## Council

**Date:** April 3, 2024  
**Time:** 9:30 AM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

### Members

<table>
<thead>
<tr>
<th>Role</th>
<th>Ward</th>
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<tr>
<td>Mayor (Vacant)</td>
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<tr>
<td>Councillor Stephen Dasko</td>
<td>Ward 1</td>
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<td>Councillor Alvin Tedjo</td>
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<td>Councillor Chris Fonseca</td>
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<td>Councillor John Kovac</td>
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<td>Ward 5 (Vacant)</td>
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<td>Councillor Joe Horneck</td>
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<td>Councillor Dipika Damerla</td>
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<td>Councillor Matt Mahoney</td>
<td>Ward 8 (Acting Mayor)</td>
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<td>Councillor Martin Reid</td>
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<td>Councillor Sue McFadden</td>
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<td>Councillor Brad Butt</td>
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**To Request to Speak on Agenda Items** - Advance registration is required to make a Deputation please email Stephanie Smith, Legislative Coordinator at stephanie.smith@mississauga.ca or call 905-615-3200 ext. 3831 no later than **Monday, April 1, 2023 before 4:00PM**.

**Questions for Public Question Period** – To pre-register for Public Question Period, questions may be provided to the Legislative Coordinator at least 24 hours in advance of the meeting. Following the pre-registered questions, if time permits, the public may be given the opportunity to ask a question on an agenda item. Virtual participants must pre-register.

Comments submitted will be considered as public information and entered into the public record.

**Virtual Participation** - All meetings of Council are streamed live and archived at Mississauga.ca/videos. To speak during the virtual meeting or if you do not have access to the internet, contact the Legislative Coordinator and you will be provided with directions on how to participate.

**Contact**

Stephanie Smith, Supervisor, Legislative Services  
905-615-3200 ext. 3831  
Email stephanie.smith@mississauga.ca

**Find it Online**

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

An asterisk (*) symbol indicates an Item that has been either Revised or Added
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 - March 20, 2024

6. **PRESENTATIONS**
   6.1 Councillor Alvin Tedjo, to present the 2023 Phil Green Recognition Award to Kevin Saldanha

7. **DEPUTATIONS**

   Each Deputation to Committee is limited to speaking not more than 5 minutes.

   Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

   Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “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.

   7.1 Karen Santaguida, Resident with respect to the closure of Chartwell Heritage Glen Retirement Residence, 6515 Glen Erin Drive (Ward 9)

   7.2 Pam Leermakers, Resident with respect to the closure of Chartwell Heritage Glen Retirement Residence, 6515 Glen Erin Drive (Ward 9)

   7.3 Gordon Cork, Resident with respect to the closure of Chartwell Heritage Glen Retirement Residence, 6515 Glen Erin Drive (Ward 9)
7.4 Jeffrey Fernandes, Resident with respect to the closure of Chartwell Heritage Glen Retirement Residence, 6515 Glen Erin Drive (Ward 9)

7.5 Michele Sarantos, Peel ACORN, with respect to the closure of Chartwell Heritage Glen Retirement Residence, 6515 Glen Erin Drive (Ward 9)

7.6 Item 10.1 Robert Trewartha, Director, Strategic Communications & Initiatives and Ngozi Obuba, Management Consultant, Strategic Marketing & Planning with respect to City Asset Naming Policies Equity Diversity and Inclusion Review

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. 3831 or by emailing stephanie.smith@mississauga.ca by April 1, 2024 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 City Asset Naming Policies Equity, Diversity and Inclusion Review

10.2 Re-appointment of Enersource representatives on Alectra Board of Directors and approval of appointment of auditors

11. **PRESENTATION OF COMMITTEE REPORTS**

11.1 Audit Committee Report 1 - 2024 - dated March 18, 2024

11.2 Planning and Development Committee Report 3 - 2024 dated March 18, 2024

11.3 General Committee Report 7-2024 dated March 27, 2024

12. **UNFINISHED BUSINESS - Nil**

13. **PETITIONS - Nil**
14. **CORRESPONDENCE**

14.1 **Information Items**

14.1.1 Integrity Commissioner’s Quarterly Report dated March 25, 2024

14.1.2 Letter dated March 27, 2024 from Honourable Paul Calandra, Minister of Municipal Affairs and Housing with respect to Building Faster Fund

14.1.3 Letter dated March 15, 2024 from Prabmeet Singh Sarkaria, Minister of Transportation with respect to the 2023-2024 Gas Tax Program

14.2 **Direction Items**

14.2.1 Request for Municipal Significance Designation for the purpose of obtaining a Temporary Liquor Licence Extension of Hours, as Big Slick Bar and Billiards is hosting an Industry Nights event on May 4, 5, June 29, and June 30, 2024

15. **NOTICE OF MOTION**

15.1 Notice of Motion to Address Industrial Pollution in Mississauga (Councillor Tedjo)

16. **MOTIONS - Nil**

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

17.1 A by-law to amend By-law 0065-2013, being a by-law to establish a revised Internal Audit Charter

AC-0001-2024/March 18, 2024

17.2 A by-law to adopt Terms of Reference for the Audit Committee and to repeal By-law 0069-2015

AC-0001-2024/March 18, 2024

17.3 A by-law to amend the Council Procedure By-law 0044-2022, as amended, to amend the minimum required frequency of Audit Committee meetings

AC-0001-2024/March 18, 2024

17.4 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law; All-way Stop and Lower Driveway Boulevard Parking (Ward 6)

GC-0133-2020/March 25, 2020

17.5 A by-law to authorize the execution of a Lease Amending and Extension Agreement - Cooksville Library (Ward 7)

GC-0178-2024/March 27, 2024

17.6 A by-law to Adopt Mississauga Official Plan Amendment No. 171 (Ward 3)

PDC-0001-2024/January 8, 2024

17.7 A by-law to amend Rezoning By-law Number 0225-2007, as amended (Ward 3)
17.8 A by-law to designate 822 Clarkson Road South as being of cultural heritage value or interest (Ward 2)

HAC-0002-2024/January 9, 2024

18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL

19. COUNCILLORS' ENQUIRIES

20. OTHER BUSINESS/ANNOUNCEMENTS

21. CLOSED SESSION - Nil

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 April 3, 2024 which includes: recommendations, any reports of committees and of local boards, each motion and resolution passed and other actions taken by the Council.

23. ADJOURNMENT
City Asset Naming Policies, Equity Diversity and Inclusion (EDI) Review

Council Presentation
April 3, 2024
Background

• Council’s direction

• There are no right answers to these questions

• Many municipalities and public organizations are grappling with the same questions we are

• Community engagement and feedback was critical

• Watching Toronto closely
Review Highlights

Highlights from Comprehensive Research and Community Engagement

- Hired Quakelab Inc., Global and Local Research
- EDI Review of seven policies
- Over 5,000 conversations
- Over 2,000 survey responses
- Forty (40) in-person engagements across all wards in Mississauga
- Targeted discussions with specific communities
- Hybrid Community Meeting open to all residents, virtually and in person
Proposed Guiding Principles

Guiding Principles and recommendations are based on the feedback received through public consultation, local and global research, and engagement with the various service areas responsible for naming assets and place making within the City.
Recommendations

• Use new principles

• Consolidate Street Names & Facility Naming Policies to create a new Asset Naming Policy focused on community involvement.

• Expand Role of the Heritage Advisory Committee to include consultations on asset naming to honor individuals and historical events.

• Lift the moratorium on street, parks and facility naming
Streets, Facilities & Parks Naming - Current Process

Developers
Residents via 311 and Councillors Offices
Councillors

T&W Roads → Pre-Screen By Staff
Limited Criteria
Rely on information submitted for posthumous requests

CMS Facilities & Parks → Internal Review By Staff

Region of Peel Street Naming Committee Review
Limited Criteria (mostly technical)

Consultation with respective ward Councillor and Mayor

GC/Council Approval

Decentralized, email Intake, naming information not publicly available
Minimal requirements for posthumous naming to honor individuals no information for equitable representation
No options for public input except when renaming
Asset (Streets, Facilities & Parks) Naming - Future Process

1. **NAMING SUBMISSIONS FROM RESIDENTS, BUSINESS OWNERS, DEVELOPERS, COUNCILLORS**

2. **ALL ASSETS (STREETS, FACILITIES) COORDINATED & CENTRALIZED WITHIN PARKS, FORESTRY AND ENVIRONMENT DIVISION**

3. **REVIEW BY IRHM EDI OFFICE EEAC NEW POLICY GUIDING PRINCIPLES**

4. **CONSULTATIONS WITH HERITAGE ADVISORY COMMITTEE**

5. **REGION OF PEEL STREET NAMING COMMITTEE REVIEW**

6. **GENERAL COMMITTEE /COUNCIL**

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- **Centralized digital intake. All naming policies & information on public website**
- **Detailed Requirements for Posthumous Requests**
- **Includes options for Public Input**
- **Required for Fire & EMS compliance**
Conclusion

Adopting and implementing these recommendations will demonstrate Mississauga's strong commitment to EDI, ensuring its asset naming and placemaking practices are inclusive, representative, and sensitive to the needs of its diverse community.
Questions?
City of Mississauga

Corporate Report

Date: March 22, 2024

To: Mayor and Members of Council

From: Shari Lichterman, CPA, CMA, City Manager and Chief Administrative Officer

Subject
City Asset Naming Policies Equity, Diversity and Inclusion Review

Recommendations

1. That the Council endorse and adopt the following six (6) principles to guide asset naming and commemoration activities: Community collaboration and consultation; Indigenous recognition and prioritization; environmental and historical stewardship; navigational clarity and descriptive relevance; uniqueness and adaptability; and legislative compliance.

2. That Corporate Policy and Procedure 10-02-01 - Street Names and Corporate Policy and Procedure 10-02-02 - Facility Naming be consolidated into a single (new) Asset Naming Policy that integrates the principles and asset naming policy framework outlined in this report.

3. That the role of the Heritage Advisory Committee be expanded to include asset-naming consultations, and that the accountability of the proposed Asset Naming Policy be delegated to the Parks, Forestry and Environment Division, and the naming intake process be centralized within the Indigenous Relations, Heritage, and Museums Team.

4. That the ongoing review of the following Corporate Policies and Procedures integrate the principles outlined in this report: 06-01-03 - City Plaques, 05-02-07 - City Art Collection, 05-01-11 – Museums’ Collections and Exhibitions, and 05-07-02 - Tree and Bench Donation Program.

5. That the Indigenous Relations, Heritage and Museums team, in collaboration with the interim Asset Naming EDI Review working group, use the proposed principles and asset naming framework to assess new street and facility name submissions until the proposed naming policy and processes are fully implemented.
6. That the Council-imposed moratorium on adding names to the Street Name Reserve List and on the naming of parks and facilities be lifted.
7. That all necessary by-laws be enacted or amended to support the implementation of the recommendations outlined in this report.

Executive Summary

- Mississauga is one of the most diverse cities in the world and is committed to the principles of equity, diversity and inclusion (EDI), and to ensuring all residents feel represented by their City institutions.

- On January 19, 2022, Council directed staff to undertake a review of the seven Corporate Policies and Procedures that address asset naming and commemoration from an EDI perspective, but to exclude from the review the renaming of existing public assets (such as Dundas Street). The Corporate Policies and Procedures included in the review were: 10-02-01 - Street Names; 05-02-02 - Facility Naming; 06-01-03 - City Plaques; 05-02-07 - City Art Collection; 05-01-11 Museums’ Collections and Exhibitions; 05-07-02 - Tree and Bench Donation Program and 08-03-08 - Use of Indigenous Images/Themes in City Sports Facilities.

- Council also placed a moratorium on adding names to the Street Names Registry and the naming of parks and facilities, until such a time as this review was completed. There was however, an interim process established to meet urgent requests.

- City staff engaged QuakeLab Incorporated to lead the EDI review of the Corporate Policies and Procedures that address asset naming and commemoration. QuakeLab’s initial EDI assessment identified gaps in representation, inclusion and community engagement across all Corporate Policies and Procedures as well as positive practices in Policies and Procedures such as the Use of Indigenous Images/Themes in City Sports Facilities and Museums’ Collections and Exhibitions.

- The City undertook extensive community engagement and consultation, initiating over 5,000 conversations with residents and receiving over 2,000 survey responses. The survey was available from July to October 2023 and was advertised on all City communications channels. Forty (40) in-person engagements were held at community centres, libraries, and other city facilities, in each ward, to engage directly with residents. QuakeLab also initiated targeted discussions with Black, South Asian, and Indigenous Nations and organizations.

- The results of these efforts show residents support nature-based and historically significant naming, linguistic diversity, and naming after people, if proper research is conducted, and only posthumously. As well, residents expressed a strong desire for
community involvement in naming decisions and consultation with Indigenous Nations and organizations when choosing names.

- Staff undertook a review of the naming practices in Canadian and global municipalities and other public sector organizations. This research revealed that many institutions are grappling with the same challenges as the City of Mississauga and are reviewing their naming policies as well. The recommendations in this report are similar to those being adopted by public institutions in Canada and internationally.

