incident to the City? (Yes/No) [redacted]  
If no, identify the employee or section report was made to [redacted]

**Witness Information (1)**

First Name [redacted] Middle Initial [redacted] Last Name [redacted]  
Address Unit No. [redacted] Street No. [redacted] Street [redacted]  
City [redacted] Province [redacted] Postal Code [redacted]  
Home Phone [redacted] Work Phone [redacted] Email [redacted]

**Witness Information (2)**

First Name [redacted] Middle Initial [redacted] Last Name [redacted]  
Address Unit No. [redacted] Street No. [redacted] Street [redacted]  
City [redacted] Province [redacted] Postal Code [redacted]  
Home Phone [redacted] Work Phone [redacted] Email [redacted]

What would you like the City to do?

I would like the city to reimburse me for the cost of clearing the pipes that caused sewer backup ( invoice is attached). The tree that caused this is on City property. if the roots caused this damage, that would mean the pipes are cracked and it will be an reoccurring problem.  
  
I would like the city to determine where the problem is and to fix/replace the pipes so that this does not happen again.

**THE INFORMATION PROVIDED HEREIN IS TRUE. I UNDERSTAND THAT FRAUDULENT CLAIMS COST ALL TAXPAYERS, AND FOR THIS REASON, ALL FRAUDULENT CLAIMS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.**

**Name (this will be your signature)**

Tonia Trentadue

**Date** January 12, 2021

**From:** Simon Shek <[Simon.Shek@mississauga.ca](mailto:Simon.Shek@mississauga.ca)>  
**Sent:** Friday, April 16, 2021 5:51 PM  
**To:** Mary Maiorano <[Mary.Maiorano@mississauga.ca](mailto:Mary.Maiorano@mississauga.ca)>  
**Cc:** Kayal Jayaraman <[Kayal.Jayaraman@mississauga.ca](mailto:Kayal.Jayaraman@mississauga.ca)>; Barbara Benko <[barbara.benko@mississauga.ca](mailto:barbara.benko@mississauga.ca)>  
**Subject:** FW: Resident enquiry (Trentadue)

Hi Mary,

This is an incident involving damages Mr. Trentadue is claiming against the City for money she paid to repair to her home pipes due to damages from roots from a City tree. She paid around \$400.00 to have the problem corrected and is seeking reimbursement from the City.

Risk Management staff investigated, including folks from Peel Region and confirmed the damages belong to the property of the resident; including responsibility to maintain that portion of the underground pipe that was damaged. Tree roots will invade and damage pipes when there is a source of water; indicating a maintenance issue (leak) that when left unchecked will eventually require repairs.

My conversations with Ms. Trentadue have been ongoing and I offered to further investigate the option of removing the City tree to alleviate potential future incidents and costs to Ms. Trentadue. Forestry attended the address, examined the tree and found it to be healthy and cannot remove it simply because Ms. Trentadue and I want it removed.

Unfortunately, damages to pipes owned by residents is not uncommon in the City and our decisions in these situations are based on results of an investigation premised on ownership and liability.

Please let me know if further details are needed.

Thank you Mary  
Simon







638 Bristol Rd., Mississauga  
Ontario, L5R 3S3  
(416) 588-0813 · (416) 537-5538

**INVOICE**

- DRAINS ·
- PLUMBING ·
- EXCAVATIONS ·
- WEEPING TILE ·
- WATER PROOF ·
- DRYWALL ·
- CERAMICS ·

TO: Steve Trentadue

INVOICE #: \_\_\_\_\_

\_\_\_\_\_

DATE: Dec 27 2020

JOB ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

CUSTOMER'S P.O. N° \_\_\_\_\_

QUANTITY	DESCRIPTION OF PRODUCTS AND SERVICES	AMOUNT
	<u>Service Call</u>	
	<u>At Basement washroom remove toilet out of place used heavy duty electric snake to clear blockage</u>	
	<u>Caused by tree roots outside</u>	
	<u>About and equipment</u>	
	<u>Also Service Call</u>	
	<u>PAID 28th</u>	
	<u>HST included</u>	<u>400.00</u>



**From:** [Stephanie Smith](#)  
**To:** [Stephanie Smith](#)  
**Subject:** RE: Designation Request Decision for the GTA West Project under the Impact Assessment Act  
**Date:** Tuesday, May 4, 2021 9:04:01 AM

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**From:** DesignationOntario (IAAC/AEIC) <[iaac.designationontario.aeic@canada.ca](mailto:iaac.designationontario.aeic@canada.ca)>  
**Sent:** Monday, May 3, 2021 1:53 PM  
**To:**  
**Subject:** Designation Request Decision for the GTA West Project under the Impact Assessment Act

Good afternoon:

On February 3, 2021, and March 3, 2021, the Minister of Environment and Climate Change (the Minister) received two separate requests to designate the GTA West Project (the Project) under subsection 9(1) of the *Impact Assessment Act* (IAA).

