
REVISED
Council

Date: June 30, 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 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, June 28, 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

Find it Online

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

Meetings of Council streamed live and archived at Mississauga.ca/videos

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

"Welcome to the City of Mississauga Council meeting. We would like to acknowledge that we are gathering here today on the Treaty Lands and Territory of the Mississaugas of the Credit, and the 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 - June 16, 2021

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

*7.1. Item 12.4 (GC-0380-2021) Michael Kennelly, Director, Chair, of Government Relations, Mississauga Real Estate Board

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 by Monday, June 28, 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 (WARD 5)

Rezoning application to permit a seven storey building containing hotel, banquet hall, office and restaurant uses 6710 Hurontario Street, west side of Hurontario Street between Courtneypark Drive West and Skyway Drive

Owner: 2660430 Ontario Inc. (Flato Developments Inc.)

File: OZ 19/009 W5

11.2. Request for Authority to Stop-up, Close and Declare Surplus City owned land adjacent to 1240 Britannia Road West (Ward 6)

11.3. Surplus Land Declaration - City-Owned lands identified as part of Queen Street (Closed) road allowance – Port Credit GO Station (Ward 1)

12. PRESENTATION OF COMMITTEE REPORTS

12.1. Planning and Development Committee Report 9 - 2021 - June 14, 2021

12.2. Traffic Safety Council Report 3 - 2021 - June 23, 2021

12.3. Budget Committee Report 3-2021 - June 21, 2021

12.4. General Committee Report 13 - 2021 - June 23, 2021

***12.5. Planning and Development Committee Report 10 - 2021 - June 28, 2021**

***12.6. Governance Committee Report 3 - 2021 - June 28, 2021**

13. UNFINISHED BUSINESS

13.1. Single Source Designation for the Supply and Delivery of City Standard Intelight Traffic Signal Controllers from Tacel Ltd.

This matter was referred to Council at the Council meeting on June 16, 2021.

14. PETITIONS

14.1. A petition received to fence off the open area on Wallenberg Crescent facing Tumbridge Road & for Animal Enforcement to patrol problem areas & enforce fines for dog owners who do not pick up after their dog & check for dog licenses (Ward 4)

15. CORRESPONDENCE - Nil

16. NOTICE OF MOTION

***16.1. A motion that the City of Mississauga stands against Anti-Muslim Racism**

17. MOTIONS

17.1. To close to the public a portion of the Council meeting to be held on June 30, 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 Zoning By-law Number 0225-2007, as amended, to remove the "H" Holding Provision-SE corner of Rathburn Rd W and Confederation Parkway 395 Square One Drive, 4225 and 4235 Confederation Parkway

PDC-0030-2021/May 10, 2021
- 18.2. A by-law to authorize the execution of a Development Agreement between Derry Storage Corporation &The City of Mississauga Southeast of the intersection of Derry Rd West and Saint Barbara Boulevard (H-OZ 19/008 W11)

PDC-0043-2021/June 14, 2021
- 18.3. A by-law to amend Zoning By-law Number 0225-2007, as amended, to remove the "H" Holding Provision - 250 Derry Road East, H-OZ 19/008 W11

PDC-0043-2021/June 14, 2021
- 18.4. A by-law to amend Zoning By-law Number 0225-2007, as amended, Northwest corner of Ann Street and Park Street East 78 Park Street East, 22 to 28 Ann Street, H OZ 20/001 W1

PDC-0041-2021/June 14, 2021
- 18.5. A by-law to Adopt Mississauga Official Plan Amendment No. 120, Edenshaw Fairview Developments Limited, OZ 20/001 W4

PDC-0040-2021/June 14, 2021
- 18.6. A by-law to amend Zoning By-law Number 0225 2007, as amended, to remove the "H" Holding Provision -Edenshaw Fairview Developments Limited, OZ 20/001 W4

PDC-0040-2021/June 14, 2021
- 18.7. A by-law to authorize the execution of an Agreement of Purchase and Sale - 0 Camilla Road Ward 7

GC-0418-2021/June 23, 2021
- 18.8. A by-law to remove lands located at 359 Rathburn Road West from part-lot control Jason Properties Inc. Northwest corner of Rathburn Rd West and Confederation Parkway Ward 4

PLC 21-4 W4
- 18.9. A by-law to authorize the execution of a License Agreement with the Art Gallery of Mississauga

GC-0422-2021/June 23, 2021
- 18.10. A by-law to establish certain lands as part of the municipal highway system - Housekeeping Matters (Wards 1 -5)

GC-0336-2021/June 9, 2021
- 18.11. A by-law to establish certain lands as part of the municipal highway system - Housekeeping Matters (Wards 6 -11)

GC-0336-2021/June 9, 2021

- 18.12. A by-law to name un-named municipal highways in the City of Mississauga - Housekeeping Matters (Wards 1 and 11)
GC-0336-2021/June 9, 2021
- 18.13. A by-law to delegate authority to execute agreements pursuant to Corporate Policy 04-01-08 – Development Charges Interest Rates and Associated Payments
GC-0040-2021/February 3, 2021
- 18.14. A by-law to amend By-law No. 0096-2019 pursuant to an Ontario Land Tribunal decision, being a by-law to provide for the payment of Development Charges in the City of Mississauga
Ontario Land Tribunal Order DC190025/ May 12, 2021
- 18.15. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law, Load on Bridges - Old Derry Rd (Ward 11)
Traffic By-law Delegation for routine traffic matters 0051-2020/March 25, 2020
- 18.16. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law, Neighbourhood Speed Limit Project (Various Wards)
Traffic By-law Delegation for routine traffic matters 0051-2020/March 25, 2020
- 18.17. A by-law to authorize the execution of an Off-Site Costs Agreement between City of Mississauga and Port Credit West Village Partners Inc., with respect to environmental remediation costs on City land adjoining the property at 70 Mississauga Rd S (W1)
GC-0354-2021/ June 9, 2021
- 18.18. A by-law to amend By-law No. 0098-2004, as amended, as amended, being the Animal Care and Control By-law (Housekeeping)
BC-0030-2019/ November 2, 2019
- 18.19. A by-law to approve transfer of funds from the Cash in Lieu of Parkland Reserve Fund Account #A32121 to new PN21307 - Land Acquisition Cooksville Creek (F-418)
GC-0418-2021/June 23, 2021
- 18.20. A by-law to appoint Screening Officers and to repeal By-law 0114-2020
- 18.21. A by-law to amend Zoning By-law Number 0225-2007, as amended, West side of Hurontario Street south of Skyway Drive 6710 Hurontario Street
Item 11.1
- 18.22. A by-law to amend the City's Municipal Accommodation Tax By-law 0023-2018 to clarify the applicability of the tax as it relates to the occupier of the accommodation (housekeeping amendment)

- 18.23. A by-law to delegate to the Commissioner of Corporate Services and Chief Financial Officer authority to grant rent forgiveness relief and forgiveness of operating costs for all eligible and qualifying tenants/occupants of City-owned properties/facilities where the Corporation of the City of Mississauga is landlord
GC-0421-2021/June 23, 2021
- 18.24. A by-law to authorize the closure of Cabrera Crescent, Registered Plan 43M-1563, lying south of Block 75, Registered Plan 43M-1563 (Ward 6)
Item 11.2
- 18.25. A by-law to authorize the execution of a Memorandum of Agreement with the Region of Peel and Lakeview Community Partners Limited (Ward 1)
GC-0416-2021/ June 23, 2021
- *18.26. A by-law to amend Zoning By-law Number 0225-2007, as amended, 7080 Second Line West, 985, 1056 & 1060 Old Derry Road and 7005 Old Mill Lane (CD.03-MEA)
PDC-0045-2021/June 28, 2021
- *18.27. A by-law to amend Zoning By-law Number 0225-2007, as amended, to partially remove "H" Holding Provision (H-OZ 19/003 W4)
PDC-0048-2021/June 28, 2021
- *18.28. A by-law to Adopt Mississauga Official Plan Amendment No. 124, Peel Housing Corporation (OZ 20/005 W1)
PDC-0046-2021/June 28, 2021
- *18.29. A by-law to amend Zoning By-law Number 0225 2007, as amended, Peel Housing Corporation (OZ 20/005 W1)
PDC-0046-2021/June 28, 2021
- *18.30. A by-law to amend the Council Procedure By-law 0139-2013 and the Committee of Adjustment Procedure By-law 0350-2007 to extend the period that allows for meetings to be conducted virtually and for members to participate electronically to December 31, 2021
GOV-0015-2021/June 28, 2021

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

20. **COUNCILLORS' ENQUIRIES**

21. **OTHER BUSINESS/ANNOUNCEMENTS**

22. **CLOSED SESSION**

- 22.1. Personal matters about an identifiable individual, including municipal or local board employees - Citizen Appointments to the Accessibility Advisory Committee

- 22.2. Personal matters about an identifiable individual, including municipal or local board employees - Citizen Appointments to the Road Safety Committee
- *22.3. A proposed or pending acquisition or disposition of land by the municipality or local board -
Request for Authority to Negotiate and for Delegated Authority to Approve and Execute an Acquisition Agreement during City Council Summer Recess for the acquisition of Property located in Ward 5, Z Area 36W
- *22.4. A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board-
Proposed School Bus Stop Arm Agreement (Verbal)

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 June 30, 2021

24. ADJOURNMENT

City of Mississauga
Corporate Report



<p>Date: June 7, 2021</p> <p>To: Mayor and Members of Council</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ 19/009 W5</p>
	<p>Meeting date: June 30, 2021</p>

Subject

RECOMMENDATION REPORT (WARD 5)

Rezoning application to permit a seven storey building containing hotel, banquet hall, office and restaurant uses

6710 Hurontario Street, west side of Hurontario Street between Courtneypark Drive West and Skyway Drive

Owner: 2660430 Ontario Inc. (Flato Developments Inc.)

File: OZ 19/009 W5

Recommendation

1. This application under File OZ19/009 W5, 2660430 Ontario Inc. (Flato Developments Inc.), 6710 Hurontario Street was filed before City-initiated amendments to the Zoning By-law for properties within the Gateway Corporate Centre Character Area took affect. In light of the pre-existing expression of intent to proceed with a development application for the subject lands, and in accordance with subsection 34(10.0.0.2) of the *Planning Act*, Council hereby declares that it grants permission for a rezoning application to be submitted and evaluated by the City for the subject lands and that the two year prohibition under subsection 34(10.0.0.1) of the *Planning Act* not apply in this instance.
2. That the application under File OZ19/009 W5, 2660430 Ontario Inc. (Flato Developments Inc.), 6710 Hurontario Street to change the zoning to **H-O3-12** (General Office – Exception with a Holding Provision) to permit a seven storey building containing hotel, banquet hall, office and restaurant uses, be approved subject to conditions referenced in the staff report dated June 7, 2021 from the Commissioner of Planning and Building.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the "H" holding symbol is to be removed from the **H-O3-12** (General Office - Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June 7, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application.

Executive Summary

- The application is to change the zoning by-law to allow a seven storey building containing hotel, banquet hall, office and restaurant uses subject to site specific zoning standards.
- Since the public meeting, the subject property has been rezoned from **D** (Development) to **H-O3-5** (General Office – Exception) and **H-O3-6** (General Office – Exception) through a City initiated zoning by-law amendment as a result of the Gateway Corporate Centre Study and now permits the requested uses
- The applicant has made revisions to the proposal to address issues raised by staff, including redesigning the east-west internal driveway (with public access easement), improving the garbage and loading area, providing a daylight triangle at the rear of the site, and ensure the development will form part of a network of private driveways (with public access easements) shared between adjoining properties.
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved with an "H" holding symbol to address remaining technical issues.

Background

A public meeting was held by the Planning and Development Committee on October 28, 2019, at which time an Information Report (Item 4.3 https://www7.mississauga.ca/documents/committees/pdc/2019/2019_10_28_PDC_Agenda.pdf) was received for information. Recommendation PDC-0078-2019 was then adopted by Council on November 6 2019.

That the report dated October 4, 2019, from the Commissioner of Planning and Building regarding the application by 2660430 Ontario Inc. to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium, under File OZ 19/009 W5,

6710 Hurontario Street, be received for information, and notwithstanding planning protocol, that the recommendation report be brought directly to a future Council meeting.

There were some technical matters that needed to be resolved before the Planning and Building Department could make a recommendation on the application. Given the amount of time since the public meeting, full notification was provided.

Comments

GATEWAY CORPORATE CENTRE STUDY

Since the application was filed, the City undertook and completed a land use study of the Gateway Corporate Centre that resulted in changes to the land use designations within Mississauga Official Plan (MOP) and the zoning of properties within the Gateway Corporate Centre Character Area. The subject property was redesignated to Office and rezoned from **D** (Development) to **H-O3-5** (General Office – Exception) and **H-O3-6** (General Office – Exception). As such, the land uses that were initially proposed, are now permitted. The applicant has subsequently requested amendments to the **H-O3-5** (General Office - Exception) and **H-O3-6** (General Office – Exception) zones to permit reduced parking rates and a setback.

REVISED DEVELOPMENT PROPOSAL

The applicant has made some minor modifications to the proposed concept plan including:

- The proposed east-west driveway has been relocated to be wholly on site and redesigned to a two-way, right-in, right-out access and driveway that has been designed in accordance with the City's 9.0 m (29.5 ft.) private driveway (with public access easement) standard
- The garbage and loading area has been redesigned to maintain a consistent 4.5 m (14.7 ft.) side yard setback along the northern property line.
- Adjustments to the rear of the site have been made to accommodate a 15.0 m (49.2 ft.) day light triangle where the driveway connects into the internal driveway network (with public easements).

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed zoning change. All property owners within 120 m (393 ft.) were notified of the application on July 24, 2019.

Supporting studies were posted on the City's website at

<http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on October 28, 2019. No deputations were made at the public meeting. Staff received one written submission from an adjacent landowner. Responses to the issues raised from correspondence received can be found in Appendix 2.

No community meetings were held for the subject application.

PLANNING ANALYSIS SUMMARY

The *Planning Act* allows any property owner within the Province of Ontario the ability to make a development application to their respective municipality in order to accommodate a particular development proposal on their site. Upon the submission of mandated technical information, the municipality is obligated under the *Planning Act* to process and consider the application within the rules set out in the Act.

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas to take advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

The revised rezoning application proposes a development that contains appropriate zone standards that conforms the Gateway Corporate Centre Character Area policies. The proposed development will also contribute to the implementation of a network of driveways (with public access easements) that will allow public access and private services to all of the properties on the larger development block.

Strategic Plan

The applications are consistent with the Move and Prosper Pillars of the Strategic Plan by contributing to a finer grain network of roads, directing development to the Hurontario Corridor to support the future Hurontario Light Rail Transit (LRT) service, and providing a land use that will allow businesses to thrive.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

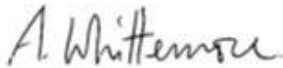
In summary, the proposed development is compatible with the surrounding land uses and is located on a corridor where intensification and higher density uses are to be directed. The revised rezoning application seeks relief from required parking rates and a setback which have been reviewed and found to be acceptable from a planning standpoint. This development will contribute to the implementation of a network of driveways (with public access easement) that will service the employment area bound by Hurontario Street, Skyway Drive, Maritz Drive, and Courtney Park Drive West.

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

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Matthew Shilton, Development Planner

City of Mississauga
Corporate Report



Date: 2019/10/04	Originator's file: OZ 19/009 W5
To: Chair and Members of Planning and Development Committee	Meeting date: 2019/10/28
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building	

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Rezoning application to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium

6710 Hurontario Street, west side of Hurontario Street between Courtnepark Drive West and Skyway Drive

Owner: 2660430 Ontario Inc. (Flato Developments Inc.)

File: OZ 19/009 W5

Recommendation

That the report dated October 4, 2019, from the Commissioner of Planning and Building regarding the application by 2660430 Ontario Inc. to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium, under File OZ 19/009 W5, 6710 Hurontario Street, be received for information.

Background

The application has been deemed complete and circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community. The report consists of two parts, a high level overview of the application and a detailed information and preliminary planning analysis (Appendix 1).

PROPOSAL

The rezoning application is required to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium. The zoning by-law will need to be amended from **D** (Development) to **O-Exception** (Office - Exception) to implement this development proposal.

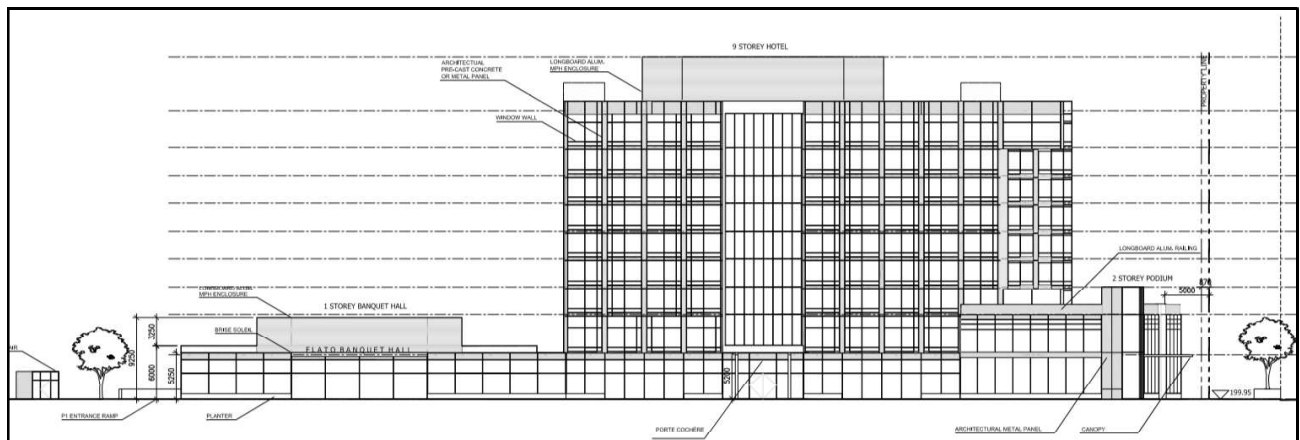
During the ongoing review of this application, staff may recommend different land use designations and/or zoning categories to implement this proposal.

Comments

The property is located on the west side of Hurontario Street between Courtneypark Drive West and Skyway Drive within the Gateway Corporate Centre Character Area. The site is currently vacant employment land. The surrounding neighbourhood consists of predominantly vacant land and employment uses, including offices and warehouses, with the exception of an existing cultural centre (Hansa House), located further south of the subject property. Several hotels are also located in the vicinity of the subject property.



Aerial image of 6710 Hurontario Street



Applicant's southeast elevation of the proposed hotel with a banquet hall, restaurant and office uses in the two storey podium

LAND USE POLICIES AND REGULATIONS

The *Planning Act* allows any person within the Province of Ontario to submit development applications to the local municipality to build or change the use of any property. Upon submitting all required technical information, the municipality is obligated under the *Planning Act* to process and consider these applications within the rules set out in the Act.

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure the provision of housing; the protection of the environment, resources, and water; and, economic development.

The *Growth Plan for the Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of this proposal with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 5.

AGENCY AND CITY DEPARTMENT COMMENTS

Agency and department comments are summarized in Appendix 1, Section 7.