**Background**

On January 19, 2022, Council directed staff to review the seven corporate policies and procedures that address asset naming and commemorations using an Equity, Diversity, and Inclusion (EDI) lens. Direction was also given to develop principles and refine existing policies with the assistance of a third-party consultant and through targeted community consultation. Council also placed a moratorium on adding new names to the existing Street Name Reserve List, explicitly directing staff not to explore the renaming of existing city assets, in particular, Dundas Street. The focus of this project and recommendations contained in this report reflect future naming opportunities.

During this project, there was still a need to name city assets. To address this need and ensure development could proceed, staff convened an internal working group to review naming requests. This group utilized the Draft Seven Principles for Commemoration in the Public Realm developed by the City of Toronto to provide perspective on naming (Appendix 1). To date, this working group has provided feedback on submissions such as the Karl Steip Lacrosse Box plaque; Chechalk Trail; the Jonathan Davis Center (Malton Youth Hub); the Dixie Woods Room; and renaming Camilla Park as Iggy Kanef Park.

In January 2023, the City engaged QuakeLab Incorporated, to lead the EDI review of policies that address asset naming and commemoration. QuakeLab, in close collaboration with City staff, conducted global research of place making practices and facilitated community-wide consultations. The findings from this research and consultations have informed the development of a set of comprehensive principles and recommended policy changes detailed in this report.

**Present Status**

The City of Mississauga has a considerable portfolio of named assets, including 3,530 public streets and highways, 374 buildings and facilities including arenas and museums, 158 commemorative parks, and 18 art collection items. Additionally, there are 162 names on the City’s Street Name Reserve List, some dating back 30 years, with the review process for their inclusion unknown. Policies not directly related to asset naming or place making, such as the Advertising and Sponsorship policy, were excluded from this review.
The seven policies included for review as part of this project were:

- 10-02-01 - Street Names
- 05-02-02 - Facility Naming
- 06-01-03 - City Plaques
- 05-02-07 - City Acquired Art Policy
- 05-01-11 - Museums’ Collections and Exhibitions
- 05-07-02 - Tree and Bench Donation Program
- 08-03-08 - Use of Indigenous Images/Themes in City Sports Facilities

Although the review is termed 'Asset Naming,' it broadly encompasses the concept of “place making” within the community, a concept reinforced by feedback during engagement and consultations. In this report, the term “place making” will be used to collectively refer to these seven policies.

**Review of Existing Policies**

The initial assessment of the listed policies identified some gaps that pose potential barriers to equitable participation and representation, namely:

- Exclusion of underrepresented groups from current policies;
- Unclear criteria for involving diverse communities;
- Lack of reference to historically underrepresented groups;
- Lack of explicit inclusion of diverse communities;
- Accessibility issues due to decentralization of policies;
- Lack of documented justification for naming assets after people;
- Overlooking potential systemic biases and barriers; and
- Inconsistencies in recognizing Indigenous contributions and heritage.

Notwithstanding these gaps, some positive City practices were identified, such as ensuring an inclusive experience for Indigenous nations and organizations in the Use of Indigenous Images/Themes in City Sports Facilities Policy, and the provision of a transparent acquisitions process in the Museums’ Collections and Exhibitions Policy. These findings laid the groundwork for research and engagement with the broader community in Mississauga.

**Comments**

**Research Insights from Canada and Around the World**

A jurisdictional scan of fourteen organizations across Canada including City of Ottawa, City of Toronto, Toronto Metropolitan University (formerly Ryerson University) and the City of Red Deer was conducted to better understand their approach to naming. The research findings highlight a significant trend towards naming assets after individuals, with the best practice being undertaking extensive due diligence and research before conferring a name.

Most of the organizations studied demonstrate a commitment to preserving historical integrity through thorough due diligence and adhering to fundamental principles such as strategic vision,
community engagement and the celebration of heritage. There is growing awareness of the importance of inclusivity and community engagement and a shift towards more representative and participatory approaches in place making (Appendix 2).

A recently published paper (2023), "Identity in Canada’s Place Name Policy: A Knowledge Synthesis," funded by the Social Sciences and Humanities Research Council and Genome Canada, offers a broader Canadian perspective. The full report is accessible online. This research analysis covering 4,840 Canadian municipalities, towns, and regions, and 159 place name policies shows progress towards more inclusive place making practices, with a focus on Indigenous perspectives and community engagement. The report highlights persisting challenges like policy inconsistencies, gender disparities, the lack of integration of marginalized viewpoints and reluctance to rename existing assets due to complex histories.

The research suggests the development of a naming policy that ensures clear naming criteria, detailed definition of underrepresented groups, naming restrictions to guide robust development of inclusive naming practices that address historical biases and promote equitable representation. The recommendations in this report are informed by this research.

**Global Cities**

On the global stage, cities such as Berlin, London, Rotterdam, Vancouver, New Orleans, and Cape Town have a diversity of best practices regarding place-naming strategies. These jurisdictions, chosen for their relevance to the City of Mississauga, provide comprehensive documentation of practices and policies, use an EDI lens in naming, and have recently engaged in a re-evaluation of their naming practices. In their revised policies, these cities have focused on:

- Gender parity
- Racial and cultural diversity
- Addressing historical exclusions
- Providing historical contexts
- Using Indigenous languages
- Avoiding duplications in naming
- The establishment of public consultation committees
- Reconciling with past injustices, such as colonial legacies and racial discrimination

The naming practices from global cities not only address historical injustices but also encourage proactive, inclusive place making that reflects contemporary societal values. As one of the most diverse cities in the world, Mississauga can learn from these comparator cities.
City of Toronto
In 2020, the City of Toronto undertook a study to rename Dundas Street, following a petition from residents with over 14,000 signatures. While the initial decision made was to rename the street, the City has since decided not to rename Dundas Street, but instead to rename landmarks along the corridor. The City has recently released their principles and framework for recognition and commemoration.

The City of Toronto’s process underscores the critical need for transparency and deep public consultation, careful consideration of historical and cultural relevance, and the inclusion of Indigenous perspectives. The insights from the City of Toronto, as well as the other cities studied, were adapted into Mississauga’s community engagement and consultation process and informed the development of the proposed principles to inform place making and detailed policy recommendations.

Engagement and Consultation
From July to October 2023, all residents of Mississauga were invited to provide their views on naming practices in Mississauga through a city-wide survey. The survey was publicized through all City communication channels and achieved over 95,000 digital impressions. In addition, six virtual and/or in-person consultations were conducted with representatives from Indigenous Nations and organizations, as well as Black and South Asian communities – groups deeply impacted by colonialism. Staff also hosted a hybrid community meeting on November 2, 2023 open to all residents. Through this engagement, feedback was gathered on the City’s current place making practices, focusing on residents’ awareness, desire for engagement and consultation, and their preferences for cultural, linguistic, gender, and sexual diversity representation in asset names, including the prioritization and involvement of the Indigenous community.

To remove barriers to participation and enhance the effectiveness of outreach methods, the City's team of staff volunteers proactively met residents where they naturally congregate both online and concurrently in person – during swim lesson drop-offs, library events, transit stations, and community festivals – leveraging existing gatherings and meetings to foster deeper connection and participation from the community.

Forty (40) person-to-person engagements were organized across the 11 wards in Mississauga, with 29 City staff and resident volunteers interacting with the public in libraries, community centers, transit terminals, and at festivals. The engagement and awareness activities resulted in connections with over 5,000 residents and the completion of over 2,000 survey responses. The distribution of resident participation in the survey by ward and events conducted across Mississauga is detailed in Appendix 3.

Engagement and Consultation Results
A combination of insights from these extensive consultations and engagement with the City of Mississauga's diverse communities reveals consensus on the significance of place names reflecting the rich heritage of Mississauga. However, there were divergent views on specific
naming preferences and methodologies. The results of these consultations, summarized below, provide a good understanding of the values and common perspectives across different community groups.

Chart 1: Community Preferences for Mississauga (City) Place (Asset) Names

Statement Evaluated: What should City places be named after? (All respondents)

<table>
<thead>
<tr>
<th>Asset Name Types</th>
<th>Percentage of Respondents (%)</th>
</tr>
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<tbody>
<tr>
<td>Beliefs</td>
<td>3.3%</td>
</tr>
<tr>
<td>Fauna</td>
<td>13.6%</td>
</tr>
<tr>
<td>Flora</td>
<td>15.2%</td>
</tr>
<tr>
<td>Geographical Features</td>
<td>20%</td>
</tr>
<tr>
<td>Historical events</td>
<td>16.8%</td>
</tr>
<tr>
<td>Ideas and concepts</td>
<td>10.7%</td>
</tr>
<tr>
<td>People</td>
<td>13.7%</td>
</tr>
<tr>
<td>Planets and extra-terrestrial</td>
<td>7%</td>
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*Data normalized to 100% to show representation of responses across all responses received.

Highlights from Survey and Consultations

- Fifty-six percent of respondents prefer nature-based names, including geographical features (20%), flora (15%), fauna (14%), and extraterrestrial elements (7%). These are valued for their neutrality and respect for Indigenous stewardship.
- Forty-two percent (42%) of respondents advocate for names that reflect Mississauga’s linguistic diversity and promote ease of pronunciation and navigation.
- About 14% favoured naming assets after individuals and 17% for historical events to reflect diverse backgrounds and contributions.
- There was widespread resistance to renaming existing assets, driven by concerns of historical erasure and financial costs.
- The prioritization of the Indigenous community in place making was deemed critical by 78% of survey respondents and backed with consensus from all consulted community groups.
- The significance of community involvement in place making is underscored, with 87% of survey respondents supporting the need for public consultation. This process is essential
for addressing intercultural conflicts and guaranteeing the inclusive representation of Mississauga’s diverse stories.

A more detailed review of the survey results can be found in Appendix 4.

The following recommendations are based on feedback received through public consultation, as well as engagement with the various service areas responsible for naming assets and place making within the City and are informed by the research conducted nationally and internationally.

**Recommendation #1: Adopt proposed place making principles**

It is recommended that the proposed place making principles be adopted to guide policy revisions across the seven identified Corporate Policies and Procedures (policies). These principles articulate a vision for community heritage and place making in Mississauga.

**Principle #1: Intentional & Inclusive Place making**

The City prioritizes place making that reflects its diversity and history, valuing positivity while prioritizing historically underrepresented groups. Community feedback supports this, with 79% advocating for names that mirror cultural diversity, 62% favouring linguistic diversity, and 91% interested in the stories behind names. This principle aims to celebrate cultural diversity and inclusivity while preserving history and heritage.

**Principle #2: Community Collaboration and Consultation**

The City adopts a community-based approach to place making, with 87% of survey respondents supporting public consultation in naming processes. The City will seek to engage diverse communities and people in place making, prioritizing community support and input from groups most directly impacted. This approach tackles gaps in public awareness and engagement, with 70% of survey respondents unaware of how to find information and 83% unclear on current consultation processes. Exceptions are considered where functionality or utility is paramount, like industrial or technical zones.

**Principle #3: Indigenous Recognition and Prioritization**

In acknowledgment of its location on Indigenous lands, the City of Mississauga commits to prioritizing Indigenous traditions in place making, supported by 78.8% of respondents favoring Indigenous-inspired names. The City will continue to engage with Indigenous communities to ensure their perspectives inform place making, reflecting a commitment to Truth and Reconciliation.

**Principle #4: Environmental and Historical Stewardship**

The City prioritizes place making that preserves history, memorializes significant contributions, and promotes environmental sustainability. This principle honors individuals or events important to the City’s heritage, fosters environmental awareness, and ensures responsible stewardship of the collective history of its residents.
Principle #5: Navigational Clarity and Descriptive Relevance
The City values naming that facilitates navigation and asset identification, with a preference for pronounceable names. This principle emphasizes intuitive naming that reflects the location’s unique history or asset features, supporting the needs of both emergency services and the community’s cultural diversity.

Principle #6: Uniqueness and Adaptability
The City values naming that is distinctive, enduring and reflective of its diverse histories and cultures. Community feedback shows a preference for originality to prevent overuse and duplication of names while accommodating evolving values. Exceptions include geographically clustered assets with thematic or historical names, e.g. streets in a new development named after trees, or parks deriving names from neighbouring asset names.

Principle #7: Legal and Ethical Compliance
All place making will adhere to Canadian laws, Ontario Human Rights Commission policies, and City by-laws, and align with the City of Mississauga’s legal, ethical values and strategic vision.

Recommendation #2: Create a New Asset Naming Policy
It is recommended that Corporate Policy and Procedure – 10-02-01 - Street Names and Corporate Policy and Procedure – 05-02-02 - Facility Naming be consolidated into a new Asset Naming Policy that integrates the guiding principles and asset-naming framework outlined in this report.

The new Asset Naming Policy would establish a community-focused approach to naming municipal assets, aimed at celebrating heritage and diversity under the oversight of the City’s Council through implementation of the following standards:

- Asset naming should be inclusive, inviting submissions from residents and owners of business in Mississauga, with criteria focused on local significance, uniqueness, clarity, and positive meanings. Commercial affiliations should be avoided, and adherence to relevant legislation ensured.
- Naming after individuals should be done posthumously and should adhere to strict criteria focused on significance of contributions and achievements to Mississauga and Canada.
- Renaming of assets should not be permitted, in order to maintain historical continuity, except where required to support the efficient provision of emergency services or demonstrated community support initiated through City Council.
- Allow contextual additions such as informational QR codes to existing asset names to provide appropriate background information.
- Submissions should be centralized, and engagement with the Region of Peel Street Names Committee, Indigenous communities and the wider public incorporated as appropriate. Consultations with the Heritage Advisory Committee will precede final approval by the General Committee.
For more detailed information, please refer to Appendix 5.

