

POST-MEETING Council

Date: June 22, 2022
Time: 9:30 AM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
And Online Video Conference

Members

Mayor Bonnie Crombie	
Councillor Stephen Dasko	Ward 1
Councillor Pat Mullin	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, Telephone OR In-Person

Advance registration is required to participate and/or make a comment in the meeting. Questions and/or Presentation Materials must be provided in an advance of the meeting. Comments submitted will be considered as public information and entered into public record.

To register, please email angie.melo@mississauga.ca and for Residents without access to the internet can register by calling Angie Melo, Legislative Coordinator at 905-615-3200 ext. 5423 no later than June 20, 2022, before 4:00 PM. Directions on how to participate will be provided.

An asterisk (*) symbol indicates an Item that has been either Revised or Added

Contact

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

Find it Online

<https://www.mississauga.ca/council/council-activities/council-and-committee-videos/live-councilandcommittee-videos/>

Meetings of Council streamed live and archived at [Mississauga.ca/videos](https://www.mississauga.ca/videos)

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1. Council Minutes - June 8, 2022

6. **PRESENTATIONS**

6.1. Peter Westbrook, Chair, Citizen Member, Traffic Safety Council to present the School Streets Pilot Project prize to Hillside Public School (Ward 2) Brian W. Fleming Public School and St. Alfred Separate School (Ward 3)

7. **DEPUTATIONS**

*7.1. David Warner, Chair of Enersource Corporation to present 2021 Enersource Corporation audited Financial Statements

Item 10.1.

*7.2. Brian Bentz, President and Chief Executive Officer, Alectra Inc. John Basilio, Executive Vice-President and Chief Financial Officer, Alectra Inc. to present Alectra Inc. Financial Update

Item 10.1.

7.3. Catherine Cyran, Resident with respect to 5081 Hurontario Street

Item 10.2.

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

Public Comments: Advance registration is required to participate and/or to make comments in the 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. 5423 or by emailing angie.melo@mississauga.ca by June 20, 2022 at 4:00 PM

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended: Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. Questions may 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 a written response.

9. CONSENT AGENDA

10. INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS

10.1. Enersource AGM and 2021 Enersource Audited Financial Statements

*10.2. PUBLIC MEETING RECOMMENDATION REPORT (WARD 5) - (Revised Appendix 2 - Page 10)

Official Plan Amendment and Rezoning applications to permit three apartment buildings with heights of 23, 33 and 38 storeys containing 1,265 apartment units and retail commercial and office uses 5081 Hurontario Street, northeast corner of Hurontario Street and Armdale Road Owner: 1997937 Ontario Inc. (Liberty Development Corp.) File: OZ/OPA 20/020 W5

11. PRESENTATION OF COMMITTEE REPORTS

11.1. Planning and Development Committee Report 13 - 2022 dated June 6, 2022

11.2. General Committee Report 12 - 2022 dated June 15, 2022

12. UNFINISHED BUSINESS - Nil

13. PETITIONS - Nil

14. CORRESPONDENCE - Nil

*14.1. Information Items

*14.1.1. Letter from Mark Flowers, Davies Howe with respect to the Proposed Development Charge and Parkland Conveyance By-law

Item 17.1. and 17.5.

15. NOTICE OF MOTION

- 15.1. A Motion to revoke Resolutions 0184-2021 and 0201-2021 and that any necessary by-laws be amended with respect to Vaccination Requirements (Councillor M. Mahoney)
- 15.2. A motion to address traffic impacts on the community in the Southdown Area (Councillor P. Mullin)
- *15.3. A Motion to amend Tow Truck Licensing By-law 0521-2004 regarding Collision Towing Rates when vehicles are directed to a Collision Report Centre (Councillor C. Parrish)

16. MOTIONS

- 16.1. To express sincere condolences to the family of Irene Arasim, a City of Mississauga, employee who passed away on June 5, 2022
- 16.2. To close to the public a portion of the Council meeting to be held on June 22, 2022 to deal with various matters. (See Item 21 Closed Session)

17. INTRODUCTION AND CONSIDERATION OF BY-LAWS

- 17.1. A by-law to provide for the payment of Development Charges and to repeal By-law 0096-2019

GC-0411-2022/June 15, 2022
- 17.2. A by-law to provide for the payment of Community Benefits Charges

GC-0411-2022/June 15, 2022
- 17.3. A by-law to authorize the commencement of expropriation proceedings and to execute a Settlement and Release Agreement (Ward 2)

GC-0458-2022/June 15, 2022
- 17.4. A by-law of the Corporation of the City of Mississauga delegating authority for the approval and execution of real estate agreements and to repeal By-law 0148-2018

GC-0348-2022/June 1, 2022
- 17.5. A By-law to require the conveyance of land or the payment of cash-in-lieu for park or other public recreational purposes

GC-0410-2022/June 15, 2022
- 17.6. A by-law to authorize the execution of an Encroachment Agreement City-owned lands adjacent to 6131 Cheega Court (Ward 9)

GC-0426-2022/June 15, 2022
- 17.7. A by-law to establish certain lands as part of the municipal highway system - Wyndham Street (Ward 11)

SP 20-7
- 17.8. A by-law to establish certain lands as part of the municipal highway system Balsam Avenue (Ward 2)

SP 21-10

- 17.9. A by-law to establish certain lands as part of the municipal highway system - Clarkson Road North (Ward 2)

B24/21

- 17.10. A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law - No Parking & No Stopping (Ward 3)

Traffic By-law Delegation for routine traffic matters 0051-2020/March 25, 2020

- 17.11. A by-law to Adopt Mississauga Official Plan Amendment No. 147 - Northeast corner of Hurontario Street and Armdale Road - 5081 Hurontario Street OZ 20/020 W5

Item 10.2.

- 17.12. A by-law to amend Zoning By-law Number 0225-2007, as amended - Northeast corner of Hurontario Street and Armdale Road - 5081 Hurontario Street OZ 20/020 W5

Item 10.2.

- 17.13. A by-law to partially remove the "H" Holding Provision General Location: Northeast corner of Dundas Street West and Novar Road - 3009 Novar Road - H OZ 21/003 W7

PDC-0043-2022/May 30, 2022

- 17.14. A by-law to Adopt Mississauga Official Plan Amendment No. 126 - D Zone (Development) Policies and Zoning Regulations General Location: City-wide (Wards 1 to 11)

PDC-0038-2022/May 9, 2022

- 17.15. A by-law to amend Zoning By-law Number 0225-2007, as amended - D Zone (Development) Policies and Zoning Regulations General Location: City-wide (Wards 1 to 11)

PDC-0038-2022/May 9, 2022

- *17.16. A by-law to establish certain lands as part of the municipal highway system. - 1804 Balsam Avenue (Ward 2)

SP 20-71

- *17.17. A by-law to amend By-law Number 0434-2004 by deleting certain properties from the list of designated municipal capital facilities (Ward 4)

GC-0432-2022/June 15, 2022

- *17.18. A by-law to exempt specified properties from taxation for municipal and school purposes and to amend By-law Number 0434-2004, as amended (Ward 4)

GC-0433-2022/June 15, 2022

- *17.19. A by-law to authorize the execution of to execute a Memorandum of Agreement and License Agreement (Ward 1)

GC-0459-2022/June 15, 2022

- *17.20. A bylaw to approve transfer of funds from the Capital Reserve Fund 33121 to new PN 22115 Sidewalk Property Acquisition (Ward 2)

GC-0458-2022/June 15, 2022

- *17.21. A bylaw to approve transfer of funds from the Municipal Accommodation Tax (MAT) Fund 35591 to new PN 22425 PFFC Main Bowl Rehabilitation

GC-0460-2022/June 15, 2022

- *17.22. A by-law to amend the Council Procedure By-law 0044-2022 to remove the requirement for members of Council and members of the public to be fully vaccinated against COVID-19 or to submit to regular COVID-19 testing in order to attend

meetings of Council or a Committee of Council in person.

Item 15.1.

18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL

19. COUNCILLORS' ENQUIRIES

20. OTHER BUSINESS/ANNOUNCEMENTS

21. CLOSED SESSION

(Pursuant to Subsection 239(2) of the Municipal Act, 2001)

- 21.1. 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 - Transfer of Provincial Offences Act Part III

and Part IX Prosecutions to the City of Mississauga

- 21.2. A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board which, if disclosed, could reasonably be expected to

prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; Update on Automated Vacuum Waste Collection at Lakeview Village

- 21.3. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: "Starr v. City of Mississauga et. al., Application to Divisional Court" – Verbal Update

22. CONFIRMATORY BILL

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on June 22, 2022

23. ADJOURNMENT

Enersource Corporation

2021 Financial Results

**Presentation to City of Mississauga
General Committee
June 22, 2022**

Enersource Corporation - 2021

- **Board of Directors:**

- David Warner, Chair
- Linda Kuga Pikulin, Board Member
- Pat Saito (Councillor), Board Member
- Graham McLeod, Board Member (BPC Energy)

- **CEO:**

- Shari Lichterman

2021 Board Meetings

- 4 quarterly Board Meetings in 2021:

April 27st, June 22nd, Oct. 15th, Dec. 10th, 2021:

- met with Alectra management to review Alectra financial statements and operating matters
- review bank debt, repayments, and cash flow

- April 29th, 2022:

- approved the 2021 audited Enersource Financial Statements

Alectra Utilities Shareholders

Ownership %'s

Enersource Corporation	29.57%
Vaughan Holdings	20.50%
Hamilton Utilities	17.30%
Markham Enterprises	15.00%
Barrie Hydro	8.40%
St. Catharines Hydro	4.60%
Guelph	4.60%

City Investment in Enersource Corp. (90%)



	(millions)				
	2021	2020	2019	2018	2017
Opening Balance	\$498.5	\$498.8	\$502.4	\$485.0	\$281.0
City's share of Net Income in Enersource Corporation	\$28.7	\$17.4	\$10.8	\$30.3	\$14.2
Equity on gain of exchange of Investment in Enersource Hydro					\$202.7
City share of dilution gain recognized on Alectra's amalgamation with Guelph			\$1.3		
City Share of Dividend	-\$16.7	-\$17.7	-\$15.7	-\$12.9	-\$12.9
Closing Balance	\$510.5	\$498.5	\$498.8	\$502.4	\$485.0

Enersource Dividends in 2021

Received from Alectra in 2021:

- \$22.2 million (2020 23.69 million) received which represents dividends for Q4 2020 & Q1-3 2021.
- Alectra paid Enersource \$14.1 million on March 18th, 2022, representing Q4, 2021.
 - This dividend includes a special dividend of ~\$2.36M

Enersource Dividends Paid to City and Borealis in 2021:

- \$18.6 million (2020 \$19.7 million) was paid in 2021
 - 90% to City - \$16.7M
 - 10% to Borealis - \$1.9M

In May 2022, Enersource paid the entire special dividend to the City and Borealis as part of the dividend of \$7.68M

Enersource 2021 Financial Statements Summary

	(millions)			(millions)	
<u>Statement of Financial Position</u>	2021	2020	<u>Statement of Income</u>	2021	2020
Cash	\$7.5	\$7.3	Share of income in Alectra	\$30.2	\$22.3
Prepays	\$0.0	\$0.0	Share of other comprehensive loss from Investment in Alectra	\$2.1	-\$1.2
Investment in Alectra	\$607.9	\$597.8	Interest income	\$0.1	\$0.1
Interest Rate Swap	\$0.0	\$0.0	Debt expense	-\$0.8	-\$1.0
Total Assets	\$615.4	\$605.1	Admin Expenses	-\$0.2	-\$0.2
Accounts Payable	\$0.0	\$0.0	Unrealized fair value gain on interest rate swap	\$0.5	-\$0.6
Debt	\$48.1	\$50.6	Income Tax Recovery		
Interest Rate Swap	\$0.0	\$0.6	Total comprehensive income for the year	\$31.9	\$19.4
Total Liabilities	\$48.1	\$51.2	* numbers may be slightly off due to rounding		
Share Capital	\$175.7	\$175.7			
Accumulated Other Comprehensive Loss	-\$5.2	-\$7.3			
Retained Earnings	\$396.8	\$385.5			
Total Shareholders Equity	\$567.3	\$553.9			
Total Liabilities and Shareholders Equity	\$615.4	\$605.1			
* numbers may be slightly off due to rounding					

Enersource Cash Flow

	(millions)		
	2021	2020	Change vs Prior Year
Cash From Operating Activities	-\$0.3	-\$0.1	-\$0.2
Dividends received from Alectra	\$22.2	\$23.6	-\$1.4
Dividends Paid to City	-\$16.7	-\$17.7	\$1.0
Dividends Paid to Borealis	-\$1.9	-\$2.0	\$0.1
Interest Income	\$0.1	\$0.1	\$0.0
Debt Repayment	-\$2.5	-\$2.5	\$0.0
Interest Repaid	-\$0.7	-\$1.0	\$0.3
Increase in Cash During Year	\$0.2	\$0.4	
Ending Cash Balance	\$7.5	\$7.3	\$0.2
*amounts may be slightly off due to rounding			

Forecasted Dividends in 2022

April 29th, 2022:

- Board approved Q1 quarterly dividend payment of \$7,684,420:
 - City received \$6,915,978
 - Borealis received \$768,442

Forecast for Remaining 2022 Dividend Payments (Q2 to Q4):

- Board currently forecast to pay \$5,325,000 per quarter (90/10 split City/Borealis)

THANK YOU

Alectra Shareholder Meeting

Enersource (Mississauga)

June 22, 2022

Disclaimer

The information in these materials is provided for information purposes only and is based on information currently available to Alectra Inc. and its affiliates (collectively “Alectra”). Alectra does not warranty the accuracy, reliability, completeness or timeliness of the information and undertakes no obligation to revise or update these materials. Alectra (including its directors, officers, employees, agents, and subcontractors) hereby waives any and all liability for damages of whatever kind and nature which may occur or be suffered as a result of the use of these materials or reliance on the information therein.

This presentation contains, and oral answers to questions may contain, forward-looking information within the meaning of applicable Canadian securities laws (“forward-looking statements”). All statements other than statements of historical fact are forward-looking statements. Often, but not always, forward-looking statements can be identified by the use of the words such as “plans”, “expects”, “budget”, “scheduled”, “estimates”, “forecasts”, “intends”, “anticipates”, or “believes” or variations (including negative variations) of such words and phrases, or state that certain actions, events or results “may”, “could”, “would”, “might” or “will” be taken, occur or be achieved.

Forward-looking statements reflect the current expectations of Alectra’s management regarding future events and operating performance, but involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Alectra Inc. to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Actual events could differ materially from those projected herein and depend on a number of factors.

Although forward-looking statements contained herein are based upon what management believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements. Accordingly, prospective investors should not place undue reliance on forward-looking statements. The forward-looking statements contained herein speak only as of the date of this Investor Presentation. Except as required by applicable securities laws, Alectra does not undertake, and specifically disclaims, any obligation to update or revise any forward-looking statements, whether as a result of new information, future developments or otherwise, except as required by applicable law.

All references in this presentation are as of April 29, 2022 unless otherwise stated.



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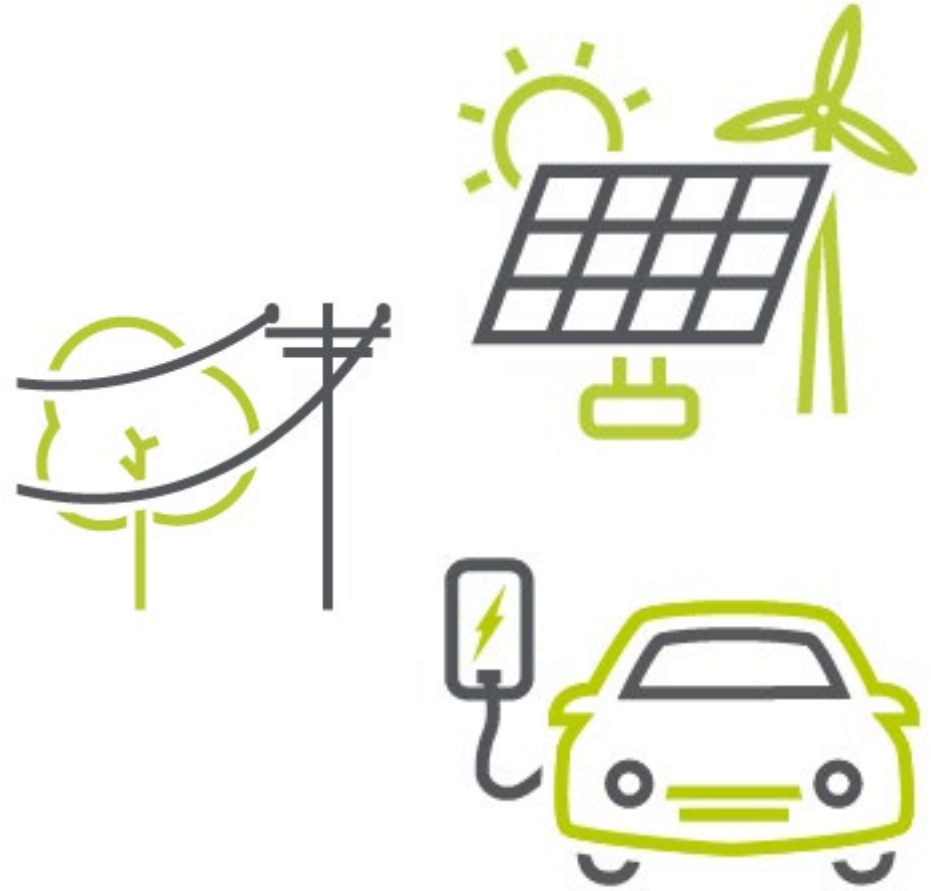
- Financial Performance
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Industry Trends

- Climate Change Impacts
- Distributed Energy Resources
- Transportation Electrification



Strategy

Strategy 2.0 is Alectra's plan to rise to the challenge and discover the possibilities. It focuses on three pillars:

- Customer Experience
- Grid Modernization
- Enterprise Growth



Customer Service

Ontario Energy Board standards met or exceeded on:

- Residential and Small Businesses Connected on Time
- Scheduled Appointments Met on Time
- Telephone Calls Answered on Time
- Billing Accuracy
- First Contact Resolutions
- Reliability SAIDI on Target – 40.3 Minutes
- Customer Satisfaction Survey Results



Year in Review

\$OM&A per Customer [2020]

KW	\$219	-\$42
Alectra	\$261	
GSC	\$273	+\$12
Industry	\$324	+\$63
THES	\$370	+\$109
Hydro One	\$417	+\$156

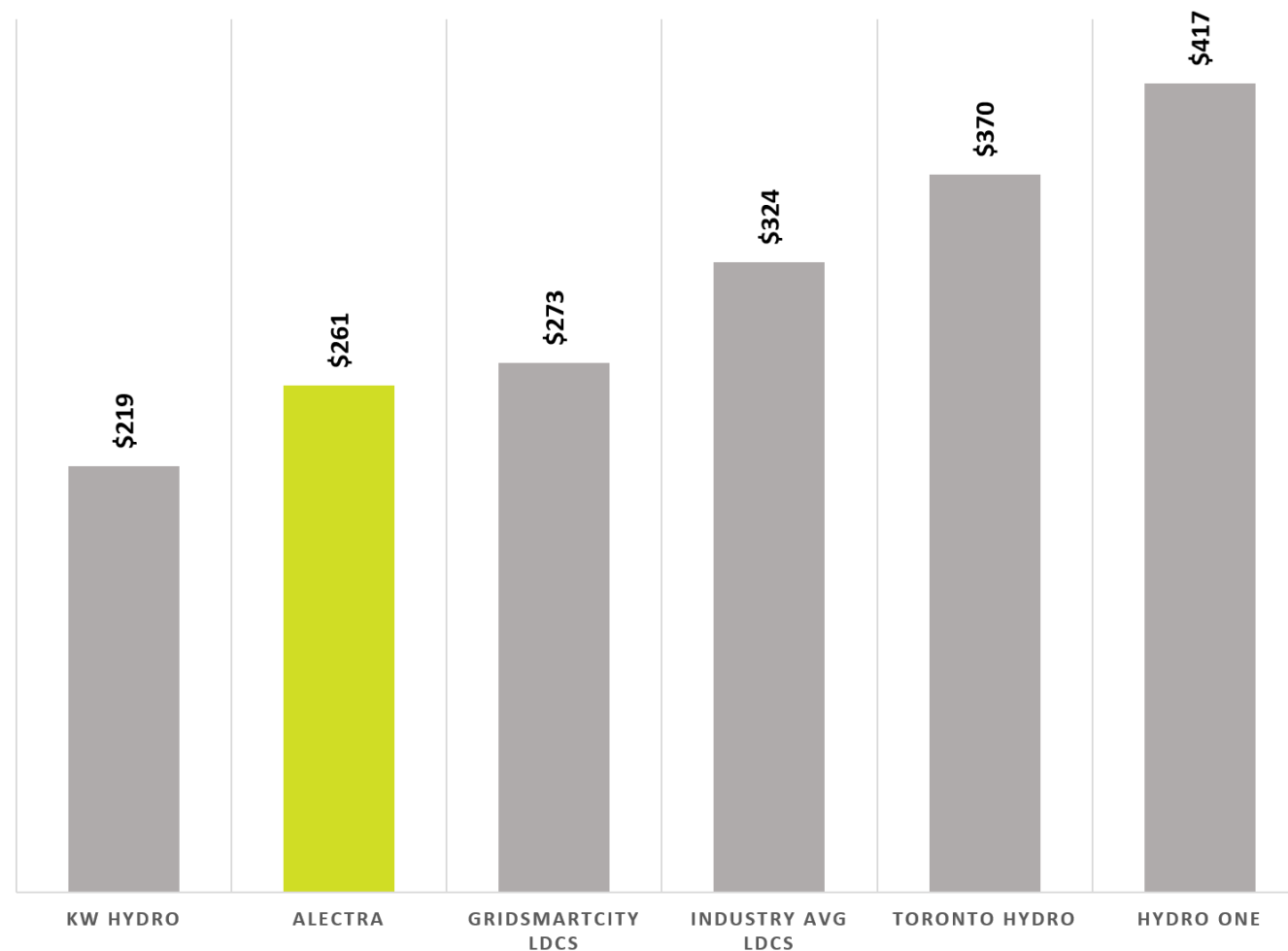
References

All numbers shown are \$OM&A per Customer

GSC = Grid Smart City utilities

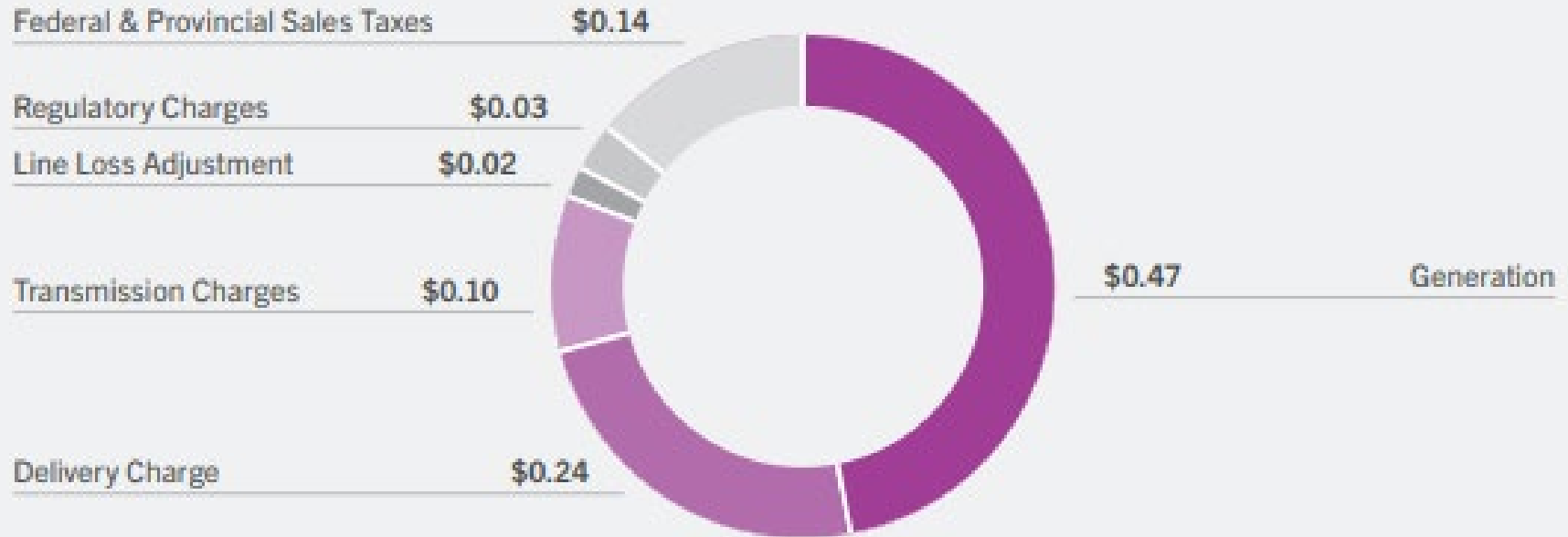
Industry = All Ontario utilities except Alectra

OEB Yearbook - data from 2020
[latest OEB data available]



Affordability


WHERE YOUR ELECTRICITY DOLLAR GOES



How does Alectra Compare?