Financial Impact

All fees paid by developers are strictly governed by legislation, regulation and City by-laws. Fees are required to be paid prior to application approval, except where otherwise may be prescribed. These include those due to the City of Mississauga as well as any other external agency.

Conclusion

Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, confirmation of adequate services, ensuring the compatibility of the

proposal including setbacks, adequacy of parking proposed, building and site configuration, ensuring adequate site access which will include access and servicing easements to adjoining properties and community consultation and input.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner

Detailed Information and Preliminary Planning Analysis

Owner: 2660430 Ontario Inc. (Flato Developments Inc.)

6710 Hurontario Street

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1. Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D** (Development)
- November 14, 2012 – Mississauga Official Plan (MOP) came into force. The property was designated **Business Employment**
- September 10, 2014 – City Council enacted By-law 0238-2014 to amend Mississauga Official Plan (MOPA 25). This amendment redesignated most of the lands within Gateway Corporate Centre (including the subject lands) from **Business Employment to Office**. This amendment was appealed to the Ontario Municipal Board (OMB)
- May 23, 2018 - As a result of a settlement and the appeal being withdrawn, the subject lands are now designated **Office – Special Site 4** in the Gateway Corporate Character Area

2. Site and Neighbourhood Context

Site Information

The property is located on the west side of Hurontario Street between Courtney Park Drive West and Skyway Drive, within the Gateway Corporate Centre Character Area.

This vacant site is 0.71 hectare (1.76 ac.) in size with frontage on Hurontario Street. Access is to be provided from Hurontario Street, as well as from the internal driveways with public access and servicing easements along the rear property line that connect with adjacent properties to provide access to Maritz Drive.



Image of the existing conditions facing northwest

Property Size and Use	
Frontage: Huronario Street	52.6 m (172.5 ft.)
Depth:	141.4 m (464 ft.)
Gross Lot Area:	0.71 ha (1.76 ac.)
Existing Uses:	The site is vacant.

Surrounding Land Uses

The property is surrounded by a larger business employment block that is being divided into smaller parcels and developed. The surrounding six parcels were subject to an "H" holding symbol until the City was in receipt of: satisfactory technical plans, studies and reports with a development agreement with provisions for easements for servicing and access to adjoining properties and payment of various fees and securities. Two of the six parcels have had the "H" holding symbol removed and are being developed for employment uses.

The surrounding land uses are:

- North: Vacant land
- East: Vacant land with office buildings to the north (Great West Life Assurance, London Life Insurance Company and Rogers Broadcasting Ltd.)
- South: Vacant land and an existing cultural centre (Hansa House)
- West: Office building (Nowtash Holdings Ltd.)



Aerial Photo of 6710 Hurontario Street

The Neighbourhood Context

Land uses within the Gateway Corporate Centre area consist mainly of vacant land and business employment uses, including offices and warehouses. The building to the west of the subject property was developed in 2018. The office buildings to the northeast and southeast of the subject property developed in the early 2000s.

Demographics

Based on the 2016 census, the Gateway Corporate Centre has 18,025 jobs within this Character Area. Total employment combined with a lack of residential population results in a PPJ for the Gateway Corporate Centre Character Area of 53 persons plus jobs per hectare (130.91 ppj/ac.).

Other Development Applications

There is an active site plan application (SP 19-003 W5) to the east of the subject property (across Hurontario Street) at 70 Superior Boulevard. The proposal is for two interconnected hotels and a convention centre.

Community and Transportation Services

This application will have minimal impact on existing services in the community.

A city park is located 440 m (1,444 ft.) to the southwest of the site. The Frank McKechnie Community Centre and Library is located 5.0 km (3.1 miles) southeast of the subject property. On a larger scale, the Paramount Fine Food Centre, Paramount Fine Food Centre Sportszone and the Mississauga Iceland Rinks are located 5.3 km (3.3 miles) to the southeast.

A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Courtneypark Drive East. The LRT will provide transit connections along Hurontario Street providing connections through Mississauga, Brampton, as well as to Milton and the Lakeshore GO lines. The subject

lands are located within the Major Transit Station Area (MTSA). The transit station is located at the intersection at Courtneypark Drive East and Hurontario.

The following major Miway bus routes currently service the site:

- Route 19 – Hurontario Street
- Route 103 – Hurontario Street
- Route 57 – Courtneypark Drive East
- Route 502 – Brampton Zum
- Route 2 – Brampton Zum
- Route 7 and 7A – Brampton Zum

A multi-use trail is located further north along Derry Road.

3. Project Details

The application is to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium.

Development Proposal	
Applications submitted:	Received: June 10, 2019 Deemed complete: July 4, 2019
Owner/Applicant:	2660430 Ontario Inc. (Flato Developments Inc.)
Proposed Floor Area:	Gross 12 276 m ² (132,138 sq.ft.)
Height:	9 storeys

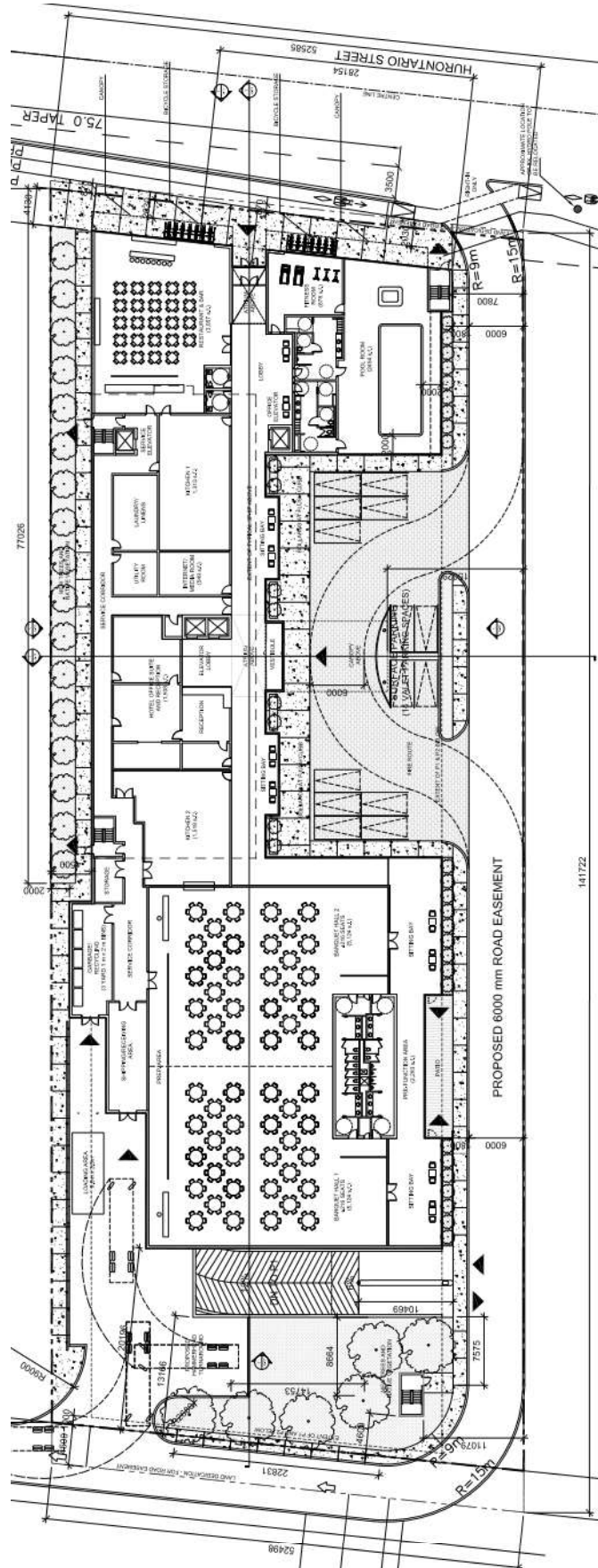
Supporting Studies and Plans

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

- Planning Justification Report
- Site Plan, Concept Plan, Context Plan and Concept Plan for the Area
- Architectural Plans, Elevations and Sections
- Functional Servicing and Stormwater Report
- Transportation Impact Study including Parking Justification
- Tree Inventory and Removals Plan
- Preliminary Pedestrian Level Wind Study
- Noise Study
- Vibration Impact Study
- Archaeological Assessment
- Phase I Environmental Site Assessment
- Draft Zoning By-law Amendment
- List of Low Impact Development Initiatives

Development Proposal		
	Required	Proposed
Parking:		
Banquet Hall and Restaurant	145	
Hotel	131	
Office	24	
Total	300	250*
Green Initiatives:	<ul style="list-style-type: none"> • Rain garden • Open bottom underground storage chamber 	

*Blended rates have been provided for each of the proposed uses



Concept Plan



View of East Elevation, looking Northwest



View of West Elevation, looking Northeast



View of South Elevation, looking Northwest



View of North Elevation, looking Southeast

Applicant's Renderings

4. Land Use Policies, Regulations & Amendments

Mississauga Official Plan

Excerpt of Gateway Corporate Centre Land Use



Existing Designation

The site is designated **Office-Special Site 4** which permits major office, secondary office and accessory uses. Post-secondary educational facilities, and overnight accommodation and conference centres are also permitted within the Office designation of the Gateway Corporate Centre. Special Site 4 also contains several urban design policies. The site is also located within a Major Transit Station Area, located at Courtney Park Boulevard and Hurontario Street.

Proposed Designation

There is no Official Plan Amendment proposed as part of this application, and the designations remain as above.

Note: Detailed information regarding relevant Official Plan policies are found in Section 5.

Mississauga Zoning By-law

Existing Zoning

The site is currently zoned **D** (Development), which only permits uses legally existing on the date of the passing of the Zoning By-law 0225-2007.

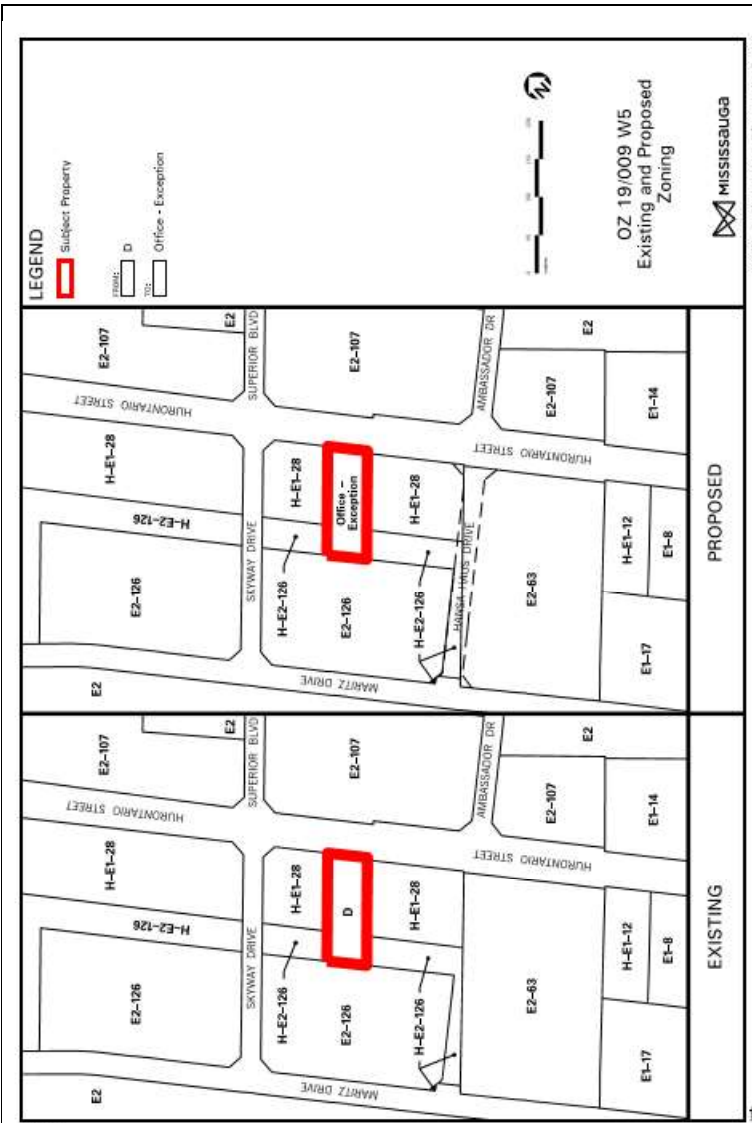
Proposed Zoning

The applicant is proposing to amend the zoning to **O-Exception** (Office – Exception), to permit a nine storey hotel, banquet hall, and restaurant with office uses in the two storey podium.

City Initiated

The subject lands are part of a city-initiated Zoning By-law Amendment for the Gateway Corporate Centre Character Area. The subject lands are to be zoned **O-Exception** (Major Office – Exception), which would allow the uses requested by this application. The city initiated zoning by-law amendment is being undertaken to ensure that the zoning in the Gateway Corporate Centre Character Area conforms with the vision and policies in Mississauga Official Plan.

The applicant has chosen to proceed with this application in the event that the city initiated zoning by-law amendment does not proceed, is delayed or appealed, and to recognize several variances from the base office zone.



Proposed Zoning Regulations

Zone Regulations	Existing O (Office) Zone Regulations	Proposed O-Exception (Office) Zone Regulations
Maximum Floor Space Index (FSI)	-	1.72
Minimum Front Yard	4.5 m (14.8 ft.)	4.0 m (13.1 ft.)
Maximum encroachment of a canopy into a required front yard	-	2.0 m (6.6 ft.)
Minimum Interior Side Yard	4.5 m (14.8 ft.)	2.0 m (6.6 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)	1.0 m (3.3 ft.)
Minimum parking space per 100 m² (1,076.4 ft²) gross floor area*		
Overnight accommodation	10 spaces	6.5 spaces
Maximum number of tandem parking spaces permitted	-	8 spaces
<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. Further information is to be provided to verify the building setbacks as it relates to the severance lines.</p>		

5. Summary of Applicable Policies

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 this application have been reviewed and summarized in the table below. Only key policies relevant to the application 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 development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Provincial Policy Statement (PPS)</p>	<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 4.2)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement. (PPS 4.7)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p>
<p>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</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>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p> <p>Major Transit Stations</p> <p>Planning will be prioritized for <i>major transit station areas</i> on <i>priority transit corridors</i>, including zoning in a manner that implements the policies of this Plan.</p> <p>For <i>major transit station areas</i> on <i>priority transit corridors</i> or subway lines, upper- and single-tier municipalities, in consultation with lower-tier municipalities, will delineate the boundaries of <i>major transit station areas</i> in a <i>transit-supportive</i> manner that maximizes the size of the area and the number of potential transit users that are within walking distance of the station.</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p><i>Major transit station areas</i> on <i>priority transit corridors</i> or subway lines will be planned for a minimum density target of:</p> <ol style="list-style-type: none"> 1. 200 residents and jobs combined per hectare for those that are served by subways; 2. 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit; or 3. 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network. (Growth Plan 2.2.4.1 -3) <p>Within <i>major transit station areas</i> on <i>priority transit corridors</i> or subway lines, land uses and built form that would adversely affect the achievement of the minimum density targets in this Plan will be prohibited. (Growth Plan 2.2.4.6)</p> <p>All <i>major transit station areas</i> will be planned and designed to be <i>transit-supportive</i> and to achieve <i>multimodal</i> access to stations and connections to nearby <i>major trip generators</i> by providing, where appropriate:</p> <ol style="list-style-type: none"> a. Connections to local and regional transit services to support <i>transit service integration</i>; b. Infrastructure to support <i>active transportation</i>, including sidewalks, bicycle lanes, and secure bicycle parking; and c. Commuter pick-up/drop-off areas. (Growth Plan 2.2.4.8) <p>Within all <i>major transit station areas</i>, development will be supported, where appropriate, by:</p> <ol style="list-style-type: none"> a. Planning for a diverse mix of uses, including second units and <i>affordable</i> housing, to support existing and planned transit service levels; b. Fostering collaboration between public and private sectors, such as <i>joint development</i> projects; c. Providing alternative development standards, such as reduced parking standards; and d. Prohibiting land uses and built form that would adversely affect the achievement of <i>transit-supportive densities</i>. (Growth Plan 2.2.4.9) <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>

Policy Document	Legislative Authority/Applicability	Key Policies
Greenbelt Plan	Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act, 2005</i> does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.	There are no natural features on this site. Therefore, the subject lands are not subject to the policies of the Greenbelt Plan.
Parkway Belt West Plan (PBWP)	The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.	The Parkway Belt West Plan does not apply to this site.
Region of Peel Official Plan	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications.</p> <p>The existing policies of MOP are consistent with the ROP.</p>	<p>The Regional Official Plan identifies the subject lands as being located within Peel's Urban System. General objectives, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p> <p>The proposed application is exempt from Regional approval.</p>

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms to the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conforms to changes resulting from the recently released Growth Plan, 2019.

The lands are located within the Gateway Corporate Centre Character Area and are designated **Office**. The **Office**

designation permits major office, secondary office and accessory uses, as well as overnight accommodation and conference centres. The subject property is also located within a Major Transit Station Area (MTSA).