**Recommendation #3: Revised Process**

To align with the community's desire for a multidisciplinary and culturally diverse equity perspective in asset naming and to ensure cost-effective implementation, the following three process changes are recommended:

- **Expand the Role of the Heritage Advisory Committee:**
  It is recommended that the Heritage Advisory Committee (HAC) take on the responsibility of consultations on asset naming for Council consideration. This approach already adopted by municipalities such as the City of Guelph streamlines efforts by reducing unnecessary committee overlaps. This expansion necessitates updating the Committee’s Terms of Reference to include the proposed place making principles with provision of specialized training to equip the committee with the essential tools and knowledge, as well as updating any applicable by-laws.

- **Delegate Accountability for the (new) Asset Naming Policy to the Parks, Forestry and Environment Division**
  It is recommended that the accountability for developing and maintaining the proposed Asset Naming Policy be assigned to the Parks, Forestry and Environment Division. This aligns with their current mandate to support the preservation and enhancement of the City's cultural heritage in the designated liaison with the Heritage Advisory Committee, engagement with the Indigenous communities.

- **Establish a Centralized Digital Naming Intake Platform with a Designated Naming Coordinator:**
  It is recommended that a centralized public facing digital intake platform with all resources for asset naming be implemented, with coordination facilitated through the Indigenous Relations, Heritage and Museums team. They will coordinate with the City's’ EDI program office and the Employee Equity Advisory Committee (EEAC) to provide a multi-disciplinary lens to naming proposals. This approach will improve visibility, accessibility, and transparency, facilitating appropriate community engagement in the naming process.

**Recommendation #4: Embed Principles in other Placemaking Policies**

An examination of other place making policies through the lens of the proposed principles reveals opportunities to improve the following Corporate Policies and Procedures:

- **City Plaques - 06-01-03**
  It is recommended that the City Plaques policy be updated to enhance accessibility and inclusivity. This update should include the use of technologies such as QR codes in place of physical plaques and should clearly define design and placement standards to accommodate those with visible or invisible disabilities.
- **City Art Collection - 05-02-07**
  It is recommended that the City Art Collection policy be revised to ensure diversity and inclusivity in selection criteria, encouraging participation from historically underrepresented groups and diverse artists. The policy should mandate a diverse Art Selection Committee composition, including Indigenous representatives or involvement, to guarantee equitable artist selection. It should also integrate clear measures that demonstrates respect of diverse cultural traditions in Mississauga. (This policy was revised on January 16, 2024. It now states: “the City seeks artwork that builds the cultural consciousness of Mississauga residents and visitors; embraces audience engagement, interaction, or dialogue; and strives to be diverse and accessible to all ages, abilities, ethnic groups and socio-economic backgrounds.”)

- **Museums’ Collections and Exhibitions - 05-01-11**
  It is recommended that the Museums’ Collections and Exhibitions policy be revised to clearly articulate the commitment to representing Mississauga's diverse communities within its collections, ensuring equitable access and visibility. The policy should be updated to broaden representation requirements, encompassing not only Indigenous artifacts but also those of other racialized and underrepresented groups. It includes establishing themes through transparent and inclusive public consultation processes, with criteria for participant selection. And, a comprehensive consultation strategy should be researched and implemented, detailing engagement mechanisms for diverse community members and prioritizing input from underrepresented groups.

- **Tree and Bench Donation Program - 05-07-02**
  The City is continuing to review the Tree and Bench Donation Program through an Equity, Diversity and Inclusion lens to remove barriers and address disparities to ensure there are opportunities for all groups to achieve recognition.

**Recommendation #5: Extend the Role of the Interim Asset Naming Working Group**

It is recommended that the interim Asset Naming Review working group continue to review asset naming submissions in collaboration with the Indigenous Relations, Heritage and Museums (IR/H/M) team using the proposed principles and Asset Naming policy framework. This will ensure continuity and effective coordination of pending naming proposals until the recommended policy and process changes have been fully approved and implemented.

**Recommendation #6: Remove moratorium on adding names to the street name reserve list and the naming of parks and facilities.**

It is recommended that the Council-imposed moratorium on adding names to the Street Name Reserve List and on the naming of parks and facilities be lifted. All street names approved by Council before the moratorium, and under the previous policies, remain unaffected by the recommendations from the review. Following approval by Council, staff will review the names on the list through the new principles and process.
Financial Impact
No budgetary changes are necessary, as all recommended activities will be funded through existing budgets.

Conclusion
The review of Mississauga’s asset naming and place making policies, guided by a commitment to equity, diversity, and inclusion, demonstrates a critical shift towards a more inclusive and representative approach to public space creation. The widespread, detailed, intentional, and transparent engagement process has proven successful, showcasing a people and community-focused approach that highlights Mississauga’s commitment to inclusively capturing community sentiments. The informed recommendations propose systemic changes to cultivate a deeper sense of belonging and acknowledge the diverse tapestry of Mississauga’s community and ensure that asset naming and place making become avenues for celebrating the City’s rich heritage. The City Asset Naming Policies EDI review not only augments the City's efforts but also underscores Mississauga’s leadership in fostering an inclusive policy framework that could serve as a model for other Canadian municipalities.

Attachments
Appendix 1: City of Toronto Draft Guiding Principles for Commemoration
Appendix 2: Researched Asset Naming Practices in Canada
Appendix 3: Asset Naming Survey Participation and Community Events
Appendix 4: Asset Naming Survey Results
Appendix 5: Recommended Asset Naming Policy Framework

Shari Lichterman, CPA, CMA, City Manager and Chief Administrative Officer
Prepared by: Ngozi Obuba, Management Consultant
City of Toronto Draft Guiding Principles for Commemoration

The City of Toronto’s draft guiding principles for commemoration in the public realm are outlined as follows:

- Indigenous Place-Keeping
- Diversity our strength
- Co-creation
- Demonstrated community support and community engagement
- Relevance to Toronto
- Celebrating untold stories
- Historical and community research
- Compliance with legislation, City By-laws and policies
Researched Asset Naming Practices in Canada

The following provides an examination of asset naming and renaming policies and practices across various organizations in Ontario and the City of Red Deer in Alberta. The table presents key insights from the asset naming/renaming practices of researched organizations.

### Asset Naming and Renaming: Thematic Overview

<table>
<thead>
<tr>
<th>Asset Naming Themes</th>
<th>Researched Organizations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategic Alignment and Vision:</strong> Naming decisions aligned with organizational strategic goals, and institutional values and missions</td>
<td>Ryerson University – Toronto Metropolitan University, Hamilton-Wentworth District School Board, Queen’s University</td>
</tr>
<tr>
<td><strong>Community and Cultural Consideration:</strong> Emphasis on diversity and cultural significance in naming to represent diverse community perspectives.</td>
<td>Toronto Metropolitan University, Hamilton-Wentworth District School Board, Halton District School Board, City of Toronto, Ontario Human Rights Commission</td>
</tr>
<tr>
<td><strong>Distinctiveness and Memorability:</strong> Preference for names that are unique and memorable, ensuring easy recall and recognition</td>
<td>Ryerson University – Toronto Metropolitan University, Halton District School Board</td>
</tr>
<tr>
<td><strong>Public Consultation and Stakeholder Engagement:</strong> Extensive community feedback and engagement that values diverse inputs</td>
<td>- Hamilton-Wentworth District School Board, City of Toronto, National Policy Commission, City of Ottawa</td>
</tr>
<tr>
<td><strong>Historical Significance and Heritage:</strong> Ensuring historical accuracy and honoring heritage, acknowledging significant figures and events</td>
<td>Ryerson University – Toronto Metropolitan University, City of London, City of Burlington, Halton District School Board, Wilfred Laurier University</td>
</tr>
<tr>
<td><strong>Ethics and Reputation:</strong> Stringent evaluation of ethical standards and the reputation of honorees, avoiding potential discrimination</td>
<td>- City of Hamilton, Queen’s University, Brock University</td>
</tr>
<tr>
<td><strong>Transparency and Governance:</strong> Transparent decision-making processes, requiring approval from relevant councils or boards.</td>
<td>- Ryerson University – Toronto Metropolitan University, City of Burlington, City of Brampton</td>
</tr>
<tr>
<td><strong>Naming After People:</strong> Continue to acknowledge and honor those who have significantly contributed to societal development.</td>
<td>City of London, City of Burlington, City of Brampton, City of Hamilton, City of Toronto, Ryerson University – Toronto Metropolitan University</td>
</tr>
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Challenges remain inherent in place naming decisions as demonstrated by varied approaches to naming/renaming and the quest for historical accuracy. Naming assets after individuals persists as a way to connect communities with their history and heritage, recognizing significant contributions to societal development.

In conclusion, all research findings point to the need for extensive research and public consultation underscoring the importance of engaging with groups that will be directly affected by these decisions.
Asset Naming Survey Participation & Community Events

This map illustrates the geographical distribution of community participation and outreach events across the various wards of Mississauga. Each colored area represents a different ward, numbered for identification. The percentages within each ward indicate the proportion of survey participation relative to the city’s total responses. Black dots mark the locations of community outreach events.
Asset Naming Survey Results

Appendix D presents a series of graphics that visually summarize the key results of the Asset Naming Survey which received 2003 responses. Each chart provides insights into different facets of the data collected, to aid understanding of who participated and the community’s overall desire for involvement and views on asset naming and placemaking in Mississauga.

**Chart 1: Survey Race/Ethnicity Demographic Distribution**

![Race/Ethnicity Demographic Distribution Chart]

**Chart 2: Survey Age Demographic Distribution**

![Age Demographic Distribution Chart]
**Chart 3: Indigenous Recognition and Prioritization in Place Naming**

Statement Evaluated: "I feel that the City of Mississauga should use Indigenous names or names from Indigenous languages for public streets, parks, buildings, and facilities in Mississauga."

- **Strongly disagree:** 6.2%
- **Disagree:** 14.8%
- **Agree:** 47.5%
- **Strongly agree:** 30.3%

**Percentage of Respondents (%)**

**Chart 4: Community Involvement in Naming Decisions**

Statement Evaluated: "I would like Mississauga residents to be consulted when the City of Mississauga is naming public streets, parks, buildings, and facilities in the future."

- 12% of respondents would rather the process avoid public consultation.
- 87% of respondents would rather the process involve public consultation.

**12%**

**87%**
Recommended Asset Naming Policy Framework and Implementation

The content below is proposed as a framework for the development of a Corporate Policy and Procedure on Asset Naming and the proposed actions to operationalize the new policy. Development of the policy will follow the established process, which includes consultation with affected/impacted business units and mandatory reviews by Legal Services, Internal Audit, the Strategic Leader of Diversity and Inclusion and the Extended Leadership Team. A finalized draft will be presented to Council for approval.

Detailed Asset Naming Policy Proposed Framework

1. Policy Statement: The City of Mississauga is committed to a principled, community-focused approach to naming municipal assets to celebrate its rich heritage and diversity.

2. Purpose: This policy sets out a clear, equitable, and standardized framework for naming and renaming municipal assets, ensuring practical, community-centered decisions under Council oversight. It outlines the process for submissions, standards for evaluation, and public participation mechanisms.

3. Scope: This policy applies to the naming, and where applicable, the renaming of all municipal assets.

4. Municipal Asset Naming Process
   (a) Any resident or business owner in Mississauga can propose a new municipal asset name.
   
   (b) Proposed names will be assessed based on the following criteria:
       1) Practicality for use in emergency response (e.g. proposed names are easy to spell and pronounce, proposed names are not currently in use)
       2) Reflects assets location or unique features.
       3) Celebrates diversity and prioritizes underrepresented groups such as women, people of color, Indigenous peoples, 2SLGBTQ+ peoples, immigrants, and people with disabilities.
       4) Relevance to the city’s landscape, geography, flora and fauna.
       5) Consistency, ensuring streets have the same name from start to finish, where possible
       6) Relevance to an event of historical significance
       7) Relevance to an important landmarks of historical, cultural, architectural, or social significance
       8) Partnerships with Indigenous communities
       9) Names proposed to honor individuals must meet criteria outlined under the section for names honoring individuals.
       10) Uses names from the City of Mississauga’s approved asset name registry
       11) Adheres to the Ontario Human Rights Code and avoids discrimination
       12) Results from public consultation specific to the naming proposal in consideration of the asset's size and scope
       13) Feedback received from circulation to City departments.
       14) Consultations with the Heritage Advisory Committee and approval from Council
(c) Names that imply or directly reference any of the following will not be eligible:
   1) Names that are pejorative, divisive, discriminatory, oppressive, racist, or sexist in nature.
   2) Terms associated with colonialism and their derivatives, such as "pioneer" or "loyalist.
   3) Inappropriate affiliation with businesses or industries or any construed form of advertising. (The Advertising and Sponsorship with the City policy # 03-09-01 provides guidelines for businesses).
   4) The use of asset naming for promotional purposes or as a prize.