Monthly Residential Bill [March 2022]

Large Urban Utility




SAMPLE MONTHLY BILL
Time-of-Use Pricing

Account Number: 000 000 000 0000
Meter Number: 0000000

Your Electricity Charges

Electricity	
On-peak @ 17 ¢/kWh	\$22.95
Mid-peak @ 11.3 ¢/kWh	\$15.26
Off-peak @ 8.2 ¢/kWh	\$39.36
Delivery	\$55.49
Regulatory Charges	\$3.26
Total Electricity Charges	\$136.32
HST	\$17.72
Ontario Electricity Rebate	(-\$23.17)
Total Amount	\$130.87

Alectra (PRZ)



SAMPLE MONTHLY BILL
Time-of-Use Pricing

Account Number: 000 000 000 0000
Meter Number: 0000000

Your Electricity Charges

Electricity	
On-peak @ 17 ¢/kWh	\$22.95
Mid-peak @ 11.3 ¢/kWh	\$15.26
Off-peak @ 8.2 ¢/kWh	\$39.36
Delivery	\$44.68
Regulatory Charges	\$3.28
Total Electricity Charges	\$125.53
HST	\$16.32
Ontario Electricity Rebate	(-\$21.34)
Total Amount	\$120.51

Delivery Charge for Alectra Average Residential Customer using 750 kwh per month is: **\$44.68**

Delivery Charge for a large urban LDC Average Residential Customer using 750 kwh per month is: **\$55.49**

An annual savings of: **\$129.72**

Note: the total bill will include other charges and will vary due to the amount of electricity an individual customer will use

Graphic: OEB Bill Calculator – March 2022

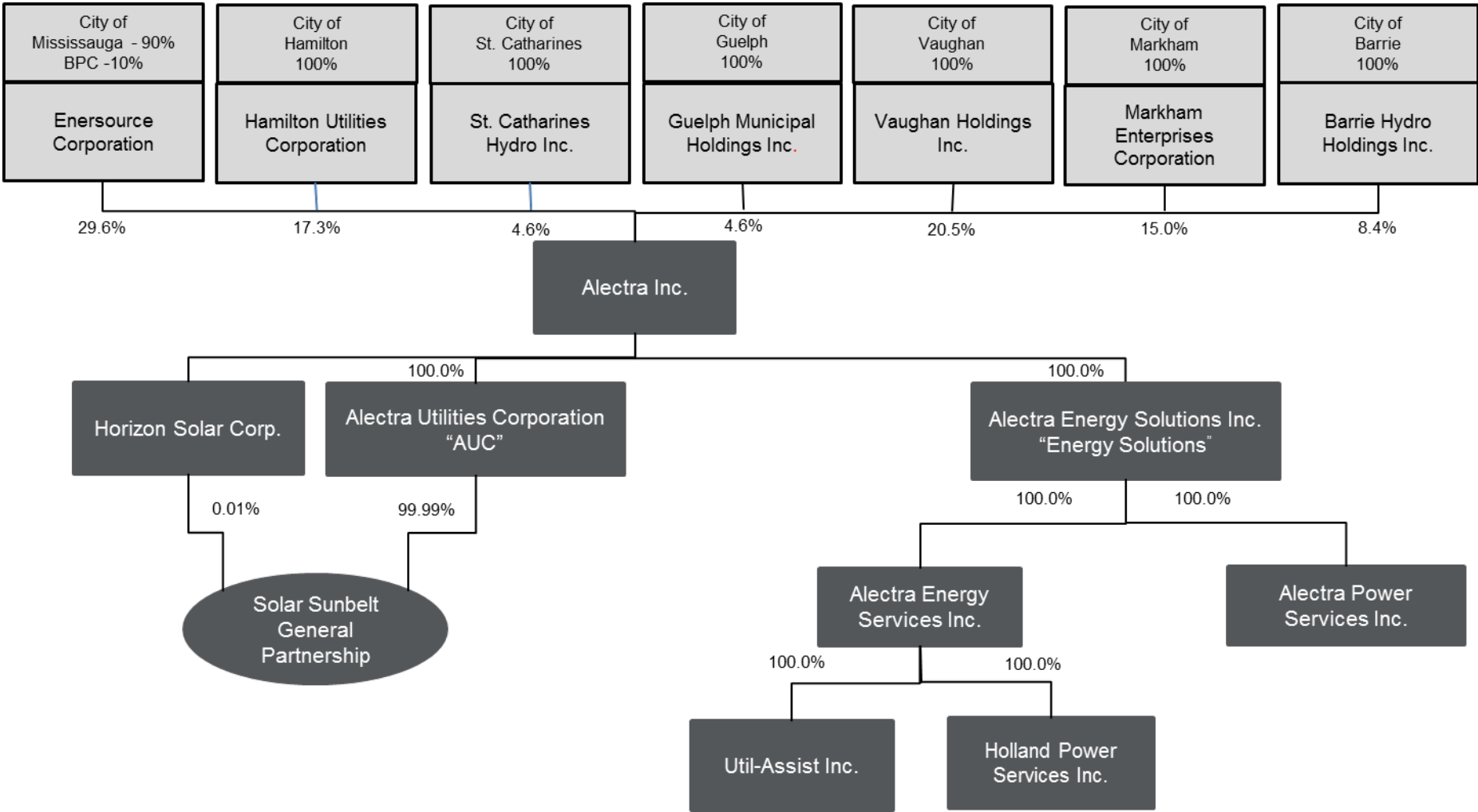


Overview of 2021 Financial Results

**John Basilio – Executive Vice-President and Chief Financial Officer,
Alectra Inc.**

Principal Corporate Structure

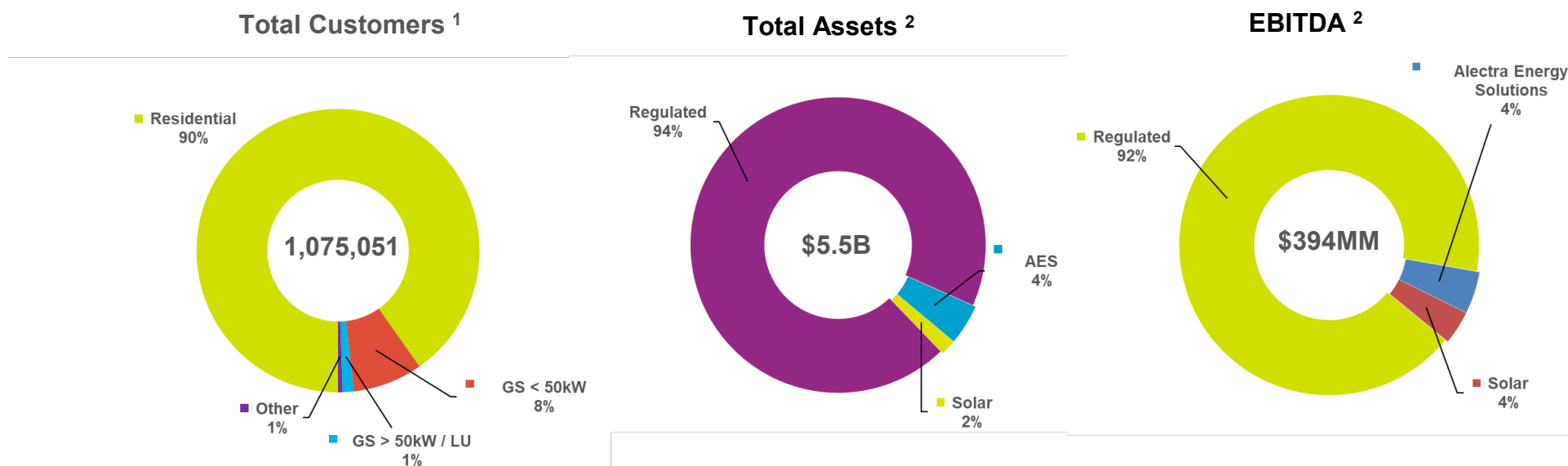
Alectra Inc. (as of Jan. 4, 2022)



2021 Financial Highlights

AUC is the largest municipally-owned Local Distribution Company ("LDC") in Canada providing service to over 1 million residential, commercial, industrial and institutional customers around the Greater Golden Horseshoe Area

- *Regulated business* comprises approximately 94% of total assets and approximately 92% of consolidated EBITDA
- *Non-regulated business* consists principally of solar generation assets under long term FIT contracts with the IESO, sub-metering and power restoration businesses



1 - Number of customers is as of Dec.31, 2021

2 - Total Assets and EBITDA are based on 2021 IFRS Audited Financial Statements

Alectra Utilities Corporation



More than **1,000,000**
customers



2nd largest municipally owned
utility in North America ²



17 communities served



1,924 square-km
service territory



605 fleet vehicles



21,581 overhead and
underground lines



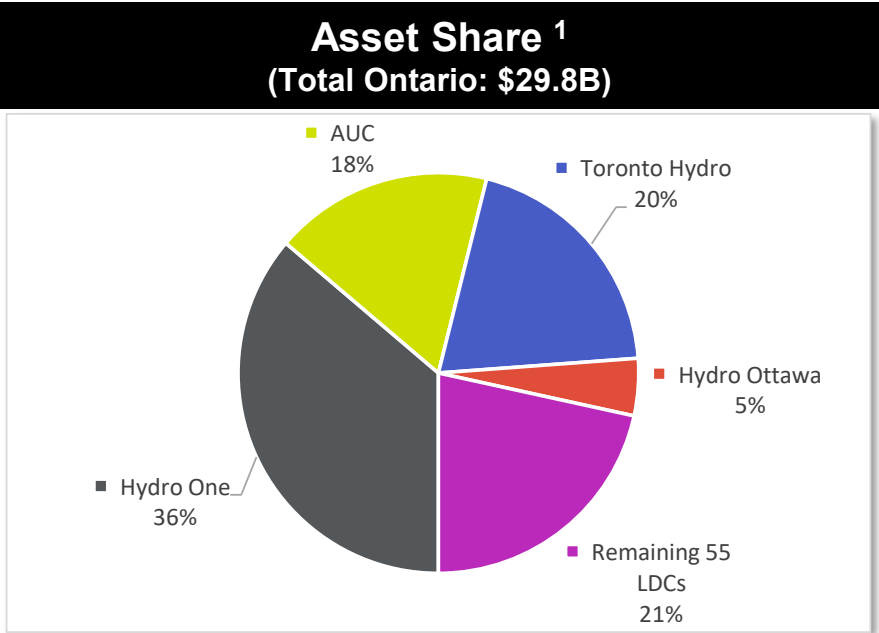
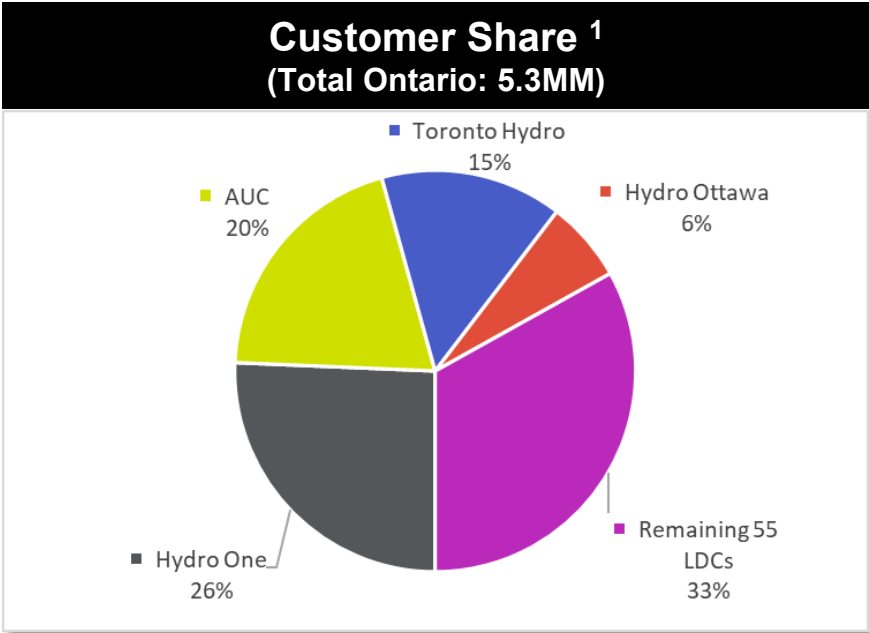
14 transformer stations



149 municipal substations

Peer Comparison

Ontario Electricity Sector

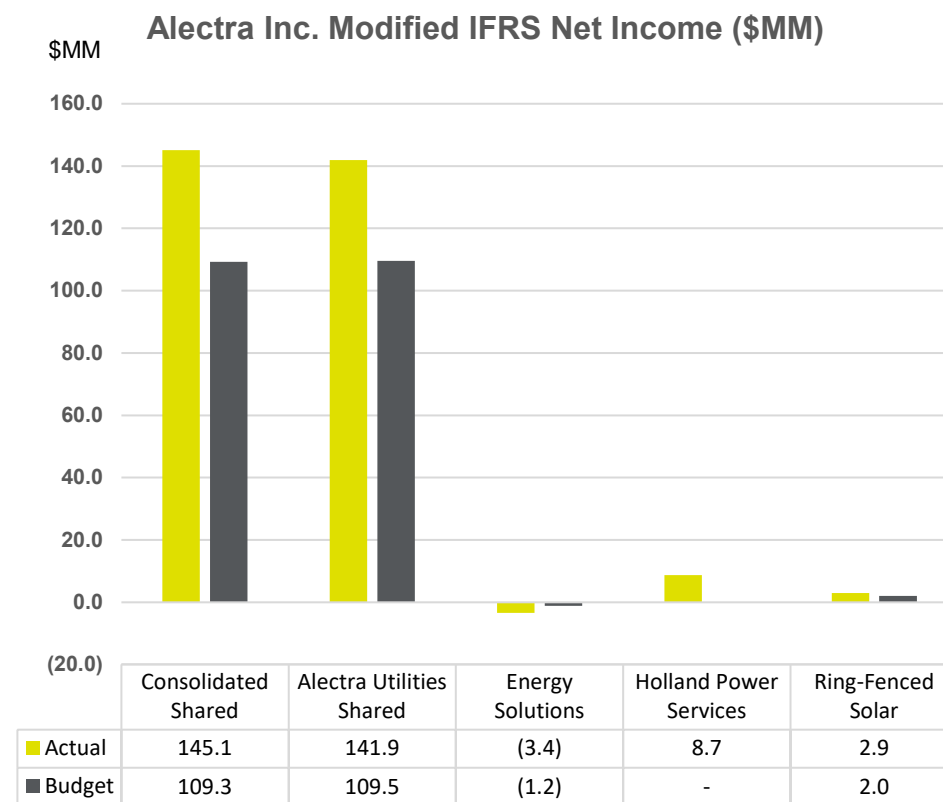


Comparison of 2020 Operating Statistics ¹		
	LDC Average	AUC
Number of Customers ²	89,874	1,062,040
Total GWh Delivered	2,172	26,211
Distribution Losses ³ (% of GWh Delivered)	4.00%	3.24%
OM&A per Customer	\$324	\$261
Distribution revenue per Customer	\$735	\$534

1 - Source - OEB, Yearbook of Electricity Distributors 2020
2 - Number of customers excludes Sentinel and USL customers
3 - Distribution Losses refer to the loss of energy due to electrical resistance in the transmission process
4 – Averages include Alectra

2021 Consolidated Results

- ✓ Despite the significant impacts of COVID-19 Pandemic, 2021 net income of \$145.1MM (MIFRS) exceed budget by \$35.8MM:
 - Derecognition of PP&E \$18MM;
 - Payment of CDM performance incentive \$12MM;
 - Higher Dx revenue \$11.3MM;
 - Unbudgeted earnings from acquisition of HPS \$8.7MM, offset by;
 - COVID-19 impact, mainly due to higher provision for credit losses \$9.3MM and cleaning \$3.9MM
- ✓ Net capital expenditures of \$310MM, \$8MM higher than budget:
 - Higher AES expenditure on natural gas generator, partially offset by;
 - Deferral of the Kennedy Road construction;
 - Deferral of transit projects;
- ✓ HPS capital of \$2.5MM relate to purchase of trailers and fleet



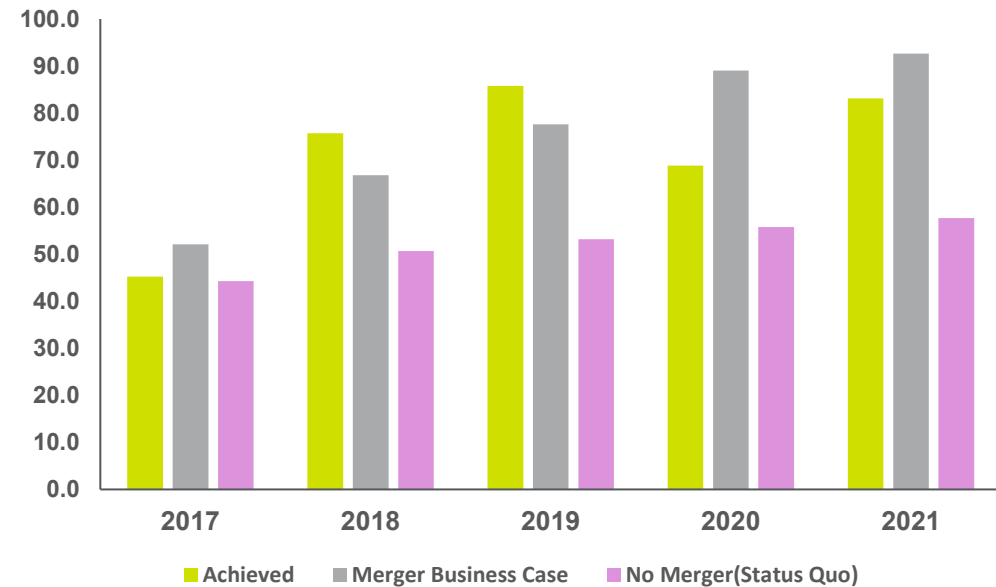
Dividends on Common Shares

In the first five years following Alectra merger, Alectra declared \$358.6MM to the inaugural shareholders group, or 5.2% lower than estimated in Alectra original Business Case.¹

Without the merger the inaugural shareholders would have seen \$261.7MM in standalone dividends

The merger has provided dividends \$96.9MM (37%) greater than the standalone course of action would have provided

Alectra Inc. - Dividends Paid 2017-2021¹



¹ Accruing to initial Alectra Inc. Voting Common Shareholders (i.e., excluding GMHI) for comparative purposes to Alectra Merger Business Case.

Common Shares Dividend Forecast

2022-2024 Dividend Forecast

(\$MMs)	2022B	2023F	2024F	Total
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PERFORMANCE vs MERGER BUSINESS CASE

Forecast	78.7	81.1	78.7	238.4
Merger Business Case	95.7	97.8	97.2	290.6
Difference	(17.0)	(16.7)	(18.5)	(52.2)

PERFORMANCE vs NO MERGER

Forecast	78.7	81.1	78.7	238.4
No Merger(Status Quo)	63.8	66.9	69.8	200.5
Difference	14.8	14.2	8.9	38.0

*For comparative purpose only, the amounts from the original Merger business case and the Guelph business case are combined.

- These results are based on the Financial Plan communicated to Shareholders in November 2021, with 2022 Budget updated in 2022 to include the impact of an earlier than planned sale of the Mavis Operating Centre;
- Irrespective of the potential to mitigate costs through Management actions or government/ OEB mechanisms, the Pandemic is still expected to have an adverse impact on the Corporation's financial results this year relative to the 2022 Budget;
- As previously reported to Shareholders, other principal drivers of the unfavourable forecast dividend trends compared to Merger Business Case are a result of (i) unexpected adverse OEB decision on Alectra Utilities ICM/IR rate applications; (ii) changes in customer service rules adversely impacting revenue forecasts; (iii) elimination of the Conservation First Framework and (iv) a reset of revenue growth expectations from non-regulated Energy Solutions businesses.

Financial Perspective

Investor Considerations

- ✓ Largest municipally-owned LDC in Canada by number of customers
- ✓ Low-risk monopoly electricity distribution business
- ✓ Efficient, low cost operations
- ✓ Favourable customer mix in a strong service territory
- ✓ Stable and consistent financial performance through predecessor entities
- ✓ Strong reputation & experienced management team
- ✓ Supportive shareholders
- ✓ Excellent relationship with regulator



Community Update

Capital Investment 2021 – Mississauga

- In 2021, Alectra completed several major projects in Mississauga to address efficiency and increase capacity in key areas:
 - Windjammer Road, Erin Mills cable replacement project = \$4.5M
 - Malton area (Ward 5) underground cable replacement rebuilds = \$3.6M
 - Port Credit Village West area new feeder expansion = \$1.3M



Community Update

Alectra is continuously working to connect with our customers and municipal partners through various communications channels, including:

Ally

- Municipal shareholder quarterly newsletter;
- Provides relevant customer-related information to councillors and city staff to share with constituents;

Customer Newsletter

Provides timely and helpful electricity news that matters to our customers;

Includes articles about Alectra services, new developments, support programs, electricity prices, energy conservation, safety tips, industry news, Alectra's environmental and social governance commitments, and much more



Message from Brian

It's hard to believe that we are now two years into the pandemic. While the course of the pandemic is not where we had hoped it would be, we have come a long way together. At Alectra, safety and well-being of each of our employees continues to be our top priority, and I look forward to welcoming staff back into the office when it is safe to do so. Alectra crews are working hard as always to ensure that the services our customers rely on remains secure and reliable.

Alectra has much to celebrate this month, as we recognize our [fifth birthday](#)! I am truly proud of the incredible achievements we have accomplished over these past five years in the communities we serve. We are proud to say that over the last five years we have kept our promise to keep electricity rates as low as possible, invest in grid infrastructure, improve customer service, and deliver consistent dividends to our municipal shareholders. There are many exciting opportunities that lie ahead of us. I am very much looking forward to this new year and discovering the possibilities that we can achieve together.



Brian Bentz
President and CEO

Supporting Mississauga

- Committed over **\$226,600** to community organizations and events supporting Mississauga.
- Provided **\$150,000** of \$1,050,000 over seven years to Trillium Health Partners Foundation to fund a new Mental Health Scientist.
- Sponsored **\$17,500** for the **City of Mississauga's Celebration Square programming**, which connects residents and community groups through arts, culture, and heritage.
- Contributed **\$5,000** to the Coldest Night of the Year Walk in Mississauga Meadowvale. Employees in Team Alectra surpassed their goal and fundraised an additional **\$3,440** to support homeless youth.
- Donated **\$10,000** to support Everymind's WhereToStart.ca program to help local youth access mental health support more easily.



EveryMind @EveryMind_ca · May 5

Thank you @alectranews for recognizing that mental health & well-being is an important part of creating a sustainable future for kids, youth & families. This #CMHW2022, we would like to take a moment to thank you for helping us support those in critical need. #mentalhealthmatters

"The AlectraCARES Community Support Program invests in agencies that make a difference in the communities we serve. EveryMind provides mental health services to 5,500 young people in Peel. During the pandemic, its 'Where To Start' program has responded to increasing mental health needs, provided resources and supported the welfare of local youth. Alectra is proud to be an ongoing sponsor of this organization and supports the great work they do for Peel Region."

- Brian Bentz, President and CEO, Alectra Inc.

EveryMind

alectra
Discover the possibilities



Recognition & Awards

Overview

2021

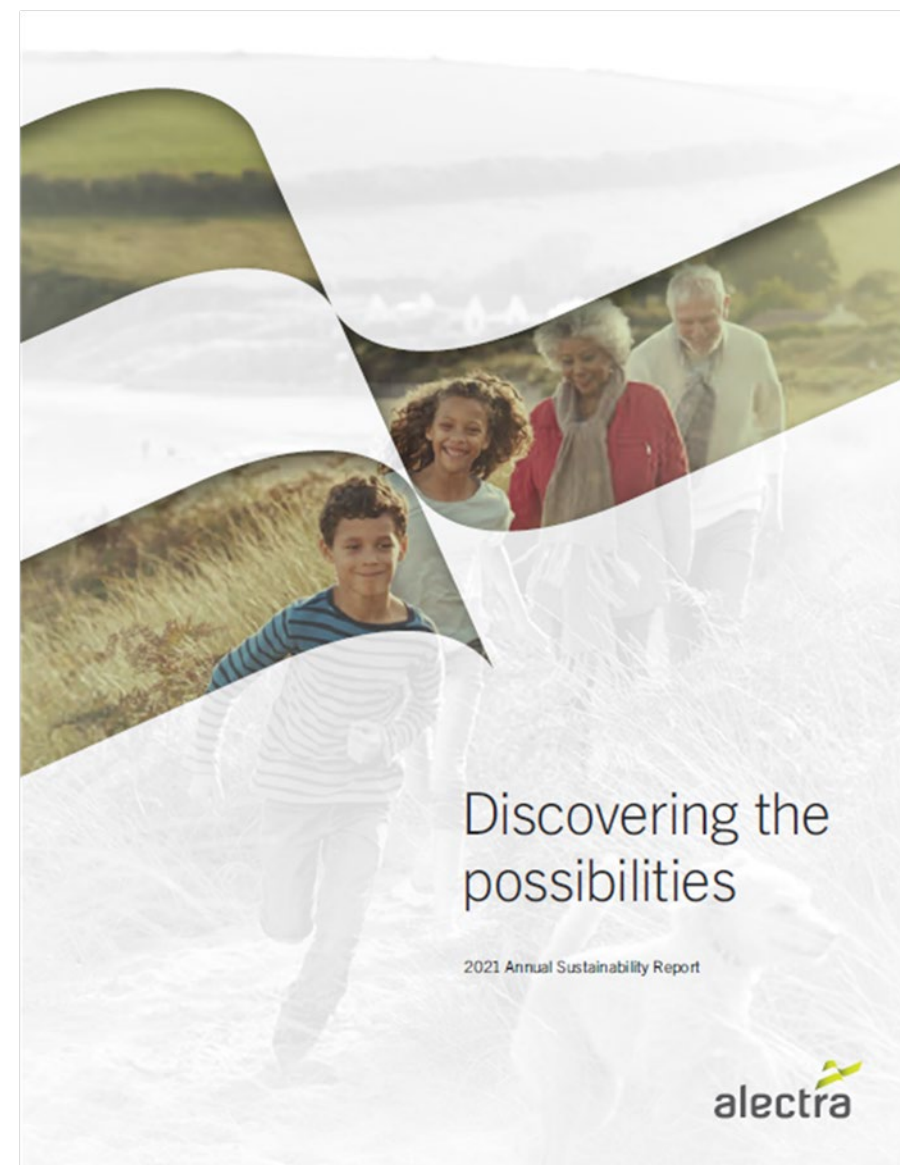
- Corporate Knights - 'Best 50 Corporate Citizens' Award
- United Way Halton & Hamilton - 'Inspiring Local Love' Award
- IABC Canada Silver Leaf Awards – Award of Excellence (e-billing advertising campaign)
- 'Canada's Clean50' Awards for Sustainability Leadership - Caroline Karvonen and Neetika Sathe
- 'Canada's Clean50' Awards for Emerging Leader - Sara Ganowski
- 'Hermes Creative Award' – Alectra Utilities website
- Electricity Distributors Association 'Communications Excellence' Award
- Association of Energy Services Professionals - 'Energy Efficiency' Award
- OEA – 'Innovation' Award - GRE&T Centre
- ClimateWise - 'Greenhouse Gas Target Achievement' Award
- YWCA Hamilton - 'Walk a Mile in Her Shoes' Top Fundraising Team



In Summary

2021

- Strong financial performance in 2021, considering impacts of COVID-19
- Evolving business environment is creating risks as well as opportunities
- Strategy 2.0 is accelerating Alectra's progress towards becoming a customer-centric, innovative, integrated energy services company focused on Customer, Grid and Growth
- Growth and re-balancing investment will be key to addressing short-term risks and longer-term opportunities





Thank You

danke

謝謝

ngiyabonga

tesekkür ederim

Баярлалаа
спасибо

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তোমাকে ধন্যবাদ

City of Mississauga Corporate Report



<p>Date: May 25, 2022</p> <p>To: Mayor and Members of Council</p> <p>From: Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer</p>	<p>Originator's files:</p> <hr/> <p>Meeting date: June 22, 2022</p>
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Subject

Enersource AGM and 2021 Enersource Audited Financial Statements

Recommendation

1. That the report dated May 25, 2022 from the Commissioner of Corporate Services and Chief Financial Officer entitled "Enersource AGM and 2021 Enersource Audited Financial Statements", be received for information; and
2. That the City of Mississauga, in its capacity as a shareholder in Enersource Corporation, accepts the audited financial statements of Enersource Corporation as at December 31, 2021 and waives the requirement for an annual general meeting of Enersource Corporation.