The applicant is not proposing to change the **Office** designation. The following policies are applicable in the review of this application. In some cases the description of the general intent summarizes multiple policies

	Specific Policies	General Intent
Chapter 4 Vision		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 Section 5.1.2 Section 5.1.4 Section 5.1.6 Section 5.3 Section 5.3.4 Section 5.3.4.1-5.3.4.10 Section 5.4 Section 5.4.2 Section 5.4.3 Section 5.4.4 Section 5.4.7 Section 5.4.8 Section 5.4.11 Section 5.4.13 Section 5.4.15 Section 5.5 Section 5.5.1 - 5.5.10 Section 5.5.13 - 5.5.16	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities.</p> <p>City Structure</p> <p>The City Structure organizes the city into functional areas to establish the framework for planning policies that will guide development.</p> <p>Corporate Centres will provide for employment uses at densities and heights similar to Major Nodes or Community Nodes. Corporate Centres contain a mix of high density employment uses with a focus on major office development. Residential uses and new major retail developments will not be permitted in Corporate Centres.</p> <p>Character Area policies will address the mix of business uses and density requirements within each Corporate Centre. These policies may result in the establishment of minimum employment and building densities, building heights, urban design standards or transportation policies, among other matters.</p> <p>Development will be required to create an attractive public realm and provision of community infrastructure, transportation infrastructure, and other services required to support employees.</p> <p>Corridor or Major Transit Station Areas</p> <p>Where Corridor or Major Transit Station Area policies are under review, a development proponent may be required to prepare a development master plan in support of a development application.</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood and Employment Area.</p> <p>Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit.</p>
Chapter 7 Complete Communities	Section 7.1 Section 7.1.1 Section 7.1.2	<p>The official plan supports the creation of complete communities that meet the day-to-day needs of people through all stages in their life offering a wide assortment of housing options and employment opportunities as well as numerous commercial and social venues.</p> <p>Some areas within the city will not meet all the needs for daily living. Residents living in one of the city's many Neighbourhoods may need to travel some distance to work in another part of the city such as a Corporate Centre or Employment Area.</p>
Chapter 8 Create a Multi-Modal City	Section 8.1.1 Section 8.1.7 Section 8.1.8	<p>Through the creation of a multi-modal transportation system, Mississauga will provide transportation choices that encourage a shift in lifestyle toward more sustainable transportation modes, such as transit and active transportation.</p>

	Specific Policies	General Intent
<p>Chapter 9 Build A Desirable Urban Form</p>	<p>Section 8.1.9 Section 8.1.12 Section 8.1.14 Section 8.2 Section 8.2.2 Section 8.2.2.3 Section 8.2.2.4 Section 8.2.2.5 Section 8.2.2.7 Section 8.2.4.3 Section 8.2.4.6 Section 8.2.4.7 Section 8.2.4.8 Section 8.4.3 Section 8.4.4 Section 8.4.5 Section 8.4.7 Section 9.1.1 Section 9.1.2 Section 9.1.5 Section 9.1.10 Section 9.1.15 Section 9.2.1 Section 9.2.1.6 Section 9.2.1.7 Section 9.2.1.10 Section 9.2.1.17 Section 9.2.1.18 Section 9.2.1.25 Section 9.2.1.26 Section 9.2.1.31 Section 9.2.1.37 Section 9.5.1.1 Section 9.5.1.2 Section 9.5.1.3 Section 9.5.1.9 Section 9.5.2 Section 9.5.2.2</p>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses.</p> <p>The City vision will be supported by site development that:</p> <ul style="list-style-type: none"> a. Respects the urban hierarchy; b. Utilizes best sustainable practices; c. Demonstrates context sensitivity, including the public realm; d. Promotes universal accessibility and public safety; and e. Employs design excellence. <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.</p> <p>Site designs and buildings will create a sense of enclosure along the street edge with heights appropriate to the surrounding context.</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated.</p> <p>Within Intensification Areas an urban form that promotes a diverse mix of uses and supports transit and active transportation modes will be required.</p>

	Specific Policies	General Intent
<p>Chapter 10 Foster a Strong Economy</p>	<p>Section 10.1 Section 10.1.1-10.1.11 Section 10.2 Section 10.2.1-10.2.5</p>	<p>Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force.</p> <p>The conversion of lands designated Office within Corporate Centres to permit non-employment uses is prohibited unless considered through a Phase One/Two municipal comprehensive review. For the purposes of this policy, major retail uses are considered non-employment uses.</p> <p>Transit supportive development with compact built form and minimal surface parking will be encouraged in Corporate Centres, Major Transit Station Areas and Corridors.</p> <p>Major office development will be encouraged to located within the Corporate Centres and Intensification Corridors. Secondary office development will be encouraged to located within Major Transit Station Areas and Corridors.</p>
<p>Chapter 11 General Land Use Designations</p>	<p>Section 11.2.7</p>	<p>Within Intensification Areas, ground floor retail uses are encouraged within office buildings.</p> <p>Lands designated Office will permit the following uses:</p> <ol style="list-style-type: none"> a. Major office b. Secondary office; and c. Accessory Uses
<p>Chapter 15 Corporate Centres</p>	<p>Section 15.1.1.3 Section 15.1.1.4 Section 15.3</p>	<p>For lands within a Corridor, the following uses will not be permitted in freestanding buildings:</p> <ul style="list-style-type: none"> • Financial institution • Motor vehicle rental • Personal service establishment • Restaurant; and • Retail store <p>Within a Corridor all accessory uses must be in the same building as the principal use.</p> <p>Urban Design policies in MOP promote high quality urban design and built form. They are also intended to reinforce and enhance the image of Hurontario Street as the main north-south Corridor through the City.</p>

6. Community Comments

No community meetings to discuss this development proposal have been held.

No written comments have been received from the community.

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (August 6, 2019)	<p>The site does not have frontage on existing municipal water or sanitary sewer. To service the site, upgrades to the existing municipal services may be required.</p> <p>A satisfactory Functional Servicing Report must be submitted to determine the adequacy of existing services on site. The report dated April 1, 2019 has been received and sent for wastewater modelling and may require further revisions. Hydrant flow tests must be provided prior to water modelling.</p>
City Community Services Department – Park Planning Section (September 12, 2019)	<p>Prior to the issuance of building permits for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
City Transportation and Works Department (September 18, 2019)	<p>The Transportation and Works Department has received drawings and reports in support of the above noted applications and the owner has been requested to provide additional technical details and revisions in support of the applications, as follows:</p> <p>Municipal Works - Municipal Works will be required to support this development, including the construction of a storm sewer to Maritz Drive and associated road restoration. These works shall form part of the Development Agreement. Detailed design, securities and insurance will be addressed through the Development Agreement. However, the extent of the works has not been satisfactorily determined.</p> <p>Private Roads - In order to adequately provide access to this site, mutual accesses with the adjacent owners will be required via private roads. Arrangements with the landowners are to be made for the construction, as well as public pedestrian and vehicle access easements, to the satisfaction of the City.</p> <p>Supporting drawings - The drawings are to be updated to remove all works from the Municipal Right-of-Way, as well as to ensure that proposed grades along property lines are compatible with the adjacent properties and the Right-of-Way grades. Additional cross-sections are required to demonstrate that the grades will be compatible and grades are to refer to a City benchmark. The drawings are also to include all existing and proposed easement information.</p>

Agency / Comment Date	Comments
	<p>Noise and Vibration Studies - The initial Noise and Vibration Studies are to be updated to allow the City of Mississauga to rely on the findings and conclusions of those reports.</p> <p>Functional Servicing (FSR) and Storm Water Management (SWM) Report - The Functional Servicing Report is to clarify as to whether the subject site needs to accommodate any external drainage. Municipal works to construct the storm sewer will be required.</p> <p>Environmental - Letters of Reliance prepared by a Qualified Person for the Phase I Environmental Site Assessment (ESA) and Phase II ESA are required. Additionally, as lands are to be dedicated to the City, conveyance lands shall be clearly shown in all the supporting reports and drawings.</p> <p>The reports indicated the presence of wells on the property, therefore a written document is to be prepared indicating that the wells will be decommissioned according to all applicable regulations.</p> <p>The Phase II ESA is to be revised to clarify whether groundwater samples were collected for the subject property.</p> <p>Traffic - A road widening, a 0.3m (1.0 ft.) reserve and a Public Pedestrian and Vehicular Access easement will be required over parts of the property and reference plans are to be provided for review. These parts are to be clearly shown on all drawings and the proposed Public Pedestrian and Vehicular Access easements are to be 9 metres (29.5 ft.) in total. The drawings are also to be revised to align the rear access with the east-west private road in the neighboring properties.</p> <p>Turning templates will be required as there are concerns with the safety of the proposed ramp for the underground parking.</p> <p>The Traffic Impact Study will need to be updated as per the above-noted requirements.</p> <p>Approval from the Hurontario Light Rail Transit Office will be required.</p>
Heritage Planner, Mississauga (August 15, 2019)	<p>A Stage Three Archaeological Assessment is required. This site specific assessment must adhere to the Ministry of Tourism, Culture and Sport's 2011 Standards and Guidelines for Consultant Archaeologists. Furthermore, registration within the Provincial Database of Archaeological Sites is required. No grading or other soil disturbances shall take place on the subject property prior to the approval of the Ministry of Tourism, Culture and Sport and the City of Mississauga.</p>
City, Fire Department (May 31, 2019)	<p>The Fire Department has concerns with the proposed fire route and will require revisions to the plan.</p> <p>Final confirmation of adequate firefighting water supply is required. This shall be determined through a satisfactory hydrant flow test once the proposed water main is installed.</p>
Greater Toronto Airport Authority (August 26, 2019) Other City Departments and External Agencies	<p>The subject property is affected by the Approach Surface for Runway 05R. Additional review of the development proposal by the GTAA and NAV CANADA will be required.</p> <p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City Planning Strategies – Healthy by Design Arborist, Community Services</p>

Agency / Comment Date	Comments
	<p>Community Services, Public Art Canada Post Economic Development Electra Utilities</p> <p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Mississauga, Realty Services Bell Canada Rogers Cable Enbridge Gas Go Transit (Metrolinx)</p>

Based on the comments received and the applicable Mississauga Official Plan policies, the following matters will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project, including those relating to urban design?
- Is the proposal compatible with the existing and planned character of the area given the project's land use, massing, setbacks, building configuration, site access, pedestrian connections and requirement to fit into the adjacent internal driveway network?
- Are the proposed zoning by-law exception standards appropriate?
- Confirmation of adequate services
- Resolution of the proposed fire route

Development Requirements

There are engineering matters including: grading, engineering, servicing, environmental contamination, stormwater management that will require the applicant to enter into agreements with the City. Prior to any development proceeding on-site, the City will require the submission and review of an application for site plan approval.

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Recommendation Report Detailed Planning Analysis

Owner: 2660430 Ontario Inc. (Flato Developments Inc.)

6710 Hurontario Street

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1. Community Comments

No community meetings were held for this application. Comments received were generally directed toward the impacts the proposal would have on adjacent properties. Below is a summary and response to specific comments.

Comment

Concerns with the proposed building setbacks.

Response

The applicant is not proposing any reductions to required setbacks to the proposed building. A reduced setback between the transformer vault and the proposed building in the rear yard has been reviewed and found to be appropriate.

Comment

Concerns with the proposed reduction in the amount of required parking.

Response

Staff have reviewed the Transportation Impact Study and confirm that the proposed reduction in parking is satisfactory. Further, the site is located near a future Hurontario Light Rail Transit (LRT) station, where lower parking rates can be considered due to the location of higher order transit in close proximity to the subject site.

Comment

Concerns with the servicing and access easements provided.

Response

The proposed development will be accessed and serviced via a network of driveways (with public access easements) along the southern and western property lines, that will connect and complete with an existing network of driveways. The initial development proposal envisioned a shared driveway, with right in, right out access onto Hurontario Street along the southern property line. The applicant now proposes a right-in, right-out access from Hurontario Street and a two way driveway (with public access easements) entirely on the subject lands. The proposed development also includes the applicant's portion of a north-south private driveway at the rear of the site that will connect and complete the surrounding driveway network.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The application was circulated to all City departments and commenting agencies on July 11, 2019. Resubmissions were circulated to all City departments and commenting agencies on May 27, 2020 and March 24, 2021. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Comments updated May 19, 2021, are as follows:

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance

have been satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Noise

The evaluation of the noise sources that may have an impact on this development include air, road and future Hurontario LRT traffic. Noise mitigation will be required, the details of which will be confirmed through the Site Plan and building permit processes. Potential noise sources that may be generated by the development, will be mitigated through the detailed design of the building during the site plan approval process.

Stormwater

The Functional Servicing & Stormwater Management Report indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the change in impervious area from the proposed development and impact to the receiving municipal drainage system, on-site stormwater management controls for the post development discharge is required. The applicant must also construct their ultimate storm sewer outlet.

The applicant has demonstrated a satisfactory stormwater servicing concept and that there will be no impact on the City's storm sewer system. Infiltration of stormwater on site is being pursued to achieve City's water balance criteria.

Additional information is required to satisfy construction of the storm sewer outlet to Maritz Drive, how groundwater will be managed onsite, and the feasibility of infiltrating the water balance requirement, but these requirements and overall

refinement of the stormwater management report can be addressed prior to the lifting of the 'H' holding symbol.

Traffic

A total of three (3) traffic impact study (TIS) submissions were provided by LEA Consulting Ltd., in support of the proposed development. The final submission, dated March 10, 2021, complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 87 (47 in, 40 out), 102 (54 in, 48 out) and 112 (62 in, 50 out) two-way site trips for the weekday AM, PM and Saturday peak hours in 2024 respectively.

Even with the additional traffic generated by the proposed development, the study area intersections and proposed vehicular access are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

Environmental Compliance

Based on the review of the Phase One Environmental Site Assessment (ESA) (October 22, 2018), Phase Two ESA (June 24, 2019), Phase Two ESA (March 5, 2021), all prepared by Sirati & Partners:

The applicant is required to provide further technical information prior to lifting of the "H" holding symbol:

- Signed copy of the Phase Two ESA along with the reliance letter
- Reliance letter for the Phase One ESA
- Clarification regarding stockpiles of fill material
- Dewatering Commitment Letter

Other Engineering Matters

Other site-specific details are required in support of this development including, but not limited to, grading, municipal infrastructure design and construction, servicing, land dedications, easements and road works, all of which will be dealt with through the related Development Agreement prior to the lifting of the "H" holding symbol.

3. *Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)*

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

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

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

4. Consistency with PPS

Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development.

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

Section 1.3.1.b of the PPS states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintain a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses.

Section 1.3.2.1 of the PPS states that planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

Section 5 of Mississauga Official Plan (MOP) (Direct Growth) has a range of policies that direct certain types of employment growth to Corporate Centres, such as the Gateway Corporate Centre.

Section 15 of MOP (Corporate Centres) has a range of policies that encourage corporate centres to develop a mix of employment uses with a focus on office development and uses with high employment densities.

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

5. Conformity with Growth Plan

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 2.2.5.1 a) of the Growth Plan directs municipalities to "make more efficient use of existing employment areas and vacant and underutilized employment lands" and to "increase employment densities".

Section 5.3.4.3 of MOP states that Corporate Centres are Intensification Areas.

Section 5.3.4.8 of MOP states that Corporate Centres will be planned to achieve compact transit supportive development at greater employment densities, particularly near higher order transit stations.

Section 9.2.1 *Intensification Areas* of MOP states that Intensification Areas are the principal location for future growth and include Corporate Centres. They are planned areas within the municipality where the City has identified the appropriate type and scale of development.

Section 9.2.1.10 states that appropriate height and built form transitions will be required between sites and their surrounding areas.

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

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to the application.

6. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3 direct development and redevelopment to the Urban System to conserve the environment, establish healthy and complete communities, achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur. It envisions that growth will be directed to Intensification Areas comprised of Community Nodes (among others) that will promote a desirable urban form that supports transit.

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

The proposed application is exempt from Regional Approval.

7. Mississauga Official Plan (MOP)

The proposal does not require an amendment to the Mississauga Official Plan policies for the Gateway Corporate Centre Character Area. Planning staff have undertaken an

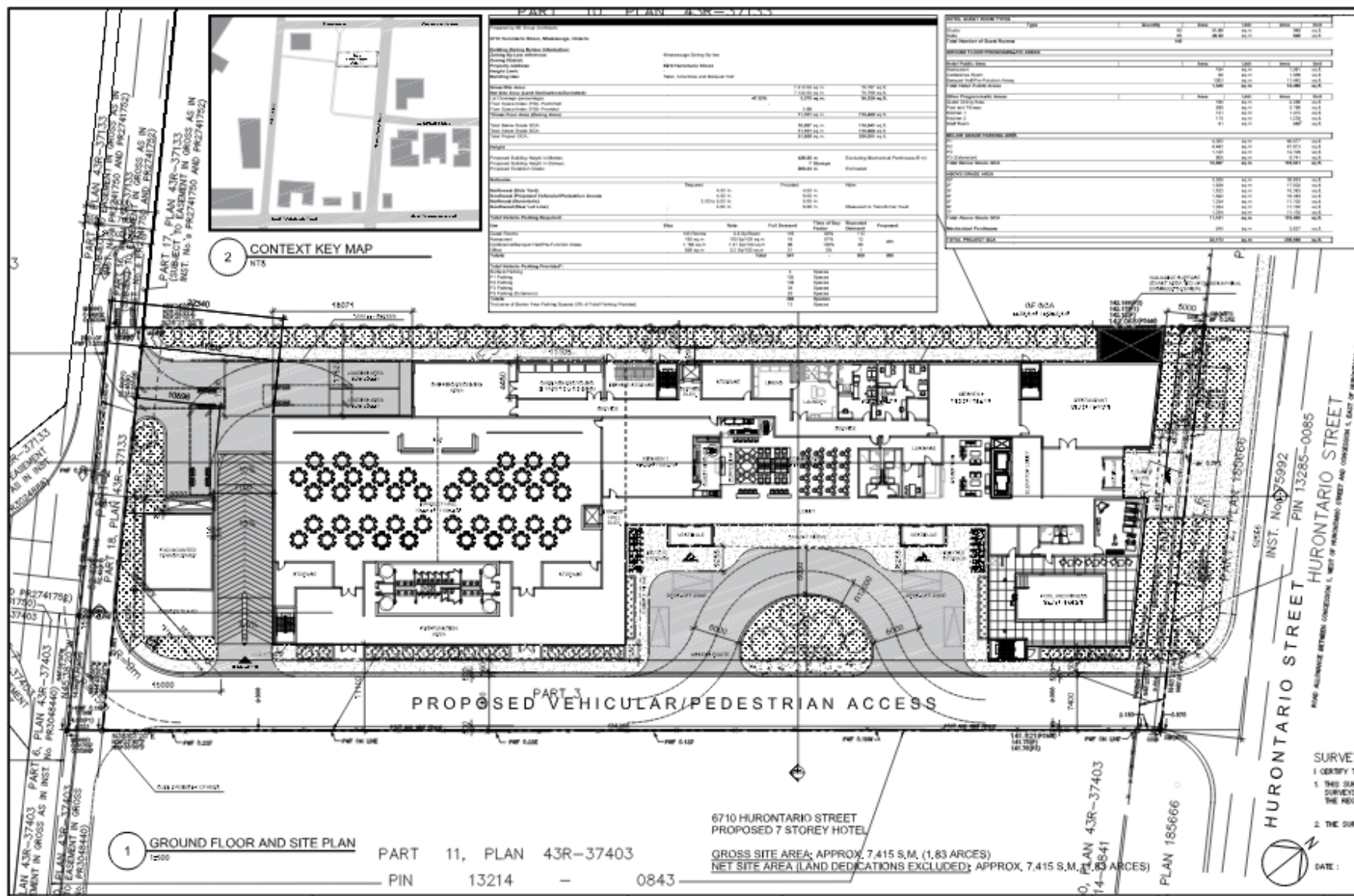
evaluation of the relevant policies of the PPS, Growth Plan and MOP during the review of the subject development application.