5. Names Honoring Individuals
Municipal assets may be named in honor of individuals with extra-ordinary achievement and/or significant contributions to Mississauga, five years posthumously, prioritizing those with strong local ties. If a name is proposed to honor an individual, it must meet at least two (2) of the following criteria:
   a) Demonstrated exceptional service or dedication that significantly benefitted Mississauga or reflecting the heritage of the community.
   b) Risked their life for the safety of others’.
   c) Volunteered extensively in community services, humanitarian causes, or social justice.
   d) Outstanding in the fields of art, culture, community engagement, economics, education, literature, politics, military, religion, science, social development, and/or athletics.

Submission Requirements
- Justification for the proposed name including identification of the corresponding municipal asset to be named.
- A complete biography is required, including:
  - Date and location of birth.
  - Educational background.
  - Career achievements and contributions to Mississauga.
  - Volunteer service records, citations and or honors received.
  - Evidence of support from the community, community groups, professional organizations and other identified associations or groups.
  - Written and sworn to be true verification of any stated contributions and achievements from awarding organizations or groups.
- Consent from family or next of kin except for national or public figures.

6. Renaming Municipal Assets
Once approved, asset names are not changed except where necessary to efficiently provide emergency services or when prompted for consideration by a public petition presented to City Council. When Council authorizes a name change, the process for naming a new asset applies.

Council may instruct staff to assess the appropriateness of adding informational QR codes or information at local libraries and the City’s website to enrich the context of existing asset names (guidelines for installation of informational codes will be detailed in the proposed amendments to the City Plaques policy).
7. **Approved Asset Name Registry**
All approved asset names not immediately in use are entered into the proposed Asset Names Registry for future consideration.

8. **Communication of Names or Name Changes**
When a new asset name or name change is approved and implemented, the Strategic Communications department ensures that the name is advertised in the media, as appropriate, and that all emergency services agencies are notified.

For street names, the Transportation and Works Department ensures that double signs are posted and remain in place for at least six months in residential areas and at least 12 months in industrial or commercial areas.

**Outline of Proposed Actions to Implement Revised Asset Naming Processes**
The following actions are proposed to operationalize and establish the new process for naming Assets at the City further to the approval and full development of the new Asset naming policy.

1. Enactment and or Amendments to Necessary By-Laws, e.g., Notice By-Law, Heritage BL-0164-1994, and others as advised by the Legal Division.
2. Develop Digital Naming Platform: Set up an online platform for submitting and managing naming proposals to streamline the process.
3. Design Intake Form: Create a standardized online form incorporating all pre-screening components on the platform to easily collect necessary details for each naming proposal.
4. Design Asset Consultation Assessment Evaluation Tool: Build a tool integrated into the platform.
5. Create Unified Asset Registry: Combine Street names registry and asset place names creating categories to match assets appropriately and integrate to the naming submissions platform.
6. Define and Update Terms of Reference for HAC: Define terms of reference and guidelines to support consultation with the Heritage Advisory Committee.
7. Develop Training Material: Produce educational materials to guide staff and stakeholders on using the new system and understanding the naming policy.
8. Process Documentation: Clearly document the end-to-end naming procedure, from proposal submission to approval, for transparency and guideline adherence.
Subject
Re-appointment of Enersource representatives on Alectra Board of Directors and approval of appointment of auditors

Recommendation
1. That the Council of the City of Mississauga, acting as shareholder of Enersource Inc., nominates Norm Loberg and Gerry Beasley to each be re-appointed as Enersource representatives on the Alectra Inc. board of directors, for a 3-year term commencing April 26, 2024 and expiring upon the holding of the 2027 Alectra Annual General Meeting; and

2. That the Acting Mayor and City Clerk be authorized to execute the Council Resolution and Enersource Shareholder Resolution attached as Appendices 2 and 3 to the report from the City Solicitor entitled “Re-appointment of Enersource representatives on Alectra Board of Directors and approval of appointment of auditors” dated March 12, 2024.

Background
On January 31, 2017, Enersource Corporation (“Enersource”), Horizon Utilities and PowerStream merged, creating Alectra Inc. Alectra subsequently acquired Brampton Hydro and Guelph Hydro. The City of Mississauga continues to hold 90% of the shares in the repurposed Enersource and BPC Energy Corporation (“Borealis”) holds the remaining 10%. The sole business of Enersource is the management of the Alectra shareholding.

Comments
Enersource has received notice that Alectra’s Annual General Meeting will be held on April 26, 2024 (the “AGM”).
Under the Enersource Shareholders’ Agreement, the City is entitled to select three of Enersource’s four nominees to the Board of Directors of Alectra and Borealis selects the fourth. Two of those nominees must be independent, as defined in the Alectra Unanimous Shareholder Agreement, and cannot be a member of Council, a member of a Local Board or an employee of the City. The current appointees are:

<table>
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<tr>
<th>Name</th>
<th>Nominating Party</th>
<th>End of Term</th>
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<tbody>
<tr>
<td>John Knowlton</td>
<td>Borealis</td>
<td>2026 Alectra AGM</td>
</tr>
<tr>
<td>Norm Loberg</td>
<td>City of Mississauga</td>
<td>April 26, 2024 (Alectra AGM)</td>
</tr>
<tr>
<td>Gerry Beasley</td>
<td>City of Mississauga</td>
<td>April 26, 2024 (Alectra AGM)</td>
</tr>
<tr>
<td>Shari Lichterman</td>
<td>City of Mississauga</td>
<td>Upon swearing in of new Mayor for the City of</td>
</tr>
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<td></td>
<td>Mississauga, or 2025 Alectra AGM.</td>
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Norm Loberg and Gerry Beasley are the independent, City-selected, Enersource representatives on the Alectra Board of Directors. Their terms will expire at the AGM on April 26, 2024, unless they are re-appointed.

Mayor Crombie was the non-Independent representative appointed to a term that would have expired in 2025. Following her resignation, Shari Lichterman was appointed to the board to serve until a new Mayor is sworn in.

Prior to the AGM, Enersource is being asked to approve the Alectra Resolution attached as Appendix 1, appointing KPMG LLP as Alectra’s auditors. Under s.218 of the Enersource Shareholders’ Agreement, the Enersource Board requires authorization from the City before approving the Alectra Resolution. Appendix 2 is the resolution to be signed by the City in its capacity as shareholder of Enersource. Appendix 3 is the Council resolution authorizing the City to do so. Attached for information as Appendix 4 is the resolution to be passed by the Enersource Board of Directors.

**Financial Impact**

There is no financial impact from this report.

**Conclusion**

This report seeks authorization to execute the required resolutions appended to this report to appoint KPMG LLP as Alectra’s auditors and to have Norm Loberg and Gerry Beasley re-appointed to the Board of Directors of Alectra Inc. for a 3-year term.
Attachments

Appendix 1: Alectra Resolution
Appendix 2: Enersource Shareholder Resolution
Appendix 3: Council Resolution
Appendix 4: Enersource Directors’ Resolution

Andra L. Maxwell B.A., LL.B., CIC.C, City Solicitor
RESOLUTION OF THE SHAREHOLDERS
OF
ALECTRA INC.
(the “Corporation”)

Appointment of Auditors

RESOLVED AS A SPECIAL RESOLUTION THAT:

In accordance with Subsection 2.21(1)(j) of the USA:

1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and,

2. The remuneration of the auditors shall be fixed by the directors of the Corporation.
RESOLUTION OF THE SHAREHOLDERS OF ENERSOURCE CORPORATION

WHEREAS Enersource Corporation (the “Corporation”) has received notice of the Annual General Meeting (the “AGM”) of Alectra Inc. (“Alectra”) to be held on April 26, 2024;

AND WHEREAS in connection with the AGM, it is proposed that the shareholders of Alectra approve the following Special Resolution (the “Alectra Resolution”):

In accordance with Subsection 2.21(1)(j) of the Alectra Inc. Unanimous Shareholder Agreement:

1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and

2. The remuneration of the auditors shall be fixed by the directors of the Corporation.

NOW THEREFORE IT IS RESOLVED THAT:

1. The Corporation in its capacity as a shareholder of Alectra be and is hereby authorized to give its approval to the Alectra Resolution.

DATED the _____ day of __________, 2024.

THE CORPORATION OF THE CITY OF MISSISSAUGA

Per: ____________________________
Name: Joe Horneck
Title: Acting Mayor

BPC ENERGY CORPORATION

Per: ____________________________
Name: 
Title:

Per: ____________________________
Name: 
Title:
WHEREAS the Corporation of the City of Mississauga (the “City”) is a shareholder in Enersource Corporation (“Enersource”);

AND WHEREAS Enersource and others are parties to the Unanimous Shareholders Agreement for Alectra Inc. (“Alectra”);

AND WHEREAS Enersource has received notice of the Annual General Meeting of Alectra Inc. to be held on April 26, 2024;

AND WHEREAS in connection with the AGM, it is proposed that the shareholders of Alectra approve the following Special Resolution (the “Alectra Resolution”):

In accordance with Subsection 2.21(1)(j) of the Alectra Inc. Unanimous Shareholder Agreement:

1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and

2. The remuneration of the auditors shall be fixed by the directors of the Corporation.

AND WHEREAS the terms of Norm Loberg and Gerry Beasley as an Enersource-appointed directors on the Alectra Board of Directors will expire at the Alectra AGM and Council wishes to approve the reappointment of Norm Loberg and Gerry Beasley to the Board of Alectra to each serve for a further term of 3 years commencing April 26, 2024 and expiring upon the holding of Alectra’s 2027 Annual General Meeting;

AND WHEREAS in 2021 Council authorized the Directors of Enersource to reappoint Norm Lomberg and Gerry Beasley as Enersource’s independent representatives on the Board of Alectra and now wishes to authorize the Directors of Enersource to pass a clarifying resolution confirming that Norm Loberg and Gerry Beasley be reappointed for a further 3-year term each, commencing June 11, 2021 and expiring upon the 2024 Alectra Annual General Meeting;

NOW THEREFORE IT IS RESOLVED THAT:

1. Council authorizes the Directors of Enersource to pass a resolution (the “Enersource Resolution”):

   (a) Approving the Alectra Resolution;

   (b) Reappointing Norm Loberg and Gerry Beasley as Enersource’s independent representatives on the Board of Alectra for a further 3-year term each, commencing April 26, 2024 and expiring upon the holding of the 2027 Alectra Annual General Meeting;

2. The Mayor and the City Clerk are hereby authorized and directed to execute and deliver the Enersource Resolution; and
3. The Mayor and the City Clerk are hereby authorized and directed to sign and/or dispatch and deliver all other resolutions, documents, notices or certificates to be signed and/or dispatched or delivered under or in connection with the foregoing matters or to take any action deemed necessary in respect of any of the foregoing.
WHEREAS Enersource Corporation has received notice of the Annual General Meeting (the “AGM”) of Alectra Inc. (“Alectra”) to be held on April 26, 2024;

AND WHEREAS in connection with the AGM, it is proposed that the shareholders of Alectra approve the following Special Resolution (the “Alectra Resolution”):

In accordance with Subsection 2.21(1)(jj) of the Alectra Inc. Unanimous Shareholder Agreement:

1. KPMG LLP are appointed auditors of the Corporation, to hold office until the close of the next annual meeting of the shareholders or until their successors are appointed, subject to the provisions of the Business Corporations Act; and,

2. The remuneration of the auditors shall be fixed by the directors of the Corporation.

AND WHEREAS the City of Mississauga is entitled to select two Independent nominees to be appointed to the Board of Directors of Alectra and the term of its current Independent nominees, Norm Loberg and Gerry Beasley, will expires at the AGM on April 26, 2024;

AND WHEREAS the City of Mississauga desires that Norm Loberg and Gerry Beasley be re-appointed to the Board of Directors of Alectra;

NOW THEREFORE BE IT RESOLVED THAT:

1. Subject to and conditional upon the approval of the shareholders of the Corporation, the Corporation in its capacity as a shareholder of Alectra, is authorized to give its approval to the Alectra Resolution;

2. Norm Loberg and Gerry Beasley be reappointed to the Board of Directors of Alectra Inc. as two of Enersource’s independent representatives on the board to each serve for a further term of 3 years commencing April 26, 2024 and expiring upon the holding of the 2027 Alectra Annual General Meeting;

3. The CEO and the Chair of the Corporation are hereby authorized and directed to execute and deliver the Alectra Resolution; and

4. The CEO and the Chair of the Corporation are hereby authorized and directed to sign
and/or dispatch and deliver all other resolutions, documents, notices or certificates to be signed and/or dispatched or delivered under or in connection with the foregoing matters.