Executive Summary

- Enersource Corporation's (Enersource) ownership in Alectra Inc. ("Alectra") is 29.57%.
- The Enersource Board of Directors, at their Board meeting on April 29, 2022, reviewed and approved the 2021 audited financial statements of Enersource (Appendix 1).
- Dividends paid to Shareholders in 2021 were \$18.6 million (2020 \$19.7 million):
 - \$16.7 million to the City of Mississauga (90% share)
 - \$1.9 million to BPC Energy (10% share)
- KPMG is the auditor for Enersource up to December 31, 2024 which is aligned with the City's audit term with KPMG.

Background

The shareholder ownership structure of Alectra is as follows: Enersource Corporation - 29.57%, Vaughan Holdings Inc. - 20.5%, Hamilton Utilities Corporation - 17.3%, Barrie Hydro Holdings - 8.4%, , Markham Enterprises Corporation - 15%, St. Catharines Hydro Inc. - 4.6% and Guelph Hydro Electric System Inc. (GHESI) - 4.6%.

Council	2022/05/25	2
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The shareholders of Enersource (“Shareholders”) are the Corporation of the City of Mississauga with a 90% share and BPC Energy Corporation (Borealis) with a 10% share.

Enersource is a company with its principal business activities being to hold the Shareholders’ equity interest in Alectra, receive dividends from Alectra, service its debt and distribute dividends to its shareholders annually.

BDO Canada LLP has been retained by Enersource for a five year contract, to June 2022, to provide accounting and financial reporting services.

KPMG LLP has been retained as Enersource’s auditor until December 31, 2024 which is aligned with the City’s contract with KPMG LLP. KPMG LLP completed the 2021 audit of Enersource Corporation. On April 29, 2022, the Audited Financial Statements and Audit Report were presented to the Enersource Board and were received and approved.

On May 16, 2022, the Audit Committee of the City of Mississauga, reviewed and received a report entitled, ‘2021 Audited Financial Statements’ which presented the consolidated financial statements of the City of Mississauga, plus other entities (Library board, BIA’s, Trust and Enersource).

For transparency purposes, it should be noted that Shari Lichterman, as signatory of this corporate report, is also the City-appointed CEO of Enersource.

Comments

The shareholders’ agreement in place between the City of Mississauga, BPC Energy Corporation and Enersource Corporation dated January 31, 2017 requires the audited annual financial statements to be delivered to the shareholders of Enersource on an annual basis. It is a common approach to waive the Annual General Meeting (“AGM”) when there are no substantive matters requiring shareholder action and this has been the practice of Enersource Corporation for several years. Other than waiving the AGM, there are no other Enersource matters for the City to consider at this time.

The Ontario Business Corporations Act authorizes shareholders of a corporation to pass a shareholders’ resolution in lieu of holding an annual general meeting. The Board of Directors of Enersource is recommending that the City and Borealis exercise this option under the Shareholders’ Agreement.

The attached Consolidated Financial Statements of Enersource Corporation is a report card on the financial position, health and strength of Enersource Corporation. The accompanying annual consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (‘IFRS’) as issued by the International Accounting Standards Board (‘IASB’). These financial statements have been prepared on a historical cost basis. The

Council	2022/05/25	3
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financial statements provide information on the cost of all activities, reflecting the full nature and extent of the Enersource Corporation's financial affairs.

In the opinion of KPMG LLP, the consolidated financial statements present fairly, in all material respects, the consolidated financial statements of Enersource Corporation as of December 31, 2021, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards.

Financial Impact

The following represents some highlights (as of Dec. 31, 2021) found in the financial statements, as attached in Appendix 1:

- Total Assets: \$615.5M (2020 \$605.1M)
- Total Liabilities and Shareholder Equity: \$ 615.5M (2020 \$605.1M)
- Total Revenues: \$30.8M (2020 \$22.4M)
- Total Expenses: \$1.0M (2020 \$1.9M)
- Total Comprehensive Income for the year: \$31.9M (2020 \$19.4M)

Key Financial Statement Items:

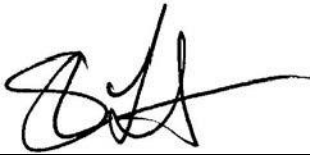
- Cash balance at the end of 2021, after all dividend payments were made, was \$7.5M (2020 \$7.3M).
- Enersource holds \$48.1M in debt (2020 \$50.6M), through CIBC, as a result of the merger to form Alectra in 2017.
 - Enersource pays off approx. \$2.5M each year
- Shareholders' equity increased from \$553.9M in 2020 to \$567.3M in 2021, an increase of \$13.4M
- Share of net income from investment in Alectra was \$30.2M (2020 \$22.3M)
- Majority of the expenses represent debt interest expenses and other administrative expenses to run Enersource Corporation.
- Dividends received from Alectra in 2021 were \$22.2M (2020 \$23.6M), approximately \$1.4M lower than 2020 primarily due to financial impacts and recovery from the pandemic.
 - Q4 2021 dividend was paid in March 2022 (\$14.1M).
- Dividends paid to Shareholders in 2021 were \$18.6M (2020 \$19.7M):
 - \$16.7M to the City of Mississauga (90% share)
 - \$1.9M to BPC Energy (10% share)
- The City continues to provide a loan guarantee on Enersource's \$48.1M debt balance.

Conclusion

This report recommends waiving the Annual General Meeting of Enersource Corporation. The Enersource Corporation 2021 Audited Financial Statements identify no concerns. Alectra's 2021 financial results as a result of the pandemic recovery translated in a positive growth impact on Enersources' financial statements. The financial position of Enersource is considered fully healthy through sound management and business practices.

Attachments

Appendix 1: 2021 Audited Financial Statements - Enersource Corporation



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

Prepared by: Mark Beauparlant, Manager of Accounting and Financial Reporting

Financial Statements of

ENERSOURCE CORPORATION

Year ended December 31, 2021

KPMG LLP
Vaughan Metropolitan Centre
100 New Park Place, Suite 1400
Vaughan ON L4K 0J3
Canada
Tel 905-265-5900
Fax 905-265-6390

INDEPENDENT AUDITORS' REPORT

To the Shareholders of Enersource Corporation

Opinion

We have audited the financial statements of Enersource Corporation (the Entity), which comprise:

- the statement of financial position as at December 31, 2021
- the statement of comprehensive income for the year then ended
- the statement of changes in shareholders' equity for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2021, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the **"Auditors' Responsibilities for the Audit of the Financial Statements"** section of our auditors' report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

Page 3

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group Entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.



Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Canada

April 29, 2022

ENERSOURCE CORPORATION

Statement of Financial Position
(In thousands of Canadian dollars)

December 31, 2021, with comparative information for 2020

	2021	2020
Assets		
Current assets:		
Cash	\$ 7,538	\$ 7,306
Prepaid expenses	17	14
	<u>7,555</u>	<u>7,320</u>
Non-current assets:		
Investment in Alectra Inc. (note 5)	607,902	597,800
Total assets	\$ 615,457	\$ 605,120
Liabilities and Shareholders' Equity		
Current liabilities:		
Trade payables	\$ -	\$ 27
Loans and borrowings (note 7)	2,500	2,500
	<u>2,500</u>	<u>2,527</u>
Non-current liabilities:		
Loans and borrowings (note 7)	45,625	48,125
Interest rate swap (note 7)	75	557
	<u>45,700</u>	<u>48,682</u>
Total liabilities	48,200	51,209
Shareholders' equity:		
Share capital (note 8)	175,691	175,691
Accumulated other comprehensive loss	(5,221)	(7,291)
Retained earnings	396,787	385,511
Total shareholders' equity	567,257	553,911
Total liabilities and shareholders' equity	\$ 615,457	\$ 605,120

See accompanying notes to financial statements.

On behalf of the Board:

_____ Director

_____ Director

ENERSOURCE CORPORATION

Statement of Comprehensive Income
(In thousands of Canadian dollars)

Year ended December 31, 2021, with comparative information for 2020

	2021	2020
Revenue:		
Finance income	\$ 92	\$ 124
Share of net income from investment in Alectra Inc. (note 5)	30,185	22,321
Unrealized fair value gain on interest rate swap (note 7)	482	-
	30,759	22,445
Expenses:		
Office supplies	35	29
Professional and legal services fee	97	67
Board management fee (note 10)	82	79
Finance expense (note 7)	713	974
Unrealized fair value loss on interest rate swap (note 7)	-	705
	927	1,854
Income before income taxes	29,832	20,591
Income tax expense (note 6)	-	-
Net income	29,832	20,591
Other comprehensive income (loss):		
Share of other comprehensive income (loss) from investment in Alectra Inc. (note 5)	2,070	(1,183)
Total comprehensive income	\$ 31,902	\$ 19,408

See accompanying notes to financial statements.

ENERSOURCE CORPORATION

Statement of Cash Flows

(In thousands of Canadian dollars)

Year ended December 31, 2021, with comparative information for 2020

	2021	2020
Cash flows provided by (used in):		
Operating activities:		
Comprehensive income	\$ 31,902	\$ 19,408
Items not involving cash:		
Share of net income from investment in Alectra Inc. (note 5)	(30,185)	(22,321)
Share of other comprehensive income (loss) from investment in Alectra Inc. (note 5)	(2,070)	1,183
Change in fair value of Interest rate swap (note 7)	(482)	705
Finance income	(92)	(124)
Finance expense	713	974
Change in non-cash operating working capital (note 9)	(30)	114
Cash flows used in operating activities	(244)	(61)
Financing activities:		
Repayment of bank loans	(2,500)	(2,500)
Dividends paid	(18,556)	(19,700)
Interest paid	(713)	(974)
Cash flows used in financing activities	(21,769)	(23,174)
Investing activities:		
Interest received	92	124
Dividends from Alectra Inc. (note 5)	22,153	23,581
Cash flows provided by investing activities	22,245	23,705
Increase in cash	232	470
Cash, beginning of year	7,306	6,836
Cash, end of year	\$ 7,538	\$ 7,306

See accompanying notes to financial statements.

ENERSOURCE CORPORATION

Statement of Changes in Shareholders' Equity
(In thousands of Canadian dollars)

Year ended December 31, 2021, with comparative information for 2020

	Share capital	Accumulated other comprehensive loss	Retained earnings	Total shareholders' equity
2021				
Balance, beginning of year	\$ 175,691	\$ (7,291)	\$ 385,511	\$ 553,911
Net income	—	—	29,832	29,832
Other comprehensive income	—	2,070	—	2,070
Dividends paid	—	—	(18,556)	(18,556)
Balance, end of year	\$ 175,691	\$ (5,221)	\$ 396,787	\$ 567,257

	Share capital	Accumulated other comprehensive loss	Retained earnings	Total shareholders' equity
2020				
Balance, beginning of year	\$ 175,691	\$ (6,108)	\$ 384,620	\$ 554,203
Net income	—	—	20,591	20,591
Other comprehensive loss	—	(1,183)	—	(1,183)
Dividends paid	—	—	(19,700)	(19,700)
Balance, end of year	\$ 175,691	\$ (7,291)	\$ 385,511	\$ 553,911

See accompanying notes to financial statements.

ENERSOURCE CORPORATION

Notes to Financial Statements
(In thousands of Canadian dollars)

Year ended December 31, 2021

1. General information:

(a) Corporate information:

Enersource Corporation (the "Corporation"), incorporated under the Ontario Business Corporations Act, was formed to conduct electricity distribution and non-regulated utility service ventures. The Corporation is owned 90% by the City of Mississauga (the "City") and 10% by BPC Energy Corporation ("Borealis"), a wholly owned subsidiary of the Ontario Municipal Employees Retirement System ("OMERS").

The Corporation's equity is not traded in a public market. The Corporation's registered office is located at 300 City Centre Drive, Mississauga, Ontario, L5B 3C1.

The Corporation's audited financial statements are presented in Canadian dollars, which is the Corporation's functional currency.

Further, all amounts contained herein are rounded to the nearest thousand, unless otherwise noted.

On January 31, 2017, Enersource Holdings Inc. amalgamated with Power Stream Holdings Inc. and Horizon Holdings Inc. to form Alectra Inc. ("Alectra"). Alectra's primary businesses are to distribute electricity to customers in municipalities in the greater golden horseshoe area, as well as provide non-regulated energy services.

The Corporation has a 29.57% ownership interest in Alectra Inc.'s issued and outstanding common shares. Accordingly, the Corporation is considered to have significant influence over Alectra's financial and operating policies and has accounted for its investment in Alectra under the equity method. Refer to note 5 for further details.

The current shareholder ownership of Alectra Inc. is as follows: Barrie Hydro Holdings - 8.4%, Enersource Corporation - 29.57%, Guelph Municipal Holdings Inc.- 4.6%, Hamilton Utilities Corporation - 17.3%, Markham Enterprises Corporation – 15.03%, St. Catharines Hydro Inc. - 4.6%, and Vaughan Holdings Inc. - 20.5%.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

1. General information (continued):

(b) Nature of operations:

The Corporation acts as a holding company. The Corporation's principal business activity is to hold its equity interest in Alectra Inc. The Corporation also distributes dividends to its shareholders.

2. Basis of preparation:

(a) Statement of compliance:

The financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

These financial statements have been approved by the Corporation's Board of Directors on April 29, 2022.

(b) Basis of measurement:

These financial statements have been prepared on a historical cost basis, with the exception of the unrealized fair value gain (loss) on interest rate swap, which is measured at fair value through profit and loss.

3. Key accounting judgments, estimates and assumptions:

The preparation of financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and amounts reported and disclosed in the financial statements. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which the estimates are revised and in any future years affected.

There were no key sources of estimation uncertainty and judgments at the end of the reporting year, other than those inherent in the preparation of Alectra's financial statements, that could have a significant impact on the financial statements.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

4. Significant accounting policies:

(a) Changes in accounting policies:

The Corporation did not adopt any new International Financial Reporting Standards in preparing the financial statements.

(b) Investment in Alectra:

The Corporation's interest in Alectra is recognized and measured in accordance with IAS 28, Investments in Associates and Joint Ventures.

Associates are those entities over which the Corporation has significant influence, but not control or joint control, over the financial and operating policies. Significant influence is presumed to exist when the Corporation holds between 20% and 50% of the voting power of another entity but can also arise where the Corporation holds less than 20% if it has the power to be actively involved and influential in policy decisions affecting the entity.

Investments in associates are accounted for using the equity method. The equity method involves the recording of the initial investment at cost, which includes transaction costs. Subsequent to initial recognition, the financial statements include the Corporation's share of profit or loss and any other changes in the associates' net assets, such as dividends of equity accounted investees, until the date on which significant influence ceases.

(c) Revenue recognition:

The Corporation's source of income is interest and investment income. Interest income is recognized when earned, while investment income from Alectra is recorded as per note 4(b) above.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

4. Significant accounting policies (continued):

(d) Income taxes:

The Corporation recognizes deferred tax using the balance sheet method. Under this method, deferred income taxes reflect the net tax effects of temporary differences between the tax basis of assets and liabilities and their carrying amounts for accounting purposes, as well as for tax losses available to be carried forward to future years that are probable. Deferred tax assets and liabilities are measured using enacted or substantively enacted tax rates, at the reporting date, expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the year that includes the date of enactment or substantive enactment.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. Deferred tax liabilities are generally recognized on all taxable temporary differences, except on investments in subsidiaries where it is probable that the reversal of temporary differences associated with investments in subsidiaries will not occur.

Current taxes are based on taxable profit or loss for the year, which differ from profit or loss as reported in the statement of comprehensive income because it excludes items that are taxable or deductible in other years and items that are neither taxable nor deductible. The Corporation's liability for current tax is calculated using tax rates that have been enacted or substantively enacted at the end of the reporting year.

Both current and deferred taxes are included as part of income tax expense in the statement of comprehensive income.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

4. Significant accounting policies (continued):

(e) Provisions and contingencies:

The Corporation recognizes provisions if, as a result of a past event, there is a present legal or constructive obligation that can be measured reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

The evaluation of the likelihood of the contingent events requires judgment by management as to the probability of exposure to potential gain or loss. Actual results could differ from these estimates.

A contingent asset is not recognized in the financial statements. However, a contingent asset is disclosed where an inflow of economic benefits is probable.

(f) New standards and interpretations not yet adopted:

Certain new standards, amendments to standards, and interpretations were issued by the IASB or the IFRS Interpretations Committee that are mandatory for accounting years beginning after January 1, 2022 or later that the Corporation has decided not to adopt early.

- *Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2* provides guidance and examples to assist entities to apply materiality judgments to accounting policy disclosures. The amendments to IAS 1 aim to help entities improve the usefulness of its accounting policy disclosures by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies. The amendments to IFRS Practice Statement 2 provide guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures. The effective date for the amendments to IAS 1 is January 1, 2023 with earlier application permitted. The Corporation is currently assessing the impact of the amendments to determine the impact they will have on the Corporation's accounting policy disclosures.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

5. Investment in Alectra:

	2021	2020
Investment in Alectra	\$ 607,902	\$ 597,800

Movement in equity-accounted investee:

	2021	2020
Balance, beginning of year	\$ 597,800	\$ 600,243
Share of net income from investment in Alectra	30,185	22,321
Share of other comprehensive income (loss)	2,070	(1,183)
Dividends received from Alectra	(22,153)	(23,581)
Balance, end of year	\$ 607,902	\$ 597,800

Certain former shareholders of predecessor companies which amalgamated to form Alectra own Class S shares of Alectra relating to Ring Fenced Solar Portfolio, a division of Alectra. In accordance with the Solar Services and Indemnity Agreement between the former shareholders and Alectra, the solar division within Alectra is beneficially owned indirectly by the former shareholders and as such, allocates the risks and rewards of Ring Fenced Solar Portfolio's operations to the former shareholders through Alectra's Class S shares. The Corporation does not hold Class S shares of Alectra.

The following table summarizes the financial information of Alectra as included in its own financial statements, adjusted for fair value adjustments at acquisition as well as the removal of Ring Fenced Solar Portfolio's net assets and operating results. The table also reconciles the summarized financial information to the carrying amount of the Corporation's interest in Alectra.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

6. Income taxes:

The components of income tax recovery for the years ended December 31, 2021 and 2020 were as follows:

	2021	2020
Current income tax expense:		
Expense for the year	\$ -	\$ -
Total income tax expense	\$ -	\$ -

The provision for income taxes differs from the amount that would have been recorded using the combined federal and Ontario statutory income tax rate. Reconciliation between the statutory and effective tax rates is provided as follows:

	2021	2020
Income before income taxes	\$ 29,832	\$ 20,591
Federal and Ontario statutory income tax rate	26.50%	26.50%
Provision for income taxes at statutory rate	\$ 7,905	\$ 5,457
Increase (decrease) resulting from:		
Differences between accounting and tax treatment of investments in subsidiaries	(7,999)	(5,915)
Losses not recognized as deferred tax asset	94	458
Provision for income taxes	\$ -	\$ -
Effective income tax rate	0.00%	0.00%

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

7. Loans and borrowings:

	2021	2020
Bank loan:		
Current	\$ 2,500	\$ 2,500
Non-current	45,625	48,125
	<u>\$ 48,125</u>	<u>\$ 50,625</u>

Outstanding debt is comprised of two bank loans, Credit Facility A and Credit Facility B which were entered into on January 27, 2017 and an interest rate swap, held with Canadian Imperial Bank of Commerce ("CIBC"). The interest rate on Credit Facility A and B bank loans is determined through a combination of the 3-month CDOR rate, reset 4 times each year: February 1st, May 1st, August 1st and November 1st plus a stamping fee of 0.60%. Credit Facility A has a 10 year term to maturity with a balance of \$35,000 and will be carried for the duration of the Facility. Credit Facility A has a floating interest rate with the last interest rate being reset at 1.08% on November 1, 2021 and is carried with quarterly interest payments. Credit Facility B has a 10 year term to maturity and an outstanding balance of \$13,125. Credit Facility B is being paid down with quarterly principal and interest payments at a rate of \$625 per quarter and has an accompanying amortizing interest rate swap associated with it, to create an effective fixed interest rate of 2.414%.

The credit facilities contain a covenant stating that the Corporation cannot incur any additional debt without CIBC's consent. In addition, the Corporation must advise CIBC if dividends are not received from Alectra in any quarter if the dividend amount is not sufficient to make the required monthly or quarterly payments of principal and interest. These covenants have not been breached in 2021 or 2020. The secured bank loans are guaranteed by the City of Mississauga in the amount of \$70,000.

The Corporation included \$482 unrealized gain (2020 – \$705 loss) in its financial statements related to the interest rate swap. \$75 liability (2020 - \$557 liability) is the fair value of the interest rate swap, which represents the amount that the Corporation would have paid to unwind its position as at December 31, 2021. The notional value on the interest rate swap is equal to the outstanding value of Credit Facility B, or \$13,125.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

7. Loans and borrowings (continued):

Reconciliation of debt arising from financing activities:

	2021	2020
Balance, beginning of year	\$ 50,625	\$ 53,125
Principal repayment	(2,500)	(2,500)
Balance, end of year	\$ 48,125	\$ 50,625

The Corporation made interest payments of \$713 (2020 - \$974).

8. Share capital:

	2021	2020
Authorized:		
Unlimited Class A shares, voting		
1,000 Class B shares, non-voting		
100 Class C shares, voting		
Issued:		
180,555,562 Class A shares	\$ 155,628	\$ 155,628
1,000 Class B shares	1	1
100 Class C shares	20,062	20,062
	\$ 175,691	\$ 175,691

The holders of Class A shares and Class C shares are entitled to receive notice of, to attend, and to vote at all general and special meetings of the Corporation's shareholders. The holders of Class B shares are not entitled to vote at any meeting of the Corporation's shareholders (except as required by law) and are only entitled to receive notice of special meetings called to consider certain fundamental changes.

Holders of Class A shares are entitled to one vote per share. Holders of Class C shares are entitled to such number of votes in respect of each Class C share as will entitle the holders of the Class C shares, as a class, to the proportion of the total number of votes of all shareholders entitled to vote at any such meeting that the Class C total base equity is of the aggregate regulated rate base equity of the Corporation's and its subsidiaries.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

8. Share capital (continued):

The holders of the Class A shares and holders of the Class C shares, in priority to the holders of the Class B shares, are entitled to receive, if, as and when declared by the Corporation's Board of Directors, concurrent preferential dividends at a rate per annum equal to the regulated rate of return on the rate base equity represented by each such class of shares. The cumulative portion of such preferential dividend is the amount by which the preferential dividend for each class of shares exceeds the amount of regulated capital expenditures represented by each class of shares. The remaining portion is non-cumulative. As at December 31, 2021, there were no cumulative preferential dividends outstanding (2020 – \$Nil). Once these preferential dividend entitlements have been satisfied, holders of each class of shares are entitled to receive, on a concurrent basis with each other class of shares, additional dividends if, as and when declared by the Corporation's Board of Directors and in such amounts and payable in such manner as may be determined from time to time by the Corporation's Board of Directors. Holders of the Class A shares and the Class C shares are together entitled to 60% of any such additional dividends, which are to be allocated between the holders of each such class of shares in proportion to the rate base equity represented by each such class. Holders of the Class B shares are entitled to 40% of any such additional dividends. Class A, B and C shares have no par value.

Dividends may be declared by the Board of Directors through a resolution. As at December 31, 2021, dividends of \$18,556 (2020 - \$19,700) were declared and paid to the shareholders of the Corporation.

9. Change in non-cash operating working capital:

	2021	2020
Prepaid expenses	\$ (3)	\$ 117
Trade payables	(27)	(3)
	<u>\$ (30)</u>	<u>\$ 114</u>

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

10. Related party transactions and balances:

For December 31, 2021, a dividend of \$16,700 was declared and paid to the City of Mississauga (2020 - \$17,730), and a dividend of \$1,856 was declared and paid to Borealis (2020 - \$1,970). No Director had, during or at the end of the period, any material interest in any contract of significance in relation to the Corporation's business.

The following compensation has been provided to the key management personnel of the Corporation and members of the Board of Directors ("Directors Honorarium"), who have the authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly.

	2021	2020
Directors Honorarium and per diems	\$ 82	\$ 79

11. Contingencies, provisions, commitments and guarantees:

The Corporation is a member of the Municipal Electric Association Reciprocal Insurance Exchange ("MEARIE"). A reciprocal insurance exchange may be defined as a group of persons formed for the purpose of exchanging reciprocal contracts of indemnity or inter-insurance with each other. MEARIE is licensed to provide general liability insurance to its members. Insurance premiums charged to each member consist of a levy per thousand dollars of service revenue subject to a credit or surcharge based on each member's claims experience. Current liability coverage is provided to a level of \$40,000 per occurrence.

As at December 31, 2021 and December 31, 2020, there are no legal actions where the Corporation is a defendant.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

12. Financial instruments and risk management:

Financial instruments which are disclosed at fair value are to be classified using a three-level hierarchy. Each level reflects the inputs used to measure the fair values disclosed of the financial liabilities, and are as follows:

- Level 1 - inputs are unadjusted quoted prices for identical instruments in active markets;
- Level 2 - inputs other than quoted market prices included within Level 1 that are observable for the instrument, either directly or indirectly; and
- Level 3 - inputs that are not based on observable market data. There were no financial instruments carried at fair value categorized in Level 3 as at December 31, 2021 and 2020.

There were no transfers between levels during the year.

The fair values of cash and trade payables approximate their carrying values due to the immediate or short-term maturity of these financial instruments.