8. Revised Site Plan and Elevations

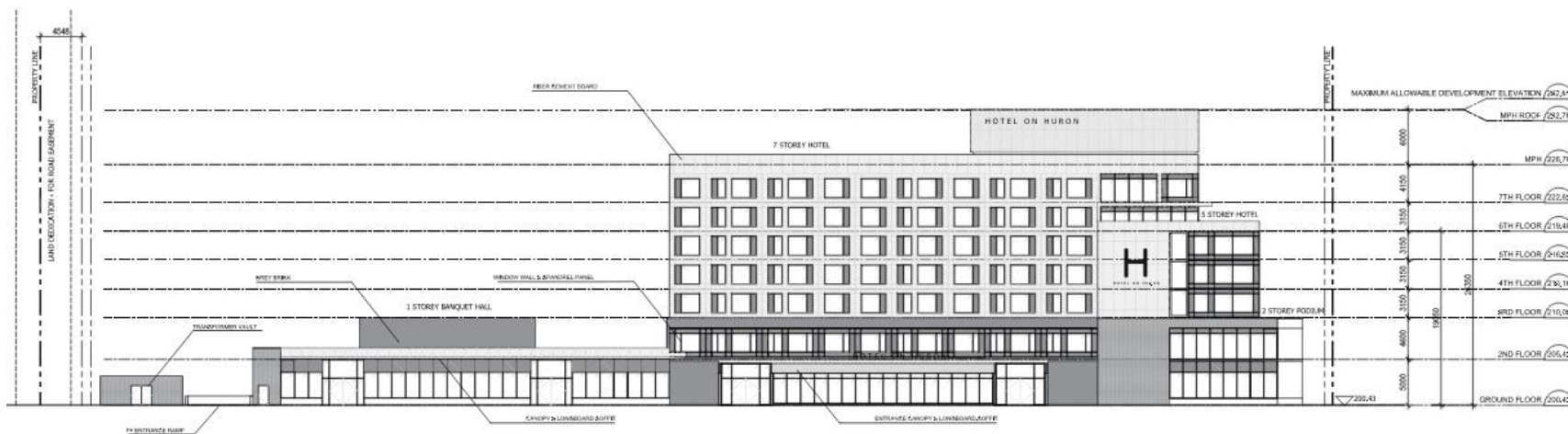
The applicant has provided a rendering and a revised site plan and elevations as follows:



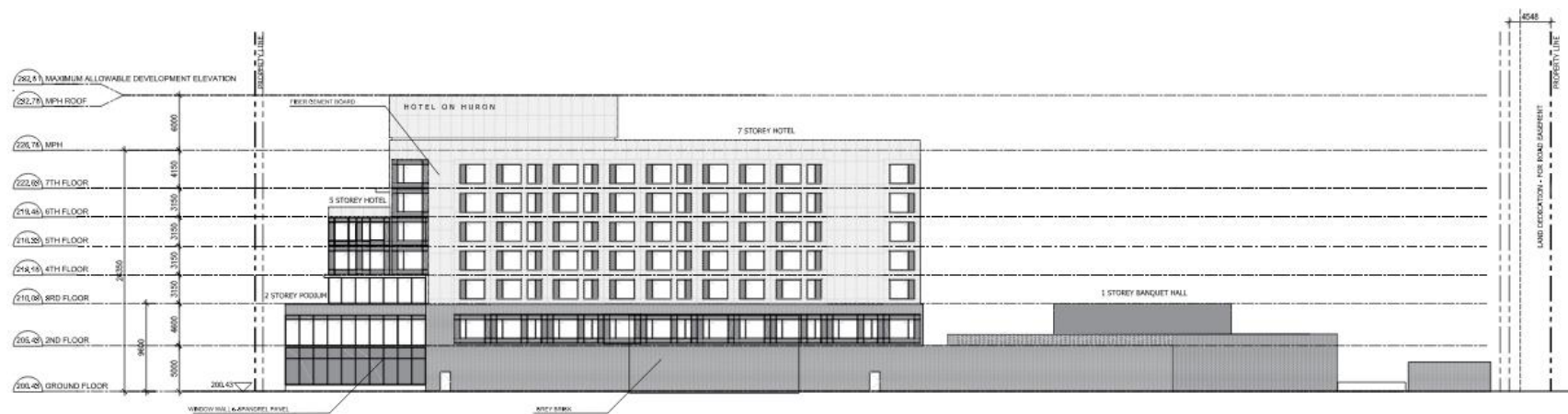
Rendering of proposed development looking northwest



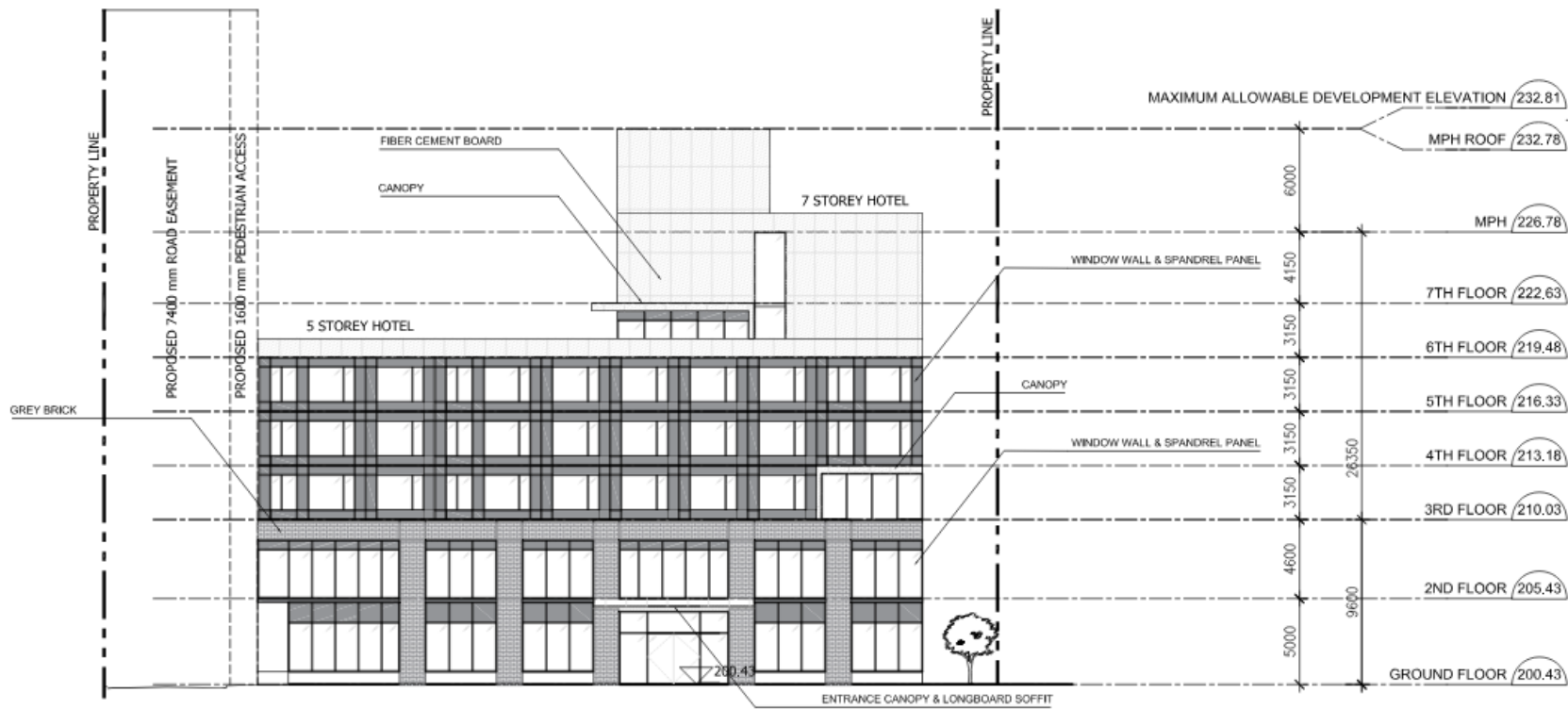
Proposed Site Plan



Proposed Southeast Elevation



Proposed Northwest Elevation



Proposed Northeast Elevation (Hurontario Frontage)

9. Zoning

The proposed **H-O3-12** (General Office – Exception) is appropriate to accommodate the proposed seven storey building containing hotel, banquet hall, restaurant and office uses.

Below is an updated summary of the proposed site specific zoning provisions:

Proposed H-O3-12 Zoning Regulations

Zone Regulations	O3 Zone Regulations	Proposed H-O3-12 Zone Regulations
Minimum Rear Yard to a Pad Mounted Transformer Vault	4.5 m (14.7 ft.)	2.0 m (6.5 ft.)
Minimum Number of Parking Spaces per 100m ² (1,076.2 ft ²) of gross floor area – non residential		
a) Banquet hall	10.8 spaces	7.4 spaces
b) Restaurant	16.0 spaces	10.0 spaces
Minimum Number of Parking Spaces	291 spaces	265 spaces
In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

10. Bonus Zoning

The proposal has been reviewed for applicability with Section 37 Community Benefits (Bonus Zoning) policies of MOP. The development does not meet the criteria for a Section 37 agreement as no Official Plan Amendment is required. The proposed zoning is implementing the Mississauga Official Plan Policies.

11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol be included in the implementing zoning by-law which can be lifted upon:

- Execution of a Development Agreement with Municipal Infrastructure Schedules in a form satisfactory to the City of Mississauga, the Region of Peel or any other appropriate authority to capture items including but not limited to: land dedication and easements; municipal infrastructure detailed design; private roads construction/restoration; securities, fees, and insurance.
- Receipt of any additional supporting technical reports, studies, drawings and plans as required.
- A road allowance widening towards the ultimate 45 metre (147.6 ft.) Hurontario Street right-of-way as identified in MOP
- A 0.3 m (1 ft.) reserve across the east frontage of these lands, subject to the approved access location.

- Confirmation that satisfactory arrangements have been made with adjacent landowners for the construction of the private roads and related works to facilitate access into the subject site.
- Any additional lands required or technical issues identified in the Transit Project Assessment Process (TPAP) for the Light Rail Transit are to be addressed to the satisfaction of the City.

12. Site Plan

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

13. Conclusions

In conclusion, City staff has evaluated the application to permit a seven storey building containing hotel, banquet hall and restaurant uses against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The application initially sought to rezone the subject lands from “D” (Development) to “O” (Office) to permit a seven storey building containing a hotel, banquet hall, restaurant and office uses. Through the Gateway Corporate Centre Study, the subject lands were rezoned from “D” (Development) to “H-O3-5” and “H-O3-6” (General Office – Exception). These exception zones permitted the requested land uses as of right. The revised rezoning application is to permit reduced parking rates and

allow a reduced setback and to ensure that the existing driveway network and servicing scheme for the site and adjacent properties is completed. The proposed development is compatible in built form and scale to the surrounding area, respects the planned context of the area and is consistent with the policies of the Mississauga Official Plan.

The proposed rezoning is acceptable from a planning standpoint and should be approved.

City of Mississauga
Corporate Report



<p>Date: June 17, 2021</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: PO.11.BRI</p>
<p>From: Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer</p>	<p>Meeting date: June 30, 2021</p>

Subject

Request for Authority to Stop-up, Close and Declare Surplus City owned land adjacent to 1240 Britannia Road West (Ward 6)

Recommendation

1. That a by-law be enacted authorizing the closure of a portion of untravelled road allowance, located on the north side of Galesway Boulevard, being comprised of approximately 102.78 square metres (1,106.31 square feet), and legally described as Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563, and being all of PIN 13194-3496(LT).
2. That City staff be authorized to register a certified copy of the Closure By-Law against title to the lands described within Schedule 'A' of the By-Law in the appropriate Land Registry Office.
3. That Blocks 71, 74, 75 on Registered Plan 43M-1563, and Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563, comprising a combined area of approximately 639.87 square metres (6,887.50 square feet), be declared surplus to the City's requirements for the purpose of a proposed sale to National Homes (1240 Britannia) Inc. at fair market value, for the inclusion in a future development application under File OZ 20/004 W6.
4. That all steps necessary to comply with the requirements of Section 2(3) of the City Notice by-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week prior to the execution of an agreement for the sale of the subject lands.
5. That, following Council approval of the road closure and surplus declaration, easements be granted to protect the existing services and utilities within Cabrera

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Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563 if necessary.

Background

In November 2002, Council executed a Servicing Agreement under File T-M98012 with Mattamy (Country Club) Ltd., which deeded certain lands to the City to be held in escrow until such time that the lands municipally known as 1240 Britannia Road West could be developed, and in addition, deeded gratuitously to the City, Blocks 71, 74 and 75 on Plan 43M-1563 as partial road blocks to be established as the future extension of Cabrera Crescent. The Servicing Agreement for Plan 43M-1563, further required that Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563 be dedicated to the City as public highway.

On October 24, 2019 the lands located at 1240 Britannia Road West were purchased by National Homes (1240 Britannia) Inc. In consultation with Mattamy (Country Club) Ltd., a zoning by-law amendment application and subdivision application were made to the City on March 31, 2020 under Files OZ 20/004 W6 and T-M20001 W6. The applications include lands currently owned and held in escrow by the City. National Homes (1240 Britannia) Inc. is interested in acquiring ownership of all the lands to be included within the draft plan of subdivision.

Comments

By its approval of Recommendation PDC-0037-2021 on May 31, 2021, the Planning and Building Committee directed Realty Services:

- to order an appraisal of Blocks 71, 74, 75 and Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563, to establish a purchase price for the lands, and prepare an Agreement of Purchase and Sale between National Homes (1240 Britannia) Inc. and the City for these lands once the value of the lands has been determined;
- to prepare a report for consideration at General Committee, to declare Blocks 71, 74, and 75 of Plan 43M-1563 and Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563 surplus and recommend that Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563 be closed by by-law.

A circulation to various utility companies will be undertaken and easement protection over Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563 shall be granted if required.

Notice of the road closure contemplated in this report has been undertaken to satisfy the requirements of City Notice By-law 0215-2008, as amended by By-law 0376-2008. Once the

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road closure and the surplus declaration are completed, City staff will negotiate with National Homes (1240 Britannia) Inc. towards the completion of a sale.

It is anticipated that the sale price of the subject property will fall under the \$1,000,000.00 threshold authorized for the approval and execution of real estate agreements under Real Estate Delegation Authority By-Law 0418-2018. Subsequently, following successful negotiations for the sale of the City-owned lands to National Homes (1240 Britannia) Inc., the Agreement of Purchase and Sale, any other ancillary documents or agreements required, will be executed by the appropriate level of authority as outlined under By-Law 0418-2018.

Prior to the sale of the subject lands, public notice will have been given by the posting of a notice of proposed sale on the City of Mississauga's website for a two week period, where the expiry of the two week period will be at least one week before the execution of the agreement for the sale of the said lands. This notice satisfied the requirements of the City Notice By-law 0215-2008, as amended by by-law 0376-2008.

Financial Impact

There is no financial impact from declaring the lands surplus. There will, however, be revenue generated to the City by the subsequent sale.

Conclusion

Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563 is not required for municipal purposes and can be permanently closed. It is reasonable to declare the lands outlined in this report surplus in order to facilitate the proposed sale to National Homes (1240 Britannia) Inc.

Attachments

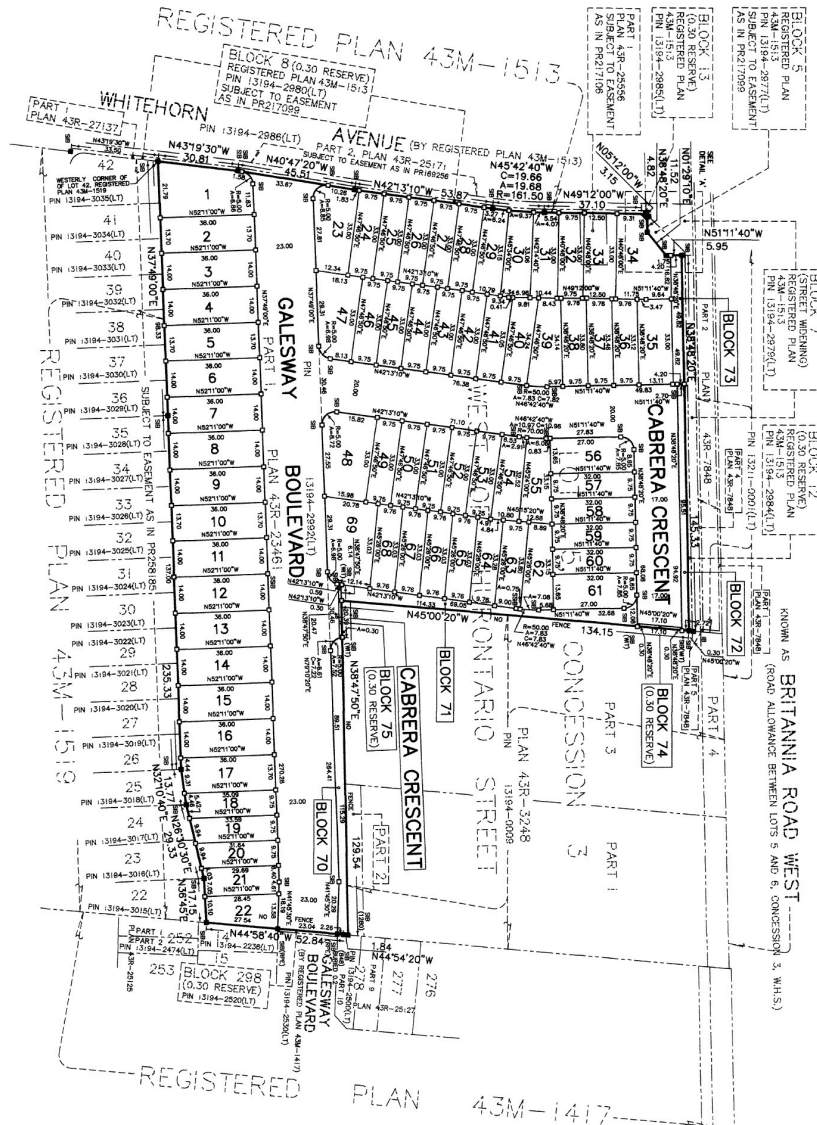
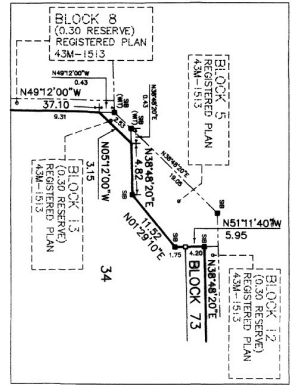
Appendix 1: Reference Plan 43M-1563 showing Blocks 71, 74, 75 and Cabrera Crescent, Plan 43M-1563, lying south of Block 75 on Registered Plan 43M-1563 to be declared surplus.



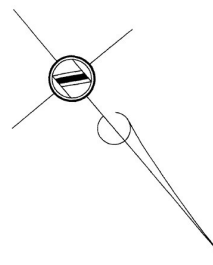
Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Erny Ferreira, Real Estate Analyst-Appraiser, Realty Services, Facilities & Property Management

DETAIL 'A' (NOT TO SCALE)



LOT	AREA	PERCENT	BEARING
1	888.88	1.17	N82°10'00"W
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74	888.88	1.17	N82°10'00"W
75	888.88	1.17	N82°10'00"W



PLAN OF SUBDIVISION OF
 PART OF LOT 5, CONCESSION 3
 WEST OF HURONTARIO STREET
 FORMERLY IN THE TOWNSHIP OF TORONTO, COUNTY OF PEEL
 NOW IN THE CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 1000

David B Sealrises Surveying Ltd.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT R.S.O. 1990, c. 43, s. 45
 APPROVED THIS 7th DAY OF **February**, 2005

TRINITY CONSULTANTS
 PLANNING AND RELATED SERVICES
 CITY OF MISSISSAUGA

NOTE
 1. THE SURVEY WAS CONDUCTED USING AN ELECTRONIC TOTAL STATION AND THE DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND
 ■ DENOTES QUANTITIES INDICATED
 ○ DENOTES POINTS TO BE SET
 □ DENOTES RIGHT OF WAY

OWNERS CERTIFICATE
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN IN THE ATTACHED PLAN, DO HEREBY CERTIFY THAT THE PLAN AND THE SUBDIVISION THEREON, AS SHOWN IN THE ATTACHED PLAN, HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT, R.S.O. 1990, c. 43, s. 45, AND THAT THE PLAN IS TRUE AND CORRECT AND THAT THE LAND IS NOT SUBJECT TO ANY OTHER INTERESTS OR ENCUMBRANCES.