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<td>Name (Print):</td>
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<tr>
<td>Title (Print): Chair</td>
<td>Title (Print):</td>
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To: MAYOR AND MEMBERS OF COUNCIL

The Audit Committee presents its first report for 2024 and recommends:

AC-0001-2024
1. That the Internal Audit Charter By-law 0065-2013 be amended in order to update Schedule “A” as outlined in Appendix 1 to the report from Internal Audit dated February 28, 2024 entitled, “Proposed Amendments to the Internal Audit Charter By-law, the Audit Committee Terms of Reference and the Council Procedure By-law.”
2. That the Audit Committee Terms of Reference By-law 0069-2015 be repealed.
3. That the new Audit Committee Terms of Reference By-law be enacted, which will include the updated terms of reference, as outlined in Appendix 2 to the report from Internal Audit dated February 28, 2024 entitled, “Proposed Amendments to the Internal Audit Charter By-law, the Audit Committee Terms of Reference and the Council Procedure By-law.”
4. That Schedule “A” of the Council Procedure By-law 0044-2022 be amended in order to amend the minimum frequency of meetings for the Audit Committee, as outlined in Appendix 3 to the report from Internal Audit dated February 28, 2024 entitled, “Proposed Amendments to the Internal Audit Charter By-law, the Audit Committee Terms of Reference and the Council Procedure By-law.”

AC-0002-2024
That the Corporate Report dated February 12, 2024 from the Director, Internal Audit entitled “Internal Audit Work Plan 2024-2026” be approved.

AC-0003-2024
That the report dated March 1, 2024 from the Director, Internal Audit with respect to final audit reports:
1. Community Services Department, Recreation & Culture Division, Culture & Events Section, Event Development Unit – Celebration Square Audit; and,
2. Community Services Department, Parks, Forestry & Environment Division, Parks Operations Section – Parks Operations Turf Inventory Audit be received for information.
AC-0004-2024
That the Corporate Report dated January 31, 2024 entitled “Status of Outstanding Audit Recommendations as of December 31, 2023” from the City Manager & Chief Administrative Officer be received for information.
REPORT 3 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its third report for 2024 and recommends:

PDC-0006-2024
1. That the application to amend Mississauga Official Plan to modify the boundaries of the Residential Low Density I and Greenlands designations and to amend the Erindale Neighbourhood Special Site 2 policies for 904 Mississauga Heights Drive, under file OPA 24-1 W7, is not acceptable in its current form and should not be approved.
2. That City Council direct Legal Services, appropriate City staff and any necessary consultants to attend the Ontario Land Tribunal (OLT) hearing in opposition to the Official Plan Amendment and Rezoning applications in their current form, for the lands at 904 Mississauga Heights Drive and for Legal Services to bring a report to Council should there be a potential for settlement.
3. That City Council authorize the Planning and Building Department to instruct Legal Services on requesting mediation or to otherwise enter into settlement discussions during or before the Ontario Land Tribunal hearing process.
4. The one oral submission be received.

PDC-0007-2024
1. That City Council direct Legal Services, appropriate City staff and any necessary consultants to attend the Ontario Land Tribunal (OLT) hearing in opposition to the Official Plan Amendment and Rezoning applications in their current form, for the lands at 900 Mississauga Heights Drive and for Legal Services to bring a report to Council should there be a potential for settlement.
2. That City Council authorize the Planning and Building Department to instruct Legal Services on requesting mediation or to otherwise enter into settlement discussions during or before the Ontario Land Tribunal hearing process.
3. That one oral submission be received.

PDC-0008-2024
1. That the report titled “Update on Bill 162 – Get It Done Act, 2024” dated February 28, 2024, from the Commissioner of Planning and Building, be received for information.
2. That one oral submission be received.

PDC-0009-2024
1. That the report dated March 6, 2024 from the Commissioner of Planning and Building regarding the proposed Mississauga Official Plan 2051, be received for information.

2. That eight oral submissions be received.
REPORT 7 - 2024

To: ACTING MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its seventh report for 2024 and recommends:

GC-0143-2024
That the deputation by Yasser Khan, Resident regarding neighbourhood upkeep, be received.

GC-0144-2024
That the deputation and associated presentation by Georgios Fthenos, Director, Enforcement and Ryan Regent, Supervisor, Enforcement and Licensing regarding the report from the Commissioner of Corporate Services dated March 12, 2024 entitled ‘Apartment Building Standards and Maintenance Program Update”, be received.

GC-0145-2024
That the deputation by April Johnston and Marcia Bryan, Members, Peel ACORN regarding the report from the Commissioner of Corporate Services dated March 12, 2024 entitled ‘Apartment Building Standards and Maintenance Program Update”, be received.

GC-0146-2024
That the deputation by Daryl Chong, President & CEO, Greater Toronto Apartment Association regarding the report from the Commissioner of Corporate Services dated March 12, 2024 entitled ‘Apartment Building Standards and Maintenance Program Update”, be received.

GC-0147-2024
That the deputation by Athina Tagidou, Resident regarding the Corporate Report dated February 14, 2024 from the Commissioner of Community Services entitled “2024 Future Directions Plans – Final Reports for Recreation, Parks, Forestry & Environment, Library, Culture and Fire & Emergency Services”, be received.

GC-0148-2024
That the following items were approved on the consent agenda:

- 10.6 Single Source Contract Award for Consulting Services, Detail Design and Construction Administration of six (6) City Parks within Lakeview Village with Nak Design Strategies (NAK)
- 10.7 2023 Council Remuneration and Expenses Report
- 11.1 Transit Advisory Committee Report 1 – 2024 – dated March 5, 2024
- 11.2 Heritage Advisory Committee Report 3 – 2024 – dated March 5, 2024
11.3 – Mississauga Cycling Advisory Committee Report 3 – 2024 – dated March 19, 2024

16.1 Authority to execute a Lease Amending and Extension Agreement with 627092 Ontario Inc. for the Cooksville Library located at 3024 Hurontario Street (Ward 7)

16.2 Delegation of Authority – Acquisition, Disposal, Administration and Lease of Land and Property – July 1, 2023 to December 31, 2023

GG-0149-2024


GC-0150-2024

That the Chief Procurement Officer or designate be authorized to award and execute, on behalf of the City, a contract with TCS Coatings Inc. and related ancillary agreements, all in a form satisfactory to Legal Services, for the supply and delivery of isocyanate free low VOC (Volatile Organic Compounds) paints in the amount of $120,000.00, exclusive of taxes, for a term of two (2) years.

GC-0151-2024

That the report from the Commissioner of Corporate Services dated March 12, 2024 entitled ‘Apartment Building Standards and Maintenance Program Update’, be received for information.

GC-0152-2024

That the Corporate Report titled “Security Services Initiatives and 2023 Annual Summary”, from the Commissioner of Corporate Services, dated March 6, 2024, be received for information.

GC-0153-2024

That the five (5) 2024 Future Directions Plans for Recreation, Parks, Forestry & Environment, Library, Culture and Fire & Emergency Services appended to this Corporate Report dated February 14, 2024 from the Commissioner of Community Services including the recommendations contained therein, be approved subject to the annual budget and business plans.

GC-0154-2024

That the Chief Procurement Officer or designate be authorized to award and execute a contract with NAK Design Strategies. (NAK) for design and contract administration services for all
Lakeview Village Parks in an approximate amount of $8,908,000.00 plus a contingency of $890,800.00 for a total approximate contract amount of $9,798,800.00, exclusive of taxes, funded from PN 21326 – Park Development-Lakeview Village (F_303) as detailed in the Corporate Report entitled “Single Source Contract Award for Consulting Services, Detail Design and Construction Administration of six (6) City Parks within Lakeview Village” dated March 14, 2024 from the Commissioner of Community Services.

GC-0155-2024
That the report dated, February 21, 2024, entitled, “2023 Council Remuneration and Expenses” from the City Manager and Chief Administrative Officer, required by the Municipal Act, 2001, be received for information.

GC-0156-2024
That the deputation from Jan Durkiewicz and Ethan Lam, on behalf of University of Toronto Mississauga, Urbanism Club with respect to the new Ontario One Fare Program impacts to student negotiations to renew the U-Pass with MiWay be received for information. (TAC-0001-2024)

GC-0157-2024
That the deputation from Jan Durkiewicz and Ethan Lam, on behalf of University of Toronto Mississauga, Urbanism Club with respect to transit commuter issues facing the student body, including issues with the U-Pass and bus frequency be received for information. (TAC-0002-2024)

GC-0158-2024
That the deputation from Jan Durkiewicz and Ethan Lam, on behalf of University of Toronto Mississauga, Urbanism Club with respect to statistics from Winter survey in collaboration with MiWay regarding student feedback on transit in the city and how their experiences have changed since the Fall semester be received for information. (TAC-0003-2024)

GC-0159-2024
That the deputation and associated presentation from Suzanne Holder, Manager, Customer Success and Innovation with respect to Customer Success Program be received for information. (TAC-0004-2024)

GC-0160-2024
That the 2024 Transit Advisory Committee Work Plan be approved as presented. (TAC-0005-2024)
GC-0161-2024
That the following items were approved on consent at the Heritage Advisory Committee meeting held March 5, 2024:
- Item 9.4 - Request to Alter the Heritage Designated Property at 1620 Dundas Street West (Ward 7)
- Item 9.5 - Request to Alter a Heritage Designated Property at 1503/1507 Clarkson Road North (Ward 2)
(HAC-0023-2024)

GC-0162-2024
That the property at 1375 Blundell Road (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
(HAC-0024-2024)
(Ward 1)

GC-0163-2024
That the property at 88 Lakeshore Road East (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
(HAC-0025-2024)
(Ward 1)

GC-0164-2024
That the property at 2470 Jarvis Street (Ward 7) be designated under Part IV of the Ontario Heritage Act for its design, historical and associative value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
(HAC-0026-2024)
(Ward 7)

GC-0165-2024
That the request to alter the heritage designated property at 1620 Dundas Street West (Ward 7), as per the report dated January 22, 2024 from the Commissioner of Community Services be approved.
(HAC-0027-2024)
(Ward 7)
GC-0166-2024
That the request to alter the heritage designated property at 1503/1507 Clarkson Road North (Ward 2), as outlined in the Corporate Report dated January 24, 2024 from the Commissioner of Community Services be approved.
(HAC-0028-2024)
(Ward 2)

GC-0167-2024
That the resignation of Chirine Constantini, Citizen Member effective February 28, 2024 from the Heritage Advisory Committee dated February 27, 2024, be received.
(HAC-0029-2024)

GC-0168-2024
That the deputation and associated presentation from Rory O’Sullivan, Capital Project Manager, Rapid Transit and Lin Rogers, Manager, Rapid Transit regarding the Hazel McCallion Line Project Update and Cycling Overview dated March 19, 2024, be received.
(MCAC-0023-2024)

GC-0169-2024
That the deputation and associated presentation from Fred Sandoval, Coordinator, Active Transportation regarding the Cycling Program Quarterly Update dated March 19, 2024, be received.
(MCAC-0024-2024)

GC-0170-2024
That the deputation from Rahul Mehta, Resident regarding the following agenda items: Hazel McCallion Line Project Update and Cycling Overview dated March 19, 2024, Cycling Program Quarterly Update dated March 19, 2024, and Mississauga Cycling Advisory Committee 2024 Work Plan Workshop Summary, be received.
(MCAC-0025-2024)

GC-0171-2024
That the following items were approved on consent:
- 10.1 - Mississauga Cycling Advisory Committee 2024 Action List (5 minutes)
- 10.4 - Mississauga Cycling Advisory Committee 2024 Work Plan Workshop Summary
- 10.5 - 2024 Toronto Bicycle Show and E-Bike Expo Summary
- 11.1 - 2023 Phil Green Award Presentation Details Memorandum
(MCAC-0026-2024)

GC-0172-2024
That the Mississauga Cycling Advisory Committee 2024 Action Item List, be approved.
(MCAC-0027-2024)
GC-0173-2024
That the Mississauga Cycling Communications and Promotions Subcommittee update on March 19, 2024 from Juelene Stennett, Citizen Member, be received.
(MCAC-0028-2024)

GC-0174-2024
That the Memorandum from Matthew Sweet, Manager, Active Transportation dated March 11, 2024, entitled “2024 Work Plan Workshop Summary”, be received.
(MCAC-0029-2024)

GC-0175-2024
That the summary document entitled “Mississauga @ Toronto Bicycle Show and E-Bike Expo March 8 – 10”, be received.
(MCAC-0030-2024)

GC-0176-2024
That the Memorandum from Eglantina Bacaj-Gondia, Legislative Coordinator dated March 13, 2024 entitled “2023 Phil Green Award Presentation Details”, be received.
(MCAC-0031-2024)

GC-0177-2024
That the update by Councillor Fonseca, Vice-Chair regarding the Ontario Business Improvement Area Association 2024 Annual Conference, be received.
(MCAC-0032-2024)

GC-0178-2024
1. That the City Manager and City Clerk be authorized to execute a Lease Amending and Extension Agreement, and all documents ancillary thereto between 627092 Ontario Inc., as Landlord, and The Corporation of the City of Mississauga, as tenant, for the extension of the lease of the Cooksville Library space consisting of approximately 5,738 square feet (533 square meters) and eleven (11) underground reserved parking spaces, located at 3024 Hurontario Street, for a further five (5) year term from April 1, 2024 to March 31, 2029, on the terms detailed in this report and in a form satisfactory to the City Solicitor or her designate.
2. That all necessary by-laws be enacted.