The Corporation entered into an amortizing Interest Rate Swap ("IRS") with CIBC on January 31 2017. The IRS is amortizing (being paid down) at the same rate as Credit Facility B. Both Credit Facility B and the IRS will be retired effective February 1, 2027. The IRS is an interest rate hedging instrument against CIBC Credit Facility B (identified in note 7) and has the effect of locking in the interest rate associated with Credit Facility B at 2.414%. As a stand-alone financial instrument, CIBC provides a month-end "fair market value (FMV)" associated with the IRS. The fair market value for the IRS is a liability of \$75 (2020 - \$557 liability). The interest rate swap is classified as a Level 2 in the hierarchy.

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

12. Financial instruments and risk management (continued):

The Corporation considers its capital to be its shareholders' equity. The Corporation manages its capital exposure to risk as described below. Exposure to market risk, credit risk and liquidity risk arises in the normal course of the Corporation's business.

(a) Market risk:

Market risk refers primarily to risk of loss that results from changes in commodity prices, foreign exchange rates and interest rates.

The Corporation does not have a commodity risk or foreign exchange risk at December 31, 2021 and 2020.

The Corporation is exposed to short-term interest rate risk on its loans and borrowings and its net cash balances. The Corporation manages interest rate risk by monitoring its mix of fixed and floating rate instruments and taking action as necessary to maintain an appropriate balance.

(b) Credit risk:

The Corporation is not exposed to significant credit risk given the nature of its operations.

(c) Liquidity risk:

Liquidity risk is the risk that the Corporation will not be able to meet its financial obligations as they come due. Short-term liquidity is provided through cash and funds from operations. Short-term liquidity is expected to be sufficient to fund normal operating requirements.

The Corporation has contractual obligations in the normal course of business; future minimum undiscounted contractual maturities are as follows:

Financial liabilities	Due within 1 year	Due between 1 and 5 years	Due past 5 years
Bank loan (interest and principal)	\$ 3,172	\$ 12,020	\$ 35,000

ENERSOURCE CORPORATION

Notes to Financial Statements (continued)
(In thousands of Canadian dollars)

Year ended December 31, 2021

13. Subsequent event:

On March 18, 2022, the Corporation received a dividend of \$14,113 from Alectra.

City of Mississauga

Corporate Report



Date: May 30, 2022

To: Mayor and Members of Council

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

Originator's file:
OZ/OPA 20/020 W5

Meeting date:
June 22, 2022

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit three apartment buildings with heights of 23, 33 and 38 storeys containing 1,265 apartment units and retail commercial and office uses

5081 Hurontario Street, northeast corner of Hurontario Street and Armdale Road

Owner: 1997937 Ontario Inc. (Liberty Development Corp.)

File: OZ/OPA 20/020 W5

Recommendation

1. That the applications under File OZ/OPA 20/020 W5, 1997937 Ontario Inc. (Liberty Development Corp.), 5081 Hurontario Street to amend Mississauga Official Plan to:
 - a. Amend Map 13-4 to delete the existing floor space index (FSI) range between 1.9-2.9; and
 - b. Revise the **Residential High Density – Special Site 2** of the Uptown Major Node Character Area to permit three apartment buildings with a maximum height of 38 storeys, a maximum of 1,265 dwelling units, a minimum of 2 280 m² (24,541.7 ft²) and a maximum of 6 300 m² (67,812.6 ft²) of retail commercial and office uses and maximum floor space index (FSI) of 7.26

and to change the **RA5-44** zoning to permit three apartment buildings with heights of 23, 33 and 38 storeys, containing 1,265 units, a minimum of 2 280 m² (24,541.7 ft²) of retail commercial and office uses and maximum FSI of 7.26, be approved in conformity with the provisions outlined in the staff report dated May 30, 2022 from the Commissioner of Planning and Building.
2. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.

3. That the "H" holding symbol is to be removed from the **RA5-44** (Apartment) 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 30, 2022 from the Commissioner of Planning and Building, have been satisfactorily addressed.
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 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.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to allow three apartment buildings with heights of 23, 33 and 38 storeys, permit additional units, decrease the minimum retail commercial and office use requirements, and increase the maximum floor space index
- The applicant has made minor revisions to the proposal to address issues raised by staff, including revising the maximum building height
- Staff are satisfied with the changes to the proposal and find it to be acceptable from a planning standpoint, and recommend that the applications be approved

Background

A public meeting was held by the Planning and Development Committee on May 10, 2021, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=11906>) was received for information. Recommendation PDC-0027-2021 was then adopted by Council May 19, 2021.

That the report dated April 16, 2021, from the Commissioner of Planning and Building regarding the applications by 1997937 Ontario Inc. (Liberty Development Corp.) to permit three apartment buildings with heights of 21, 33 and 42 storeys, under File OZ 20/20 W5, 5081 Hurontario Street, be received for information.

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



Aerial Image of 5081 Hurontario Street

Comments

REVISED DEVELOPMENT PROPOSAL

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

- Revising the proposed maximum building heights from 21, 33 and 42 storeys to 23, 33 and 38 storeys
- Reducing the proposed number of dwelling units from 1,252 to 1,243

COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on May 15, 2021. Four written submissions were received. Supporting studies were posted on the City's website at <http://www.mississauga.ca/portal/residents/development-applications>.

The public meeting was held on May 10, 2021. No members of the public made deputations regarding the applications. Responses to the issues raised from correspondence received can be found in Appendix 2.

No community meetings were held for the subject applications. No comments were made at the public meeting.

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 applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to permit:

- three apartment buildings with heights of 23, 33 and 38 storeys
- a minimum of 2 280 m² (24,541.7 ft²) of retail commercial and office space contained within the apartment buildings
- a maximum floor space index (FSI) of 7.26
- a maximum of 1,511 dwelling units on areas 2A and 2C of Special Site 2 of the Uptown Major Node Character Area (1,265 units on the subject property, area 2A)

Strategic Plan

The applications are consistent with the Connect pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

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

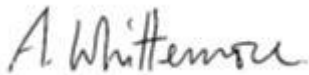
In summary, the proposed development has been designed to be sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent commercial and residential uses. The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

Prior to the passage of the implementing official plan amendment and zoning by-law by Council, the applicant will be required to execute a Section 37 agreement to the satisfaction of the City.

Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Caleigh McInnes, Development Planner

City of Mississauga

Corporate Report



Date: April 16, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: OZ 20/020 W5
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: May 10, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 5)

Official Plan Amendment and Rezoning applications to permit three apartment buildings with heights of 21, 33 and 42 storeys with ground floor retail uses

5081 Hurontario Street

Owner: 1997937 Ontario Inc. (Liberty Development Corp.)

File: OZ 20/020 W5

Recommendation

That the report dated April 16, 2021, from the Commissioner of Planning and Building regarding the applications by 1997937 Ontario Inc. (Liberty Development Corp.) to permit three apartment buildings with heights of 21, 33 and 42 storeys, under File OZ 20/020 W5, 5081 Hurontario Street, be received for information.

Background

The property was previously the subject of applications for official plan amendment and rezoning under file OZ 09/11 W5. These applications designated the entire property Residential High Density in the Official Plan and zoned the lands H-RA5-44 (Apartments – Exception). The H-RA5-44 zone permitted three apartment buildings with heights of 21, 27 and 30 storeys subject to an “H” holding provision. The Committee of Adjustment subsequently approved a minor variance under file “A” 409/19 to increase the height of the 30 storey building to 33 storeys. On August 5, 2020, City Council approved the removal of the “H” holding provision under file H-OZ 19/006 W5, allowing the development of three apartment buildings with heights of 21, 27 and 33 storeys.

On January 18, 2021, the site plan application under file SP 19/061 W5 was approved, applying only to the northern half of the property (Phase I). Approval of Phase 1 (Appendix 1, page 4) is the development of the 33 storey apartment building with 6 storey podium.

The current official plan amendment and rezoning applications, under file OZ 20/020 W5, are requesting further changes to the Official Plan and Zoning By-law for the entire property (Phases 1 and 2). The proposal is to amend the existing permissions which allow three apartment buildings with heights of 21, 27 and 33 storeys to three apartment buildings with heights of 21, 33 and 42 storeys. The 21 and 42 storey buildings are proposed on the south half of the property (Phase 2).

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

PROPOSAL

The official plan amendment and rezoning applications are required to permit an increase in building heights and FSI. The zoning by-law will also need to be amended from **RA5-44** (Apartments) to **RA5-Exception** (Apartments) to implement this development proposal.

During the ongoing review of these applications, staff may recommend different land use designations and zoning categories to implement the proposal.

Comments

The property is located at the north side of Armdale Road on the east side of Hurontario Street within the Uptown Major Node Character Area. The site is currently occupied by a sales centre.



Aerial image of 5081 Hurontario Street



Applicant's rendering of /elevations

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 Greater 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 4.

AGENCY AND CITY DEPARTMENT COMMENTS

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

Engagement and Consultation

The applications have been circulated to internal departments and applicable external agencies. Comments are provided in Appendix 2.

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

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, review of reduced parking standards, ensuring compatibility of new buildings and community consultation and input (if applicable).

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Lorie Sterritt, Development Planner

Detailed Information and Preliminary Planning Analysis
Owner: 1997937 Ontario Inc. (Liberty Development Corp.)
5081 Hurontario Street

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1. Proposed Development

The applicant proposes to develop the property with three apartment buildings with heights of 21, 33 and 42 storeys with ground floor retail uses, live/work units and underground parking. The property is currently zoned to permit three apartment buildings with heights of 21, 27 and 33 storeys. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal		
Applications submitted:	Received: November 13, 2020 Deemed complete: December 8, 2020	
Developer/Owner/ Applicant:	1997937 Ontario Inc. (Liberty Development Corp.)	
Number of units:		
Phase 1	497 units	
Phase 2	755 units	
Total	1 252 units	
Existing Gross Floor Area (Phase 1):	74,050.40 m ² (797,072 ft ²)	
Proposed Gross Floor Area:		
Phase 2	50,825.00 m ² (547,076 ft ²)	
Total	87,753.67 m ² (944,573 ft ²)	
Height:	42 storeys / 130.68 m (428.74 ft.) 21 storeys / 67.83 m (222.54 ft.)	
Floor Space Index:	7.26	
Landscaped Area:	12.47 %	
Anticipated Population:	3 130* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required	Provided
Phase 1		
resident spaces	478	478
visitor spaces	75	75

Development Proposal		
Phase 2		
resident spaces	715	542
visitor spaces	113	113
Green Initiatives:	<ul style="list-style-type: none"> • Rainwater Management • Heat Island Reduction • Light Pollution Reduction • Indoor/Outdoor Water Use Reduction • Advanced Energy Metering 	

Supporting Studies and Plans

The applicant has submitted the following information in support of the applications which can be viewed at:
<http://www.mississauga.ca/portal/residents/development-applications>

- Architectural Drawings
- Floor Plans
- Underground Parking
- Elevations
- Cross Section
- Planning Justification Study
- Sun/Shadow Feasibility Study
- Acoustical Feasibility Study
- Grading and Servicing Plans
- Functional Servicing Report
- Drainage Proposal
- Environmental Site Assessment, Phase I and 2
- Outdoor Amenity Area Concept Plan
- Quantitative Pedestrian Wind Study
- Transportation Impact Study includes Parking Utilization Study & Operations & Safety Assessment

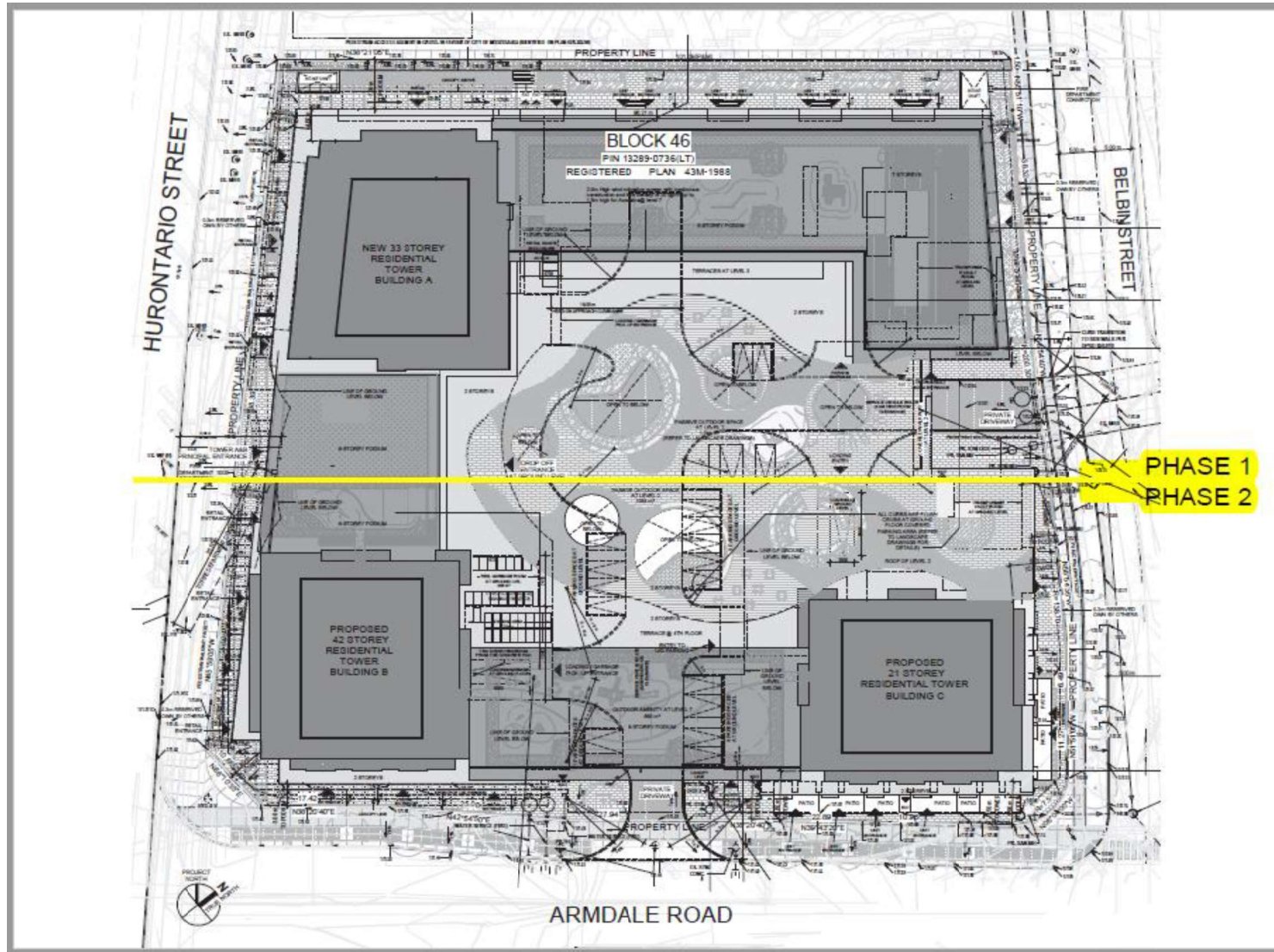
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Low Impact Development Letter
- Parcel Register

Application Status

Upon deeming the applications complete, the supporting studies and plans were circulated to City departments and external agencies for review and comment. These comments are summarized in Section 7 of this appendix and are to be addressed in future resubmissions of the applications.

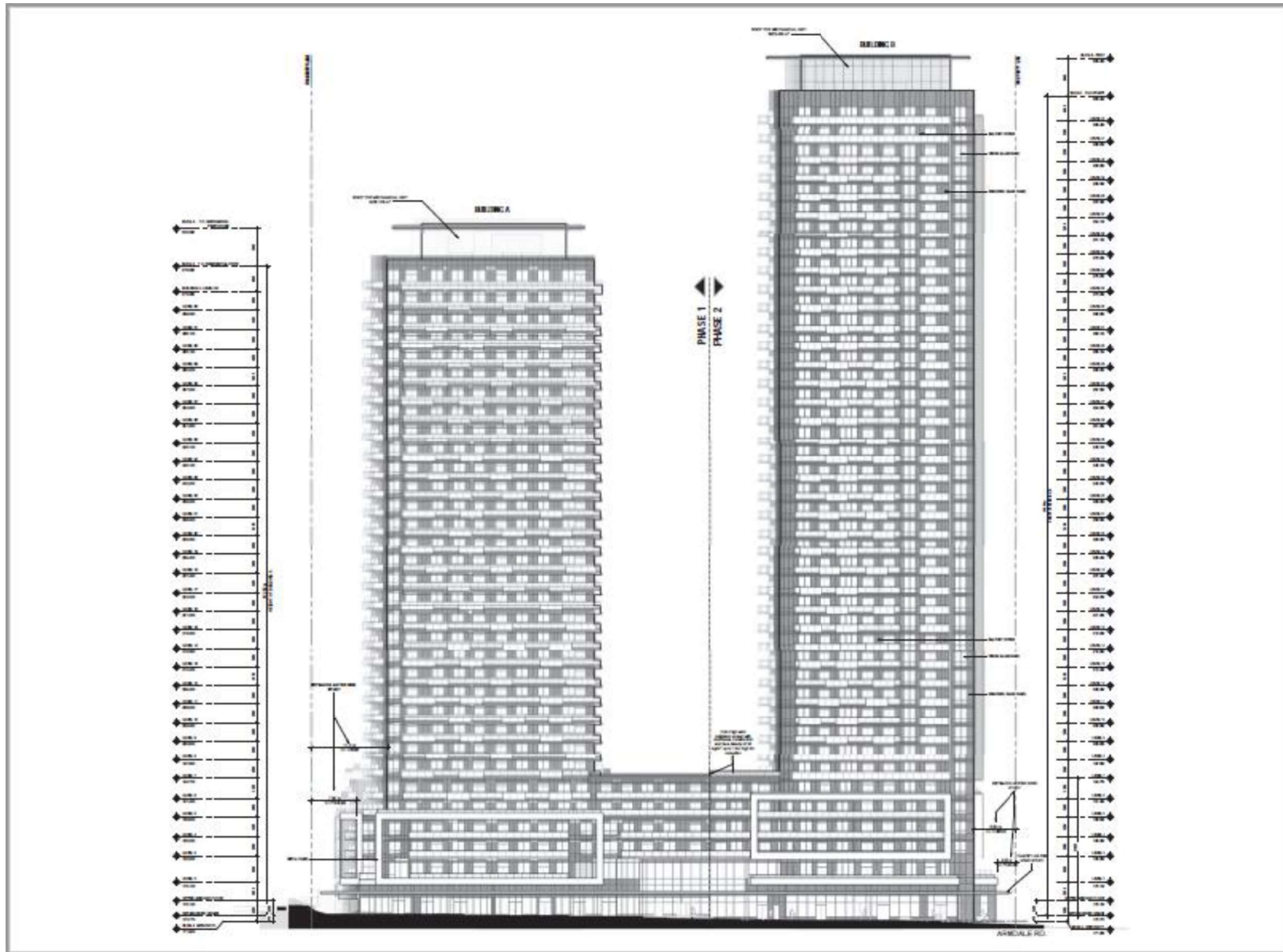
Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.

Concept Plan and Elevations

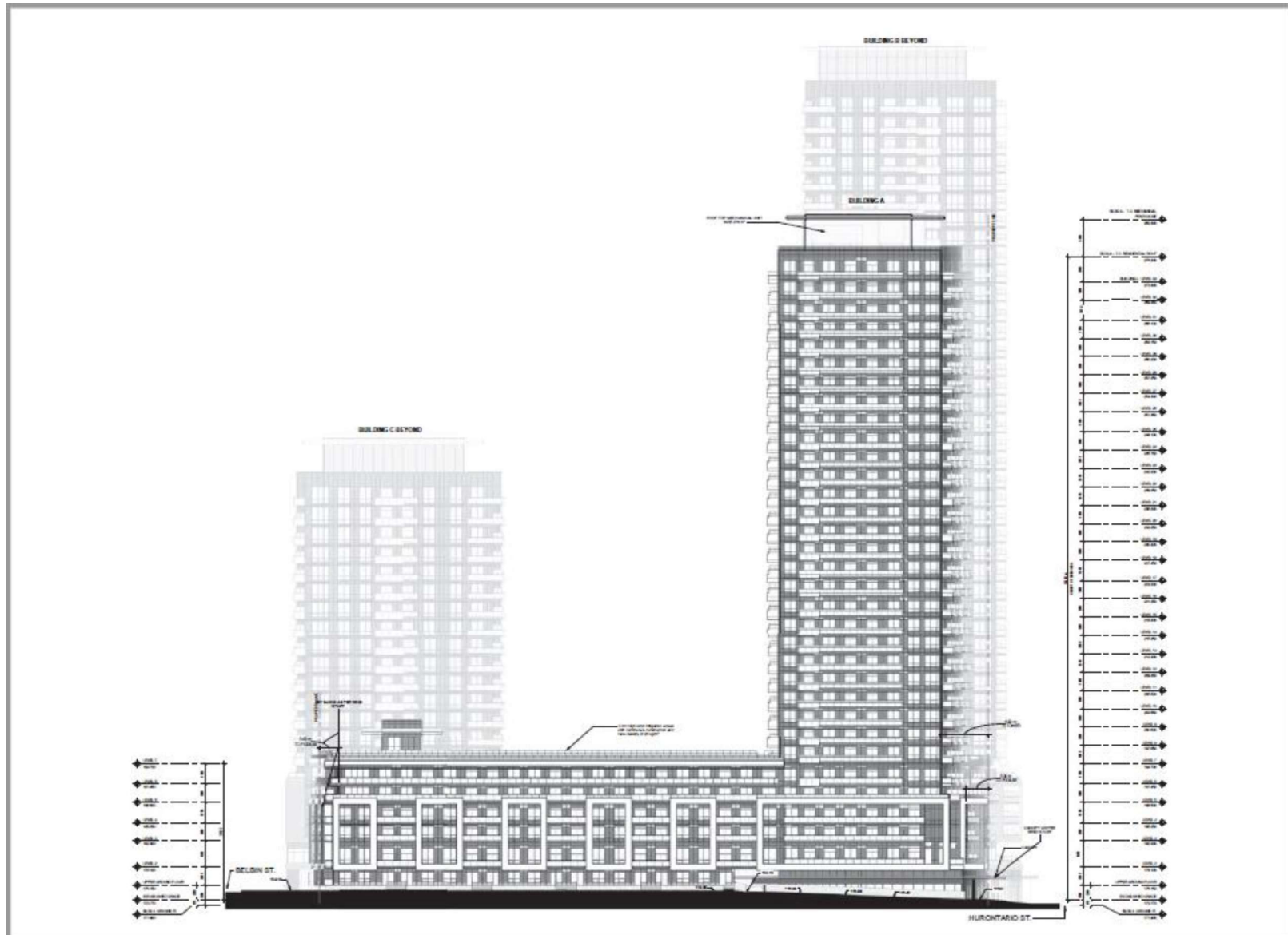


Site Plan

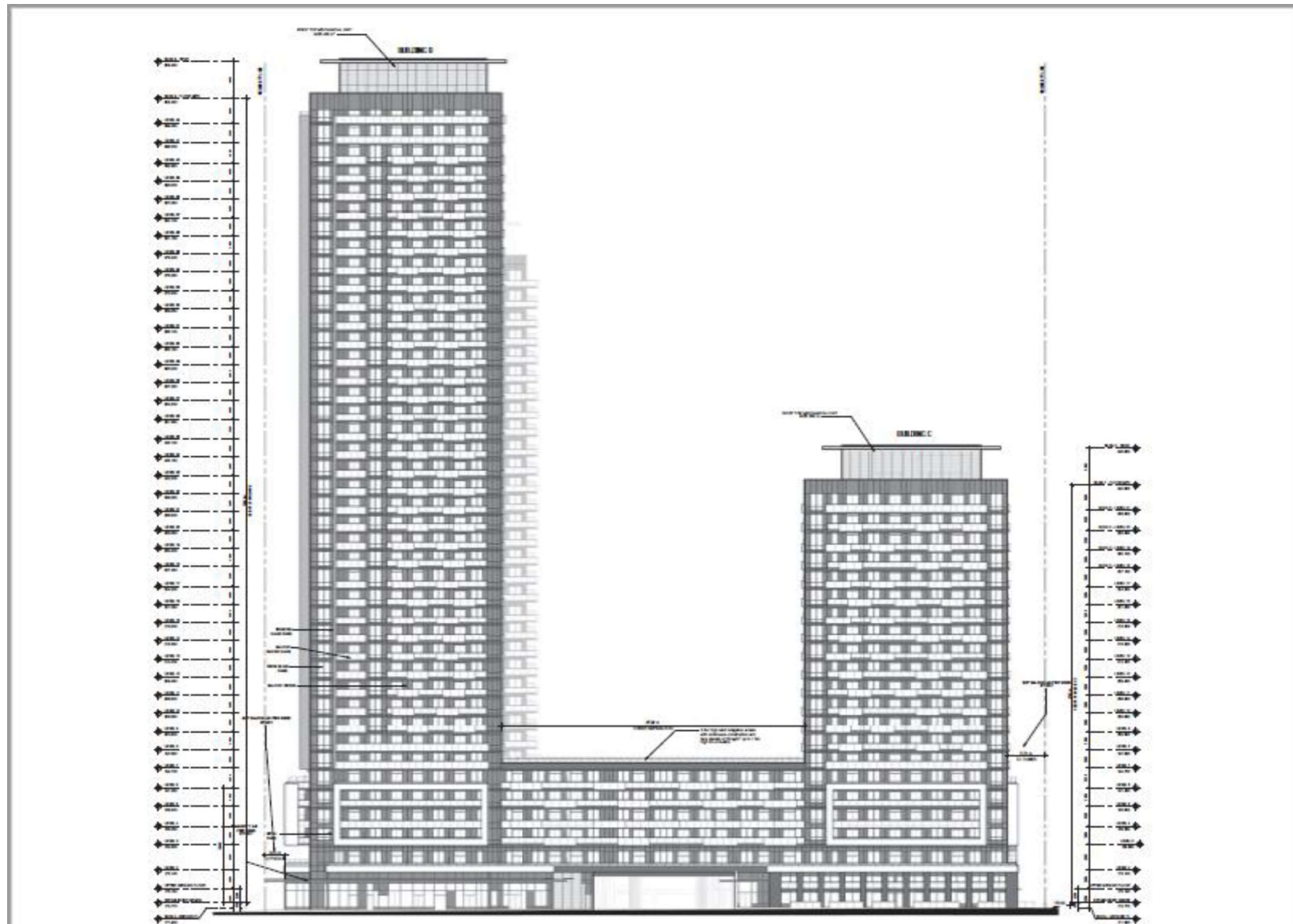




West Elevation



North Elevation



South Elevation



Applicant's Rendering

2. Site Description

Site Information

The property is located on the northeast corner of Hurontario Street and Armdale Road and is in a predominately residential area consisting of apartments and townhomes. The site is currently vacant though Phase 1 (north half of the property) was approved through Site Plan application SP 19/061 W5 for 33 storey residential building with a 6 storey podium containing 497 units.