OWNER: MATTAMY (COUNTRY CLUB) LIMITED

SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED, SURVEYOR OF ONTARIO, DO HEREBY CERTIFY THAT THE PLAN AND THE SUBDIVISION THEREON, AS SHOWN IN THE ATTACHED PLAN, HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT, R.S.O. 1990, c. 43, s. 45, AND THAT THE PLAN IS TRUE AND CORRECT AND THAT THE LAND IS NOT SUBJECT TO ANY OTHER INTERESTS OR ENCUMBRANCES.

David B Sealrises Surveying Ltd.
 130-20-98

PLAN 43M-1513

ASHTON PROPERTY LAND REGISTRAR

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES ACT, 1992 - OCTOBER ON THE 24th DAY OF February, 2005 AND ENTERED IN THE PARCEL REGISTRY OFFICE ON FEBRUARY 24, 2005 AND THAT THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. **M-581718**

THIS PLAN COMPLETES ALL OF PLAN 13194-2994(L1) SUBJECT TO AN EASEMENT AS IN PR217106 AFFECTS PART OF LOTS 32 AND 33.

City of Mississauga
Corporate Report



<p>Date: June 16, 2021</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: PO.11.QUE</p>
<p>From: Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer</p>	<p>Meeting date: June 30, 2021</p>

Subject

Surplus Land Declaration - City-Owned lands identified as part of Queen Street (Closed) road allowance – Port Credit GO Station (Ward 1)

Recommendation

1. That the City-owned lands municipally identified as part of Closed Queen Street road allowance and legally described as part of Queen Street, Plan PC-1 (Shown on Plan 300) East of Credit River, Closed by By-Law 116-78, Instrument RO481880, Lying between Ann Street and Hurontario Street, being Parts 2, 3 and 4 on Reference Plan 43R-39134, City of Mississauga, Regional Municipality of Peel, having an area of approximately 1,378.1 square metres (14,833.75 square feet), be declared surplus to the City's requirements, subject to providing any easement protection that may be required for existing utilities and subject to any existing temporary agreements with Metrolinx, for the purpose of sale to the adjoining owner in exchange for agreement to construct municipal parking spaces within its development.
2. That all steps necessary to comply with the requirements of Section 2.(1) of City Notice By-law 215-08 be taken, including giving notice to the public by posting a notice on the City of Mississauga's website for at least three weeks prior to the execution of an agreement for the sale of the subject land.

Executive Summary

- Since 1979, the City-owned lands at Port Credit GO Station were leased to the Province/Metrolinx for parking purposes.
- At its meeting of March 18, 2020, Council authorized the sale of a portion of the lands to Metrolinx and granted easements on additional portions of the lands.
- Recently, Metrolinx's contractor requested temporary access until June 30, 2023 over an additional 222.315 square metres (2,392.98 square feet) of the Closed Queen Street road allowance.

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- Metrolinx is in the process of selling its lands currently used as the Port Credit GO station parking (the “Metrolinx Lands”) and staff are concerned with the impact the loss in GO parking will have on the surrounding area and as such, this report recommends that the remaining City-owned lands shown in Appendix 1 and 2 (Parts 2, 3 and 4) (the “City Lands”) be declared surplus and sold to the new owner of the Metrolinx Lands for incorporation into its development in exchange for providing municipal parking spaces within its development.

Background

Since 1979 and through to March 31, 2020, the City Lands, together with other lands adjacent to the Port Credit GO Station parking lot, were leased to the Province/Metrolinx for parking purposes. The leased lands contained an area of approximately 1,856 square metres (19,978 square feet). At its meeting of March 18, 2020, Council authorized the sale of a portion of the lands to Metrolinx (Part 1- Appendix 2) and granted temporary easements to two additional portions (Parts 2 and 3).

Recently, Metrolinx’s contractor requested temporary access to June 30, 2023 over an additional 222.315 square metres (2,392.98 square feet) of the Closed Queen Street road allowance (Part 4). Negotiations are underway to provide a license agreement to permit access. In addition, staff were recently advised that Metrolinx is in the process of selling its Port Credit GO station parking lands, on the open market. A copy of the sales brochure is attached hereto as Appendix 3.

Comments

Metrolinx was required to have all lands required for the HuLRT project available to the contractor for its use by the end of April 2020 to meet its contractual obligations. In order to allow the sale of the City-owned lands to Metrolinx to proceed, the 1979 Parking Lease was terminated at the end of March 2020 and the required lands were transferred to Metrolinx on April 8, 2020.

Metrolinx is now in the process of selling the Metrolinx Lands for development and a sale is considered imminent. This development will eliminate approximately 225 parking spaces from the Port Credit GO station parking supply. Staff are concerned that the resulting loss of GO surface parking in Port Credit will have a negative impact on the community. To offset a portion of this loss, city staff will be working with Metrolinx to assess the feasibility of modular structured parking on existing surface parking lots.

The remaining City-owned lands, including those subject to the two temporary easements and more recent request by Metrolinx’s contractor for access over additional lands, are not viable on their own and it is appropriate for them to be developed in conjunction with the Metrolinx Lands. Recognizing that the loss of parking spaces at the PC GO station is of great concern, staff are

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recommending that the City Lands be offered for sale to the purchaser of the Metrolinx Lands in exchange for providing municipal parking spaces within its development.

Prior to the sale of any City-owned lands, Council authorization is required to declare the City Lands surplus to City requirements. As non-viable lands, they would not be required for City purposes, save for municipal parking, and may be sold to the adjoining owner once the sale of the Metrolinx Lands proceeds.

Prior to declaring lands surplus to City requirements, the various utilities will be circulated for interest and easement protection that may be required for existing utilities will be provided prior to the sale.

This report seeks to declare the lands municipally identified as part of Queen Street, Plan PC-1 (shown on Plan 300) East of Credit River, Closed by RO481880, lying between Ann Street and Hurontario Street, being Parts 2, 3 and 4 on Reference Plan 43R-39134, surplus to the City's needs for sale to the future adjoining owner of the Metrolinx Lands in exchange for providing municipal parking spaces to partially address the loss in parking resulting from the sale of the Metrolinx Lands.

Financial Impact

There is no financial implication from declaring the lands surplus. Staff will report to a future meeting of General Committee on the terms of any sale of the City Lands to the adjoining owner.

Conclusion

In order to address the loss in parking resulting from Metrolinx' proposed sale of the Metrolinx Lands, it is recommended that the lands identified as Parts 2, 3 and 4 on Reference Plan 43R-39134, be declared surplus to City requirements and sold to the adjoining owner in exchange for providing municipal parking spaces within their development.

Attachments

Appendix 1: Location of lands to be declared surplus

Appendix 2: Reference Plan 43R-39134 identifying lands to be declared surplus as Parts 2, 3 and 4

Appendix 3: Sales brochure for the Metrolinx Port Credit Parking Lot Lands



Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Sheryl Badin, Manager of Realty Services, Facilities & Management Division



SUBJECT LANDS

QUEEN ST E

HURONTARIO ST

QUEEN ST E

ANN ST

ANN ST

PARK ST E

QUEEN ST E

HELENE ST N

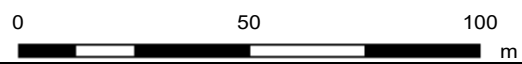
PARK ST E



Surplus Land Declaration

Part of Queen St. (closed) road allowance

Port Credit GO Station (Ward 1)
PO.13.QUE

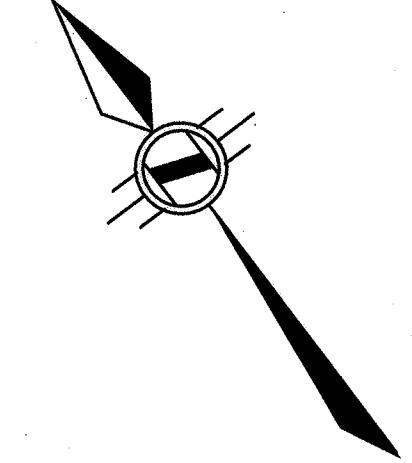


THIS IS NOT A PLAN OF SURVEY

Z-8

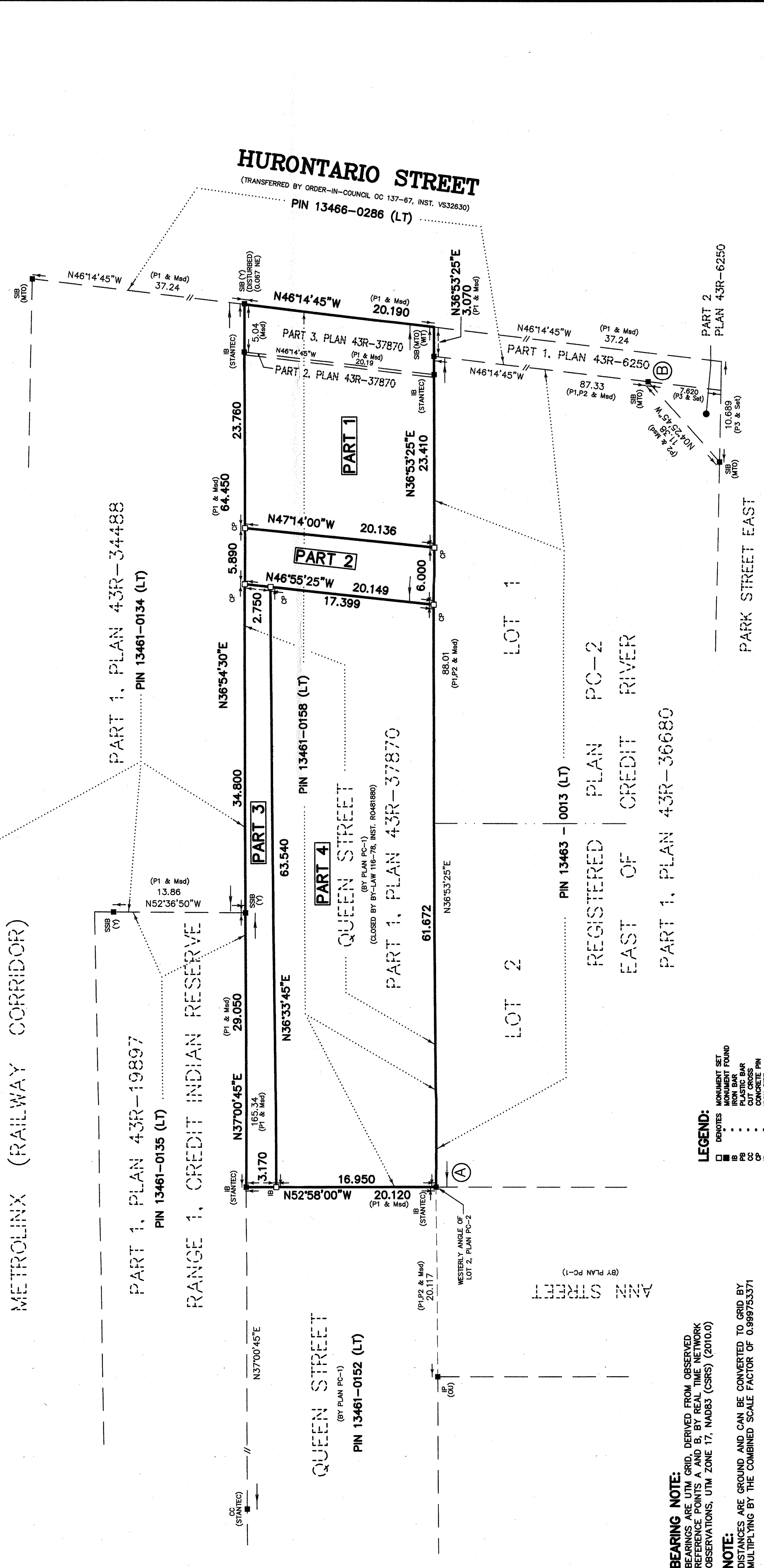
PLAN 43 R-39134
 RECEIVED AND DEPOSITED
 Date August 28, 2019
 REPRESENTATIVE FOR THE LAND
 LAND REGISTRAR FOR THE LAND
 TITLES DIVISION OF PEEL (No. 43)
 I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE LAND
 TITLES ACT.
 Date AUGUST 15, 2019
 S. DAN McLAREN, O.L.S.

SCHEDULE			
PART	STREET	PLAN	PIN
1	PART OF QUEEN STREET LYING BETWEEN HURONTARIO STREET & HURONTARIO STREET (CLOSED BY BY-LAW 116-78, INST. R0481880)	REGISTERED PLAN PC-1	PART OF PIN 13461-0158 (LT)
2			472.6 sq. m.
3			119.1 sq. m.
4			187.1 sq. m.
			1071.9 sq. m.



PLAN OF SURVEY
 OF PART OF
QUEEN STREET LYING BETWEEN ANN STREET & HURONTARIO STREET
 (CLOSED BY BY-LAW 116-78)
REGISTERED PLAN PC-1
 (EAST OF CREDIT RIVER)
 IN THE
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
 SCALE 1:300 METRIC

S.D. McLAREN, O.L.S. - 2019



METRIC NOTE
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE PLAN AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 27th DAY OF MAY, 2019

AUGUST 15, 2019
 DATE

S. DAN McLAREN, O.L.S.

LEGEND:

- DENOTES MONUMENT SET
- IRON BAR
- PLASTIC BAR
- CUT CROSS PIN
- IRON PIPE
- STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- A.T. McLAREN, O.L.S.
- MINISTRY OF TRANSPORTATION OF ONTARIO
- SURVEYORS CONSULTING LTD.
- WITNESS
- PLAN 43R-39134
- PLAN 43R-36680
- NOT TO SCALE

BEARING NOTE:
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999753371

INTEGRATION DATA

POINT ID	NORTHING	EASTING
ORP A	4823616.443	614239.150
ORP B	4823626.430	614355.048

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

A.T. McLaren Limited
 LEGAL AND ENGINEERING SURVEYS
 69 JOHN STREET SOUTH, SUITE 230
 HAMILTON, ONTARIO, L8N 2B9
 PHONE (905) 527-8559 FAX (905) 527-0032

Checked By: S. DAN McLAREN, O.L.S.
 Drawn By: J.B./L.C.
 Scale: 1:300
 Date: AUGUST 15, 2019



FOR
SALE

1.48 ACRE HIGH DENSITY
TRANSIT-ORIENTED
DEVELOPMENT OPPORTUNITY

30
QUEEN STREET EAST
PORT CREDIT, ONTARIO

HURONTARIO STREET

KEY HIGHLIGHTS

TRANSIT-ORIENTED DEVELOPMENT SITE

- Located adjacent to the Port Credit GO Station, along the Lakeshore West rail corridor, within the Port Credit lakefront community.
- Exceptional access to public transit, connecting Mississauga City Centre within 15 minutes (LRT) and Toronto's Union Station within 25 minutes (GO Transit).
- Upcoming Hurontario LRT: Dedicated transit right-of-way connecting Port Credit to Brampton Gateway with strategic connections to the Lakeshore West and the Milton lines of GO Transit service line and as far north as the Shoppers World gateway development neighborhood.
- Integral to the future development of the Property is the future Hurontario LRT station along the Hurontario LRT corridor, which represents the only underground station along the HuLRT corridor. The Hurontario LRT will intersect with GO train service along the Lakeshore West corridor, reinforcing the area as a mobility hub and creating new transit connections.

HIGH DENSITY RESIDENTIAL OPPORTUNITY OF SCALE

- The Property represents a rare opportunity to secure a 1.48 acre high density development site within a mobility hub that is walking distance to the waterfront amenities of Lake Ontario at Port Credit.
- The Vendor has engaged Urban Strategies Inc. to develop a realistic planning rationale and development concepts for the Property which incorporates current provincial, regional and municipal planning context together with development precedents approved within the local community.
- Preliminary investigations indicate that the Site can accommodate a two tower development of between 22 and 25 storeys with a gross floor area up to approx. 650,100 sf (10.15 FSI). Additional density above the base case may be achievable by increasing the height of the podium or the towers, which would require an OPA & ZBA.

	Option 1 - Base Case	Option 2 - OPA and ZBA	Option 3 - OPA and ZBA
Building Form	<ul style="list-style-type: none"> • Tower A - 22 storeys • Tower B - 22 storeys • 8 storey podium 	<ul style="list-style-type: none"> • Tower A - 22 storeys • Tower B - 22 storeys • 8 to 10 storey podium 	<ul style="list-style-type: none"> • Tower A - 22 storeys • Tower B - 25 storeys • 8 to 14 storey podium
Approx. Residential Area	563,000 sf	584,500 sf	586,600 sf
Approx. Non-Res Area	30,100 sf	30,100 sf	63,500 sf
Total GFA	593,100 sf	614,600 sf	650,100 sf
Approx. Units	802	833	835
FSI	9.26	9.59	10.15

STRONG RESIDENTIAL MARKET FUNDAMENTALS

- The South and East Mississauga sub-markets have been a target for new residential developments over the past several years, due in part to Mississauga's access to major roadways, proximity to public transit, retail amenities and proximity to both Downtown Toronto and Pearson International Airport, two of the largest employment centres in Canada.
- There are currently five developments under construction and selling units within 3 kilometres of the Site with a total of 1,194 active units. There is a total of 14 proposed developments. These proposed developments will add a total of 14,567 units to the development pipeline in the south Mississauga region.