GC-0179-2024
That the report dated February 28, 2024, from the Commissioner of Corporate Services entitled, “Delegation of Authority - Acquisition, Disposal, Administration and Lease of Land and Property – July 1, 2023 to December 31, 2023”, be received for information.
1. That the Commissioner of Community Services, or their designate, be authorized to negotiate and execute an agreement with the YMCA Greater Toronto for funding to be used towards a new YMCA location in Mississauga, and all documents relating thereto including any necessary ancillary documents and/or amending and extension agreements, in a form satisfactory to Legal Services as outlined in the closed session Corporate Report dated March 5, 2024 entitled “YMCA of Greater Toronto Contribution Agreement” from the Commissioner of Community Services.

2. That all necessary By-laws be authorized and enacted.
Principles Integrity

March 25, 2024

Integrity Commissioner’s Quarterly Report
City of Mississauga

Principles Integrity is pleased to submit this report, covering the period from March 2023, (when Principles Integrity was appointed Interim Integrity Commissioner, subsequently appointed Integrity Commissioner), up to the date of this report.

Following issues arising about complaints not proceeded on by the former Integrity Commissioner, Council directed that the Integrity Commissioner is to report to Council quarterly on complaints not within jurisdiction:

The Integrity Commissioner shall report quarterly to City Council on complaints not within the jurisdiction of the Integrity Commissioner, but, where possible, shall not disclose information that could identify a person concerned.

The Role of Integrity Commissioner, Generally:

An integrity commissioner’s statutory role is to carry out, in an independent manner, the following functions:

• Advice on ethical policy development
• Education on matters relating to ethical behaviour
• Providing on request, advice and opinions to members of Council and members of Local Boards
• Providing, on request, advice and opinions to Council
• Provide a mechanism to receive inquiries (often referred to as ‘complaints’) which allege a breach of ethical responsibilities
• Resolving complaints, and
• Where it is in the public interest to do so, investigating, reporting and making recommendations to council within the statutory framework, while being guided by Council’s codes, policies and protocols.

Confidentiality:

Much of the work of an integrity commissioner is done under a cloak of confidentiality. While in some cases secrecy is required by statute, the promise of confidentiality encourages full disclosure by the people who engage with us. We maintain the discretion to release confidential information when it is necessary to do so for the purposes of a public report, but those disclosures would be limited and rare.
Principles  *Integrity*

The work of an Integrity Commissioner subdivides roughly into three categories:

1. Policy Development and Education
2. Advice
3. Complaint Investigation and Resolution

This report focuses only on matters within the third category.

Our approach to reviewing complaints starts with a determination as to whether an inquiry to us is within our jurisdiction, is beyond a trifling matter, is not either frivolous or vexatious, and importantly, whether in its totality it is in the public interest to pursue. We always look to the possibility of informal resolution in favour of formal investigation and reporting. Once a formal investigation is commenced, the opportunity to seek informal resolution is not abandoned.

Where we are able to resolve a matter without concluding a formal investigation, our practice is to provide a written explanation in the form of a Disposition Letter to the complainant to close the matter. Often the respondent Member is involved in preliminary fact-finding and will also be provided with a summary of the disposition.

Where formal investigations commence, they are conducted under the tenets of procedural fairness and Members are confidentially provided with the name of the complainant and such information as is necessary to enable them to respond to the allegations raised.

The purpose of this quarterly report is to report on complaints received during the period covered by this report which were not within our jurisdiction, were not substantiated as Code contraventions, or were determined to be capable of resolution through course correction and were therefore concluded through disposition letter.

During the period covered by this report, there were twelve (12) such complaints, which did not conclude through issuance of a public recommendation report to Council. To the extent that complaints can be neatly categorized, all but one of these complaints alleged a breach of the behavioural provisions of the Code of Conduct, and one alleged a conflict of interest had occurred. Of the complaints, one was beyond the scope of our role.

The balance were generally resolved with a simple discussion of the complainant’s expectations, or by our decision not to pursue a matter on the basis that there was a lack of substance in the complaint (or a combination of the two). Our obligation to maintain confidentiality prohibits us from providing further detail.

**Conclusion:**

We look forward to continuing to work with Members of Council to ensure a strong ethical framework. We embrace the opportunity to elevate Members’ familiarity with their obligations under the Code and to respond to emerging issues. As always, we welcome Members’ questions and look forward to continuing to serve as your Integrity Commissioner.
Principles *Integrity*

Though we favour providing Members and the public as much information about our role and activity as is possible, Council should appreciate the limits upon us to provide a full depiction of our activities. Our work is to be independent, and confidential, except when we report publicly. A general quarterly report represents the limit of the information that can be provided.

We wish to recognize the Members of Council who are responsible for making decisions at the local level in the public interest. It has been a privilege to assist you in your work by providing advice about the Code of Conduct and resolving complaints. We recognize that public service is not easy and the ethical issues that arise can be challenging. The public rightly demands the highest standard from those who serve them, and we congratulate Council for its efforts to meet that standard.

Finally, we wish to thank the Clerk and other City staff for their professionalism and assistance where required. Although an Integrity Commissioner is not part of the administrative hierarchy, the work of our office depends on the facilitation of access to information and policy in order to carry out the mandate. This was done willingly and efficiently by the staff of the City.
March 27, 2024

Your Worship
Acting Mayor Joe Horneck
City of Mississauga
joe.horneck@mississauga.ca

Dear Acting Mayor Horneck:

Thank you for your recent correspondence regarding the Building Faster Fund and the ministry’s assessment of Mississauga’s 2023 housing performance. I appreciate the time you have taken to write, and I appreciate your support for our joint goal of building at least 1.5 million homes by 2031.

We have heard from many municipalities that your biggest obstacle in building homes is infrastructure. That is why we are making historic investments in housing- and community-enabling infrastructure to get more homes built across the province, including the Building Faster Fund and the Ontario Community Infrastructure Fund. In addition, Premier Ford recently announced a new $1 billion Municipal Housing Infrastructure Program as well as a quadrupling of the provincial Housing-Enabling Water Systems Fund to $825 million. More information about the new program, including eligibility and application intake details, will be announced later this year.

I know that municipalities, including the City of Mississauga, have undertaken significant initiatives to implement and complement provincial actions and get more shovels in the ground, faster.

The Building Faster Fund assesses performance against housing targets using new housing starts, as well as new and upgraded long-term care beds and additional residential units created by renovating or converting existing residential and non-residential buildings to residential uses. Data on housing starts and additional residential units is collected and published by the Canada Mortgage and Housing Corporation (CMHC). Data on long-term care beds is provided by the Ministry of Long-Term Care.

As communicated in my letter on February 14, 2024, if the municipality does not reach at least 80 percent of their housing target in a calendar year through these combined numbers, it is not eligible for a funding allocation through the Building Faster Fund. Having met approximately 39% of its assigned housing target for 2023, the City of Mississauga is regrettably not eligible to receive funding for this program year.
I note your concerns with the use of Canada Mortgage and Housing Corporation (CMHC) data to assess eligibility for the Building Faster Fund. As my ministry measures progress towards meeting housing targets, we need to use consistent, validated, and regularly published data for all municipalities across the province. Further, a permit is not a shovel in the ground or a home to live in.

CMHC uses a consistent methodology nationally and publishes data for starts and conversions on a monthly basis. CMHC also has a very robust data collection and verification system that ensures that units counted as a start have actually begun construction (usually defined by the pouring of a foundation). Potential construction sites are first identified through building permit data. CMHC staff then visit the sites to confirm that new residential units have reached set stages in the construction process. Other approaches are also used (e.g., local sources, other field enumeration procedures) where there are no building permits.

Given the above, we will continue to use CMHC housing starts and conversions data (in addition to long-term care data provided by the Ministry of Long-Term Care) to track progress for the purposes of evaluating performance for the Building Faster Fund. All municipalities are judged by the same metrics, and we applaud those that are meeting or exceeding targets.

My ministry is working with the Association of Municipalities of Ontario and the City of Toronto to develop a coordinated process to engage CMHC on questions and issues associated with housing starts and conversions data identified by various municipalities. We look forward to working with the municipal sector to resolve any outstanding questions or issues they may have.

Additionally, we will continue to explore data sources for tracking the numbers of other institutional types of housing such as student residences and retirement homes for future program years and commit to engaging municipalities on the same.

Once again, thank you for writing and sharing your thoughts with us. We remain ready and willing to work with municipalities to meet their housing pledges and address Ontario’s housing crisis. Please accept my best wishes.

Sincerely,

Hon. Paul Calandra
Minister of Municipal Affairs and Housing
March 15, 2024

Joe Horneck
Mayor (Acting)
City of Mississauga
300 City Centre Drive
Mississauga ON L5B 3C1
joe.horneck@Mississauga.ca

Dear Acting Mayor Horneck:

I am pleased to announce the launch of the 2023-24 Gas Tax Program and to advise you of your increased funding allocation.

Our government is committed to working with municipalities to improve Ontario’s transportation network and support economic growth. Investing in transit will reduce traffic, create jobs and help businesses grow the economy for everyone.

That is why I’m happy to let you know the City of Mississauga will be eligible to receive $23,363,091 for this program year, to improve your transportation network even more.

In the coming days we will be distributing, through the Transfer Payment Ontario Network (TPON) system, the electronic versions of your Letter of Agreement, along with program guidelines, reporting forms and the Canadian Content for Transit Vehicle Procurement policy. The primary staff contact at the City of Mississauga will be notified when these documents are available and next steps, including details on when we can communicate this good news publicly together.

If you have any questions regarding the Gas Tax program, please contact Kevin Dowling, Director, Transit Strategy and Programs Branch, at kevin.dowling@ontario.ca.

Sincerely,

Prabmeet Singh Sarkaria
Minister of Transportation
c. Natalia Kusendova-Bashta, MPP, Mississauga Centre
   Kaleed Rasheed, MPP, Mississauga East—Cooksville
   Sheref Sabawy, MPP, Mississauga—Erin Mills
   Deepak Anand, MPP, Mississauga—Malton
   Rudy Cuzzetto, MPP, Mississauga—Lakeshore
   The Honourable Nina Tangri, MPP, Mississauga—Streetsville
March 8th, 2024

To Whom it May Concern,

This is a letter explaining the details of an upcoming proposed events that will take place on May 4th - 5th, 2024 and June 29th - June 30th, 2024 at Big Slick Bar and Billiards in Mississauga – 1965 Britannia Road West. The events we are planning are Industry Nights and will promote a fun, inclusive night for all those working in the restaurant industry. Our previous event held on July 2nd, 2023 was a great success – with a lot of positive feedback and requests for another event. After reviewing results we came to conclusion that 2 days are better suited for this type of event and will cover more restaurant workers who wants to attend it.

Current regulations only allow for alcohol sales until 2:00am and most people working in the industry finish work around this time or shortly after – making it unlikely or impossible for them to attend our event. Since the events are designed to give back to all industry workers, we would like to provide a way for those having to work till 2:00am or later to attend. Giving Big Slick Bar and Billiards a temporary extension of hours from 2:00am to 4:00am on this nights will allow all industry workers to enjoy a night together in a controlled and safe environment.

Our industry works hard and spends countless evenings away from their own family and friends to cater to the social needs of others. It would be an amazing opportunity to give back to them and be able to extend hours of operation on:
   - May 4th and 5th, 2024.
   - June 29th and June 30th, 2024
This will allow us to use the premises for them to enjoy music, drinks, and food when they finish their late shift, with other industry workers alike.

If you have any further questions, do not hesitate to contact me at +1 (416) 509-6129 / aronmarion4@gmail.com or Mikhail Gordeev at +1 (807) 355-0878 / mikhailgordeev2002@gmail.com

Warm Regards,

Aron MARION
Event Organizer
Notice of Motion to Address Industrial Pollution in Mississauga

Moved: Councillor Tedjo
Seconded: Councilor Mahoney

WHEREAS the Clarkson area has been identified as a taxed airshield by the Provincial Ministry of the Environment though the Clarkson Air Quality study;

AND WHEREAS Ash Grove is one of the oldest industrial facilities in Mississauga, producing powder cement since the 1950s;

AND WHEREAS the cement production process is resource intensive, and releases chemicals such as Sulphur Dioxide (SO2) and Nitrogen Oxides (NOx) that are hazardous to human health;

AND WHEREAS The Provincial Ministry of the Environment has lowered the acceptable emissions limits for SO2 and NOx that can be emitted by industry;

AND WHEREAS Ash Grove is not in compliance with the new emissions standard and is seeking temporary relief through site specific standards as they make improvements to their Mississauga facility;

THEREFORE, BE IT RESOLVED THAT:

1. The Acting Mayor write a letter to the Provincial Ministry of the Environment, Conservation, and Parks, outlining concerns regarding permitting site specific emissions standards for Ash Grove Cement;

2. This letter request that should these site specifics standards be accepted, that the permitted period be for 5 years and reviewed again before renewal or extension of that time line;

3. This letter be shared with Mississauga Members of Provincial Parliament.

Alvin Tedjo
Councillor, Ward 2
WHEREAS The Corporation of the City of Mississauga (the “City”) has undertaken a review of its Internal Audit Charter;

AND WHEREAS the City deems it necessary and desirable to amend the Internal Audit Charter so that it is current and aligned to the International Standards for the Professional Practice of Internal Auditing;

AND WHEREAS on April 3, 2024, the Council for the City passed Resolution _________________ approving Audit Committee Recommendation ______________________ to amend the Internal Audit Charter By-law 0065-2013 as necessary;

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

1. That the Internal Audit Charter By-law 0065-2013 is amended by deleting Schedule ‘A’ (Internal Audit Charter) and replacing it with the attached Schedule A to this By-law.