On May 3, 2021, the Minister decided that the Project warrants designation pursuant to subsection 9(1) of IAA. The Impact Assessment Agency of Canada (the Agency), in its analysis to support the Minister, considered the information provided by the Ontario Ministry of Transportation, advice from federal authorities, input from provincial ministries, the views of potentially affected municipalities and Indigenous groups, concerns expressed in the requesters' letters and other public concerns that were known to the Agency.

The Minister's Order, Response with reasons and the Agency's Analysis Report are available on the Canadian Impact Assessment Registry Internet site (Reference number 81381): <https://iaac-aeic.gc.ca/050/evaluations/proj/81381>.

Further questions can be directed to Owais Khurshid, Project Manager, who may be reached by phone at 647-262-8046 or by email at [iaac.designationontario.aeic@canada.ca](mailto:iaac.designationontario.aeic@canada.ca).

Sincerely,

Sean Carriere  
A/ Regional Director, Ontario Region



## NOTICE OF MOTION

## REQUESTING IMMEDIATE PROVINCIAL ACTION ON NOISEMAKERS

WHEREAS according to section 75 of the Highway Traffic Act (HTA), every motor vehicle shall be equipped with a muffler in good working order and in constant operation to prevent excessive or unusual noise and excessive smoke and no person shall use a muffler cut-out, straight exhaust, gutted muffler, Hollywood muffler, by-pass or similar device upon a motor vehicle;

AND WHEREAS the act of modifying the exhaust system of a motor vehicle is not currently an offence under the HTA and as a result muffler and auto-body shops continue to provide such services and individuals modify cars that could lead to unsafe vehicles;

AND WHEREAS Peel Regional Police have been actively laying charges pursuant to section 75 of the HTA against motor vehicle operators whose vehicles make excessive or unusual noise or produce excessive smoke from muffler systems that have been modified;

AND WHEREAS on October 28, 2019, the Province of Ontario introduced *Bill 132, Better for People, Smarter for Business Act, 2019* which in part sought to amend the HTA to include a new section 75.1 that will make it an offence to tamper with motor vehicles by (a) removing, bypassing, defeating or rendering inoperative all or part of a motor vehicle's emission control system or (b) modifying a motor or motor vehicle in any way that results in increased emissions from the level to which it was originally designed or certified by the manufacturer of the motor or motor vehicle;

AND WHEREAS section 75.1 of the HTA will also prohibit the sale of tampering devices that can create excessive noise or smoke on our streets and in our neighbourhoods;

AND WHEREAS on December 10, 2019, Bill 132 received royal assent, however the Lieutenant Governor has not yet proclaimed section 75.1 of the HTA despite over a year having passed since Bill 132 received royal assent;

AND WHEREAS on August 5, 2020, Council for the Corporation of the City of Mississauga passed Resolution 0284-2020 calling on the Province of Ontario to immediately proclaim and bring into force section 75.1 of the HTA;

THEREFORE be it resolved that in recognition of the continuous problem in Mississauga and other municipalities related to modified mufflers that create excessive or unusual noise and excessive smoke, that Council make a second and urgent request to the Province of Ontario that section 75.1 of the Highway Traffic Act be proclaimed and brought into force immediately;

AND THEREFORE be it resolved that Council makes a request for a measured decibel count to the Ministry of Transportation that exhaust systems will not be available for sale and will not be permitted in the Province of Ontario if they have the capability of exceeding 80 decibels;

AND THEREFORE be it resolved that Council requests further amendments to the Highway Traffic Act related to permitted decibel counts for exhaust systems including stricter penalty provisions such as a fine with a minimum of \$500.00 and a loss of three demerit points;

AND THEREFORE be it resolved that the Province of Ontario provide funding for the Police Services in Ontario to be equipped with approved decibel monitor devices in order to enforce effectively and efficiently;

AND THEREFORE be it resolved that a copy of this motion be sent to all Mississauga area Members of Provincial Parliament, the Association of Municipalities of Ontario and Peel Regional Police for information.