Lake Ontario

Lakeshore Rd E

Credit River

SITE DETAILS

PIN: 134630013

LEGAL DESCRIPTION: LT 2, PL PC2 ECR ; PT LT 1, PL PC2 ECR , PARK TO QUEEN ST, PT 1 VS404373 EXCEPT PTS 1 & 2, 43R6250 ; MISSISSAUGA

LAND AREA: 1.48 acres

FRONTAGE: 167.19 feet on Park Street East
308.43 feet on Ann Street

EXISTING IMPROVEMENTS: Surface Parking Lot

ZONING: D - Development Zone

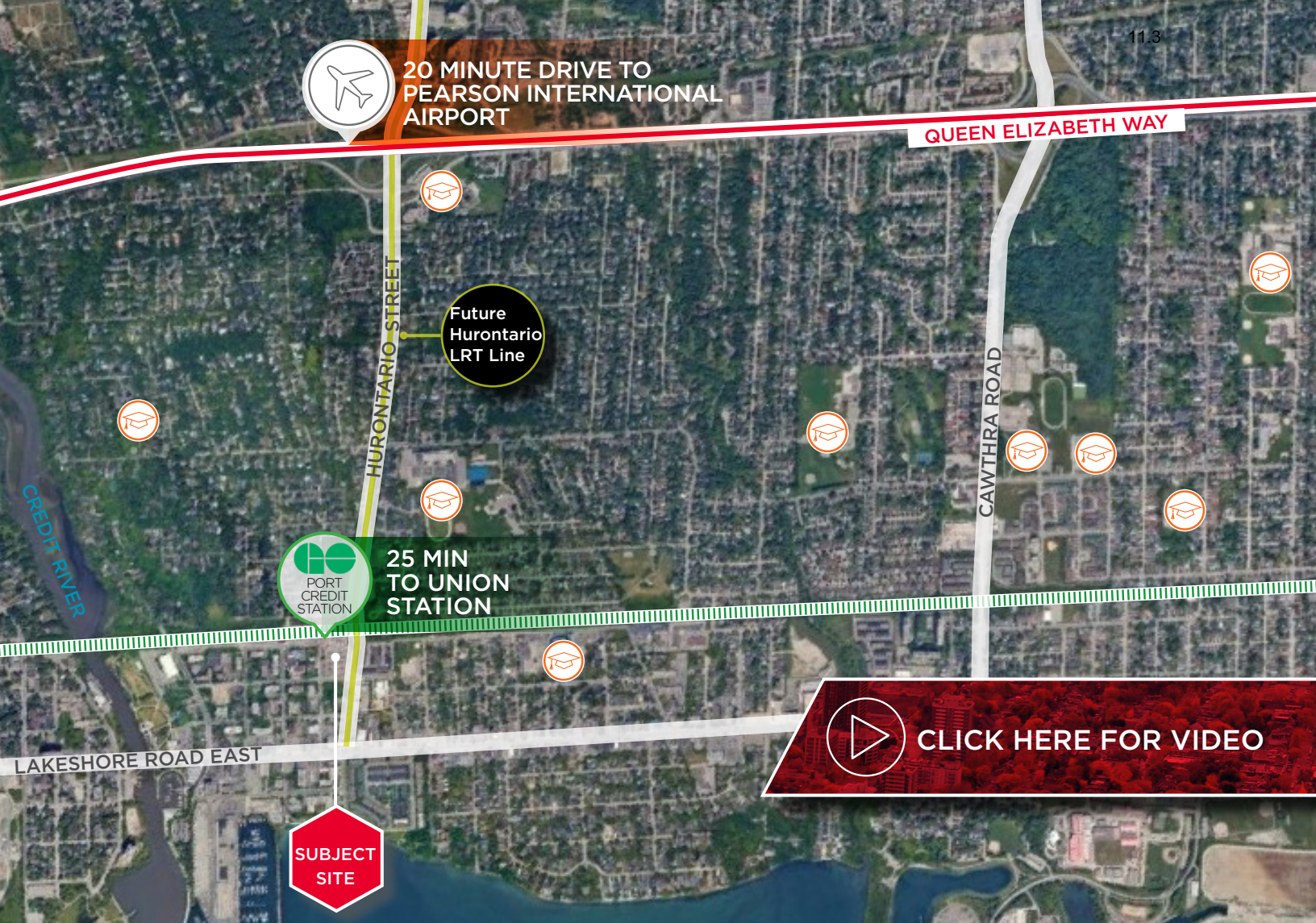
OFFICIAL PLAN: Mixed Use Areas



Hurontario St

Future HuLRT Station

30 QUEEN STREET EAST, PORT CREDIT



OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of the land located at 30 Queen Street East, Port Credit (the “Property” or “Site”). The Property is offered for sale unpriced. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Offers are to be sent to the listing team identified below.

Lead Advisors:

Dan Rogers**
 Senior Vice President
 Land & Investment Sales
 416 359 2352
 dan.rogers@cushwake.com

Jeff Lever*
 Vice President
 Land & Investment Sales
 416 359 2492
 jeff.lever@cushwake.com

Rene Serin*
 Vice President
 Land & Investment Sales
 905 501 6434
 rene.serin@cushwake.com



Cushman & Wakefield ULC, Brokerage

161 Bay Street, Suite 1500
 Toronto, Ontario M5J 2S1
 cushmanwakefield.com

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REPORT 9 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0039-2021

1. That the report titled "Meadowvale Neighbourhood Character Study Directions Report", dated April 2021 from DTAH and Gladki Planning Associates, be received for information.
2. That the report titled "Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment" dated May 21, 2021, from the Commissioner of Planning and Building, be received for information.
3. That the submissions made at the public meeting held on June 14, 2021 to consider the report titled "Meadowvale Neighbourhood Directions Report and Proposed Official Plan Amendment" dated May 21, 2021, from the Commissioner of Planning and Building, be received for information.

PDC-0040-2021

1. That the applications under File OZ 20/001 W4, Edenshaw Fairview Developments Limited, 1 Fairview Road East, to amend Mississauga Official Plan to **Residential High Density** and to change the zoning to **H-RA5-Exception** to permit a 32 storey apartment building with ground floor commercial uses in conformity with the provisions outlined in Appendix 2; be approved subject to the conditions referenced in the staff report dated May 21, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That the "H" holding symbol be removed from the **H-RA5-Exception** (Apartments) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated May 21, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
5. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
6. That two oral submissions be received.

PDC-0041-2021

That the report dated May 21, 2021, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application, under File HOZ 20/001 W1, Edenshaw Ann Developments Limited, 78 Park Street East and 22 – 28 Ann Street, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

PDC-0042-2021

That the report dated May 21, 2021, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding provision application, under File HOZ 19/007 W2, Clarkson Road Holdings Inc., 1101-1125 Clarkson Road North, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

PDC-0043-2021

That the report dated May 21, 2021 from the Commissioner of Planning and Building 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 19/008 W11, Derry Storage Corporation, 250 Derry Road West, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

REPORT 3 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

The Traffic Safety Council presents its third report for 2021 and recommends:

TSC-0017-2021

That the deputation by Max Gill, Supervisor, Traffic Operations regarding proposed changes to the City's All-way Stop Policy be received.

(TSC-0017-2021)

TSC-0018-2021

1. That the deputation from Laura Zeglen, Active Transportation Coordinator regarding the School Streets Pilot Project be received.
2. That the Traffic Safety Council provide a letter of endorsement regarding the School Streets Pilot Project.

(TSC-0018-2021)

TSC-0019-2021

That the deputation from Christopher Tham, Communications Advisor regarding the Let's Move Mississauga Campaign Results be received.

(TSC-0019-2021)

TSC-0020-2021

1. That the email dated June 18, 2021 from Sheelagh Duffin, Supervisor, Crossing Guards regarding Second Line West and Sombrero Way Crossing Guard Location be received.
2. That the crossing guard location at the intersection of Second Line West and Sombrero Way be moved to the new all way stop intersection at Second Line West and Lamplight Way for the students attending St. Julia Catholic Elementary School.
3. That the Traffic Safety Council schedule a site inspection at the intersection of Lamplight Way and Second Line West to determine if the warrants are met for the retention of the crossing guard moved from Sombrero Way and Second Line West to Lamplight Way and Second Line West in the fall of 2021 for the students attending St. Julia Catholic Elementary School.

(TSC-0020-2021)

(Ward 11)

TSC-0021-2021

That the Walk to School Subcommittee verbal update from Louise Goegan, Chair, Walk to School Subcommittee be received.

(TSC-0021-2021)

TSC-0022-2021

That the Parking Enforcement in School Zone Report for March 2021 be received for information.

(TSC-0022-2021)

TSC-0023-2021

That the Parking Enforcement in School Zone Report for April 2021 be received for information.

(TSC-0023-2021)

TSC-0024-2021

That the Transportation and Works Action Items List for June 2021 be received.

(TSC-0024-2021)

REPORT 3 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

BC-0020-2021

That the deputation and associated presentation by Jeff Jackson, Director of Finance and Treasurer with respect to 2021 Forecast and 2022 Preliminary Budget Overview be received.

BC-0021-2021

1. That the report entitled “2022 Development Charges Background Study and Community Benefits Charge Update”, dated June 7, 2021 from the Acting Commissioner of Corporate Services and Chief Financial Officer, be received;
2. That the list of development charges-eligible projects provided in Appendix 1, to be used as input into the 2022 Development Charges Background Study, be endorsed;
3. That the DCs and CBCs be applied on a city-wide basis; and
4. That the approach for prioritizing projects related to public realm amenities, public art and culture, urban parks, active transportation and housing in the Community Benefits Charge Strategy be endorsed.

BC-0022-2021

That the report entitled “Parkland Conveyance By-law and Parks Plan Update” dated June 3, 2021, from the Commissioner of Community Services be received for information.

BC-0023-2021

1. That the “2020 Year-End Report on Reserves and Reserve Funds” dated June 07, 2021, from the Acting Commissioner of Corporate Services and Chief Financial Officer, including Appendix 1, be received.
2. That a new Reserve Fund “Automated Speed Enforcement Reserve Fund” (account #35580) be created to collect revenues received from the Automated Enforcement Program and that these funds be used to fund related costs and future road safety initiatives.
3. That all necessary required by-laws be enacted.

BC-0024-2021

1. That the Corporate Report dated May 14, 2021 from the Director of Legislative Services and City Clerk titled City of Mississauga Campaign Contribution Rebate Program (rebate program) for 2022 Election be received.
2. That the minimum contribution eligible for a rebate be set to \$100 and that the maximum rebate that an eligible contributor can receive is \$1500, utilizing the City of Toronto’s Rebate formula.
3. That a by-law be established to authorize the formula for the rebate program.

4. That, once a by-law is passed establishing the formula for the rebate program, the appropriate amount of funds be transferred from the Election Reserve 30135 into the Election Cost Centre 22450 to cover the cost of the rebate program going forward.

REPORT 13 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

GC-0355-2021

That the deputation and associated presentation by Marek Ruta, Chair, Carrassauga Festival Inc., regarding an Update on Festival Operations and Upcoming Plans, be received.

GC-0356-2021

That the deputation and associated presentation by Stephanie Meeuwse, regarding Mississauga Friendship Association regarding the 40th anniversary of twinning between Mississauga and Kariya, Japan be received.

GC-0357-2021

That the deputation by Veronica Maggisano, Vice President of Development, Oxford Properties regarding the corporate report dated June 7, 2021 entitled "Downtown Community Improvement Plan (CIP) - Oxford Property Group (Oxford) CIP Application (Ward 4)" be received.

GC-0358-2021

That the deputation and associated presentation by Melissa Slupik, Planner, Planning Innovation regarding the corporate report dated June 7, 2021 entitled "Downtown Community Improvement Plan (CIP) - Oxford Property Group (Oxford) CIP Application (Ward 4)" be received.

GC-0359-2021

That the deputation and associated presentation by Jacqueline Hunter, Transportation Demand Coordinator, regarding the corporate report dated June 8, 2021 entitled "Pedestrian Master Plan - All Wards" be received.

GC-0360-2021

That the deputation Brad Butt, Vice-President, Government and Stakeholder Relations, Mississauga Board of Trade (MBOT) regarding corporate report dated June 15, 2021 entitled "Potential New Revenue Tools" be received.

GC-0361-2021

1. That the report dated June 2, 2021, titled "Procurement Authority to Obtain COVID-19 related Personal Protective Equipment (PPE) and Disinfecting Supplies for City-Wide

- Use File: PRC002369, PRC002629, PRC002405” from the Commissioner of Corporate Services and Chief Financial Officer, be received.
2. That Council approve the procurement authority request for COVID-19 related PPE and disinfecting supplies as detailed in the Corporate Report entitled “Procurement Authority to Obtain COVID-19 related Personal Protective Equipment (PPE) and Disinfecting Supplies for City-Wide Use File: PRC002369, PRC002629, PRC002405” dated June 2, 2021 from the Commissioner of Corporate Services and Chief Financial Officer.
 3. That the Purchasing Agent or designate be authorized to increase the contract with Weber Supply Company Inc., CkdPack Packaging Inc. and State Chemical Ltd. as required to maintain supply of COVID-19 related personal protective equipment (PPE) and disinfecting supplies ending December 31, 2022, notwithstanding the requirements of Section 18 “Contract Value Amendments, Extensions or Renewals” of the Purchasing By-law 374-06.
 4. That the Purchasing Agent or designate be authorized to execute and/or increase contracts with various other suppliers on a single source basis as required to maintain supply of COVID-19 related personal protective equipment (PPE) and disinfecting supplies for the period, ending December 31, 2022, notwithstanding that each contract may exceed \$100,000 and would normally require Council approval.

GC-0362-2021

That the Purchasing Agent or designate be authorized to increase the cleaning contract with Greencare Janitorial Systems Ltd. to accommodate the increased demand for janitorial services related to the COVID-19 pandemic as outlined in the Corporate Report dated 4 June 2021, from the Acting Commissioner of Corporate Services & CFO entitle, Increase to the Contract with Greencare Janitorial Systems Ltd. for Cleaning Services for Comfort Stations and BRT Stations, Procurement No. PRC001491.

GC-0363-2021

That the Purchasing Agent or designate be authorized to increase the cleaning contract for J&A Cleaning Solutions Ltd. to accommodate the increased demand for janitorial services related to the COVID-19 pandemic as outlined in the Corporate Report dated 4 June 2021, from the Acting Commissioner of Corporate Services & CFO entitled, Increase to the Contract with J&A Cleaning Solutions Ltd. for Cleaning Services for Libraries, Work/Parks Yards, Transit Buildings, 950 Buildings and Golf Courses, Procurement No. PRC001063.

GC-0364-2021

The following items were approved on the consent agenda:

- 9.4 - Mississauga Transportation Master Plan – 2021 Annual Status Update
- 9.5 - Hurontario Light Rail Transit Project Update
- 9.6 - Matheson Boulevard East Streetlight Replacement Funding Requirements – Ward 5

- 9.7 - Transportation Demand Management Strategy and Implementation Plan Progress Report Update – All Wards
- 9.9 - MiWay Hydrogen Fuel Cell Electric Bus Update – June 2021
- 9.11 - Proposed Street Names to be added to the City of Mississauga Approved Street Name Reserve List
- 9.12 - Naming of Park P-524 and Park P-525 as “Fairwinds Park”, northeast corner of Eglinton Avenue West and Fairwind Drive (Ward 5)
- 9.13 - Public Sector Network Update
- 9.14 - Single Source Contract Extension of Vubiz Ltd. e-Learning Management System (File Ref: PRC000469)
- 9.15 - Increase to the Contract with Percon Construction Inc., File Ref: PRC001818, (Ward 3)
- 9.17 - Bill 177, Stronger, Fairer Ontario Act (Schedule 35) impact on Provincial Courts
- 10.1 - Heritage Advisory Committee Report 6 - 2021 - June 8, 2021
- 10.2 - Mississauga Cycling Advisory Committee Report 6 - 2021 - June 8, 2021
- 10.3 - Public Vehicle Advisory Committee Report 1 - 2021 - June 15, 2021
- 10.4 - Road Safety Committee Report 6 - 2021 - June 22, 2021

GC-0365-2021

1. That the report titled “Downtown Community Improvement Plan (CIP) – Oxford Property Group (Oxford) CIP Application (Ward 4)” dated June 11, 2021 from the Commissioner of Planning & Building be received for information;
2. That the proposed Tax Increment Equivalent Grant (TIEG) for Oxford’s planned office tower be approved in principle;
3. That this report and Oxford’s application be forwarded to the Region of Peel for information; and
4. That staff be directed to prepare and enter into relevant agreements for the City TIEG.

GC-0366-2021

1. That the vision, goals, recommendations and actions of the Pedestrian Master Plan, as summarized in the report titled “Pedestrian Master Plan – All Wards” dated June 8, 2021 from the Commissioner of Transportation and Works, be endorsed.
2. That staff be directed to publish the “Notice of Study Completion” for the study and to place the “Pedestrian Master Plan” on the public record for up to a 45-day review period in accordance with the Municipal Class Environmental Assessment process; and
3. That Capital Funding Scenario ‘B’, as outlined in the Corporate Report titled “Pedestrian Master Plan” dated June 8, 2021 from the Commissioner of Transportation and Works, be recommended for inclusion in the 2022-2025 Business Plan and 2022-2031 Capital Budget for the consideration of Budget Committee.

GC-0367-2021

That the report entitled “Cycling Master Plan 2020 Report Card – All Wards”, dated June 4, 2021 from the Commissioner of Transportation and Works be received for information.

GC-0368-2021

That the report titled “Mississauga Transportation Master Plan – 2021 Annual Status Update” dated June 9, 2021 from the Commissioner of Transportation and Works, be received for information.

GC-0369-2021

That the report titled “Huronario Light Rail Transit Project Update” dated June 7, 2021 from the Commissioner of Transportation and Works be received.

GC-0370-2021

1. That the report titled “Matheson Boulevard East Streetlight Replacement Funding Requirements – Ward 5”, dated June 4, 2021 from the Commissioner of Transportation and Works be received;
2. That capital project PN A20193 Cycling Program (Major Roads) – Scenario C be amended to a gross and net budget of \$3,720,000 to be funded from Capital Reserve Fund (Account # 33121);
3. That funding of \$1,250,000 be transferred from Capital Reserve Fund (Account # 33121) to PN A20193 Cycling Program (Major Roads) – Scenario C;
4. That all necessary by-laws be enacted.

GC-0371-2021

That the report titled “Transportation Demand Management Strategy and Implementation Plan Progress Report Update – All Wards”, dated June 9, 2021 from the Commissioner of Transportation and Works, be received for information.

GC-0372-2021

That the revised All-way Stops Policy #10-04-05, attached as Appendix 1, be approved and adopted as outlined in the report from the Commissioner of Transportation and Works, dated May 28, 2021 and entitled “All-way Stops Policy #10-04-05 – Review and Update”.

GC-0373-2021

That the report “MiWay Hydrogen Fuel Cell Electric Bus Update – June 2021” dated June 7, 2021 from The Commissioner of Transportation and Works, be received for information.

GC-0374-2021

1. That the report from the Commissioner of Transportation and Works, dated June 8, 2021 entitled “Traffic Calming”, be approved.

2. That the report from the Commissioner of Transportation and Works, dated June 8, 2021 and entitled "Traffic Calming" be referred to the Mississauga Traffic Safety Council, the Cycling Advisory Committee and the Mississauga Road Safety Committee for information.

GC-0375-2021

That the street names Onofrio, Jasjit and Jasjit Singh, be approved for use in the City of Mississauga and be added to the City of Mississauga Approved Street Name Reserve List, as outlined in the Corporate Report dated June 8, 2021 from the Commissioner of Transportation and Works.

GC-0376-2021

That the following naming request as outlined in the Corporate Report dated June 16, 2021 from the Acting Commissioner of Community Services entitled "Naming of Park P-524 and Park P-525 as "Fairwinds Park", northeast corner of Eglinton Avenue West and Fairwind Drive (Ward 5)" be approved to name Park P-524 and Park P-525 as "Fairwinds Park".

GC-0377-2021

That the corporate report entitled, "Public Sector Network Update" dated May 19, 2021, from the Acting Commissioner of Corporate Services and Chief Financial Officer, be received.

GC-0378-2021

1. That Council approve the single source procurement of subscription services for access to the e-Learning Management System, including e-Learning course content, and professional services for a period of five (5) years, as detailed in the corporate report dated May 6, 2021, from the Acting Commissioner of Corporate Services and Chief Financial Officer entitled, "Single Source Contract Extension of Vubiz Ltd. e-Learning Management System (File Ref: PRC000469)" ("Purchase");
2. That the Purchasing Agent or designate be authorized to execute all contracts and related ancillary documents with respect to the Purchase between the City and Vubiz Ltd., for an estimated amount of \$287,000 exclusive of taxes, in accordance with the City's Purchasing By-law 374-06, as amended;
3. That the Purchasing Agent or designate be authorized to execute the necessary amendments to increase the value of the contract between the City and Vubiz Ltd., for additional products, software licensing, subscription services, professional services, and maintenance and support, including additional features and modules, as required by the City for the purpose of accommodating growth or to ensure business continuity, if the funding for such contract increase has been approved by Council.