Aerial Photo of 5081 Hurontario Street

Property Size and Use	
Frontages:	
Hurontario Street	98 m (321.5 ft.)
Armdale Road	105 m (344.5 ft.)
Belbin Street	100 m (328.1 ft.)
Gross Lot Area:	
Phase 1 North half	1.59 ha (3.9 ac.)
Phase 2 South half	1.38 ha (3.4 ac.)
Existing Uses:	A sales presentation centre is temporarily located on the site.



Image of existing conditions facing east

Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands are zoned **D** (Development) which permitted the existing use detached dwelling
- November 14, 2012 – Mississauga Official Plan came into force except for those sites/policies which have been appealed. The subject lands are designated **Residential High Density** in the Uptown Major Node
- April 24, 2013 – Official Plan Amendment and Rezoning applications (OZ 09/011 W5) approved the subject lands **H-RA5-44** (Apartments – Exception)
- August 5, 2020 – Application to Remove the Holding Provision (H-OZ 19/006 W5) was approved to zone the subject lands **RA5-44** (Apartments – Exception) zone
- January 18, 2021 – Site plan (SP 19/061 W5) was approved for Phase I, the north portion of the property

3. Site Context

Surrounding Land Uses

The immediate area consists of a mix of townhomes and apartment buildings. South of the site are two commercial plazas which include a Shoppers Drug Mart, LCBO, restaurants, fitness centre and Oceans grocery store. The Hawthorne Valley Trail and park is located across from

Hurontario Street, north of Eglinton Avenue West. A future community park is planned for 175 m (574 ft.) from this proposal within the 91 Eglinton Avenue East development.

The surrounding land uses are:

North: Apartment
East: Semi-detached dwellings and Apartment
South: Commercial plaza
West: Apartments

Neighbourhood Context

The subject property is located on the north side of Armdale Road on the east side of Hurontario Street within the Uptown Major Node Character Area. The site is currently occupied by a sales centre. The Uptown Major Node is centred on the Hurontario Street and Eglinton Avenue intersection and is undergoing significant transition and growth.

The node contains the Emerald Centre (west side of Hurontario Street, south of Eglinton Avenue West), Cityside Shopping Centre (northeast corner of Hurontario Street and Eglinton Avenue East), Mississauga Marketplace Plaza (southeast corner of Hurontario Street and Eglinton Avenue East) and 30 Eglinton West Commercial Centre (southwest corner of Hurontario Street and Eglinton Avenue West). These plazas provide a range of services including a grocery store, drug store, medical offices, gym, Service Ontario, and restaurants.

A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Eglinton Avenue East,

south of the subject property. Land uses within the node consist of apartment buildings, retail and office commercial, and some vacant parcels. Generally, there is a transition from high density development to medium and low density residential buildings further from the Hurontario/Eglinton intersection.



Aerial Photo of 5081 Hurontario Street

Demographics

Based on the 2016 census, the existing population of the Uptown Major Node area is 10,380 with a median age of this area being 40 (compared to the City's median age of 40). 68% of the neighbourhood population are of working age (15 to 64 years of age), with 16% children (0-14 years) and 17% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 15,900 and 19,700 respectively. The

average household size is 2 persons with 87% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 2,665 units (61%) owned and 1,730 units (39%) rented with a vacancy rate of approximately 0.9%*. In addition, the number of jobs within this Character Area is 2,185. Total employment combined with the population results in a PPJ for Uptown Major Node of 128 persons plus jobs per ha (316 persons plus jobs per acre).

*Please note that vacancy rate data does not come from the census. This information comes from CMHC which demarcates three geographic areas of Mississauga (Northeast, Northwest, and South). This specific Character Area is located within the northeast geography. Please also note that the vacancy rate published by CMHC is ONLY for apartments.

Other Development Applications

The following development applications are in process or were recently approved in the immediate vicinity of the subject property:

- Files OZ 18/016 W5 and T-M18005 – applications approved for 91 Eglinton Avenue East and 5055 Hurontario Street, Liberty Developments Inc., for six condominium apartment buildings with heights of 19, 24, 25, 35, 35 and 37 storeys, including ground floor retail and office uses and 16 three storey condominium townhomes and a public park
- File OZ 18/011 W5 – applications in process for 0 and 5044 Hurontario Street, Pinnacle Uptown, for five

condominium apartment buildings with heights of 32, 36, 40, 45, and 50 storeys with retail and office uses in the podiums

forecasted for the node.

These applications are within the anticipated population
Community and Transportation Services

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

The area is well served by major City of Mississauga facilities. The Hawthorne Valley Park is located across Hurontario Street and is approximately 850 m (2,788.7 ft.), representing an eleven minute walk. In addition a park block was approved in the subdivision to the south east.. The Frank McKechnie Community Centre and Library is located 2.5 km (1.5 miles) east of the subject property. On a larger scale, the Paramount Fine Food Centre, Paramount Fine Food Sportszone and the Mississauga Iceland Rinks are located 3.9 km (2.4 miles) to the east.

A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street and Bristol Road. 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 intersection at Bristol Road and Hurontario is identified as a Major Transit Station Area (MTSA).

The following major MiWay bus routes currently service the site:

- Route 17 – Hurontario Street
- Route 103 – Hurontario Street
- Route 35/35a – Eglinton Avenue
- Route 87 – Eglinton Avenue

4. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications 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
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>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>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<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>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</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</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>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p> <p>General objectives of ROP, 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>

Mississauga Official Plan

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

Existing Designation

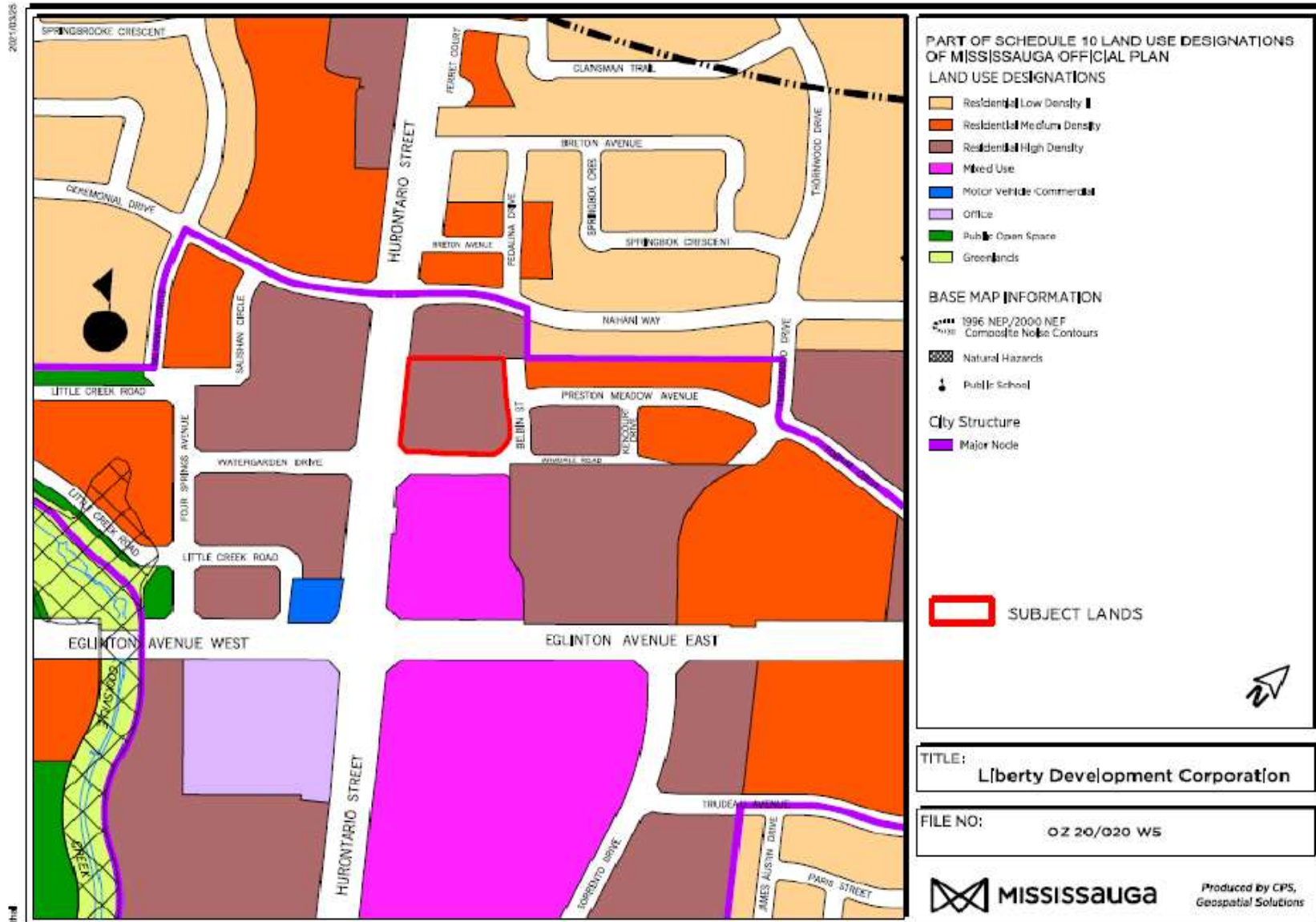
The lands are located within the Uptown Major Node Character Area and are designated **Residential High Density – Special Site**. The **Residential High Density – Special Site** designation permits a maximum FSI of 6.13 and a maximum building height of 30 storeys.

The subject property is located within a Major Transit Station Area (MTSA).

Proposed Designation

The applicant is proposing to change the designation to **Residential High Density – Special Site** to permit an FSI of 7.3 and a building height of 42 storeys. The applicant will need to demonstrate consistency with the intent of MOP and shall have regard for the appropriateness of the proposed built form in terms of compatibility with the surrounding context and character of the area.

Through the processing of the applications, staff may recommend a more appropriate designation to reflect the proposed development in the Recommendation Report.



Excerpt of Uptown Major Node Character Area

Relevant Mississauga Official Plan Policies

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

	General Intent
Chapter 4 Vision	<p>People of diverse backgrounds, ages and abilities are choosing to live, work and invest in Mississauga. (4.3)</p> <p>Mississauga will preserve the character, cultural heritage and livability of communities. (4.4.3)</p> <p>Mississauga will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts. (4.4.5)</p> <p>Mississauga will direct growth by: focusing on locations that will be supported by planned and higher order transit, higher density, pedestrian oriented development and community infrastructure, services and facilities. (4.5)</p>
Chapter 5 Direct Growth	<p>Most of Mississauga's future growth will be directed to Intensification Areas. (5.1.4)</p> <p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Section 5.1.6)</p> <p>New development will not exceed the capacity of existing and planned engineering services, transit services and community infrastructure. Development proposals may be refused if existing or planned servicing and/or infrastructure are inadequate to support the additional population and employment growth that would be generated or be phased to coordinate with the provision of services and infrastructure. (5.1.9)</p> <p>Development applications within a Major Node proposing a change to the designated land use which results in a significant reduction in the number of residents or jobs that could be accommodated on the site, will not be permitted unless considered through a municipal comprehensive review. (5.3.2.5)</p> <p>Development in Major Nodes will be in a form and density that achieves a high quality urban environment. (5.3.2.11)</p> <p>Major Nodes will be served by frequent transit services, including higher order transit facilities, which provide connections to destinations within the city and to neighbouring municipalities. (5.3.2.12)</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. (Section 5.4.4)</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands. (Section 5.4.5)</p>

	General Intent
	Land uses and building entrances will be oriented to the Corridor where possible and surrounding land use development patterns permit. (5.4.7)
	Transit services infrastructure will utilize Corridors to connect Intensification Areas. (5.4.9)
Chapter 6 Value The Environment	Parks also have a role in creating a complete community and strong economy. The availability of a park system is a factor for residents and businesses concerned about quality of life. (6.3)
Chapter 7 Complete Communities	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2) <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p> <p>Design solutions that support housing affordability while maintaining appropriate functional and aesthetic quality will be encouraged. (7.2.8)</p> <p>The provision of housing that meets the needs of young adults, older adults and families will be encouraged in the Downtown, Major Nodes and Community Nodes. (7.2.9)</p>
Chapter 8 Create a Multi- Modal City	<p>Transit will be a priority for transportation infrastructure planning and major transportation initiatives. (8.1.11)</p> <p>Mississauga will create a multi-modal road network through:</p> <ul style="list-style-type: none"> a. a transportation system that provides mobility and accessibility to all users; b. opportunities for transit priorities; c. pedestrian and cycling access and routes; and d. priority truck routes for the efficient movement of goods. (8.2.2.2) <p>Mississauga will strive to create a fine-grained system of roads that seeks to increase the number of Mississauga Official Plan – Part 2 August 11, 2015 Create a Multi-Modal City 8-7 road intersections and overall connectivity throughout the city. (8.2.2.3)</p>
Chapter 9 Build A Desirable Urban Form	<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. (Section 9.1.1)</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. (9.1.2)</p>

	<p>General Intent</p> <p>Built form should provide for the creation of a sense of place through, among other matters, distinctive architecture, streetscaping, public art and cultural heritage recognition. (9.2.1.3)</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas. (9.2.1.4)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (9.1.5)</p> <p>The preferred location of tall buildings will be in proximity to existing and planned Major Transit Station Areas. (9.2.1.8)</p> <p>Tall buildings will be sited and designed to enhance an area's skyline. (9.2.1.11)</p> <p>Tall buildings will be sited to preserve, reinforce and define view corridors. (9.2.1.12)</p> <p>Tall buildings will be appropriately spaced to provide privacy and permit light and sky views. (9.2.1.13)</p> <p>Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections. (9.2.1.25)</p> <p>Streetscape improvements including trees, pedestrian scale lighting, special paving and street furniture in sidewalks, boulevards, open spaces and walkways, will be coordinated and well designed. (9.2.1.36)</p> <p>Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resource and makes them focal points for the community. (Section 9.2.4.1)</p> <p>Where cul-de-sac and dead end streets exist, accessible paths that provide shortcuts for walking and cycling and vehicular access should be created, where possible. (Section 9.3.1.6)</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>Where direct vehicular access to development is not permitted from major roads, buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from a side street, service road or rear laneways. (Section 9.5.2.4)</p>
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	General Intent
Chapter 11 General Land Use Designations	Lands designated Residential High Density will permit the following: <ul style="list-style-type: none"> a. Apartment dwelling b. Uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property; and c. Uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, except for commercial parking facilities, gas bars and drive-through facilities. (11.2.5.6)
Chapter 13 Major Nodes	For lands within a Major Node, a minimum building height of two storeys to a maximum building height of 25 storeys will apply, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies. (13.1.1.2) <p>Community Form and Structure Uses along Hurontario Street should be integrated with the overall community design by providing for:</p> <ul style="list-style-type: none"> a. a graduated transition in development intensity and building scale; and b. orientation of buildings, related open spaces and service functions to minimize visual and functional conflicts on abutting lands. (13.4.1.2)
Chapter 19 Implementation	This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows: <ul style="list-style-type: none"> • the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands; • that a municipal comprehensive review of the land use designation or a five year review is not required; • the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands; • there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application; • a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1)

Mississauga Zoning By-law

Existing Zoning

The subject property is currently zoned **RA5-44** (Apartments – Exception), which permits apartments, long-term care building, retirement building and office, medical office-restricted, retail store, financial institution, restaurant, take-out restaurant and personal service establishment with a maximum FSI of 6.13 and maximum heights of 21, 27 and 33 storeys.

Proposed Zoning

The applicant is proposing to zone the property **RA5-Exception** (Apartments - Exception) to permit an increase in the maximum FSI from 6.13 to 7.26 and increase the maximum building heights from 21, 27 and 33 storeys to 21, 33 and 42 storeys, and reduce the resident parking rate.

Through the processing of the applications staff may recommend a more appropriate zone category for the development in the Recommendation Report.



| Search Trends | Power Mower | 2008 | CE 20 | 035 HPS | RPTWarden2007S-Cat | [View](#) | [Print](#) | [Download](#)

Proposed Zoning Regulations

Zone Regulations	Existing RA5-44 Zone Regulations	Proposed Amended Zone Regulations
Additional Permitted Uses	N/A	Live Work Units
Maximum number of dwelling units	1 077	1,260
Maximum Floor Space Index (FSI)	6.13	7.3
Maximum building height	30 storeys	42 storeys 131 m (429.8 ft.)
Minimum number of resident parking spaces per 1 bedroom live work units	N/A	0.9
Minimum number of resident parking spaces per 2 bedroom live work units	N/A	1.0
Minimum number of resident parking spaces per 1 bedroom units	1.1	0.7
Minimum number of resident parking spaces per 2 bedroom units	1.1	0.85
Minimum number of resident parking spaces per 3 bedroom units	1.2	1.10
Minimum number of retail/visitor parking spaces per unit	0.15	0.15
Retail and visitor parking spaces shall be shared	For the visitor parking space component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor parking spaces per unit or Parking required for all non-residential uses , except	No additional parking for the retail uses

Zone Regulations	Existing RA5-44 Zone Regulations	Proposed Amended Zone Regulations
	restaurant and take-out restaurant. Restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law	
Minimum required landscaped area	25% of the lot area	12% of the lot area
To permit encroachments in a landscaped buffer	No encroachments permitted in a landscape buffer	A walkway along the Hurontario Street frontage to be permitted within the required landscape buffer . Walkways, stairs, and vents along the northern property line to be permitted within the requirement landscape buffer
Minimum setback percentage from the build-to-line	20%	35%
Maximum balcony projection	1.0	1.5
Minimum amenity area	The greater of 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area	4 m ² (43.1 ft. ²) per dwelling

Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement*

(2020), Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more – requiring an official plan amendment or

rezoning for additional height and/or density beyond as-of-right permissions – will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-2028
<https://www.peelregion.ca/housing/housinghomelessness/pdf/plan-2018-2028.pdf>.

To achieve these targets, the City is requesting that a minimum of 10% of new ownership units be affordable. The 10% contribution rate will not be applied to the first 50 units of a development. The contribution may be in the form of on-site or off-site units, land dedication, or financial contributions to affordable housing elsewhere in the city.

Staff are cognisant that the existing zoning permissions of the **H-RA5-44** (Apartments – Exception) zoning allow a maximum of 1,077 units (Phase 1 and 2). As such, the City is seeking to ensure that a portion of the additional units (1,252 units proposed – 1,077 units permitted) are affordable to middle income households.

5. School Accommodation

The Peel District School Board

Student Yield	School Accommodation		
65 Kindergarten to Grade 5	Nahani Way Public School	Bristol Road Middle School	Applewood Heights S.S.
21 Grade 6 to Grade 8	Enrolment:	Enrolment:	Enrolment:
12 Grade 9 to Grade 12	Capacity:	Capacity:	Capacity:
	Portables:	Portables:	Portables:

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
13 Kindergarten to Grade 8	St. Jude Elementary School	St. Francis Xavier
11 Grade 9 to Grade 12	Enrolment: 317	Enrolment: 1 858
	Capacity: 280	Capacity: 1 500
	Portables: 19	Portables: 17

6. Community Questions and Comments

No community meetings were held and no written comments were received by the Planning and Building Department.

7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (January 25, 2021)	The Region has received a satisfactory Functional Servicing Report. Waste collection for the commercial units will be required through a private waste hauler and the Region will provide front-end collection of garbage and recyclable materials for the apartment units.
Dufferin-Peel Catholic District School Board (January 6, 2021) and the Peel District School Board (January 8, 2021)	Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications. Both School Boards require their standard warning clauses to be placed within the Development Agreement to advise that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. In addition, if approved, the Peel District School Board and the Dufferin-Peel Catholic District School Board also require certain conditions be added to the applicable Development Agreements and to any purchase and sale agreements.
City Community Services Department – Park Planning Section (March 29, 2021)	In the event that the application is approved, the Community Services Department - Park Planning note the following conditions. In comments dated March 29, 2021, Community Services indicated that proposed development is located approximately 480 m (1,574 ft.) from Sandalwood Park (P-309), zoned OS1 (Open Space - Community Park) which includes a play site and a 11 X 11 soccer field. The site is also located approximately 680 m (2,230 ft.) from McKechnie Woods Park (P-362), zoned OS2 (Open Space - City Park) and includes a spray pad, public tennis court, basketball hoops, picnic area. Furthermore, Frank McKechnie Community Center and the Library is also adjacent to this park and this development proposal will have no significant impact to Frank McKechnie Community Center and Library. A future community park is planned for 175 m (574 ft.) from this proposed development within 91 Eglinton Avenue East (Liberty Development). 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.

Agency / Comment Date	Comments
Economic Development Office (March 12, 2021)	Additional information to demonstrate how conformity with Section 5.1 and 5.3 and 10 in the Official Plan will be achieved as well as to the Economic Development Strategy. Consider in addition to the proposed retail uses proposing office, personal service and medical uses for ground floor as well as any upper level commercial spaces
City Transportation and Works Department (March 24, 2021)	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details and revisions prior to the City making a recommendation on the application, as follows:</p> <p>Stormwater A Functional Servicing and Storm Water Management Report, prepared by Crozier and Associates and dated October 2020, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include improvements to existing stormwater servicing infrastructure, new infrastructure and/or on-site stormwater management controls. The applicant is proposing to utilize the existing storm sewer infrastructure to service the development lands, as well as on-site stormwater management controls for the post development discharge.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> • Demonstrate the feasibility of the proposed storm sewer; and • Demonstrate that there will be no impact to the existing drainage system and how groundwater will be managed on-site <p>Traffic A traffic impact study (TIS), prepared by LEA Consulting Ltd. and dated October 2020, was submitted in support of the proposed development and a full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff is not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> • Provide an updated Traffic Impact Study addressing all staff comments; • Provide satisfactory updated plans that are in accordance with the terms and conditions of the Development and Servicing Agreements for 43M-1988; and, • Address any traffic concerns from the Community related to the proposed development. <p>Environmental Compliance A Phase One ESA (project no 181-13664-00) and Phase Two ESA (project # 181-13664-00) both dated December 2018, prepared by WSP have been received in support of the proposed development.</p>

Agency / Comment Date	Comments
	<p>The applicant is required to provide the following information as part of subsequent submissions:</p> <ul style="list-style-type: none"> • Reliance letter for the reports • A document signed by a qualified person confirming that a pile of fill material and the use of the northeast portion of the site as a parking/staging area are not resulted in the Area of Potential Environmental Concern (APEC) for the property. • Clarification about the current use of the property and the need for a Record of Site Conditions • The Temporary Discharge to Storm Sewer Commitment Letter • Confirmation about wells decommissioning <p>Noise A preliminary environmental noise and vibration report prepared by Jade Acoustics, dated October 2020 was submitted for review. The report evaluates the potential impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. Noise sources that may have an impact on this development include road traffic, future HuLRT, the nearby commercial properties, and mechanical equipment of other residential buildings in the vicinity. The information received to date matches with the concept of the proposal received. However, further details will be required at the building detailed design stage.</p> <p>Engineering Plans/Drawings The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans), which need to be revised as part of subsequent submissions, in accordance with City Standards.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Light Rail Transit Office - Metrolinx - Alectra Utilities - City of Mississauga, Community Services – Public Art - City of Mississauga, Community Services – Fire - City of Mississauga, Transit - City of Mississauga, Realty Services
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Enbridge Gas - Rogers Cable - Greater Toronto Airport Authority - Ministry of Transportation - Trillium Health Partners - Conseil Scolaire Viamonde - Conseil Scolaire de District Catholique Centre-Sud - Community Services – Heritage Planning and Indigenous Relations

Development Requirements

There are engineering matters including: grading, engineering, servicing and 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.

8. Section 37 Community Benefits (Bonus Zoning)

Should these applications be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits as a condition of approval.

9. Next Steps

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

- Is the proposed development compatible with the existing and planned character of the area given the proposed massing, building height, and lotting fabric?
- Are the proposed zoning by-law exception standards appropriate?

Upon satisfying the requirements of various City departments and external agencies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the applications.

Recommendation Report Detailed Planning Analysis

Owner: 1997937 Ontario Inc. (Liberty Development Corp.)

5081 Hurontario Street

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1. Community Comments

Through correspondence, comments from the public were generally directed towards the proposed increased density. Below is a summary and response to the specific comments heard.

Comment

Do the environmental and technical studies that were prepared for the proposed development take into consideration the safety and comfort of the future occupants of these buildings and the surrounding community?

Response

The applicant has prepared numerous technical studies, reports and drawings (including environmental studies) in support of the proposed development applications (refer to Appendix 1 – Information Report for the list of submitted materials). These materials, which are required to be prepared by qualified professionals in accordance with the City's terms of reference, have been deemed satisfactory for the purposes of making a recommendation to Council on the merits of these applications. Refer to Section 2 of this Appendix for updated agency and City department comments.

2. Updated Agency and City Department Comments

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The revised applications were circulated to all City departments and commenting agencies on June 22, 2021, November 22, 2021 and April 4, 2022. A summary of the comments on the initial proposal are contained in the Information Report attached as Appendix 1. Below are updated comments.

Transportation and Works

Technical reports, plans 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 in accordance with City requirements to confirm the feasibility of the proposal from an engineering standpoint.

Stormwater

The Functional Servicing and Stormwater Management Report prepared by C.F. Crozier & Associates Inc. November 2021 indicates that an increase in stormwater runoff will occur with the development of the site. In order to mitigate the change in impervious area from the proposed development and/or impact to the receiving municipal drainage system, on-site stormwater management controls for the post-development discharge are required.

The applicant has demonstrated a satisfactory stormwater servicing concept. Green roofs and water reuse on site are being pursued. Further details related to the stormwater tank, reuse component to meet the water balance requirement, as well as the overall refinement of the stormwater management report will be addressed prior to Site Plan approval.

Traffic

A total of three Traffic Impact Study (TIS) submissions were provided by LEA Consulting Ltd. in support of the proposed development. Each submission was reviewed and audited by the City's Transportation and Works Department. The third submission study, dated March 30th, 2022 complies with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 168 (46 in, 122 out) and 235 (137 in, 98 out) two-way vehicular site trips for the weekday AM and PM peak hours in 2025, respectively.