## NOTICE OF MOTION – May 5, 2021

**Moved by: Councillor Parrish**

**WHEREAS** several companies have established film studios in Mississauga primarily through the repurposing of existing buildings; and

**WHEREAS** Studio Bottega Inc. has made a proposal for a purpose-built Film Studio on 6.07 hectares of land located at the southeast corner of Derry Road and Maritz Drive, on the west side of Hurontario Street, making it the largest film studio complex in Ontario; and

**WHEREAS** the development will include two, four-storey studio buildings, each providing six stages for production services, along with service towers, offices, stage support and mill facilities - totalling 42,267.2 square metres; and

**WHEREAS** the local economic impact, both short and long term, will be significant: 3,296 construction jobs (\$301m) and 5,591 permanent jobs (\$530m annually) with commensurate property and business tax revenue for the City; and

**WHEREAS** Studio Bottega will be a meaningful addition to the film industry in our City, establishing Mississauga as a significant film location while assisting with the recovery of performing arts which have been particularly affected by the pandemic; and

**WHEREAS** the development will be situated in the Gateway Corporate Centre which is a business employment area recently redesignated and rezoned to Office; and

**WHEREAS** the main studios will be situated on the western half of the property, the Office designation and zoning will remain on the lands fronting Hurontario Street, maintaining the intent of the recent Gateway Corporate Centre redesignation; and

**WHEREAS** an Official Plan Amendment and Zoning By-law Amendment required to permit this project could take in excess of 9 months, which would place this project at risk of not meeting commitments made by the developers at this location; and

**WHEREAS** granting a Minister's Zoning Order (MZO) would not result in significant **deviation from the intent of the recent redesignation of the subject lands from Business Employment to Office, which included extensive public consultation**; and

**WHEREAS** Site Plan control is not included in the MZO request, ensuring the lands directly fronting Hurontario Street include a significant office component and the design is compatible with the existing and planned surrounding developments; and

**WHEREAS** the City Corporate Report approved by Council on February 3, 2021 recommended that the Province should use an MZO "only when it will provide public benefits including affordable housing, public health improvements and significant job creation"; and

**WHEREAS** an MZO in this case would provide a clear public benefit, shortening a process to meet deadlines without changing the probable outcome - a process for which MZOs were intended;

**THEREFORE BE IT RESOLVED:**

**That a Council request for a Minister's Zoning Order be prepared by staff, based on the rationale provided in this motion, in support of the Studio Bottega Inc. development proposal and that it be forwarded to The Honourable Steve Clark, Minister of Municipal Affairs and Housing and copied to The Honourable Lisa MacLeod, Minister of Tourism, Culture and Sports.**

A handwritten signature in black ink, reading "Carolyn Parrish". The signature is written in a cursive style with a large initial 'C' and a long, sweeping tail.

Motion to Amend the City's Sign By-law 54-2002  
"Feather Banners"

**WHEREAS** according to the City's Sign By-law 0054-2002, as amended, feather banner signs are not currently permitted;

**AND WHEREAS** feather banner signs are described as signs constructed of fabric, plastic, or a similar lightweight non-rigid material attached to the ground and supported by a rigid curved pole;

**AND WHEREAS** in recognition of the hardships and the challenges encountered by businesses as a result of the COVID-19 Pandemic, it is requested that the Sign By-law 54-2002 be amended to provide additional advertising opportunities for businesses by the use of feather banner signs;

**NOW THEREFORE BE IT RESOLVED** that the Sign By-law 0054-2002, as amended, be amended to:

1. Permit feather banner signs on non-residential private property;
2. Permit up to three feather banner signs permitted per frontage;
3. Prohibit feather banner signs that are within one metre of any property line; and
4. Prohibit feather banner signs with a height of more than 3.5 metres or with a sign area greater than 2.5m<sup>2</sup> per sign face.



**Motion**

**Date:** April 23, 2021

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**Moved by** Councillor Damerla

**Seconded by** \_\_\_\_\_

Whereas On April 7, 2020, the Province issued O.Reg. 131/20 under the *Municipal Act, 2001*, temporarily suspending the power of municipalities to enact by-laws regulating construction related noise between the hours of 6:00 a.m. and 10:00 p.m., or, any time of day if the construction is related to the healthcare sector;

And whereas, during the COVID-19 pandemic residents have been working from and spending more time at home;

And whereas, the noise levels in residents' neighbourhoods have a significant impact on quality of life;

And whereas, mental health of residents has been increasingly negatively impacted as the COVID-19 pandemic has continued;

And whereas O.Reg. 131/20 is in force until October 7, 2021;

Therefore, be it resolved that The City of Mississauga request that the Province of Ontario review the O.Reg. 131/20 permitting construction noise between the hours of 6:00AM and 10:00PM to limit the disruption to residents.