GC-0379-2021

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 \$27,750,00 to an estimated amount of \$32,950,000 for construction management services to implement the Burnhamthorpe Community Centre Renovation project.

GC-0380-2021

1. That the report dated June 15, 2021 from the Commissioner of Corporate Services and Chief Financial Officer entitled "Potential New Revenue Tools" be received for information; and
2. That staff continue to work through municipal sector round tables to establish consensus and a joint advocacy position amongst GTHA municipalities on revenue tools and report back to Budget Committee in October with updates.
3. That the staff report back at the next Budget Committee on the impact and potential implementation of: vacant home tax; incremental property tax; landfill levy; land value capture/tax increment financing and encroachment tax, as identified in Table One of the report.
4. That this report be forwarded to the Region of Peel.

GC-0381-2021

1. That the report entitled, "Bill 177, Stronger, Fairer Ontario Act (Schedule 35) Impact on Provincial Offences Courts", from the Commissioner of Corporate Services and Chief Financial Officer, dated, June 11, 2021, be received.
2. That the Attorney General of Ontario be requested to halt the proclamation of the Early Resolution reforms included in Bill 177, Stronger, and Fairer Ontario Act.
3. That the Attorney General of Ontario be requested to review the Early Resolution provisions of the Provincial Offences Act and take action to streamline and modernize this section with a view to making it easier for the public and prosecutors to engage in resolution discussions, and to administer early resolution proceedings in Provincial Offences Court.
4. That the Attorney General of Ontario be requested to enact changes to the Provincial Offences Act and any related regulations, to permit the prosecutor and defendant or legal representative to agree, at any stage of a proceeding, to a resolution in writing for proceedings commenced under Part I of the Provincial Offences Act and to permit the Clerk of the Court to register the court outcome immediately upon receipt of the written agreement without requiring an appearance before a Justice of the Peace.
5. That the Attorney General of Ontario be requested to allocate additional judicial resources to Mississauga.
6. That the Attorney General of Ontario be requested to make regulatory changes to allow camera-based offences to be administered through the administrative penalty system.

7. That the Attorney General of Ontario and the Ministry of Transportation be requested to make amendments to increase administrative fees under O.Reg. 945 and improve the collection mechanisms related to POA fines.
8. That this resolution be circulated to the Premier, Attorney General, Local MPP's, AMO and all local municipalities with Provincial Offences Courts.

GC-0382-2021

That the 2021 Traffic Signal Supply, Installation and Modernization Program as outlined in the report from the Commissioner of Transportation and Works, dated June 15, 2021 and entitled "2021 Traffic Signal Supply, Installation and Modernization Program", be approved.

GC-0383-2021

That the request to replace the rear shed at 26 John Street South, as per the Corporate Report from the Commissioner of Community Services dated May 25, 2021, be approved.

(HAC-0035-2021)

(Ward 1)

GC-0384-2021

That the request to erect a two car garage at 24 John Street South, as per the Corporate Report from the Commissioner of Community Services dated May 12, 2021, be approved.

(HAC-0036-2021)

(Ward 1)

GC-0385-2021

That the request to install a ramp and replace doors and windows at 11 Peter Street South, as per the Corporate Report from the Commissioner of Community Services dated May 13, 2021, be approved.

(HAC-0037-2021)

(Ward 1)

GC-0386-2021

That the property at 306 King Street East, 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 May 25, 2021.

(HAC-0038-2021)

(Ward 7)

GC-0387-2021

That the property at 2439 Mississauga Road, 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 May 12, 2021.

(HAC-0039-2021)

(Ward 8)

GC-0388-2021

1. That the Corporate Report entitled "2021 Designated Heritage Property Grant Allocations" dated May 26, 2021 from the Commissioner of Community Services be approved.
2. That the Heritage Advisory Committee support a recommendation to Council to transfer \$40,000 from the Arts Reserve to fund an additional three applications as part of the Designated Heritage Property Grant program.
3. That the Designated Heritage Property Grant pilot program be extended for an additional two years.

(HAC-0040-2021)

GC-0389-2021

That the request to alter the heritage designated property at 1700 Sherway Drive, as per the Corporate Report from the Commissioner of Community Services dated May 25, 2021, be approved.

(HAC-0041-2021)

(Ward 1)

GC-0390-2021

That the request to alter the heritage designated property at 264 Queen Street South as per the Corporate Report from the Commissioner of Community Services dated May 25, 2021, be approved on condition that the two front windows installed in the second storey balcony be replaced with the previously approved four windows.

(HAC-0042-2021)

(Ward 11)

GC-0391-2021

That the request to alter the heritage designated property at 850 Enola Avenue, as per the Corporate Report from the Commissioner of Community Services dated May 25, 2021, be approved on condition that the internal murals located within the barn are conserved and reinstalled in their current position.

(HAC-0043-2021)

(Ward 1)

GC-0392-2021

That the request to alter the heritage designated property at 7564 Tenth Line, as per the Corporate Report from the Commissioner of Community Services dated May 25, 2021, be approved.

(HAC-0044-2021)

(Ward 9)

GC-0393-2021

1. That the City Clerk be directed to refer the proposed heritage designation of the two structures known as the Owner's Residence and the Foreman's Residence at 1200 Old Derry Road to the Conservation Review Board, as required by the Ontario Heritage Act.
2. That the City Solicitor or her designate, together with any required staff or consultants be directed to attend any Conservation Review Board proceedings in support of Council's decision on the designation of the Owner's Residence and the Foreman's Cottage at 1200 Old Derry Road, but should a proposed settlement be reached that a report be brought back to Council.

(HAC-0045-2021)

(Ward 11)

GC-0394-2021

1. That an interpretation and commemoration plan be added as a condition to the demolition permit, as a requirement on any future development application for the property.
2. The owner's request to demolish proceeds through the applicable process with the conditions discussed below as per the Corporate Report from the Commissioner of Community Services May 25, 2021.

(HAC-0046-2021)

(Ward 11)

GC-0395-2021

That the deputation by Max Gill, Supervisor, Traffic Operations regarding proposed changes to the City's All-way Stop Policy be received.

(MCAC-0044-2021)

GC-0396-2021

That the deputation from Alex Legrain, Project Leader, Transportation Planning regarding Changing Lanes Project Update be received.

(MCAC-0045-2021)

GC-0397-2021

That the Network and Technical Subcommittee Update from Kris Hammel, Citizen Member be received.

(MCAC-0046-2021)

GC-0398-2021

That the Communications and Promotions Subcommittee Update from Paulina Pedziwiatr, Citizen Member be received.

(MCAC-0047-2021)

GC-0399-2021

That the verbal update from Mattea Turco, Active Transportation Coordinator regarding the Share the Trail Signage Pilot be received.

(MCAC-0048-2021)

GC-0400-2021

That the Mississauga Cycling Advisory Committee 2021 Action List be approved.

(MCAC-0049-2021)

GC-0401-2021

1. That the deputation from Michael Foley, Manager, Mobile Licensing Enforcement Regarding Proposed Changes to the Fare Model be received.
2. That the Public Vehicle Advisory Committee support Approach 1 to keep the current meter rate and through consultation with the industry, determine when adjustments are needed to reflect significant changes in operating costs.
3. That the Fare Model Review be deferred to a future Public Vehicle Advisory Committee meeting date Post COVID-19 Pandemic.

(PVAC-0001-2021)

GC-0402-2021

That the 2018-2022 Public Vehicle Advisory Committee Work Plan be approved.

(PVAC-0002-2021)

GC-0403-2021

1. That the email dated February 16, 2021, from Harsimar Singh Sethi, Citizen Member with respect to his resignation from the Public Vehicle Advisory Committee received.
2. That due to the resignation of Harsimar Singh Sethi, a vacancy exists on the Public Vehicle Advisory Committee, and that the City Clerk be directed to fill the vacancy in accordance with the Corporate Policy #02-01-01 on Citizen Appointments to Committees, Boards and Authorities.

(PVAC-0003-2021)

GC-0404-2021

That the email dated June 7, 2021 from Peter Pellier, Resident regarding A New Mobile Licensing Model be received.

(PVAC-0004-2021)

GC-0405-2021

That the email dated May 28, 2021 from Shari Khairallah, Resident regarding Taxi Regulations and Licensing Fees in the City of Mississauga be received.

(PVAC-0005-2021)

GC-0406-2021

That the presentation by Alex Legrain, Project Leader Transportation with respect to Changing Lanes, be received for information.

(RSC-0025-2021)

GC-0407-2021

That the presentation by Catherine Nguyen-Pham, Communications Coordinator with respect to Let's Move Mississauga, be received for information.

(RSC-0026-2021)

GC-0408-2021

That the presentation by Catherine Nguyen-Pham, Communications Coordinator with respect to Speed Awareness Campaign, be received for information.

(RSC-0027-2021)

GC-0409-2021

That the amount of up to \$600 from the 2021 Committee Support budget be allocated for Anne Marie Hayes, Citizen Member, Mark Jablonski, Citizen Member, Anna Philips, Citizen Member and Suzanne Doyle, MCAC Representative to attend the CARSP/PRI 2021 Joint Virtual Conference from August 22-25, 2021 at a registration fee of \$149 per individual.

(RSC-0028-2021)

GC-0410-2021

That the amount of up to \$5,000 from the 2021 Committee support budget be allocated to expand the Pedestrian Safety Campaign include the provision of portable signs.

(RSC-0029-2021)

GC-0411-2021

That the amount of up to \$5,000 from the 2021 Committee support budget be allocated for promotional items for the Pedestrian Safety Campaign.

(RSC-0030-2021)

GC-0412-2021

That the Road Watch Statistics for the period ending June 15, 2021, be received for information

(RSC-0031-2021)

GC-0413-2021

That the verbal update provided by Constable Claudia Wells, Peel Regional Police with Project Noise Maker, be received for information.
(RSC-0032-2021)

GC-0414-2021

That Erica Warsh, Project Leader, Vision Zero, Catherine Nguyen-Pham, Communications Coordinator and Constable Claudia Wells, Peel Regional Police be directed to draft a graphic logo pertaining to The Road Watch and Project Noise Maker Programs that Council and Road Safety Committee can use for social media messaging, be received.
(RSC-0033-2021)

GC-0415-2021

That the Ministry of Transportation's 2021 Road Safety Attitudinal and Behaviour Survey Results, be received for information.
(RSC-0034-2021)

GC-0416-2021

1. That the Commissioner of Community Services and the City Clerk, be authorized to execute a Memorandum of Agreement, including all ancillary documents and subsequent amending and extension agreements, between the Corporation of the City of Mississauga (the "City"), the Region of Peel ("Peel") and Lakeview Community Partners Limited ("LCPL") on the terms detailed herein and in a form and content satisfactory to the City Solicitor.
2. That all necessary by-laws be enacted.

GC-0417-2021

That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations with various landowners for parkland acquisition in the Downtown Growth Area subject to funding, and report back to Council should these negotiations be successful as outlined in the closed session corporate report dated May 20, 2021 from the Commissioner of Community Services entitled "Authority to Negotiate for Land Acquisition, Various Properties in the Downtown Growth Area (Ward 7)".

GC-0418-2021

1. That the City Manager and Chief Administrative Officer, be delegated authority to approve and execute an Agreement of Purchase and Sale, including all ancillary documents and subsequent amending an extension agreements, between the Corporation of the City of Mississauga (the "City"), as Purchaser and F-F Construction Company Limited ("F-F"), as Vendor, for the purchase of the approximately 2.659 hectares (6.57 acres) of vacant land on the west side of Camilla Road and legally

described under the Land Titles Act as PIN 13504-0918 (LT) and as part of Lot 1, Plan B-27, designated as Parts 1, 2 and 3 on Plan 43R-7077, save and except Parts 1 to 4, Plan 43R-23627, City of Mississauga, Regional Municipality of Peel, on the terms detailed herein and in a form and content satisfactory to the City Solicitor (the “F-F Agreement”).

2. That the City Manager and Chief Administrative Officer be delegated the authority to create a new capital project PN21-307 - Land Acquisition Cooksville Creek (F-418) with a gross and net budget of up to \$4,981,248.63 and that funding be allocated from the Cash in Lieu of Parkland Reserve Fund Account #A32121.
3. That the City Manager and Chief Administrative Officer be delegated the authority to allow funding of up to \$4,981,248.63 be transferred from the Cash in Lieu Parkland Reserve Fund Account #A32121 to PN21-307.
4. That all necessary by-laws be enacted.

GC-0419-2021

1. That the Commissioner of Corporate Services and CFO be authorized to reimburse the payor of the Stormwater Charge, billed to NAV CANADA at 6055 Midfield Road (City parcel PIN 31141503), in the amount of approximately \$1,375,000 due to a Billing Error as defined in the Stormwater Fees and Charges By-law 0295-2020.
2. That the Commissioner of Corporate Services and CFO be authorized to reimburse the payor of the Stormwater Charge, billed to CAE at 2025 Logistics Drive (City parcel PIN 31141506), in the amount of approximately \$350,000 due to a Billing Error as defined in the Stormwater Fees and Charges By-law 0295-2020.
3. That all of parcels PIN 31141503 and 31141506 be exempted from the Stormwater Charge under the legal exemption category, until such time as the subject properties no longer qualify for an exemption under the Stormwater Fees and Charges By-law 0295-2020.
4. That the City Solicitor, or designate, be authorized to take all necessary actions required to implement the reimbursement of amounts to the payors of the Stormwater Charge for parcels PIN 31141503 (NAV CANADA) and 31141506 (CAE) and the legal exemption of the Stormwater Charge for these parcels, with the assistance of such City staff as may be appropriate, including the execution of any agreements or documents which may be required, in a form satisfactory to the City Solicitor.

GC-0420-2021

1. That the Corporate Report dated June 8, 2021 from the City Solicitor titled “Tree Root Infiltration and Sewer Back-up Claims” be received for information.
2. That the current Policy be reinforced.

GC-0421-2021

1. That for the second half of March, all of April, May, June and July 2020, one additional tenant detailed herein, be added to the Rent Forgiveness Program approved by Council at its meeting of September 9, 2020 (the "Rent Forgiveness Program").
2. That for the period August 1, 2020 to September 26, 2020, the City extend its Rent Forgiveness Program and grant further rent forgiveness to the 21 tenants/occupants previously approved under this program, including the additional tenant in Recommendation 1.
3. That for the period September 27, 2020 to March 31, 2021, tenants/occupants of City-owned facilities considered under the Rent Forgiveness Program, and that have applied for relief under the Canada Emergency Rent Subsidy ("CERS"), and have experienced a decline in revenue by at least 70%, be granted rent forgiveness for that portion of their rent not covered by CERS.
4. That for the period April 1, 2021 to the latter of the end of the CERS program period (currently, June 5, 2021) or the reopening of the facility, the Commissioner of Corporate Services and Chief Financial Officer, in consultation with the Commissioner of Community Services and Legal Services, where appropriate, be delegated authority to assess and approve requests for rent forgiveness for all or a portion of rent from the 46 tenants/occupants of City-owned properties considered under the Rent Forgiveness Program, provided that they have applied for relief for all or a portion of the rent obligation offered through CERS, and have experienced a decline in revenue by at least 70%.
5. That for the period of March 17, 2020 to March 31, 2021, all tenants/occupants of City-owned facilities whose licensed and/or leased premises were required to close by mandatory public health measures be granted relief from paying operating costs, including charges for utilities, that are a chargeback from the City and not covered by other relief programs, grants or subsidies provided by the City, federal and/or provincial governments.
6. That for the period April 1, 2021 to the latter of the end of the CERS program period (currently, June 5, 2021) or the reopening of the facility, the Commissioner of Corporate Services and Chief Financial Officer, in consultation with the Commissioner of Community Services and Legal Services, where appropriate, be delegated authority to grant forgiveness of charges for operating costs, including utility charges, to all tenants/occupants of City-owned facilities, provided that the licensed and/or leased premises were required to close by mandatory public health measures, the costs are a chargeback from the City, and such charges are not covered by other relief programs, grants or subsidies provided by the City, federal and/or provincial governments.
7. That Council authorize that all tenants/occupants impacted by the COVID-19 pandemic that are not granted City-funded rent and/or operating costs forgiveness, be offered the opportunity to defer their payments due in 2020 and 2021 so that all payments are received by the City on or before December 31, 2021, and that penalty and interest charges be waived.

8. That all required by-laws be enacted by City Council to give effect to the delegation of authority to the Commissioner of Corporate Services and Chief Financial Officer as provided in the above recommendations.

GC-0422-2021

That the Commissioner of Community Services and the City Clerk, or their designates, be authorized to execute a License Agreement, including any ancillary documents and subsequent amending and extension agreements, between the City of Mississauga ("the City") and the Art Gallery of Mississauga ("AGM") for the premises at 300 City Centre Drive on the terms detailed herein and in a form satisfactory to the City Solicitor.

GC-0423-2021

That the closed session presentation from Colin Patterson, Supervisor of Road Safety regarding the Proposed School Bus Stop Arm Agreement, be received for information.

GC-0424-2021

That the Letter dated Monday, June 21, 2021 from the Members of the Applewood Hills & Heights Residents' Association regarding Traffic Calming, be received.

REPORT 10 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0044-2021

That the report dated June 4, 2021, from the Commissioner of Planning and Building regarding the applications by 6333 Hurontario Storage GP Corporation to permit a seven storey, mixed-use building consisting of a self storage facility, retail and office uses, under File OZ 21/001 W5, 6333 Hurontario Street, be received for information, and notwithstanding planning protocol, that the Recommendation Report be brought directly to a future Council meeting.

PDC-0045-2021

That the report dated June 4, 2021, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law to permit permeable driveways on five properties within the Meadowvale Village Heritage Conservation District, be adopted in accordance with the following:

1. 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 forward to a future City Council meeting.

PDC-0046-2021

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That the applications under File OZ 20/005 W1, Peel Housing Corporation, 958-960 East Avenue to amend Mississauga Official Plan to **Residential High Density**; to change the zoning to **H-RA2-Exception** (Apartments – Exception) to permit a seven storey rental apartment building, be approved subject to the conditions referenced in the staff report dated June 4, 2021 from the Commissioner of Planning and Building.
3. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the "H" holding symbol is to be removed from the **H-RA2-Exception** (Apartments - Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June 4, 2021, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. That notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the maximum permitted height shall not increase.
7. That City staff be directed to work with Region of Peel staff to review the City portion of land adjacent to East Avenue to review an integrated public space and report back to the Ward Councillor.
8. That three oral submissions be received.

PDC-0047-2021

1. That the applications under File OZ 17/014 W3, Hazelview Investments, 1750 Bloor Street and 3315 Fieldgate Drive to amend Mississauga Official Plan to **Residential High Density** and to change the zoning to **RA3-38** (Apartments – Exception) to permit a 15 storey apartment building with amenity uses at the mechanical level and a one storey amenity building, be approved subject to the conditions referenced in the staff report dated June 4, 2021 from the Commissioner of Planning and Building.
2. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
3. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. Notwithstanding subsection 45.1.3 of the *Planning Act*, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.
5. That three oral submissions be received.