With the traffic generated by the proposed development, the study area intersections and proposed vehicular accesses are expected to operate at acceptable levels of service in a dense urban context.

Road Network Capacity

In response to development pressure in the Uptown Node, staff undertook preliminary work to understand the cumulative impacts of this higher amount of growth in the Uptown Node on the provision of infrastructure and services, as reported in the Corporate Report titled "Uptown Node Capacity Review", dated June 29, 2020. As the area continues to develop, key

intersections within the Uptown Node will be under increasing pressure during the peak AM and PM hours only.

The Transportation Impact Study (TIS) completed by the applicant's consultant identifies traffic capacity constraints along the Hurontario Street corridor. However, these are primarily attributable to the conservatively estimated background traffic, and removal of vehicular lanes due to the Hurontario Light Rail Transit (LRT). It should be noted that these capacity constraints are projected, regardless of whether the proposed development is built. In comparing the future background (without the proposed development) and the future total (with the proposed development) scenarios, the maximum increase in average delay for an individual intersection movement during the AM/PM peak hours is 10 seconds. This is considered a nominal increase and there remains excess vehicular capacity throughout the adjacent road network.

The subject site fronts a higher-order transit corridor (Hurontario LRT); will have a plethora of active transportation mobility options; and is located within close proximity to many amenities. The overall transportation capacity of the road network will be greatly enhanced through the introduction of dedicated higher-order transit and active transportation infrastructure. Furthermore, Transportation Demand Management (TDM) measures are proposed as part of the development, to reduce the traffic impacts of the subject site including unbundled parking, bicycle parking, pre-loaded PRESTO cards, and enhanced pedestrian-friendly streetscapes. It is anticipated that these measures will

encourage public transit use and reduce Single Occupancy Vehicle (SOV) trips to and from the subject site and the Uptown Node.

Staff are in the process of developing further policies and plans that will help to manage some of this growth and ensure that the Uptown Node can thrive as a complete, vibrant, and well-served community into the future. Notwithstanding the traffic capacity constraints, the City has received and processed several other development applications within the Uptown Node area.

Therefore, while the adjacent vehicular levels of service are projected to be less than optimal, the proposal will help achieve a more pedestrian-oriented and transit friendly environment without adversely impacting public safety.

Environmental Compliance

A Phase One Environmental Site Assessment and a Phase Two Environmental Site Assessment, both dated December 2018 and prepared by WSP, have been submitted in support of the proposed development. No further action is required.

Noise

A Noise Study prepared by Jade Acoustics Inc., dated October 2020, was submitted for review. The study evaluates the potential impact both to and from the proposed development and recommends mitigation measures to reduce any negative impacts. The evaluated noise sources that may impact this development include road traffic noise, Hurontario Light Rail Transit and associated power substation noise, the nearby

commercial properties, and mechanical equipment of other nearby residential buildings. Final details related to noise mitigation requirements will be further addressed at the Site Plan stage.

Engineering Plans and Drawings

The applicant has submitted a number of technical plans and drawings (i.e. Grading and Servicing Plans, etc.). Transportation and Works is satisfied that the information reviewed to date is satisfactory and in accordance with City requirements. No new municipal infrastructure (roads or services) are required as a result of this development.

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

The Public Meeting Report dated April 16, 2021 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

Section 1.1.3.2 of the PPS requires development to reflect densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities and are transit supportive.

Section 1.1.3.3 of the PPS states that planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock.

Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

The proposed development will utilize surrounding community infrastructure, has adequate access to servicing and is located in close proximity to transit infrastructure. The proposed

development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

Section 9 of MOP (build a desirable Urban Form) has a range of policies that encourages vibrant, mixed use areas, serviced by multi-modal transportation. Policy 9.2.1.10 of MOP requires that appropriate height and built form transitions be provided between site and their surrounding area.

5. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the

appropriate type and scale of development in strategic growth areas and 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.

The proposed development conforms to the Growth Plan as it is intensifying a high density site and utilizing existing municipal infrastructure.

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

6. Region of Peel Official Plan

As summarized in the public meeting report dated April 16, 2021 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject property is located within the Urban System of the Region of Peel. General Objectives in Section 5.3.1 and General Policies in Section 5.3.2 direct development and redevelopment to the Urban System to achieve intensified and compact form and a 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.

The proposed development conforms to the ROP as it is an appropriate development that efficiently uses land to contribute to housing choices in the neighbourhood.

7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Uptown Major Node Character Area, to permit three apartment buildings with heights of 23, 33 and 38 storeys containing 1,265 condominium apartment units, a minimum of 2 280 m² (24,541.7 ft²) of retail commercial and office uses and a maximum floor space index of 7.26. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***
- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

Planning staff have undertaken an evaluation of the relevant policies of the PPS, Growth Plan and MOP, including those found in Section 19.5.1 against this proposed development application.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject site is located in the Uptown Major Node Character Area, an Intensification Area in the City's Urban Structure.

The existing population of this Major Node is 12,300 with 2,200 jobs. If approved, the proposed development (Phase 2) will have an estimated population of 1,621, an increase of approximately 364 persons. By 2041, the City's approved growth forecast projects a population of approximately 20,000. The average household size is 2 with 87% of people living in apartment buildings that are five storeys or more. The mix of housing tenure for the area is 2,665 units (61%) owned and 1,730 units (39%) rented with a vacancy rate of approximately 0.9%. In addition, the number of jobs within this Character Area is 2,185. Total employment combined with the population results in a PPJ for Uptown Major Node of 128 persons plus jobs per ha (316 persons plus jobs per acre).

Section 5.3.2.4 of MOP indicates that Major Nodes will achieve a minimum gross density of between 200 and 300 residents and jobs combined per hectare (or between 81 and 122 residents plus jobs per acre). This proposal (Phase 2) will

provide 705 residents per hectare (263 residents per acre), while the overall development (Phase 1 and Phase 2) will provide 2,269 residents per hectare (914 residents per acre). Although Section 5.3.2.6 of MOP indicates that Major Nodes will achieve an average population to employment ratio of between 2:1 and 1:2, this is measured across the entire area of each node. The subject site is designated for residential high density development, rather than mixed use. The number of jobs to be generated from this proposal (Phase 2) is estimated to be 54 jobs per hectare (22 jobs per acre), while the overall proposed development (Phase 1 and Phase 2) is estimated to be 51 jobs per hectare (21 jobs per acre). This is well beyond the existing 22 jobs per hectare (9 jobs per acre) present in the Uptown Major Node.

In addition to being located in a Major Node, the subject lands are also located on Hurontario Street, an Intensification Corridor, and are located within the Major Transit Station Area (MTSA) for the proposed Light Rail Transit (LRT) station at the intersection of Eglinton Avenue West and Hurontario Street. MTSA's are also identified as Intensification Areas in MOP.

Compatibility with the Surrounding Area

Within Intensification Areas, appropriate height and built form transitions will be required between sites and their surrounding areas. While a maximum height of 25 storeys is permitted in the Major Node, additional height can be considered: where an appropriate transition in height will be achieved; the City Structure hierarchy is maintained; the development proposal enhances existing or planned development and the

development proposal is consistent with the policies of the OP (Section 13.1.1.3).

The subject site is designated **Residential High Density – Special Site 2**, which permits apartment buildings with a maximum height of 30 storeys containing 1,077 units (1,323 dwelling units on areas 2A and 2C), a minimum of 2 750 m² (29,500.8 ft²) and a maximum of 6 300 m² (67,812.6 ft²) of retail commercial and office uses and a maximum floor space index (FSI) of 6.13.

The proposed amendments would revise the **Residential High Density – Special Site** designation to permit three apartment buildings with heights of 23, 33, and 38 storeys containing 1,265 condominium apartment units, a minimum of 2 280 m² (24,541.7 ft²) and a maximum of 6 300 m² (67,812.6 ft²) of retail commercial and office uses and a maximum FSI of 7.26.

The floor space index ranges for the subject site will also need to be deleted on Map 13-4: Uptown Major Node Character Area in addition to the above-noted changes to the Special Site Policies.

A range of uses are permitted in the node including **Residential High Density, Residential Medium Density, Mixed Use, Office** and **Motor Vehicle Commercial**. The lands surrounding the subject site are designated **Residential High Density, Residential Medium Density, and Mixed Use**, which permit apartments, townhomes, and retail commercial uses. The proposed amendment to the **Residential High**

Density – Special Site would maintain the existing permissions for apartments on the subject site, while increasing the maximum permitted building height, number of units and FSI. The proposal also reduces the minimum required floor area for retail commercial and office uses.

Services and Infrastructure

Based on the comments received from the applicable City Departments and external agencies, the existing infrastructure is adequate to support the proposed development.

The Region of Peel has advised that there is adequate water and sanitary sewer capacity to service this site.

The site is currently serviced by the following MiWay Transit routes:

- Route 17 – Hurontario Street
- Route 103 – Hurontario Street
- Route 35/35a – Eglinton Avenue
- Route 87 – Eglinton Avenue

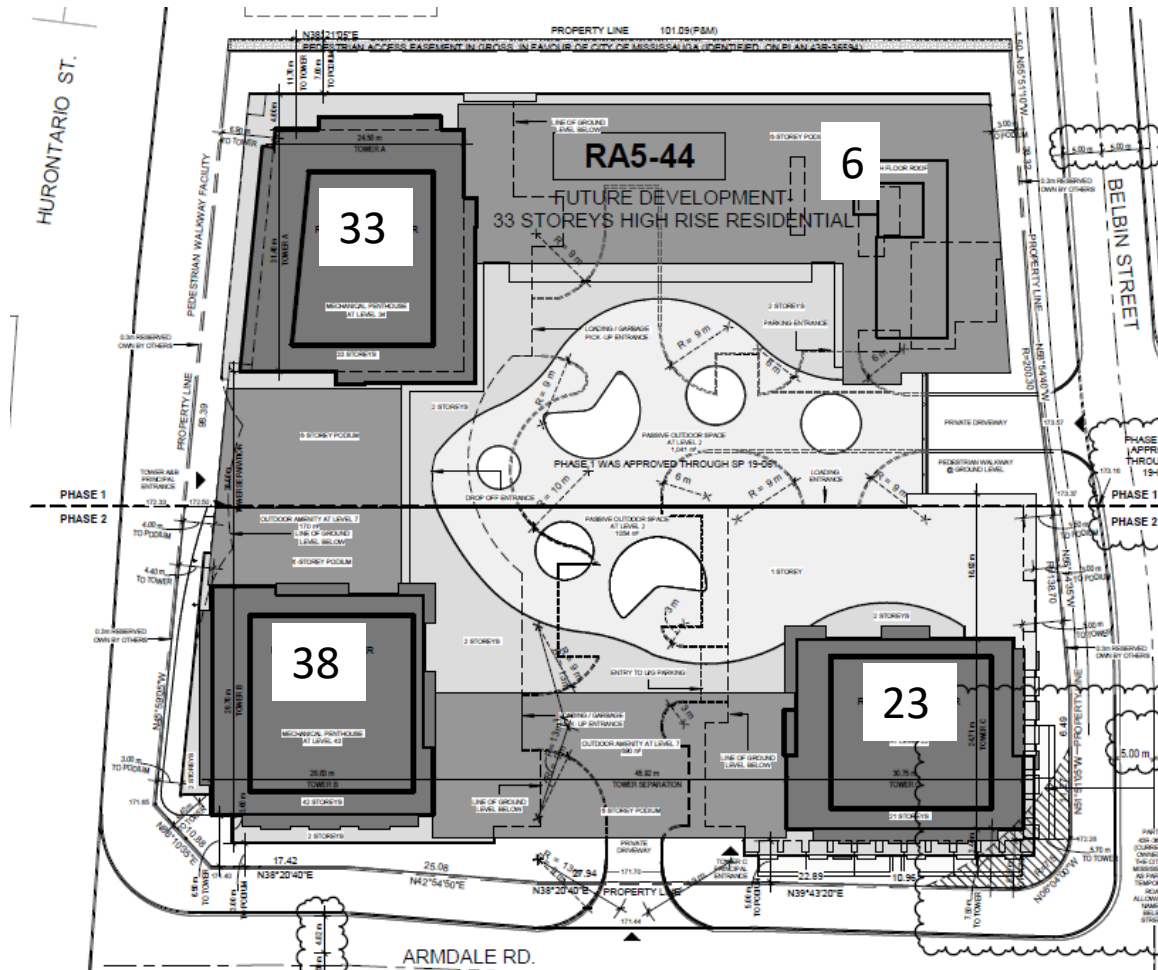
There is a transit stop on Hurontario Street within 110 m (361 ft.) of the site, and on Eglinton Avenue West within 177 m (581 ft.). A future Light Rail Transit (LRT) stop is proposed at the intersection of Hurontario Street Eglinton Avenue West, as well as Hurontario Street and Bristol Road. The LRT will provide transit connections along Hurontario Street through Mississauga, Brampton, as well as to Milton and the Lakeshore GO lines.

The node contains the Emerald Centre (west side of Hurontario Street, south of Eglinton Avenue West), Cityside Shopping Centre (northeast corner of Hurontario Street and Eglinton Avenue East), Mississauga Marketplace Plaza (southeast corner of Hurontario Street and Eglinton Avenue East) and 30 Eglinton West Commercial Centre (southwest corner of Hurontario Street and Eglinton Avenue West). These plazas provide a range of services including a grocery store, drug store, medical offices, gym, Service Ontario, and restaurants. A park block was approved in the subdivision to the south east. The Frank McKechnie Community Centre and Library is located 2.5 km (1.5 miles) east of the subject property.

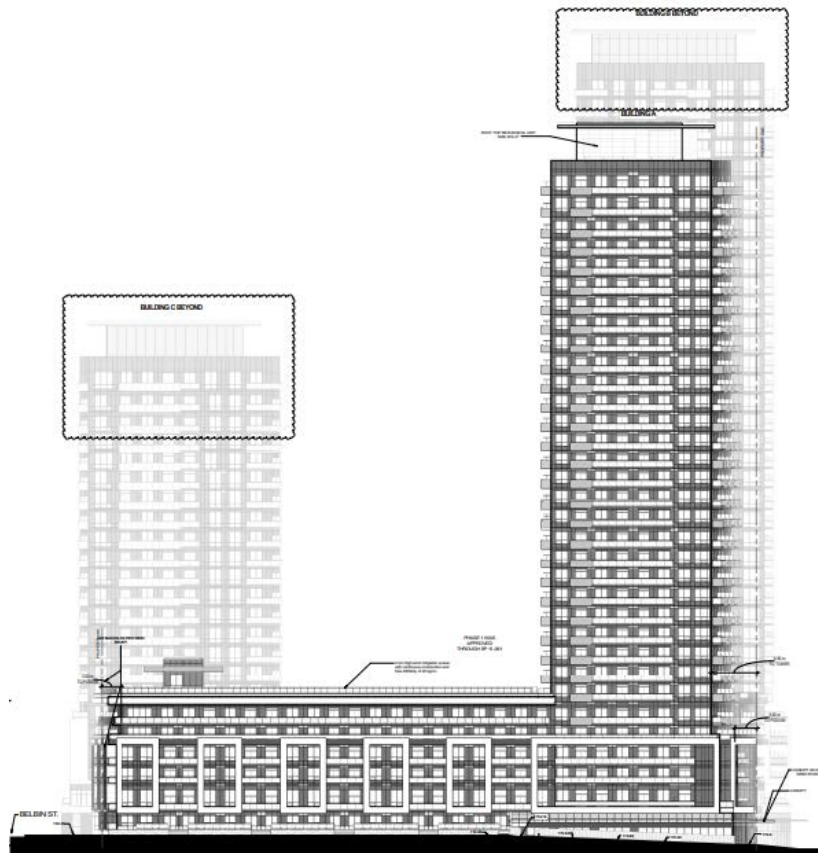
For these reasons, these applications are consistent with MOP, the Region of Peel Official Plan, the Growth Plan for the Greater Horseshoe and the PPS.

8. Revised Site Plan and Elevations

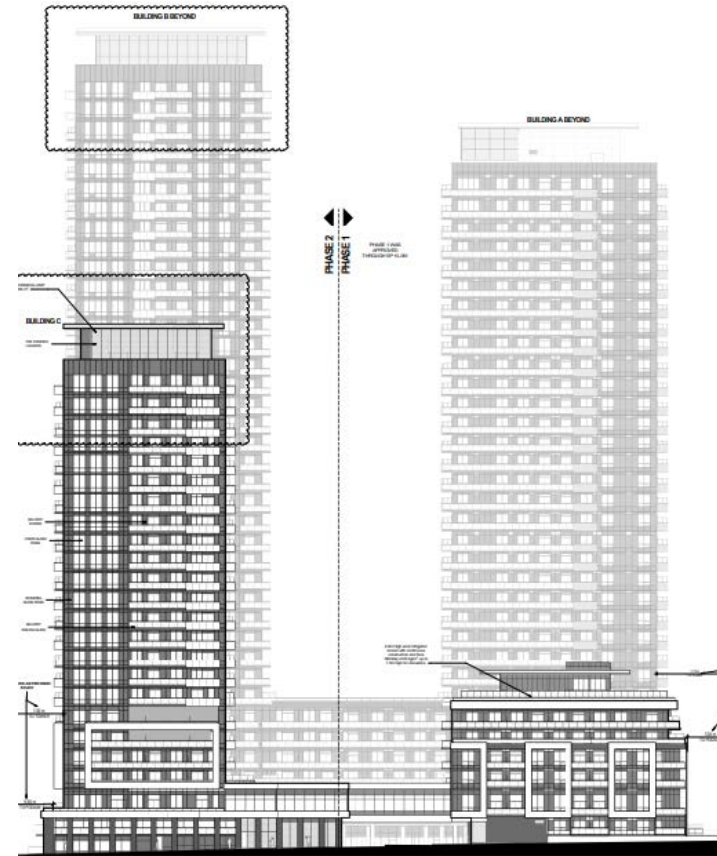
The applicant has provided a revised site plan and elevations as follows:



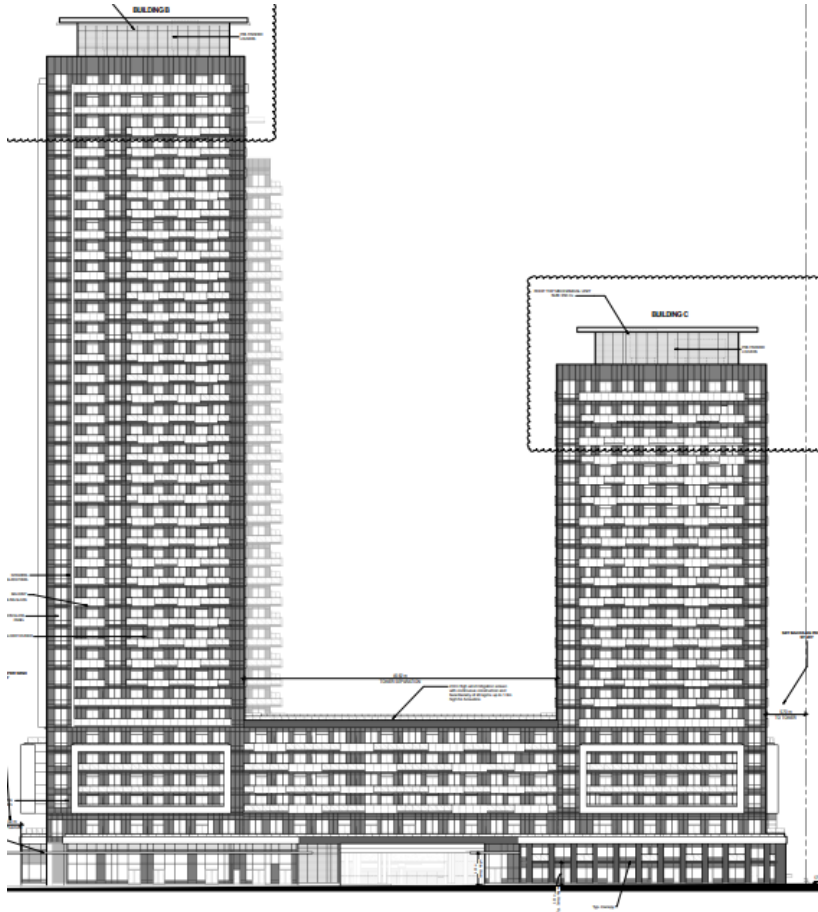
Site Plan



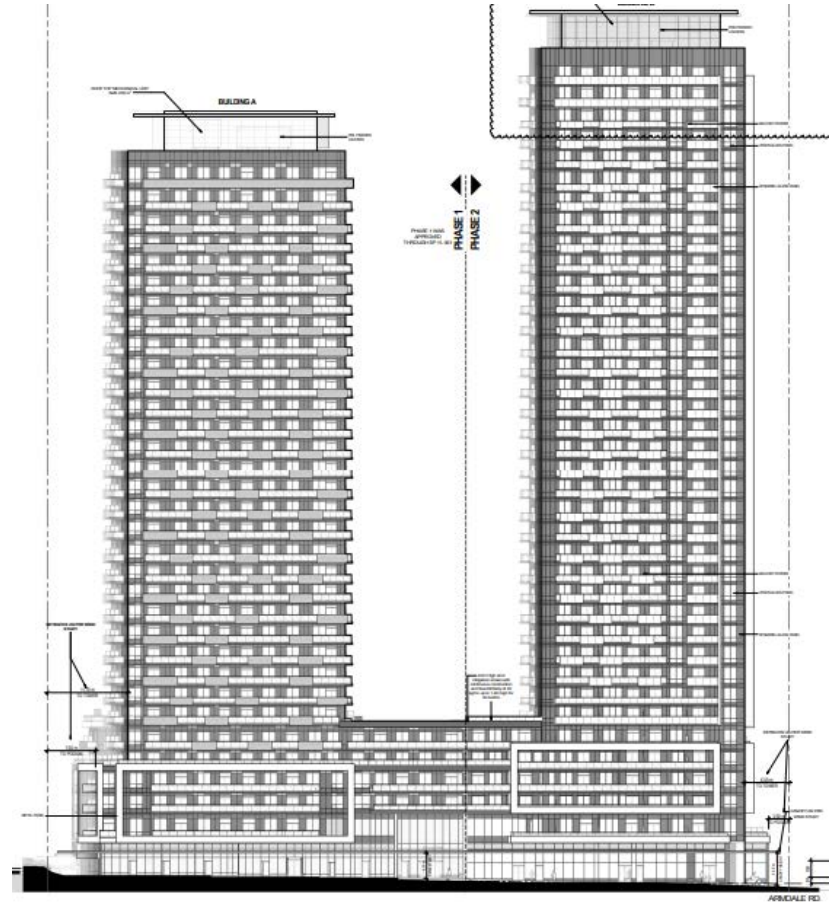
North Elevations



East Elevations (Belbin Street)



South Elevations (Armdale Road)



West Elevations (Hurontario Street)

9. Zoning

The proposed **RA5-Exception** (Apartments) is appropriate to accommodate the proposed three apartment buildings with heights of 23, 33, and 38 storeys, containing 1,265 dwelling units, retail commercial and office uses and an FSI of 7.26.

The Committee of Adjustment approved minor variance application ("A"409/19) in 2019 which allowed the following:

- A height of 33 storeys whereas a maximum height of 30 storeys was permitted
- Parking rates were reduced to
 - 0.9 resident parking spaces per 1 bedroom unit whereas 1.10 parking spaces is required
 - 1.0 resident parking spaces per 2 bedroom unit whereas 1.10 parking spaces is required
 - 1.3 resident parking spaces per 3 bedroom unit whereas 1.20 parking spaces is required
- To permit a walkway along Hurontario Street within the landscape buffer whereas a walkway is only permitted to traverse a landscape buffer
- To permit walkways, stairs and vents along the northern property line within the landscape buffer whereas such obstructions are not permitted in a landscape buffer
- To permit a setback percentage from the build-to-line of 35% whereas a maximum setback percentage from the build-to-line of 20% is permitted
- To permit a balcony projection of 1.5 m (4.9 ft.) whereas a maximum balcony projection of 1.0 m (3.3 ft.) is permitted

This zoning by-law amendment recognizes the approvals previously granted by the Committee of Adjustment. Below is an updated summary of the proposed site specific zoning provisions:

Proposed Zoning Regulations

Zone Regulations	Existing RA5-44 Zone Regulations	Proposed RA5-Exception Zone Regulations
Maximum number of dwelling units	1,077	1,265
Maximum floor space index (FSI)	6.13	7.26
Maximum building height	33 storeys	38 storeys 123 m (403.5 ft.)
Minimum number of resident parking spaces per 1, 2 and 3 bedroom units	1 bedroom – 0.9* 2 bedroom – 1.0* 3 bedroom – 1.3*	0.80
Minimum number of visitor parking spaces per condominium apartment dwelling units	0.15	0.15
Minimum number of parking spaces per	4.3 not including restaurants and take-	3.0 including restaurants and take-

Zone Regulations	Existing RA5-44 Zone Regulations	Proposed RA5-Exception Zone Regulations
100 m ² gross floor area – non-residential	out restaurants	out restaurants under 220 m ² (2 368 ft ²)
Retail and visitor parking spaces	<p>For the visitor parking space component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>The greater of 0.15 visitor parking spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses, except restaurant and take-out restaurant.</p> <p>Restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations</p>	<p>For the visitor parking space component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>The greater of 0.15 visitor parking spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses, except restaurant over 220 m² (2 368 ft²)</p>

Zone Regulations	Existing RA5-44 Zone Regulations	Proposed RA5-Exception Zone Regulations
	contained in Table 3.1.2.2 of this By-law	
Minimum landscaped area	25% of lot area	12% of lot area
Minimum amenity area	The greater of 5.6 m ² (60.3 ft ²) per dwelling unit or 10% of the site area **	4.0 m ² (47.4 ft ²) per dwelling
To permit encroachments in a landscaped buffer	<p>A walkway along the Hurontario Street frontage to be permitted within the required landscape buffer*</p> <p>Walkways, stairs, and vents along the northern property line to be permitted within the required landscape buffer along the northern property line*</p>	<p>A walkway along the Hurontario Street frontage to be permitted within the required landscape buffer*</p> <p>Walkways, stairs, and vents along the northern property line to be permitted within the required landscape buffer along the northern property line*</p>
Maximum percentage of a streetwall setback beyond the build-to-line	35%*	<p>To the north - 35%*</p> <p>Hurontario St. – 45%</p> <p>Armdale Rd. – 100%</p> <p>Belbin St. – 50%</p>

Zone Regulations	Existing RA5-44 Zone Regulations	Proposed RA5- Exception Zone Regulations
Maximum balcony projection	1.5 m* (4.9 ft.)	1.5 m* (4.9 ft.)
Minimum total gross floor area – non- residential	2 750 m ² (29,600.8 ft ²)	2 280 m ² (24,541.7 ft ²)
<p>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.</p> <p>*Approved by the Committee of Adjustment through Minor Variance application "A" 409/19.</p> <p>**Existing RA5 Base Zone Regulation</p>		

Despite the applicant's request for a maximum of 1,270 dwelling units and a maximum FSI of 7.3, staff's recommendation is to allow for a maximum of 1,265 dwelling units and a maximum FSI of 7.26, which provides sufficient flexibility for the applicant to make minor revisions to the development proposal to account for changes in market demands. The development proposal reflected in the conceptual site plan drawings reviewed through these applications include 1,243 units and a FSI of 7.12.