ENACTED and PASSED this 3rd day of April, 2024.

Approved by 
Legal Services 
City Solicitor 
City of Mississauga

_______________________________________ 
MAYOR

Tushar Sharma
Date: March 25, 2024
File: LA.25-23.301

_______________________________________ 
CLERK
INTERNAL AUDIT CHARTER

Mission

Internal Audit is an independent, objective assurance and advisory activity, which is established to add value and improve the City’s operations and systems of internal controls. Internal Audit’s mission is to assist the City in accomplishing its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance processes.

The Internal Audit Charter shall be reviewed by the Audit Committee periodically or as required, and any revisions recommended by the Audit Committee shall be presented to Council for approval. At the start of every term of Council the Internal Audit Charter will be presented for review, and the Internal Audit Charter will be shared when new members are appointed to the Audit Committee.

Values and Operating Principles

Internal Audit will be governed by values and operating principles that are aligned with the Institute of Internal Auditors’ (the IIA) International Professional Practices Framework (IPPF), including its Core Principles, Code of Ethics, the International Standards for the Professional Practice of Internal Auditing, and guidelines and procedures of ISACA for information systems. Internal Audit will also ensure adherence to the City’s relevant policies and procedures and the Internal Audit Procedures Manual.

Our values and operating principles include:

- Act with integrity and objectivity, demonstrate competence and due professional care, and ensure Internal Audit activities are free from undue influence;
- Perform independent assessments of risk and control as guided by the IIA’s IPPF;
- Promote risk awareness and risk management throughout the City;
- Provide balanced, objective reporting on risk and control to management and the Audit Committee;
- Foster collaboration and teamwork to support management’s efforts to achieve the City’s strategies and objectives;
- Develop and maintain an audit team with diverse and versatile skills to respond to the needs of and to provide value to management and the Audit Committee.

Scope of Work

The scope of work of Internal Audit is to assess the City’s risk management, controls and governance processes. Internal Audit determines whether these processes are adequate and functioning in a manner which provides reasonable assurance that:
SCHEDULE A TO BY-LAW NUMBER ______

- Risks are appropriately identified and managed;
- Key controls in mitigating risks are effective and efficient;
- Corporate assets and funds are properly accounted for, recorded and safeguarded against losses;
- Corporate resources are acquired economically and used efficiently for the achievement of the City’s programs, plans and objectives;
- Activities of the City are in compliance with applicable federal and provincial statutes and regulations, with City goals, objectives, policies, plans, procedures, standards, regulations, by-laws and other directives of Council;
- Financial, managerial and operating information is accurate, reliable and timely.

Authority

To ensure that the City’s Internal Audit Division has sufficient authority to fulfill its duties, the Director and staff of Internal Audit are authorized by the Audit Committee to:

- Have free and unrestricted access to any and all records, operations, property and personnel relevant to the function under review, subject to accountability for confidentiality under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA);
- Have full and free access to the Audit Committee, including private meetings without management present;
- Allocate resources, set frequencies, select subjects, determine scopes of work, apply techniques required to accomplish audit objectives;
- Obtain assistance from the necessary personnel of the City, and other specialized services outside the City, in order to complete the engagement;
- Conduct audits and reviews of all City departments, third parties (subject to a right to audit clause, where applicable), and City-related boards.

Independence and Objectivity

To provide for the independence of Internal Audit, its personnel report to a Chief Audit Executive known as Director, Internal Audit. The Director, Internal Audit reports functionally to the Audit Committee and administratively to the City Manager and Chief Administrative Officer in a manner outlined in the following section on Accountability.

The Director, Internal Audit will ensure that Internal Audit remains free from all conditions that threaten the ability of the Internal Auditors to carry out their responsibilities in an unbiased manner, including matters of audit selection, scope, direction, timing, frequency and coverage of the audit activities and content of audit reports. If the Director, Internal Audit determines that independence or objectivity may be impaired, in fact or appearance, the details of the impairment will be disclosed to appropriate parties.
In the discharge of their duties outlined in the section on Responsibility, the Director, Internal Audit and staff of Internal Audit must maintain a necessary independent and objective mental attitude and must provide a balanced assessment of all the relevant circumstances in forming judgments and not be unduly influenced by personal interests or by others.

The Director, Internal Audit and Internal Auditors will have no direct operational responsibility or authority for the City or City-related board, and over any of the activities audited. Accordingly, the Director, Internal Audit and staff of Internal Audit are not authorized to:

- Devise, develop or install systems or procedures, or prepare records;
- Replace management’s decisions or override management’s mandates or engage in any activities that would compromise the independence of Internal Audit as determined by IIA standards and practices;
- Initiate or approve accounting transactions external to Internal Audit;
- Direct the activities of any City employee not employed by Internal Audit, except to the extent such employees have been appropriately assigned to Internal Audit or otherwise to assist the Internal Auditors;
- Assess specific operations for which they had responsibility within a one-year period.

If the Director, Internal Audit determines that independence or objectivity may be impaired, in fact or appearance, in determining the scope of the audit, performing the work, and/or communicating the results, the details of the impairment will be disclosed to the Audit Committee.

**Accountability**

The Director, Internal Audit, in the discharge of his/her duties, shall be accountable to the Audit Committee and the City Manager and Chief Administrative Officer to:

- Report significant issues related to the adequacy and effectiveness of the City’s processes for controlling its activities and managing its risks, including recommendations for improvements to those processes and management’s response for implementing corrective action;
- Periodically provide information on the status of the annual audit plan and the sufficiency of Internal Audit resources;
- Coordinate and work with other areas with control, monitoring and continuous improvement responsibilities to promote an environment for effective governance, control and risk management.

**Responsibility**

The Director, Internal Audit and staff of Internal Audit have responsibility to:
SCHEDULE A TO BY-LAW NUMBER ______

- Develop a flexible audit plan using an appropriate risk-based methodology, including any risks, control or governance concerns identified by management and submit that plan to the Audit Committee for review and approval;
- Review and adjust the Internal Audit Work Plan, as necessary, in response to changes in the City’s business, risks, operations, programs, systems, and controls;
- Communicate to the Audit Committee any significant interim changes to the Internal Audit Work Plan;
- Communicate to the Audit Committee the impact of resource limitations on the Internal Audit Work Plan;
- Ensure each engagement of the Internal Audit Work Plan is executed, as approved, including as appropriate any special tasks or projects requested by management and the Audit Committee;
- Maintain a professional audit staff with sufficient knowledge, skills, experience, and professional certifications to meet the requirements of this Charter;
- Maintain a quality assurance and improvement program (QAIP) including ongoing monitoring and periodic internal assessment of the audit activity and an external assessment conducted at least once every five years by a qualified, independent reviewer outside the City;
- Assess significant new or changing services, operations, and control processes coincident with their development, implementation and/or expansion, as requested by management;
- Issue reports to the Audit Committee and management summarizing results of Internal Audit activities;
- Follow up on the status of outstanding audit recommendations and prepare a report on behalf of the City Manager and Chief Administrative Officer up to four times a year to be provided to Audit Committee;
- Review new or revised Corporate and departmental policies, procedures and controls as required;
- Create awareness for City staff on emerging trends in governance, risk and controls;
- Ensure emerging trends and successful practices in internal auditing are considered;
- Act as an ongoing resource to management by providing impartial and objective advice related to control and risk management issues;
- Assist in the investigation of significant suspected fraudulent activities in the City and notify the appropriate parties of the results;
- Liaise with the City’s external auditors as appropriate for the purpose of providing adequate audit coverage to the City.
A by-law to adopt terms of reference for the
Audit Committee and to repeal
By-law 0069-2015

WHEREAS the Council of The Corporation of the City of Mississauga (the “City”) wishes to demonstrate a high level of public accountability and to provide assurance to the public that municipal services are administered in an efficient, effective and economical manner;

AND WHEREAS Council for the City (“Council”) has responsibilities regarding financial and other reporting, internal control and compliance with laws, regulations and ethics;

AND WHEREAS Council wishes to ensure an impartial, objective and independent assessment of the management of the City;

AND WHEREAS Schedule “A” of the Council Procedure By-law 0044-2022 established the Audit Committee and authorized the adoption of terms of reference for the Audit Committee;

AND WHEREAS Council wishes to repeal By-law 0069-2015 and replace it with a new by-law in order to update the terms of reference for the Audit Committee;

AND WHEREAS on April 3, 2024, the Council for The Corporation of the City of Mississauga passed Resolution ______________ approving Audit Committee Recommendation ______________ to repeal Terms of Reference By-law 0069-2015 and to enact a new Audit Committee Terms of Reference By-law;

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

1. That the Terms of Reference for the Audit Committee as set out in the attached Schedule “A” are adopted and shall form part of this by-law.

2. That By-law 0069-2015 is repealed.

ENACTED and PASSED this 3rd day of April, 2024.
Schedule “A” to By-law ____________

Terms of Reference for the Audit Committee

1. Mandate

The Audit Committee assists Council in the provision of effective municipal government by overseeing the administrative systems regarding financial accounting, reporting, internal controls, safeguarding of corporate assets, compliance with legal, ethical and regulatory requirements and the efficient and effective use of resources. The Audit Committee provides a focal point for communication between Council, the External Auditor, the Internal Auditor and management, and facilitates an impartial, objective and independent review of management practices through the internal and external audit functions.

2. Composition

The Audit Committee is comprised of the Mayor, who is an ex-officio member, and four members of Council who are appointed by Council. The term of office for the Audit Committee shall be concurrent with the term of Council, or until successor(s) are appointed. Three members constitutes a quorum.

Council shall conduct a review of the appointments to the Audit Committee at the end of the second year of the term of Council to enable Council to determine if any changes to the appointments are desired. If Council makes any changes to the appointments, the term of office of any new appointee shall be concurrent with the balance of the term of Council, or until a successor is appointed.

3. Meetings

At its first meeting of each term of office, the Audit Committee shall elect a Chair of Audit Committee from among its members.

If the office of Chair of Audit Committee becomes vacant for any reason during a term of office of the Audit Committee, the Audit Committee shall elect a new Chair of Audit Committee from among its members.

The Audit Committee shall meet up to 4 times per year, and during a Municipal election year, the Committee shall meet up to 3 times per year, in order to properly discharge its responsibilities as set out in this by-law. When necessary, additional meetings may be held and/or cancelled at the call of the Chair of Audit Committee or City Clerk.

An Agenda shall be prepared and distributed to all Members of Council for each regular Audit Committee meeting and the business of the Committee shall be taken up in the order in which it appears on the Agenda, under the following headings:

- Call to Order;
- Declarations of (Direct or Indirect) Pecuniary Interest;
- Minutes of Previous Meeting;
- Approval of Agenda;
- Presentations/Deputations;
- Matters to be Considered;
- Committee Member Inquiries;
- Adjournment.

Minutes shall be prepared and distributed to all Members of Council for each Audit Committee meeting and shall be presented to the next succeeding meeting of Audit Committee for confirmation.

4. Responsibilities
The Audit Committee is responsible for making recommendations to Council regarding the following:

**The External Audit Function**

- the selection and dismissal of the External Auditor in accordance with the requirements of Section 296 of the *Municipal Act, 2001*,
- the terms of engagement, fees and scope of the audit and any non-audit services provided,
- review with management and the External Auditor the result of the audit performed including any significant accounting estimates and adjustments to the statements required as a result of the audit, and any difficulties encountered in the course of the audit,
- review any reports and correspondence from the External Auditor relating to The Corporation of the City of Mississauga, the Mississauga Public Library Board, the Business Improvement Area Boards, Enersource Corporation, Mississauga Tourism and any other local boards or agencies which may be created, including communication from the External Auditor on relationships between the External Auditor and the City and its local boards and agencies, and on any matters that may have a bearing on the independence of the External Auditor,
- evaluate the performance, qualifications, independence, effectiveness and tenure of the External Auditor.

**The Internal Audit Function**

- review and approve the Internal Audit Charter, including the mandate of Internal Audit and ensuring that all of the City’s operations are subject to review by Internal Audit,
- review the appointment or removal of the Director of Internal Audit to assist in safeguarding the independence of the Internal Audit function,
- review the audit work plan, staffing, and budget of Internal Audit,
- review requests for special studies and investigations made by members of Council,
- review reports from the City Manager and the Director of Internal Audit identifying audit issues and the steps taken to resolve them,
- review the adequacy of the management responses to audit concerns, having regard to the risks and the costs involved,
- ensure all internal audit activities are free from interference and related implications,
- review any quality assurance reviews which may have been conducted in accordance with the Institute of Internal Auditors’ International Standards for the Professional Practice of Internal Auditing.