PDC-0048-2021

That the report dated June 4, 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 19/003 W4, Camcentre Holdings Inc., 135, 151 and 181 City Centre Drive, be adopted and that the Planning and Building Department be authorized to prepare the bylaw for Council's passage.

REPORT 3 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

The Governance Committee presents its third report for 2021 and recommends:

GOV-0010-2021

That the Integrity Commissioners Principles Integrity 2nd Annual Report, from Jeffrey A. Abrams, Co-Principal, Integrity Commissioner and Janice Atwood-Petkovski, Co-Principal Integrity Commissioner dated June 2021, be received.

GOV-0011-2021

That the City Clerk conduct a scan of other municipalities' best practices of social media guidelines use for members of Council and report back to the Governance Committee.

GOV-0012-2021

That the City Clerk be directed to remind Members of Council on the guidelines of providing direction to staff at Council and Committee meetings.

GOV-0013-2021

That the Strengthening Accountability for Municipal Council Members Survey from Minister Clark, the Minister of Municipal Affairs and Housing, dated April 27, 2021, be received.

GOV-0014-2021

That the Status of the Governance Committee Work Plan items, updated for June 28, 2021 Governance Committee meeting, be received

GOV-0015-2021

That the Council Procedure By-law, Committee of Adjustment Procedure By-law and the Rules of Practice and Procedures for the Mississauga Appeal Tribunal and Property Standards Committee be amended to extend electronic participation until December 31 2021, and that staff report back to the Governance Committee prior to January 2022.

City of Mississauga
Corporate Report



<p>Date: March 26, 2021</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files: MG.23.REP RT.10.ZGEN</p>
<p>From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works</p>	<p>Meeting date: June 9, 2021</p>

Subject

Single Source Designation for the Supply and Delivery of City Standard Intelight Traffic Signal Controllers from Tacel Ltd.

Recommendation

1. That the report from the Commissioner of Transportation and Works dated March 26, 2021 and entitled "Single Source Designation for the Supply and Delivery of City Standard Intelight Traffic Signal Controllers from Tacel Ltd" be received.
2. That Intelight Traffic Signal Controllers be designated as a City Standard for the period ending December 31, 2026.
3. That Tacel Ltd. be designated as a single source vendor for the supply and delivery of City Standard Intelight Traffic Controllers for the period ending December 31, 2026.
4. That the Purchasing Agent or designate be authorized to execute the appropriate forms of commitment with Tacel Ltd. for the supply and delivery of City standard Intelight Traffic Signal Controllers as required during the period ending December 31, 2026, subject to budget funding availability.

Background

As part of the Advanced Transportation Management System (ATMS) project, a multi-staged competitive procurement was conducted to acquire a new traffic control system, to replace traffic signal controllers in the field, to demonstrate Intelligent Transportation Systems (ITS) technologies and to provide long term support services. After an extensive evaluation process, the contract was awarded to Parsons Inc. and a 10-year Master Purchase and Service Agreement was executed effective December 1, 2014.

As part of the contract with Parsons, the evaluation and field testing of various traffic signal controllers was undertaken by staff and the recommended controller unit selected was the Intelight controller.

As of the end of July 2018, traffic signal controllers at all 777 signalized intersections within Mississauga and under the jurisdiction of the Region of Peel, MTO, Region of Halton, and GTAA that are maintained and operated by the City of Mississauga within the municipal boundary have been replaced with Intelight traffic signal controllers. The replacement of all controllers in the field is now complete and the Intelight controller has become the standard that is compatible with the new ATMS.

Moving forward, the City needs to secure the future supply and delivery of Intelight controllers for operational requirements at new signalized intersection installations and to replace damaged and/or end of life controllers to meet the City's and jurisdictions future requirements.

The Intelight controller is supplied by Tacel Ltd. who is the exclusive equipment distributor for Ontario.

The purpose of this report is to establish the Intelight traffic controller as a City Standard and establish a single source designation for Tacel Ltd. to ensure ongoing equipment supply of the Intelight traffic signal controller for operational requirements.

The proposed City Standard designation for the Intelight traffic controller is defined in the Purchasing By-law #374-2006, as "*specific Goods approved by Council that best fill a long-term City-wide need or requirement.*" The proposed Single Source designation for Tacel Ltd. is in accordance with the Purchasing By-law, Schedule A, Section 1 (a) which states: The Goods and/or Services are only available from one supplier by reason of (iii) "*the existence of exclusive rights such as patent, copyright or licence*".

Comments

Acceptable unit prices for the Intelight traffic signal controllers will be negotiated annually based on estimated quantities required to meet capital and maintenance purposes and available budgets.

Materiel Management staff support the recommendations contained herein from a procurement perspective.

Financial Impact

Funding for the Intelight controllers for maintenance and capital purposes are accounted in annual operating and capital budgets for the Transportation and Works Department. Equipment acquired will be placed in the Traffic Signals Inventory Account 125215 and charged to the various capital and operating budgets as required, including necessary chargebacks to various jurisdictions as outlined in the Traffic Signal Operations and Maintenance Service Agreements with these jurisdictions.

Conclusion

The use of Intelight traffic signal controllers was established competitively as part of the Advanced Transportation Management System (ATMS) project. The Intelight controller should be recognized as a City Standard to meet future operating and maintenance needs. The Intelight controller is only available from Tacel Ltd. who have exclusive rights to distribute the product in Ontario. Staff recommend that the Purchasing Agent be authorized to execute the appropriate forms of commitment with Tacel Ltd. for the supply and delivery of City standard Intelight Traffic Signal Controllers as required during the period ending December 31, 2026, subject to budget funding availability. The recommendations in this report are in accordance with the Purchasing By-law #374-2006.

Attachments

Appendix 1: Tacel Ltd Intelight Traffic Controllers – Statement of Work



Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works

Prepared by: Javed Khan, Manager, Traffic Signals and Systems

Tacel Ltd Intelight Traffic Controllers. - Statement of Work

The following outlines the requirements for City Standard Intelight Traffic Controllers for inventory purposes.

City Standard Intelight Traffic Controllers for inventory.

As part of the ATMS project, Intelight Traffic Controllers were installed and working at all 777 intersections within Mississauga and operated on behalf of Region of Peel, GTAA, MTO and Region of Halton. Due to operational requirements we require inventory for new intersection builds and replacements due to damage, or end of life of the current traffic controllers.

The City will procure Intelight Traffic Controllers for inventory based upon:

Requirements of Capital Programs:

- Yearly Traffic Signal Installation Program
- Yearly Capital Works Programs
- Yearly Region of Peel Capital Works Programs
- Yearly MTO/Metrolinx Capital Works Programs

Requirements for Maintenance Programs (City, Region of Peel, MTO):

- MVA – Motor Vehicle Accidents
- Contractors Damage
- Malfunctions of Equipment
- Weather related damage

The quantities will be based upon construction requirements and estimates based upon previous year's replacements due to damage or failures.

For 2020 inventory, we purchased 20 Intelight Traffic Controllers at \$4345.00 each.

For 2021 inventory, we estimate we will purchase 27 Intelight Traffic Controllers at \$4450.00 each.

Petition Information

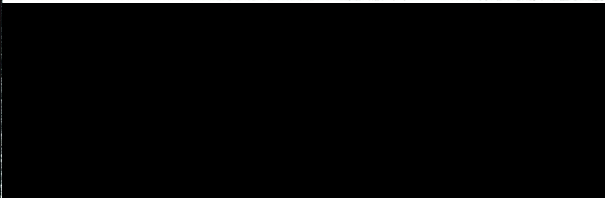
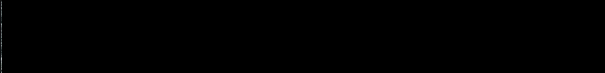
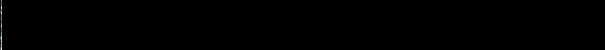
- Each petition must be submitted to the City Clerk no later than 4:30 p.m. on the Monday of the week preceding the Council meeting; otherwise the petition will be included on the next available Council agenda.
- The petition must be typed or legibly handwritten and printed on letter size paper. (No pencil)
- The petition must be appropriate and respectful in tone, and must not contain any improper or offensive language or information.
- Each petitioner must print and sign his or her own name, original signatures only.
- Each petitioner must provide his or her full address, including property's roll number for a noise wall petition.
- The petition must clearly disclose on each page that it will be considered a public document at the City of Mississauga and that the information contained in it may be subject to the scrutiny of the City and other members of the general public.

The following information outlines the purpose of the petition:

Purpose:	Place a fence to alleviate dog owners from adjacent condos and townhouses from coming into our subdivision for the sheer purpose of using our properties as a means for their dogs to relieve themselves. This fence will also deter people that are visiting condos/townhouses from parking on Wallenberg Cres. making it unsafe and difficult for homeowners to drive in and out of their driveways.
Asking Council for:	Fence off the open area on Wallenberg Crescent facing Turnbridge Road just on the subdivision's side. Have Animal Enforcement schedule officers to patrol problem areas and actually enforce fines for dog owners who do not pick up after their dog as well as check for dog licenses.

Organizer Information:

Information that uniquely identifies the petition organizer:

Full Name:	Marianne Felicio
Address:	
Phone:	
Email:	

CITY OF MISSISSAUGA

REC'D CLERK'S OFFICE

2021 JUN 11 1:17PM

Petition Organizer Name: Marianne Felicio

To: The Mayor and Members of Council

Subject of Petition:

Animal Control Enforcement & Fencing

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

-Amending the current bylaw to include urination on private property

-Fencing off the large opening between condos/ townhouses

-Have problem areas patrolled by animal control and promptly fine those who do not comply with the bylaw (stoop&scoop/dog license)

Printed Name	Printed Address	Ward	Signature
THIEN TUO	[REDACTED]	4	<i>Thien Tuo</i>
MARIA Almada		4	<i>M. Almada</i>
A Almada		4	Antonio Resendes
Tony Belin		4	<i>Tony Belin</i>
Arturo Jesus		4	<i>Arturo</i>
Antonio A. Coqueiro		4	Antonio A. Coqueiro
ROLY TEOPIZ		4	R. R. Lopez
Viney Verma		4	<i>Viney Verma</i>
Dave Meylan		4	<i>D. Meylan</i>
Nadha Bhujal		4	<i>N.B.</i>
Diane Konnerth		4	<i>Diane Konnerth</i>
Carla Quattrocchi		4	CARLA QUATTROCCHI
G. Sykora		4	Gunter Sykora
Patricia Fakih	4	<i>Patricia</i>	

Petition Organizer Name: Marianne Felicio

To: The Mayor and Members of Council

Subject of Petition:

Animal Control Enforcement & Fencing

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

-Amending the current bylaw to include urination on private property

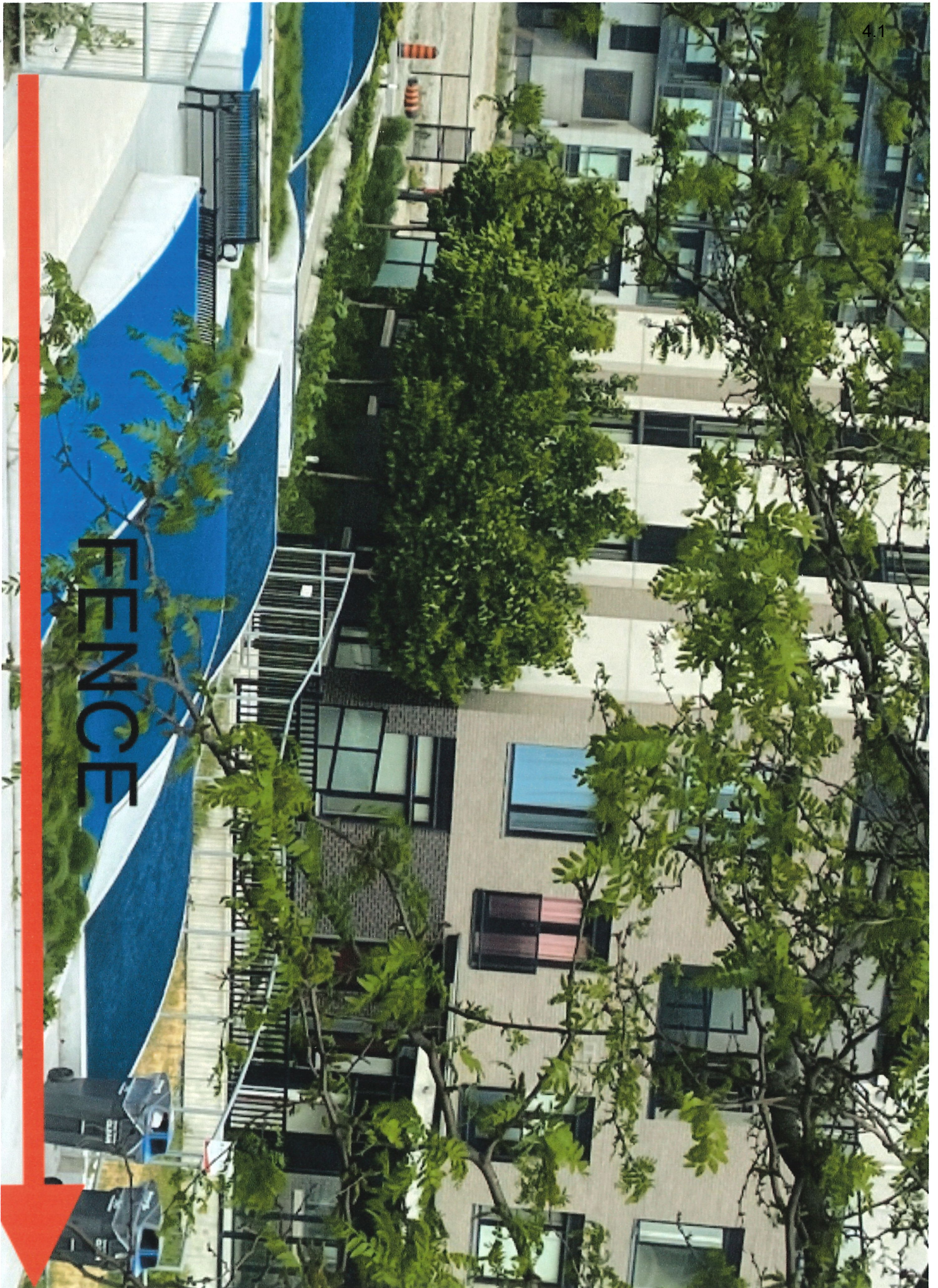
-Fencing off the large opening between condos/ townhouses

-Have problem areas patrolled by animal control and promptly fine those who do not comply with the bylaw (stoop&scoop/dog license)

Printed Name	Printed Address	Ward	Signature
LILLIAN TOWASSETTI	[REDACTED]	4	<i>Lillian Towassetti</i>
Mrs. Bottoment	[REDACTED]	4	<i>Mrs. Bottoment</i>
ADRIANA PONTE	[REDACTED]	4	<i>Adriana Ponte</i>
Mampreet Singh	[REDACTED]	4	<i>Mampreet Singh</i>
Danielle Gabay	[REDACTED]	4	<i>Danielle Gabay</i>
Staniff Mohamed	[REDACTED]	4	<i>Staniff Mohamed</i>
G. Dammone	[REDACTED]	4	<i>G. Dammone</i>
Amur	[REDACTED]	4	<i>Amur</i>
NICK DIBLASIO	[REDACTED]	4	<i>Nick DiBlasio</i>
Bincy Stephen	[REDACTED]	4	<i>Bincy Stephen</i>
BES TROINA	[REDACTED]	4	<i>Bes Troina</i>
R. Barajas	[REDACTED]	4	<i>R. Barajas</i>
G. May	[REDACTED]	4	<i>G. May</i>
Hong Lin	[REDACTED]	4	<i>Hong Lin</i>
Razeeya Nazir	[REDACTED]	4	<i>R. Nazir</i>

Personal information on this form is collected under the authority of the Council Procedure Bylaw 139-13 and the Petition to Council Policy 02-01-05. The personal information will be used for notifying the petition organizer(s) regarding the Council's action and/or decision concerning the matter(s) submitted for consideration. Your personal information may become part of the public record which is available for public inspection during the meeting or at the Office of the City Clerk. The information may also be available on the City website. Questions about this collection should be directed to the Deputy Clerk, Office of the City Clerk, 300 City Centre Drive, Mississauga, ON L5B 3C1, Telephone 905-613-3200 ext. 4516.

FENCE



PET WASTE TRANSMITS DISEASE



**PLEASE CLEAN UP
AFTER YOUR DOG.**

Motion: The City of Mississauga Stands for Anti-Muslim Racism

Moved by: P. Saito

Seconded by: D. Damerla

WHEREAS on June 6, 2021, a family in London, ON was killed in an attack which appears to be fuelled by anti-Muslim hate and which London Police have identified as an act of terrorism;

AND WHEREAS the City of Mississauga expresses our deepest condolences to the family, friends and the community of the victims;

AND WHEREAS this incident, and many other incidents of hate against Muslims across Canada has resulted in death and serious injuries, which has shaken the Muslim community and raised their fears and anxiety, including in the Muslim community of Mississauga;

AND WHEREAS Muslims are peaceful, compassionate and kind people, giving back to our community in immeasurable ways;

AND WHEREAS the Council of the City of Mississauga passed Resolution 207-2020 in June 2020, which recognizes that racism, and in particular, anti-Black racism and discrimination is a crisis that requires immediate action; and has undertaken actions to address systemic racism and discrimination against racialized groups, Indigenous Peoples, and Black communities.

AND WHEREAS any threat or attack against Muslims or any community are unacceptable and must be unequivocally condemned;

AND WHEREAS the City of Mississauga condemns Anti-Muslim hate in the strongest possible terms and commits work with all levels of government to end all hate-motivated speech and crimes, including those against the Muslim community;

AND WHEREAS the City of Mississauga condemns individuals who promote hate, including but not limited to xenophobia and Muslim hate, for their own gain;

AND WHEREAS we stand with the Muslim communities and call on all residents of Mississauga to ensure that the Muslim communities feel supported, and everyone has a responsibility to raise awareness and condemn all forms of racism, hatred or bigotry.

THEREFORE BE IT RESOLVED THAT:

1. The Council of the City of Mississauga: Unequivocally condemn and stands against all forms of anti-Muslim hate, racism, hate speech or threats; Supports the National Council of Canadian Muslims calls for the implementation of a “National Action Summit on Islamophobia” with the participation of the Federal, Provincial and Municipal Governments.

2. The City of Mississauga Staff to provide a report to Council on the concrete actions that the City can take to combat anti-Muslim hate and racism.
3. The Council of the City of Mississauga calls on Ontario's Attorney General to aggressively pursue justice in acts of hate against the Muslim Community and other groups in order to demonstrate that Muslim racism and other forms of hate are unacceptable and will result in legal consequences
4. The Council of the City of Mississauga calls upon the Government of Canada to immediately introduce and strengthen laws to address online hate speech including white supremacy and the distribution of hateful materials targeting minority groups, including Muslims.

Pat Saito