10. Bonus Zoning

Council adopted Corporate Policy and Procedure 07-03-01 – Bonus Zoning on September 26, 2012. In accordance with Section 37 of the *Planning Act* and policies contained in the Official Plan, this policy enables the City to secure community benefits when increases in permitted height and/or density are deemed to be good planning by Council through the approval of a development application.

The subject lands are currently zoned **RA5-44** (Apartments) which permits three apartment buildings with heights of 21, 27 and 30 storeys. The current **RA5-44** zone allows 1,077 units and a maximum FSI of 6.13. The applicant is seeking to permit three apartment buildings with heights of 23, 33 and 38 storeys containing 1,265 units and a maximum FSI of 7.26. As additional height is proposed, the project meets the minimum threshold for a Section 37 contribution.

The *Planning Act* was amended by Bill 197, COVID-19 *Economic Recovery Act*, 2020, S.O. 2020, c. 18. Section 37 height and density bonus provisions have been replaced with a new Community Benefit Charge (CBC). According to the *Planning Act*, the former density bonusing provisions continue to apply to development applications until the earlier of the City passing a CBC by-law, or September 18, 2022. If City Council passes a CBC by-law, the charge would be applied City-wide to developments that are 5 storeys or more and with 10 or more residential units whether or not there is an increase in permitted height or density. The timing of Council's adoption of a zoning by-law amendment, if any, will determine whether

density bonusing or the CBC bylaw will apply. Should this application be approved by Council, staff will report back to Planning and Development Committee on the provision of community benefits or density bonusing (Section 37) as a condition of approval.

11. "H" Holding Symbol

Should this application be approved by Council, staff will request an "H" Holding Symbol which can be lifted upon:

- The execution of a Section 37 (Community Benefits) Agreement to the satisfaction of the City
- Receipt of a signed Development Agreement 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. A site plan application (SP 19/061 W5) for the north block (Phase 1) for one 33 storey apartment building with six storey podium was approved on January 18, 2021.

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as:

- detailed stormwater management review
- green development strategies
- streetscape and landscaping
- noise and wind mitigation measures
- utility/tree corridor conflicts (if any)
- access modifications
- site servicing

Through the site plan process, further refinements are anticipated for the retail space, waste collection design, walkways, rooftop design, and bicycle storage facilities.

13. Conclusions

In conclusion, City staff has evaluated the applications to permit three apartment buildings with heights of 23, 33 and 38 storeys containing 1,265 condominium apartment units and retail commercial and office uses against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The site is located in the Uptown Major Node Character Area, which is an area designated for intensification, a mix of uses, and higher density housing. The proposed development has been redesigned to be more sensitive to the existing and planned character of the neighbourhood and provides an appropriate transition to adjacent residential uses. The proposed 38 storey apartment building is comparable to the existing apartment at the southwest corner of Kingsbridge

Garden Circle and Tucana Court, which is also located within the Uptown Major Node Character Area. An application for a 38 storey apartment building has also been approved through OZ/OPA 18/011 W5 across Hurontario Street from the subject lands.

Although the proposed applications seek to reduce the minimum total gross floor area of retail and office use, the number of jobs to be generated from the proposed development (Phase 2) is estimated to be 54 jobs per hectare (22 jobs per acre), while the overall proposed development (Phase 1 and Phase 2) is estimated to be 51 jobs per hectare (21 jobs per acre). This is well beyond the existing 22 jobs per hectare (9 jobs per acre) present in the Uptown Major Node. Furthermore, there is no requirement for a minimum amount of non-residential use for sites designated **Residential High Density** within the Mississauga Official Plan.

The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved.

REPORT 13 - 2022

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its thirteenth report for 2022 and recommends:

PDC-0054-2022

That the report dated May 13, 2022, from the Commissioner of Planning and Building regarding the application by Mantella Corporation to permit two, one storey industrial buildings, under File OZ 21-17 W3, 4496 Tomken Road, be received for information.

PDC-0055-2022

1. That the report dated May 13, 2022, from the Commissioner of Planning and Building regarding the application by Ernesto Rambaldini and Miron Lisa Anne to permit one new lot and detached dwelling, under File OZ 21-18 W7, 2045 Heartwood Court, be received for information.
2. That 2 oral submissions be received.

PDC-0056-2022

1. That the report dated May 13, 2022, from the Commissioner of Planning and Building regarding the applications by Lightpoint (170 Lakeshore Road East Port Credit) Inc. to permit a 17 storey rental apartment building containing 148 residential units and ground floor commercial space, under File OZ/OPA 21-16 W1, 170 Lakeshore Road East, be received for information.
2. That 8 oral submissions be received.

REPORT 12 - 2022

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its twelfth report for 2022 and recommends:

GC-0393-2022

That the deputation and associated presentation by Matthew Sweet, Manager of Active Transportation and David Forsey, Associate Director of Transportation Engineering, IBI Group regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received.

GC-0394-2022

That the deputation by Naz Husain, Resident regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0395-2022

That the deputation by David Lepofsky, Chair, AODA Alliance regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0396-2022

That the deputation by Wayne Antle, Ottawa-Gatineau Chapter Lead, Alliance for Equality of Blind Canadians regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0397-2022

That the deputation by Bernard Akuoko, Program Lead of Advocacy, Accessibility and Community Engagement, CNIB regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0398-2022

That the deputation and associated presentation by Chris Schafer, Vice President, Government Affairs, BIRD Canada regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0399-2022

That the deputation and associated presentation by Shoib Ahmed, CEO and Moaz Ahmad, Civic Lead, SCOOTY (Scooty Mobility Inc.) regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0400-2022

That the deputation and associated presentation by Isaac Ransom, Head of Government Relations regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0401-2022

That the deputation and associated presentation by Sharon Chapman, Manager of Park Planning regarding corporate report dated May 16, 2022 entitled "Mississauga's Parkland Conveyance By-law" be received.

GC-0402-2022

That the deputation and associated presentation by Shahada Khan, Manager, Development Financing and Reserve Management regarding corporate report dated June 1, 2022 entitled "2022 DC Background Study and Community Benefits Charge Strategy and the Associated By-laws" be received.

GC-0403-2022

That the deputation by Carol-Ann Chafe, Resident regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0404-2022

That the deputation by Marcia Yale, National President, Alliance for Equality of Blind Canadians regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0405-2022

That the deputation by Bruce McIntosh, Founding President, Ontario Autism Coalition regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0406-2022

That the deputation by Anthony Coulter, Chairperson Mississauga VIPs, Canadian Council of the Blind regarding corporate report dated May 27, 2022 entitled "Micro-mobility Program Development Phase 1 Final Report (All Wards)" be received for information.

GC-0407-2022

That the deputation and associated presentation by Claudine LaRochelle, Resident regarding Urban Hens Pilot Project be received for information.

GC-0408-2022

That the following items were approved on the consent agenda:

- 10.4 Living Arts Centre Space Program Study – Project Overview
- 10.5 Tourism Mississauga Contribution and Sponsorship Agreements
- 10.6 Zero Emission Vehicle Strategy
- 10.7 Joint-Use and Funding Agreement with the Peel District School Board for a revitalized Track and Field Facility at Lincoln M. Alexander Secondary School, 3545 Morning Star Drive (Ward 5)

- 10.10 Derry Road East and Alstep Drive Road Improvements
- 10.12 2022 Traffic Control Signal Supply, Installation and Modernization Program
- 10.13 Request to Increase Contract Upset Limit with Morrison Hershfield Limited for the Rehabilitation of five (5) Bridges on Burnhamthorpe Road West over the Credit River, Mullet Creek and Sawmill Valley Pedestrian Trail, Procurement No. PRC002097(Wards 6&8)
- 10.14 Research Partnership and Collaboration with the Transit Analytics Lab (TAL) from the University of Toronto (U of T) for On-Route Charging Feasibility Study and On-Demand Transit Feasibility Study
- 10.15 2022 Association of Municipalities of Ontario (AMO) Annual Conference
- 10.16 Recognizing Dates and Events at the City of Mississauga
- 10.17 Authorization to enter into an Encroachment Agreement, City-owned lands adjacent to 6131 Cheega Court (Ward 9)
- 10.18 Prequalification of Suppliers for Cybersecurity Procurements
- 10.19 Surplus Declaration for the Purpose of Disposal - City owned lands at the rear of 1616, 1622 and 1626 Ewald Road and 1619, 1625 and 1635 Kenmuir Avenue (Ward 1)
- 10.20 Surplus Land Declaration for the Purpose of Disposal - City-owned lands on the south side of Wedmore Way (Ward 2)
- 10.21 Surplus Land Declaration for the Purpose of Disposal - City owned lands located on the south side of Aimco Boulevard (Ward 5)
- 10.22 Single Source Procurements Related to Information Technology (IT) Contracts (File Ref: PRC000309, PRC000539, PRC000973, PRC001881, PRC001920, PRC002377, PRC003244, PRC003544, PRC003558, PRC003560)
- 10.23 Removal of the Municipal Capital Facility designation under By-law 0434-2004 for Units 202, 406 and 700 of 201 City Centre Drive
- 10.24 Tax Exemption for a Municipal Capital Facility, being Units 2-705, 2-706 and 2-707 of the property municipally known as 100 City Centre Drive, Tax Roll #21-05-040-154-00453-0000
- 11.2 Environmental Action Committee Report 4 - 2022 dated June 7, 2022
- 11.3 Governance Committee Report 3 -2022 dated June 7, 2022
- 12.1 Email dated June 8, 2022 from Katie Chung, Toronto Resident regarding Micromobility (Item 10.1)
- 12.2 Letter dated June 10, 2022 from Trevor McPherson, President & CEO, MBOT (Mississauga Board of Trade) regarding Micromobility (Item 10.1)
- 12.3 Letter dated June 13, 2022 from Accessibility for Ontarians with Disabilities Act (AODA) Alliance regarding Micromobility (Items 7.3 and 10.1)
- 12.4 Email dated June 13, 2022 from Sasha Elford, National Manager, Public Affairs, March of Dimes Canada regarding Micromobility (Items 10.1 and 12.3)
- 12.5 Letter dated June 13, 2022 from Steve Nightingale Vice President Development, Oxford Properties regarding Proposed Growth Funding Instruments (Items 10.2 and 10.3)
- 12.6 Letter dated June 13, 2022 from Applewood Hills & Heights Residents' Association regarding the June 1, 2022 General Committee Draft Minutes (Item 5.1)
- 12.7 Letter dated June 14, 2022 from David Bronskill, Goodmans LLP regarding the Parkland Conveyance, DC and CBC By-laws (Items 10.2 and 10.3)

GC-0409-2022

1. That the City of Mississauga take the steps outlined in the corporate report dated May 27, 2022 from the Commissioner of Transportation and Works entitled "Micro-mobility

Program Development Phase 1 Final Report (All Wards)” to establish a shared micro-mobility service as a pilot program which:

- a) Offers both electric pedal-assist bicycles and electric kick-style scooters to users;
 - b) Is based on a hybrid model of both docked and dockless parking systems; and
 - c) Is privately owned and privately operated.
2. That staff be directed to develop and seek Council approval of an Implementation Strategy for a pilot program to introduce a shared micro-mobility service and to test and refine its parameters.
 3. That staff be directed to report back on the following regarding;
 - a) A summary on the City of Toronto’s position and reasons for rejecting e-Scooters;
 - b) An in depth overview of the legal responsibilities and ramifications;
 - c) An outline of the concerns with safety on multi-purpose trails and in parks; and
 - d) A summary on the briefing report by the Accessibility for Ontarians with Disabilities Act Alliance.

GC-0410-2022

That the Parkland Conveyance By-law, attached as Appendix 1 to the Corporate Report entitled “Mississauga’s Parkland Conveyance By-law” dated May 16, 2022 from the Commissioner of Community Services be approved.

GC-0411-2022

1. That the following Development Charges recommendations related to the report entitled “2022 DC Background Study and Community Benefits Charge Strategy and the Associated By-laws” dated June 1, 2022, from the Commissioner of Corporate Services and Chief Financial Officer, be approved:
 - a. That the present practices regarding the collection of development charges and by-law administration continue to the extent possible, having regard for the requirements of the Development Charges Act, 1997 and its Regulations, collectively, referred to as “the DC Act.”
 - b. That the City continues its reporting policies consistent with the requirements of the DC Act.
 - c. That as required under the rules of the DC Act, the application of the by-law and the exemptions are codified within the Development Charges By-law proposed for adoption.
 - i. That the increase in the need for service is derived from the identification of growth and related need for services as set out in the City’s Official Plan, capital forecasts and various City master plan documents, and as permitted in accordance with the rules of the DC Act.
 - ii. That the growth-related capital forecast for City services included in the 2022 Development Charges Background Study and its companion documents, subject to an annual review through the City’s normal capital budget process be adopted.
 - iii. That the City of Mississauga 2022 Development Charges Background Study prepared by Hemson Consulting Ltd. and as amended through this report be approved.
 - iv. That the adoption of the growth-related capital forecast signifies Council’s intention to ensure that the increase in services attributable to growth will be met as by section 5(1)(3) of the DC Act recognizing, however, that

- specific projects and project timing as contained in the study forecast may be revised from time to time at Council's discretion.
2. That the changes made to the proposed Development Charges by-law following the Public Meeting, held on April 6, 2022, be approved and that a further Public Meeting prior to the enactment of the City of Mississauga 2022 Development Charges By-Law is not required.
 3. That the City of Mississauga 2022 Development Charges By-law be approved, consistent with the draft by-law in Appendix 9, and brought forward to Council to be passed.
 4. That the following Community Benefits Charge recommendations related to the report entitled "2022 DC Background Study and Community Benefits Charge Strategy and the Associated By-laws" dated June 1, 2022, from the Commissioner of Corporate Services and Chief of Financial Officer, be approved:
 - a. That the practices regarding the collection of Community Benefits Charges and By-law administration have regard for the requirements of the Planning Act and its Regulations, collectively, referred to as "the Planning Act." That the City address the required reporting requirements consistent with section 37 of the Planning Act and applicable Regulations.
 - b. That the estimated increase in the need for facilities, services and matters attributable to the anticipated development and redevelopment to which the Community Benefits Charge By-law relates is derived from the identification of growth and related need for services as set out in the City's Official Plan, capital forecasts, various City master plan documents, and Provincial and Regional policies and as permitted in accordance with the rules of the Planning Act.
 - c. That the growth-related capital forecast for City services included in the Community Benefits Charges Strategy be adopted, subject to an annual review through the City's normal capital budget process and consultation with Members of Council.
 - d. That the City of Mississauga Community Benefits Charge Strategy prepared by Hemson Consulting Ltd. and as amended through this report be approved.
 5. That the Community Benefits Charge Administration corporate policy attached as Appendix 13 to the corporate report dated June 1, 2022 from the Commissioner of Corporate Services and Chief Financial Officer entitled "2022 DC Background Study and Community Benefits Charge Strategy and the Associated By-laws" be approved.
 6. That the following changes be made with regard to specific reserve funds related to development charges, community benefits charges and Section 37 Bonus Zoning:
 - a. Rename "DCA-Development-Related Studies-Discounted" (31357) to "DCA-Development-Related Studies";
 - b. Transfer the balance of \$291,292.62 from "DCA-Development-Related Studies-Non-Discounted" (31358) to "DCA-Development-Related Studies" (31357) and close "DCA-Development-Related Studies-Non-Discounted" (31358);
 - c. Rename the existing DC Reserve Fund, "DCA-General Government" (31310) to "DCA-By-law Enforcement" (31310);
 - d. Rename the existing Reserve fund "S. 37 Bonus Zoning" (35220) to "CBC Reserve Fund";
 - e. Transfer the balance of \$8,214,490.36 in DC Reserve Fund, Parking (31343) to the "CBC Reserve Fund" (35220), for future use of parking capital projects; and close DC Reserve Fund, Parking (31343);
 - f. Transfer the balance of \$398,394.90 from "2014 DC Appeal-Residential" (31354), to the appropriate DC reserve funds as shown in Appendix 15;

- g. Close DC Reserve Fund, "2014 DC Appeal-Residential" (31354);
- h. Transfer the balance of \$84,706.60 from "2014 DC Appeal-Industrial (31355) to the appropriate DC reserve fund as shown in Appendix 15;
- i. Close DC Reserve Fund, "2014 DC Appeal-Industrial (31355);
- j. Transfer the balance of \$286,819.46 from "2014 DC Appeal- Non-Industrial" (31356) to the appropriate DC reserve fund as shown in Appendix 15;
- k. Close DC Reserve Fund "2014 DC Appeal- Non-Industrial" (31356)
- l. Rename the "2019 DC Appeal-Residential" (31359) to "DC Appeal-Residential";
- m. Rename the "2019 DC Appeal-Industrial" (31360) to "DC Appeal-Industrial";
- n. Rename the "2019 DC Appeal-Non-Industrial" (31361) to "DC Appeal-Non-Industrial";

GC-0412-2022

That the Corporate Report dated May 24, 2022 entitled "Living Arts Centre Space Program Study - Project Overview" from the Commissioner of Community Services be received.

GC-0413-2022

That the Manager of Tourism and Director of Tourism or their delegates be authorized to negotiate and execute contribution and sponsorship agreements, including any amendments or ancillary documents, in their respective capacities as Tourism Manager (up to a value of \$100,000) and Chief Executive Officer (up to a value of \$500,000) with external organizations on behalf of Tourism Mississauga in a form satisfactory to Legal Services, pending a signing authority policy that is approved by the Tourism Board for Tourism Mississauga and Council, as outlined in the corporate report from the Commissioner of Community Services, dated May 24, 2022 entitled "Tourism Mississauga Contribution and Sponsorship Agreements."

GC-0414-2022

That the Corporate Report dated May 16, 2022 from the Commissioner of Community Services entitled "Zero Emission Vehicle Strategy" and Appendix 1 attached, be approved.

GC-0415-2022

1. That the Commissioner of Community Services and the City Clerk on behalf of the Corporation of the City of Mississauga be authorized to enter into and execute a joint use and funding agreement with the Peel District School board for a new lit artificial turf revitalized track and field facility at Lincoln M. Alexander Secondary School at 3545 Morning Star Drive, including all documents ancillary thereto and subsequent amending agreements, all in form and content satisfactory to the City Solicitor.
2. That all necessary by-laws be enacted.

GC-0416-2022

1. That the Chief Procurement Officer or designate be authorized to increase the contract with The Planning Partnership Limited from \$325,000.00 up to \$475,000.00 for additional consulting services required for the original project scope as well as to assess land use compatibility, including the peer review of an Air Quality Study, and related services, as outlined in the corporate report dated June 3, 2022, titled "Clarkson Transit Station Area Study Project - Increase to the Contract with The Planning Partnership Limited, File Ref: PRC000553 (Ward 2)" from the Commissioner of Planning and Building.
2. That the Chief Procurement Officer or designate be authorised to extend the Agreements beyond its current expiry date of March 31, 2023, for an additional term of approximately three (3) years, subject to satisfactory pricing, terms and performance.

GC-0417-2022

1. That the draft Project File Report Executive Summary Report as Appendix 1 attached to corporate report dated June 1, 2022 from the Commissioner of Transportation and Works entitled “Clarkson Road and Lakeshore Road Intersections – Municipal Class Environmental Assessment Study (Ward 2)” and the preferred solution for the Clarkson Road and Lakeshore Road Intersections Municipal Class Environmental Assessment Study, dated June 2022, be endorsed.
2. That staff be directed to publish the “Notice of Study Completion” for the study in the local newspaper and to place the Project File Report on the public record for a 45-day review period in accordance with the Municipal Class Environmental Assessment process.
3. That all necessary by-laws be enacted.

GC-0418-2022

1. That the implementation recommendations outlined in the report from the Commissioner of Transportation and Works, dated June 1, 2022 entitled, “Derry Road East and Alstep Drive Road Improvements including Bramalea Road, Menkes Drive, Telford Way, and Menway Court – Municipal Class Environmental Assessment Study and Development Agreement between the City of Mississauga, Region of Peel and Bombardier Inc.” be endorsed.
2. That the draft Environmental Study Report Executive Summary attached as Appendix 1 to this report and the preferred solution for the Derry Road East and Alstep Drive Road Improvements including Bramalea Road, Menkes Drive, Telford Way, and Menway Court Municipal Class Environmental Assessment Study, dated May 2022 be endorsed.
3. That staff be directed to publish the “Notice of Study Completion” for the study in the local newspaper and to place the Environmental Study Report on the public record for a 45-day review period in accordance with the Municipal Class Environmental Assessment process.
4. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Development Agreement between the City of Mississauga, Region of Peel and Bombardier Inc. or related corporation, to the satisfaction of the City Solicitor.

GC-0419-2022

That the report from the Commissioner of Transportation and Works dated May 24, 2022, entitled “January 2022 Winter Event – After Action Report” be received.

GC-0420-2022

That the 2022 Traffic Control Signal Supply, Installation and Modernization Program as outlined in the report from the Commissioner of Transportation and Works, dated May 31, 2022 and entitled “2022 Traffic Control Signal Supply, Installation and Modernization Program”, be approved.

GC-0421-2022

That the Chief Procurement Officer or designate be authorized to increase the Contract Upset Limit with Morrison Hershfield Limited (Procurement No. PRC002097) to allow for additional design and contract administration services for the rehabilitation of five (5) bridge structures on Burnhamthorpe Road West by an additional amount of \$306,949.40, to a revised Contract Value of \$1,095,689.60 (excluding taxes).

GC-0422-2022

That the report to General Committee entitled “Research Partnership and Collaboration with the Transit Analytics Lab (TAL) from the University of Toronto (U of T) for On-Demand Feasibility Study and On-Route Charging Feasibility Study” dated May 26, 2022 from the Commissioner of Transportation and Works be received for information.

GC-0423-2022

That the recommended approach outlined in the report dated May 30, 2022 from the City Manager and Chief Administrative titled "2022 Association of Municipalities of Ontario Annual Conference", be endorsed.

GC-0424-2022

That the following recommendations contained in the corporate report dated May 30, 2022 entitled, “Recognizing Dates and Events at the City of Mississauga”, from the City Manager and CAO be approved:

GC-0425-2022

1. That the Dates and Events Recognition considerations, principles, criteria and process be established as per the recommendations in this report;
2. That the Strategic Communications and Initiatives Division take the lead by creating and managing a central calendar of all dates to ensure greater coordination across the City in terms of recognizing events, and developing public-facing materials;
3. That an annual review of the calendar of dates and level of programming be carried out to ensure it is sensitive to emerging sensibilities;
4. That Black History Month (February); International Women’s Day (March 8); Pride Month (June); Indigenous History Month (June); National Indigenous Peoples Day (June 21); and National Day for Truth & Reconciliation (September 30) be added to the list of “Traditional Events” in the Official City Openings/Events policy;
5. That the Official City Openings & Events Policy be revised to note that Strategic Communications and Initiatives or any other relevant division within the Corporation can be the lead team on these events; and
6. That MiWay destination signage be changed to only display route and destination information and messaging supporting an event on the Traditional Events list, if the operator chooses to do so.

GC-0426-2022

1. That the Commissioner of Corporate Services and Chief Financial Officer and the City Clerk, be authorized to execute an Encroachment Agreement (the “Agreement”), including all ancillary documents and subsequent amending and extension agreements, between The Corporation of the City of Mississauga (the “City”) and Kimberly Hanson and Winston Hanson (the “Hanson’s”), on terms detailed herein and in a form and content satisfactory to the City Solicitor as outlined in the corporate report dated May 26, 2022 from the Commissioner of Corporate Services and Chief Financial Officer entitled “Authorization to enter into an Encroachment Agreement, City-owned lands adjacent to 6131 Cheega Court”.
2. That the Parks, Forestry Inspection fee, as set out in the City of Mississauga User Fees and Charges By-Law 0247-2021, in the amount of \$714.94, be waived.
3. That all necessary by-laws be enacted.

GC-0427-2022

1. That the list of Qualified Suppliers from the Province of Ontario's Vendor of Record (VOR) arrangement for "IT Security Products and Services" (Tender 11558) and the Qualified Suppliers on the City's IT Roster for "IT Security Services" (Role 12) listed as the City's Prequalified list of Cybersecurity suppliers in Appendix 1 and 2 of the report dated May 3, 2022, from the Commissioner of Corporate Services and Chief Financial Officer entitled, "Prequalification of Suppliers for Cybersecurity Procurements" be approved.
2. That the City's Chief Procurement Officer or designate be authorized to issue cybersecurity-related procurements by direct invitation only to the list of Qualified Suppliers identified in the Province of Ontario's VOR for "IT Security Products and Services" and the City's IT Roster for "IT Security Services".
3. That the list of Qualified Suppliers be adopted in accordance with the Province of Ontario's VOR for "IT Security Products and Services" and the City's IT Roster for "IT Security Services" renewals and or prequalification processes.

GC-0428-2022

1. That the City-owned lands having an area of approximately 410 square metres (4,413 square feet), legally described as part of Block A, Plan 372, as in Toronto Township 143457 abutting Lots 309, 313 Plan F20MS, under the Land Titles Act as all of PIN 13471-0300 (LT), in the City of Mississauga, in the Regional Municipality of Peel, be declared surplus to the City's requirements for the purposes of sale at market value to one or more adjoining owners.
2. That all steps necessary to comply with Section 2.(3) of the City Notice by-law 215-08 will have been 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.

GC-0429-2022

1. That the City-owned lands located on the south side of Wedmore Way, adjacent to 1694 Wedmore Way, having an area of approximately 13.29 square metres (143 square feet), legally described as part of Wedmore Way, Plan 558, as closed by By-Law 0090-1986, and designated as Part 2 on Plan 43R- 13067, under the Land Titles Act as PIN #13442-0212 (LT), in the City of Mississauga, Regional Municipality of Peel, be declared surplus to the City's requirements and offered for sale to the adjoining owner of 1694 Wedmore Way at fair market value.
2. That the City-owned lands located on the south side of Wedmore Way, adjacent to 1710 Wedmore Way, having an area of approximately 16.63 square metres (179 square feet), legally described as part of Wedmore Way, Plan 558, as closed by By-Law 0090-1986, and designated as Part 1 on Plan 43R- 13067, under the Land Titles Act as PIN #13442-0213(LT), in the City of Mississauga, Regional Municipality of Peel, be declared surplus to the City's requirements and offered for sale to the adjoining owner of 1710 Wedmore Way at fair market value.
3. 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.

GC-0430-2022

1. That the City-owned lands located on the south side of Aimco Boulevard, having an area of approximately 2,821 square metres (30,365 square feet), legally described as part of Lot 1, Concession 3 EHS, Toronto and designated as Parts 2 and 3 on Plan 43R- 2563, under the Land Titles Act as PIN 13296-0051 (LT) in the City of Mississauga, Regional Municipality of Peel, be declared surplus to the City's requirements and offered for sale on the open market.
2. That all steps necessary to comply with 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.

GC-0431-2022

1. That the single source procurements for software licensing, subscription services, professional services, and maintenance and support related to eleven (11) Information Technology contracts listed in Appendix 1 of the report dated May 11, 2022, from the Commissioner of Corporate Services and Chief Financial Officer entitled, "Single Source Procurements Related to Information Technology (IT) Contracts (File Ref: PRC000309, PRC000539, PRC000973, PRC001881, PRC001920, PRC002377, PRC003244, PRC003544, PRC003558, PRC003560)" be approved.
2. That the Chief Procurement Officer or designate be authorized to execute all contracts and the necessary amendments and related ancillary documents to extend the term of the contracts and to increase the value of the contracts with the suppliers as identified in Appendix 1 of this report, in accordance with the City's Procurement By-law 0013-2022, as amended.
3. That the Chief Procurement Officer or designate be authorized to execute the necessary amendments to increase the value of the contracts between the City and suppliers listed in Appendix 1 of this report for additional products, software licensing, subscription services, professional services, consulting 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.
4. That the products, software and subscriptions listed in Appendix 1 of this report be approved as City Standards for the duration of their respective contracts, and for any additional period should the City exercise its option to extend the term of the contract, in accordance with the City's Procurement By-law 0013-2022, as amended.

GC-0432-2022

1. That a by-law be enacted to amend By-law 0434-2004, being "A By-law to provide for Municipal Capital Facilities", in order to delete the municipal capital facilities designation for realty tax purposes for Units 202, 406 and 700 of 201 City Centre Drive (the "Leased Premises"), comprising a total area of approximately 2,244.91 square meters (24,164 square feet) as outlined in the corporate report and appendix dated May 18, 2022 from the Commissioner of Corporate Services and Chief Financial Officer entitled "Removal of the Municipal Capital Facility designation under By-law 0434-2004 for Units 202, 406 and 700 of 201 City Centre Drive".
2. That such designation be removed for Unit 406 retroactive to October 16, 2016 and the designation be removed for Units 202 and 700 retroactive to March 31, 2022.

3. That the Clerk be directed to notify the Minister of Education, Municipal Property Assessment Corporation, the Regional Municipality of Peel and the secretary of any school board which includes the land exempted, of the enactment of the By-law.
4. That all necessary by-laws be enacted.

GC-0433-2022

1. That a by-law be enacted to classify the Lease Agreement dated March 16, 2022 between OMERS Realty Management Corporation and Square One Property Corporation and the City of Mississauga as set out in the report dated May 17, 2022, from the Commissioner of Corporate Services and Chief Financial Officer, as a municipal capital facilities agreement made pursuant to section 110 of the Municipal Act, 2001, SO 2001, c.25, as amended, and to hereby exempt Units 2-705, 2-706 and 2-707, comprising a total area of approximately 384.62 square metres (4,140 square feet) of space, as shown in Appendix 1 attached to this report (the "Leased Premises") from taxation for municipal and school purposes effective on April 1, 2022.
2. That By-law 0434-2004, being "A By-law to provide for Municipal Capital Facilities", be amended with necessary modifications by adding the Leased Premises' tax roll number 21-05-040-154-00453-0000 to the list of properties described in said By-law, for the purposes of declaring it to be a Municipal Capital Facility.
3. That the Clerk be directed to notify the Minister of Education, Municipal Property Assessment Corporation, the Regional Municipality of Peel and the secretary of any school board which includes the land exempted, of the enactment of the By-law.
4. That all necessary by-laws be enacted.

GC-0434-2022

That the deputation and associated presentation from Michael Foley, Director, Enforcement with respect to updated Ontario Regulations 417/22 - Towing and Storage Safety and Enforcement Act (TSSEA), be received.
(TIAC-0003-2022)

GC-0435-2022

That Mobile Licensing staff and Towing Industry Advisory Committee Citizen Members be requested to provide information to Councillor Parrish for the preparation of a Motion to Council to consider the following:

- a) Amendments to the Tow Truck Licensing By-law 521-04 to increase re-tow rates for vehicles that require a re-tow to the Collision Reporting Centre during their hours of operation.
- b) Requesting that Collision Reporting Centres increase their hours of operation.

(TIAC-0004-2022)

GC-0436-2022

That the Towing Industry Advisory Committee Work Plan dated May 30, 2022 be approved.
(TIAC-0005-2022)

GC-0437-2022

That the deputation and associated presentation from Heliya Babazadeh-Olegi, Environmental Outreach Coordinator and Megan Wiles, Coordinator Exhibitions and Outreach regarding We Are Resilient, be received.
(EAC-0011-2022)

GC-0438-2022

1. That the deputation and associated presentation from Jay Smith, Manager, Animal Services regarding Injured Animals and Wildlife Rehabilitation, be received.
2. That the comments made regarding the Injured Animals and Wildlife Rehabilitation provided by the Environmental Action Committee members be considered.

(EAC-0012-2022)

GC-0439-2022

1. That the deputation and associated presentation from Sharon Mittman, Urban Design regarding Green Development Standards, be received.
2. That the comments made regarding the Green Development Standards provided by the Environmental Action Committee members be considered.

(EAC-0013-2022)

GC-0440-2022

That the deputation and associated presentation from Sumeet Jhingan, Manager, Energy Management regarding the 2021 Annual Energy Report and Presentation for Corporate Buildings, be received.

(EAC-0014-2022)

GC-0441-2022

1. That the Memorandum dated June 1, 2022, entitled “Environmental Action Committee Progress Reporting – Written Submission to Mayor and Members of Council”, be received;
2. That the draft Memorandum entitled “Environmental Action Committee Progress on 2019-2022 Workplan” and the Environmental Action Committee Work Plan attached as Appendix 1 be approved;
3. That the draft Memorandum entitled “Environmental Action Committee Progress on 2019-2022 Workplan” and the Environmental Action Committee Work Plan attached as Appendix 1 be provided to the Mayor and Members of Council via email.

(EAC-0015-2022)

GC-0442-2022

That the Environmental Action Committee Work Plan be approved as discussed at the June 7, 2022 EAC meeting.

(EAC-0016-2022)

GC-0443-2022

That the deputation from Athena Tagidou, Resident regarding Deputation Speaking Times at Council and Committees and the Opportunity to Address Comments, be received.

(GOV-0011-2022)

GC-0444-2022

That the following items were approved under the consent agenda;

- 10.2 – Status of the Governance Committee Work Plan

(GOV-0012-2022)

GC-0445-2022

1. That both the Speaking Order and Order of Precedence for Parades/Processions included in the City's Civic Protocol Policy 06-02-01 be adhered to as strictly as possible.
 2. That the language included in the City's Civic Protocol Policy 06-02-01 be strengthened to make it mandatory to have the Mayor or councillor designate speak first at City-funded community events or events on City property if schedules allow.
 3. That the language of the terms and conditions of City grant applications be strengthened to ensure the Mayor and or appropriate Member(s) of Council are invited to speak at events that are supported by City grants. During such events, the Mayor or Acting Mayor would speak first after initial welcome remarks by the event MC.
 4. That the Director, Strategic Communications and Initiatives Division, review the language used in all grant and permit applications to ensure the protocol elements are included in the Terms and Conditions section of the applications before the contracts are signed, wherever possible.
 5. That the City remove federal and provincial candidates from the invitation list used for all official openings during provincial and federal election periods.
 6. That the City-approved Land Acknowledgement Statement be read during all official events and openings, and at all events hosted by groups receiving City grant funding.
 7. That the Protocol Overview Statement be included on appropriate event and grant webpages.
- (GOV-0013-2022)

GC-0446-2022

That the status of the Governance Committee Work Plan items, updated for the June 7, 2022 Governance meeting, be received.

(GOV-0014-2022)

GC-0447-2022

1. That a by-law be enacted to amend the Council Procedure By-law 0044-2022, regarding deputations to Council and Committees to include the following wording: "deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to simply "receive" the deputation. After a deputation is completed, members shall each have one opportunity to make a preamble statement and ask questions to the deputant(s) or staff for clarification purposes only, and without debate."; and
2. That the above mentioned wording be included as a standing item on all Council and Committee agendas for the Chair to read at the beginning of the deputations section of the agenda.

(GOV-0015-2022)

GC-0448-2022

That the email dated June 8, 2022 from Katie Chung, Toronto Resident regarding Micromobility (Item 10.1) be received for information.

GC-0449-2022

That the letter dated June 10, 2022 from Trevor McPherson, President & CEO, MBOT (Mississauga Board of Trade) regarding Micromobility (Item 10.1) be received for information.

GC-0450-2022

That the letter dated June 13, 2022 from Accessibility for Ontarians with Disabilities Act (AODA) Alliance regarding Micromobility (Items 7.3 and 10.1) be received for information.

GC-0451-2022

That the email dated June 13, 2022 from Sasha Elford, National Manager, Public Affairs, March of Dimes Canada regarding Micromobility (Items 10.1 and 12.3) be received for information.

GC-0452-2022

That the letter dated June 13, 2022 from Steve Nightingale Vice President Development, Oxford Properties regarding Proposed Growth Funding Instruments (Items 10.2 and 10.3) be received for information.

GC-0453-2022

The the letter dated June 13, 2022 from Applewood Hills & Heights Residents' Association regarding the June 1, 2022 General Committee Draft Minutes (Item 5.1) be received for information.

GC-0454-2022

That the letter dated June 14, 2022 from David Bronskill, Goodmans LLP regarding the Parkland Conveyance, DC and CBC By-laws (Items 10.2 and 10.3) be received for information.

GC-0455-2022

That the letter dated June 14, 2022 from Robert Howe, Goodmans LLP regarding City of Mississauga Proposed Growth Funding Charges (Items 10.2 and 10.3) be received for information.

GC-0456-2022

That the Realty Services Section of the Corporate Services Department be authorized to enter into negotiations for an exchange of lands as detailed in the closed session corporate report entitled "Authority to Negotiate an Exchange of Land located in Ward 1, Z Area 08" dated May 6, 2022 from the Commissioner of Community Services.

GC-0457-2022

That the Realty Services Section of the Corporate Services Department be given Authority to Negotiate for the acquisition of property located in Ward 4, Z Area 29, as detailed in the closed session corporate report dated May 24, 2022 entitled "Authority to Negotiate for the acquisition of property located in Ward 4, Z Area 29" from the Commissioner of Community Services.

GC-0458-2022

1. That the Council, sitting as the Approval Authority under the Expropriations Act, R.S.O. 1990, c. E.26, hereby authorizes the commencement of expropriation proceedings for the property interest legally described as part of the Common Elements, Peel Condominium Plan No. 575, in the City of Mississauga, in the Regional Municipality of Peel, being Parts 1 and 2 on a draft Reference Plan prepared by J. Nanfara, Ontario Land Surveyor, Nanfara & Ng Surveyors Inc., dated September 17, 2021, save and except the easements registered as instrument numbers LT1191098 and LT1836457 in favour of Alectra Utilities Corporation, required for the purposes of constructing a sidewalk extension.

2. That the Mayor and the City Clerk are hereby authorized to execute Form 2 under the Expropriations Act, being the Notice of an Application for Approval to Expropriate Land and hereby delegate to the City Solicitor or her designate the authority to serve Form 2 on the property owner.
3. That the City Solicitor or her designate, be authorized to take all necessary steps and sign all documentation required to comply with the provisions of the Expropriations Act in order to complete the expropriation of the fee simple property interest from PCC 575.
4. That the Commissioner of Corporate Services and Chief Financial Officer and the City Clerk, be authorized to execute a Settlement and Release Agreement (the "Agreement"), including all ancillary documents and subsequent amending and extension agreements, between The Corporation of the City of Mississauga ("City") and Peel Condominium Corporation No. 575 ("PCC 575"), and deliver the compensation payment described therein in full satisfaction of all demands and claims that may be advanced by Peel Condominium Corporation Plan No. 575 under the Expropriations Act, for the acquisition of approximately 0.0123 acres (0.005 hectares) of land, on the terms detailed therein and in a form and content satisfactory to the City Solicitor.
5. That a new capital project PN22115 – Sidewalk Property Acquisition be created with a gross and net cost of \$60,000 and that funding be allocated from the Capital Reserve Fund Account #33121.
6. That funding of \$60,000 be transferred from the Capital Reserve Fund Account #33121 to PN22115 – Sidewalk Property Acquisition.
7. That all necessary By-Laws be enacted.

GC-0459-2022

1. That the Commissioner of Community Services and the City Clerk be authorized to execute a Memorandum of Agreement (an "MOA") between the Corporation of the City of Mississauga (the "City"), Regional Municipality of Peel (the "Region"), Lakeview Community Partners Limited ("LCPL"), and Enwave Energy Corporation ("Enwave"), including such ancillary and/or future amending agreements as may be required, for the purpose of implementing a district energy ("DE") system at the Lakeview Village subdivision, in form and content satisfactory to the City Solicitor.
2. That the Commissioner of Corporate Services and the City Clerk be authorized to execute a License Agreement (a "License") between the City and Enwave, including such ancillary and/or future amending agreements as may be required, for the purpose of granting Enwave subsurface infrastructure access to the City's public highways (also referred to as "rights of way" or "ROWS"), in form and content satisfactory to the City Solicitor.
3. That all necessary by-laws be enacted.

GC-0460-2022

1. That the Commissioner of Community Services be authorized to negotiate and execute an amendment to the License and User Agreement with Maple Leaf Sports & Entertainment ('MLSE') to incorporate the capital upgrades to the Paramount Fine Foods Centre, including all necessary documents ancillary thereto, in a form satisfactory to Legal Services, as outlined in the closed corporate report dated May 24, 2022 entitled "Modification to Paramount Fine Foods Centre and Amendment to Raptors 905 License and User Agreement from the Commissioner of Community Services.
2. That a new capital project PN 22425 – PFFC Main Bowl Rehabilitation be created for the design of the new practice court and amenities for Raptors 905 at Paramount Fine

Foods Centre with a gross and net budget of \$660,000 and that funding be allocated from the Municipal Accommodation Tax ("MAT") fund (RF# 35591).

3. That all necessary by-laws be authorized and enacted.

GC-0461-2022

That the Closed Session Report from the Commissioner of Transportation and Works, dated May 30, 2022 entitled "Works Operations and Maintenance Procurement" be approved, including the direction given to staff therein.

GC-0462-2022

That the closed session verbal update by Andra Maxwell, City Solicitor regarding Starr v. City of Mississauga et. al., Application to Divisional Court be received for information.

June 21, 2022

By E-Mail to *city.clerk@mississauga.ca*

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

Attention: City Clerk

Dear Sir/Madam:

**Re: Proposed Development Charge By-law and Parkland Conveyance By-law
City Council Meeting on June 22, 2022 - Agenda Items: 17.1 and 17.5**

We are counsel to Edenshaw Developments Limited ("Edenshaw").

Through related corporations, Edenshaw is the owner of various lands within the City of Mississauga and currently has active development applications/approvals at various stages in the approvals process.

Edenshaw Fairview Developments Limited is the owner of 1 Fairview Road East, which is approved for a 32-storey mixed-use building under Zoning By-law No. 0160-2021 (City File No. OZ 20-001 W4), but subject to a holding symbol that will need to be removed by amendment to the by-law, and is the subject of a current site plan application (City File No. SP 21-121 W4).

Edenshaw Elizabeth Developments Limited is the owner of 42-46 Park Street East and 23 Elizabeth Street North, which are subject to applications to permit a 22-storey residential building that has been appealed to the Ontario Land Tribunal (City File Nos. OZ 20-006 W1 and SP 22-12 W1).

Edenshaw Queen Developments Limited is the owner of 88 Park Street East (also referred to as 0 Park Street East), which is subject to applications to permit a mixed-use development consisting of buildings of 40- and 42-storeys (City File No. OZ 22-10 W1).

Edenshaw has reviewed the draft Development Charge By-law and the draft Parkland Conveyance By-law, to be considered by City Council at its meeting on June 22, 2022, and wishes to express its concerns with these proposed by-laws. In particular, Edenshaw

opposes the lack of appropriate “transition” provisions in the proposed by-laws to recognize development applications already in process or having already achieved some level of approval.

In making decisions in relation to its various development applications, Edenshaw relied upon the applicable charges in effect at the relevant times. Meanwhile, both the proposed Development Charge By-law and Parkland Conveyance By-law would substantially increase the charges payable for high-density residential or mixed-use development, even accounting for any proposed phase-in provisions. The financial impact of the draft by-laws on the proposed developments is even greater when one considers other increasing development-related charges and other significant cost increases for development in recent times.

Given the provincial and municipal planning policy objectives of increasing densities in areas well served by existing infrastructure, including public transit, as well as the goal of reducing the cost of housing, the City must ensure that its development-related fees and charges are reasonable and do not act as a disincentive to develop high-density residential development in these areas, or otherwise significantly increase housing costs.

It is also worth noting that due to the Council recess resulting from the upcoming municipal elections, there will be fewer opportunities to have a holding symbol removed, potentially limiting the ability to ultimately obtain a building permit in a timely manner and mitigate the impact of increasing development-related charges.

As a result, Edenshaw requests that Council amend the draft by-laws to include appropriate transition provisions that would allow development proposals subject to applications already in process, or subject to some existing level of approval, to proceed to development within a reasonable period of time based on the charges imposed under the existing by-laws.

Kindly ensure that we receive notice of City Council’s decisions and the passage of any by-laws in relation to the above agenda items.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Client

Whereas on September 29, 2021, Council passed Resolution 0184-2021, which required that as of November 1, 2021, all Members of Council provide proof of being fully vaccinated against COVID-19 or be subject to regular mandatory rapid antigen testing in order to attend any meetings of Council in person.

And Whereas on November 10, 2021, Council passed Resolution 0201-2021, which required any member of the public attending a meeting in person in the Council Chambers show their vaccine status to Security or alternatively participate in the meeting virtually.

And Whereas effective on April 27, 2022, the Province of Ontario revoked all remaining COVID-19 regulations (Orders) made under the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*.

And Whereas on May 1, 2022, the Employee and Volunteer Vaccination Policy was suspended, including the need to take a rapid test before entering the workplace.

NOW THEREFORE BE IT RESOLVED THAT Council Resolutions 0184-2021 and 0201-2021 be revoked and that any necessary by-laws be amended in accordance with the direction of this resolution.

A handwritten signature in dark ink, appearing to be "D. L. R.", with a horizontal line underneath.

Resolution for Southdown Area – Councillor Mullin

Whereas residents who live in the Southdown District have expressed concerns to the local Councillor about the increase in truck traffic in the area, in particular along Southdown Road and Royal Windsor Drive and the impacts that this traffic has on the community.

and Whereas the Southdown Employment Area of Mississauga is a designated employment area encompassing 290 businesses employing over 5800 people mainly in manufacturing, construction and utilities along with a growing share of transportation (Logistics);

and Whereas the Southdown Employment Area continues to attract investment interest to develop currently vacant properties including six potential sites that could lead to the development of over 1.3 million square feet of additional industrial space, supporting over \$2.5 million in new annual tax revenue to the City;

and Whereas businesses in the Southdown Employment Area are encouraged to further develop clean technology products and solutions and continue to transform their operations to align with sustainability objectives, including zero carbon emissions;

and Whereas the City has updated the Mississauga Official Plan and Zoning By-law to prohibit new truck terminals, transportation facilities, waste processing stations, waste transfer stations and composting facilities from establishing within the area;

and Whereas the Southdown Employment Area businesses have been working cooperatively with City to minimize impacts from truck traffic, dust, and mud-tracking, and to improve scheduling and modify operations to address congestion concerns;

and Whereas the City enacted an Idling Control By-law 0194-2009 to assist in the reduction of adverse health effects by reducing the unnecessary emission of carbon dioxide, nitrogen oxide, carbon monoxide, sulphur dioxide, volatile organic compounds and fine particulate matter.

and Whereas the City enforcement staff investigate all complaints related to the alleged violations of by-laws, work with those in violation to bring them into compliance, and proactively monitor areas where a substantive number of complaints are received to ensure continued compliance;

and Whereas the City is aware of the Balsillie Report (2010) recommendations and the Clarkson Airshed Study (2000-2009) which indicated that of the four local sectors studied (industry; vehicular traffic; residential; and miscellaneous) that vehicular traffic contributed between 50 and 70% of local pollution and that long range transport and sources outside of the Clarkson Airshed Study area accounted for about 15 – 60% of the measured values on any given day;

and Whereas the City continues to or has completed municipal-driven actions outlined in the Balsillie Report, including actions to reduce emissions and improve air quality, and participating on the airshed advisory committee;

and Whereas the City has adopted a Climate Change Action Plan which includes actions to work with the goods movement sector and local businesses to explore pilot projects that improve local air quality and reduce greenhouse gas emissions;

Therefore it be resolved that:

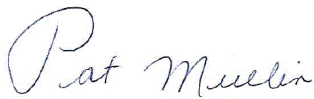
The City's Environment Section and Economic Development Office (EDO) staff create a Business Sustainability Hub - a central resource hub for businesses to access information and programs to support the adoption of clean technologies and sustainable business practices;

AND the Environment Section and Economic Development Office (EDO) staff collaborate with stakeholders to assess the feasibility of creating a program to assist a cohort of small and medium sized businesses in the Southdown Employment Area to implement greenhouse gas emission reduction initiatives, with the aim of improving air quality and a reduction in noise;

AND the Enforcement Division staff proactively monitor the Southdown Employment Area and respond to violations related to the City's Traffic, Property Standards and Zoning By-laws through education, when possible, and through formal enforcement, when necessary;

AND the Planning and Building staff be directed to prepare and present to Council an amendment to the Site Plan Control By-law to subject the few properties in the Southdown District that are not currently subject to site plan control and that the Planning and Building Department request the submission of Traffic Impact Studies in support of site plan applications; and

The Ward 2 Councillor's office be notified of new development applications and building permits upon submission for significant new buildings and of any preliminary discussions with staff in respect to large potential developments.

A handwritten signature in blue ink that reads "Pat Mullin". The signature is written in a cursive style with a large, stylized "P" and "M".

Whereas the Province of Ontario has implemented a Tow Zone Pilot Project limiting access to those requiring towing services while travelling the 401 Highway and the Queen Elizabeth Way Highway to only provincially designated providers;

and Whereas the Tow Zone Pilot has restricted access for many existing licensed Mississauga Tow Truck operators to a significant portion of the towing market;

and Whereas the pricing structure as defined by the Province of Ontario for the Tow Zone Pilot recognizes the costs to Tow Truck operators associated with both waiting and travel times;

and Whereas the introduction of Collision Reporting Centers (CRCs) by Peel Regional Police in the fall of 2021, with limited hours of operation, necessitates that a vehicle involved in a collision outside of CRC hours be towed to a vehicle pound facility, stored and then re-towed at a later time;

and Whereas the limited hours and locations of CRCs may result in significant wait times for processing during times when CRCs are in operation;

and Whereas the dramatic increase in fuel prices, insurance and other costs associated with towing has negatively impacted the continued viability of the towing industry;

and Whereas the Collision Towing Rate contained in the City of Mississauga Tow Truck Licensing By-law 0521-2004, as amended did not anticipate, and is not reflective of, the additional costs and reduced market that have impacted the towing industry;

Therefore be it resolved:

1. That the City of Mississauga Tow Truck Licensing By-law 0521-2004 Collision Towing Rate for all vehicles not exceeding six thousand (6000) pounds or 2721 kgs in towing weight be amended to flat rate not to exceed a maximum of four hundred dollars (\$400) in addition to applicable taxes
2. That the City of Mississauga Tow Truck Licensing By-law 0521-2004 Collision Towing Rate for all vehicles not exceeding six thousand (6000) pounds or 2721 kgs in towing weight be amended to flat rate not to exceed a maximum of seven hundred and fifty (\$750) dollars in addition to applicable taxes when the vehicle is directed to a Collision Reporting Center
3. That through the office of the Mayor, Mississauga Council formally identify the concerns of the Tow Truck Industry and request that the hours of operation of Collision Reporting Centers in Mississauga be expanded to better serve the travelling public.



WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are saddened to learn of the passing of Irene Arasim, a retired City of Mississauga employee, who passed away on Sunday, June 5, 2022;

AND WHEREAS Irene worked for the City of Mississauga for 26 years, in the role of Records Administrator in the Clerk's Office from 1992 until her retirement;

AND WHEREAS Irene was affectionately known by her colleagues as the By-law Queen;

AND WHEREAS Irene was the life of the party and enjoyed celebrating important life events and birthdays with her team members;

AND WHEREAS Irene was a highly respected and valued member of the Legislative Services team and her knowledge of everything about the City's by-laws was unmatched;

AND WHEREAS Irene was a devoted wife to Jerry and beloved mother to son Shane Tait, his wife Amanda Penney, stepson Jason Arasim, his wife Brandee, step-daughter Melissa McKeen her husband John. Loving Grandmother to Josie and Lincoln, Jason Jr., Mercedes, Jasmine & Kiera.

NOW THEREFORE BE IT RESOLVED that sincere condolences be extended on behalf of the Mayor, Members of Council and staff of the City of Mississauga to the Arasim family.