**Financial and Other Reporting**

- review the annual audited financial statements of the City and its local boards, and the Management Letter prepared by the External Auditor, prior to presentation to Council,
- review financial and fiscal policies, practices and procedures (e.g. accrual policy, deferred revenue policy, policies for establishing reserves, reserve funds, etc.),
- review information used for decision making (including management reports, affirmations, etc.), as to integrity, timeliness and comprehensiveness,
- review new accounting standards or initiatives that may impact future financial statements,
• review significant current or pending litigation and outcome, where applicable.

**Internal Control**

• review the adequacy of the internal control systems for safeguarding assets, including the review of policies and procedures,

• review management and program performance regarding the efficiency, effectiveness and economy in the use of resources,

• review the effectiveness of corporate reporting systems regarding administrative and program performance (for example, budget monitoring systems),

• review results of programs related to monitoring and mitigation of fraud, including summaries of investigations, whistleblower and fraud reports.

**Compliance**

• review with the City’s legal counsel, any matter that could have a significant impact on the City’s financial statements or operations,

• review the level of compliance with legislation, regulations, corporate objectives, policies and ethics,

• review the adequacy of the systems established to ensure compliance,

• review by-laws and policies specifically regulating the conduct of members of Council, staff, and suppliers (for example, human resources, fraud and theft policies, conflict of interest policy, procurement by-law, budget control by-law, expense claims policy, etc.),

• review significant cases of employee conflicts of interest, misconduct, or fraud and their resolution.

**General**

• review and approve the scope, terms of reference and fees of professional services retained for purposes related to the Audit Committee’s responsibilities,

• receive report(s) from the City Manager summarizing progress made in resolving issues raised by internal or external audit,

• provide opportunities for private discussion of sensitive matters raised by the External Auditor, the City Manager, or the Director of Internal Audit relating to human resources, legal or other matters which could be prejudicial to the corporate interest if discussed in open committee,

• review the Audit Committee Terms of Reference periodically and recommend modifications to Council, as necessary,

• any other matter which could come within the purview of internal or external audit.
A by-law to amend the Council Procedure By-law 0044-2022, as amended, to amend the minimum required frequency of Audit Committee meetings

WHEREAS according to subsection 238(2) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, every municipality and local board shall pass a procedure by-law for governing the calling, place and proceedings of meetings;

AND WHEREAS on March 23, 2022, Council for The Corporation of the City of Mississauga (“Council”) enacted the Council Procedure By-law 0044-2022, as amended, (the “Council Procedure By-law”) to govern meetings of Council and Committees of Council;

AND WHEREAS on April 3, 2024, Council passed Resolution _________ approving Audit Committee Recommendation ____________ to amend the Council Procedure By-law in relation to the required frequency of Audit Committee meetings;

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

1. That the Council Procedure By-law 0044-2022, as amended, is hereby further amended, as follows:

(a) Subsection 15(1) of Schedule “A” (Committee Procedures) is deleted in its entirety and replaced with the following new subsection 15(1):

15(1) Audit Committee is to meet up to four (4) times per year, except during a municipal election year where Audit Committee shall meet up to three (3) times per year. When necessary, additional Meetings may be held at the call of Audit Committee Chair or Clerk;

ENACTED and PASSED this 3rd day of April, 2024.

Approved by
Legal Services
City Solicitor
City of Mississauga

____________________________________
MAYOR

Tushar Sharma
Date: March 25, 2024
File: LA.25-23.301

____________________________________
CLERK
A by-law to amend By-law No. 555-2000,
as amended, being the Traffic By-law

WHEREAS pursuant to section 11(3)1 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended, a Council may enact by-laws respecting highways, including parking and traffic on highways;

AND WHEREAS Council of The Corporation of the City of Mississauga desires to make certain amendments to By-law 555-2000, as amended, being the Traffic By-law;

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

1. That Schedule 10 of By-law 555-2000, as amended, be amended by DELETING the following:

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
<th>COLUMN 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway</td>
<td>From</td>
<td>To</td>
</tr>
<tr>
<td>Heatherleigh Avenue</td>
<td>South limit of Matheson Boulevard West</td>
<td>North limit of Preston Manor Drive</td>
</tr>
</tbody>
</table>

2. That Schedule 10 of By-law 555-2000, as amended, be amended by ADDING the following:

<table>
<thead>
<tr>
<th>COLUMN 1</th>
<th>COLUMN 2</th>
<th>COLUMN 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway</td>
<td>From</td>
<td>To</td>
</tr>
<tr>
<td>Heatherleigh Avenue</td>
<td>South limit of Matheson Boulevard West</td>
<td>North limit of Father D'Souza Drive</td>
</tr>
<tr>
<td>Heatherleigh Avenue</td>
<td>South limit of Father D'Souza Drive</td>
<td>North limit of Preston Manor Drive</td>
</tr>
</tbody>
</table>
3. That Schedule 11 of By-law 555-2000, as amended, be amended by **ADDING** the following:

**SCHEDULE 11**
**STOP SIGNS**

<table>
<thead>
<tr>
<th>COLUMN 1 INTERSECTIONS</th>
<th>COLUMN 2 FACING TRAFFIC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heatherleigh Avenue at Father D’Souza Drive</td>
<td>Northbound on Heatherleigh Avenue</td>
</tr>
<tr>
<td></td>
<td>Southbound on Heatherleigh Avenue</td>
</tr>
<tr>
<td></td>
<td>Westbound on Father D’Souza Drive</td>
</tr>
</tbody>
</table>

4. That Schedule 31 of By-law 555-2000, as amended, be amended by **ADDING** the following:

**SCHEDULE 31**
**DRIVEWAY BOULEVARD PARKING-CURB TO SIDEWALK**

<table>
<thead>
<tr>
<th>COLUMN 1 HIGHWAY</th>
<th>COLUMN 2 SIDE</th>
<th>COLUMN 3 BETWEEN</th>
<th>COLUMN 4 TIMES PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Melia Drive</td>
<td>Both</td>
<td>Entire roadway</td>
<td>Anytime</td>
</tr>
</tbody>
</table>

5. This By-law shall not become effective until the portions of the highway(s) affected are properly signed.

**ENACTED** and **PASSED** this 3rd day of April, 2024.

**Approved by Legal Services**
City Solicitor
City of Mississauga

____________________________________
MAYOR

Tushar Sharma
Date: March 25, 2024
File: BL.01-24.02

____________________________________
CLERK
A by-law to authorize the execution of a Lease Amending and Extension Agreement

WHEREAS The Corporation of the City of Mississauga, as Tenant, desires to enter into a Lease Amending and Extension Agreement with 627092 Ontario Inc., as Landlord, to extend and amend a Lease dated April 1, 2004 (the "Lease"), as amended, for the Cooksville Branch Library located at 3024 Hurontario Street in the City of Mississauga.

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

1. That the Commissioner of Corporate Services and the City Clerk are hereby authorized to execute a Lease Amending and Extension Agreement, including all ancillary documents, between 627092 Ontario Inc., as Landlord, and The Corporation of the City of Mississauga, as Tenant, for the extension of the Lease of the second floor premises consisting of approximately 5,738 square feet (533 square meters) located at 3024 Hurontario Street, in the City of Mississauga, for the purpose of operating the Cooksville Branch Library, on the terms detailed therein and in a form satisfactory to the City Solicitor or her designate.

ENACTED and PASSED this day of , 2024.

Approved by
Legal Services
City Solicitor
City of Mississauga

Maja Mitrovic
Date: March 25, 2024
File: PO.13.HUR-1

_____________________
MAYOR

_____________________
CLERK
Amendment No. 171

to

Mississauga Official Plan
By-law No. __________________________

A by-law to Adopt Mississauga Official Plan Amendment No. 171

WHEREAS in accordance with the provisions of sections 17 or 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, ("Planning Act") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the Planning Act, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 171, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding a land use designation change from Motor Vehicle Commercial to Residential High Density within the Rathwood Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 171 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this ______ day of ____________________, 2024.

Signed ___________________________  Signed ___________________________

MAYOR  CLERK
Amendment No. 171

to

Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 171.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated December 20, 2023, pertaining to this Amendment.
PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Motor Vehicle Commercial to Residential High Density.

LOCATION

The lands affected by this Amendment are located on the northeast corner of Burnhamthorpe Road East and Tomken Road. The subject lands are located in the Rathwood Neighbourhood Character Area, as identified in Mississauga Official Plan.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The subject lands are designated Motor Vehicle Commercial which permits gas bar, motor vehicle repair, motor vehicle service station, motor vehicle wash, and retail stores and take-out restaurants permitted accessory to Motor Vehicle Commercial uses.

An Official Plan Amendment is required to change the land use designation of the subject lands from Motor Vehicle Commercial to Residential High Density to permit a six storey apartment dwelling.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal represents an appropriate form of development that enhances an underutilized motor vehicle commercial site in an existing neighbourhood.

2. The proposal introduces a gentle form of intensification and has been designed to be compatible with and sensitive to the surrounding area.
DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from Motor Vehicle Commercial to Residential High Density as shown on Map "A" of this Amendment.
IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 27, 2023.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.
LAND USE DESIGNATIONS
- Residential Low Density I
- Residential Low Density II
- Residential High Density
- Residential Medium Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Greenlands
- Parkway Belt West
- Utility

BASE MAP INFORMATION
- Heritage Conservation District
- 1996 NEP/2000 NEF Composite Noise Contours
- LBPIA Operating Area Boundary
- See Aircraft Noise Policies
- Area Exempt from LBPIA Operating Area
- Natural Hazards

City Structure
- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area

AREA OF AMENDMENT
FROM: MOTOR VEHICLE COMMERCIAL
TO: RESIDENTIAL HIGH DENSITY

MAP 'A'
Part of Schedule 10
Land Use Designations
of Mississauga Official Plan

FROM:
TO:

17.6
APPENDIX I

PUBLIC MEETINGS

All property owners within a radius of 120 m of the subject lands were invited to attend Public Meetings of the Planning and Development Committee held on March 3, 2015, June 27, 2016 and September 8, 2020 in connection with this proposed Amendment.

Comments from the public were generally directed towards the height of the apartment dwelling, increased traffic and the access from Tomken Road, flooding concerns, pressure to local infrastructure and services, and if sufficient amenity could be provided. These concerns have been addressed in the Planning and Building Department report dated December 20, 2023 attached to this Amendment at Appendix II.
City of Mississauga

Corporate Report

Date: December 20, 2023
To: Chair and Members of Planning and Development Committee
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)
Official Plan Amendment and Rezoning applications to permit a 6 storey apartment building with ground floor commercial uses
971 Burnhamthorpe Road East, northeast corner of Burnhamthorpe Road East and Tomken Road
Owner: Reza Tahmasebi
File: OZ 14/001 W3

Pre-Bill 109

Recommendation

1. That Council approved resolution PDC-0059-2016 for 971 Burnhamthorpe Road East, under File OZ 14/001 W3, be reinstated.

2. That notwithstanding Council’s approval of the applications to amend the Official Plan and Zoning By-law for 971 Burnhamthorpe Road East, under File OZ 14/001 W3, in accordance with the provisions contained in the staff report dated June 7, 2016 from the Commissioner of Planning and Building, that Council direct the Planning and Building Department to apply an “H” holding provision to the proposed C4-Exception (Mainstreet Commercial) zoning applicable to the subject lands.

3. That the "H" holding provision be removed from the H-C4-Exception (Mainstreet Commercial) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the staff report dated December 20, 2023, from the Commissioner of Planning and Building have been satisfactorily addressed.
4. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.

Executive Summary

- Applications to permit a six storey apartment building with 52 residential units and commercial uses on the ground floor were approved by Council on July 6, 2016 and again on September 16, 2020.
- The implementing official plan amendment and zoning by-law amendment were not passed within 18 months of either Council’s decisions.
- The landowner has requested that an “H” holding provision be applied to the property to address any outstanding conditions of approval, which staff support.
- The prospective purchaser of the property has requested to amend the applications by eliminating the non-residential components from the development, which is not supported by staff.

Background

On June 27, 2016 a Recommendation Report (https://www7.mississauga.ca/documents/committees/pdc/2016/06_27_2016_PDC_Minutes_Evening_session.pdf) was brought forward for consideration to the Planning and Development Committee (see Appendix 1). Recommendation PDC-0059-2016 was then adopted by Council on July 06, 2016. The applications were to change the land use designation from Motor Vehicle Commercial to Mixed Use – Special Site in the Official Plan and to change the zoning from C5-3 (Motor Vehicle Commercial) to C4-Exception (Mainstreet Commercial) to permit a terraced three to six storey, mixed use building with commercial units on the ground floor. The applicant was not able to clear the outstanding conditions necessary for the passage of the implementing Official Plan Amendment and Zoning By-law.

A second public meeting was then held by the Planning and Development Committee on September 8, 2020 at which time a Supplementary Recommendation Report (https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=4282) was brought forward for consideration (see Appendix 2). Recommendation PDC-0031-2020 which was then adopted by Council on September 16, 2020. Once again, the applicant was not able to clear the outstanding conditions necessary for the passage of implementing Official Plan Amendment and Zoning By-law.
Serena Homes has recently entered into an offer of purchase and sale with the current owner and have expressed their desire to advance the previous approvals, with amendments.

Aerial Image of 971 Burnhamthorpe Road East

Comments
Planning and Building staff continue to support the proposed 6 storey apartment building with ground floor commercial uses on the subject property. Although the extensions to the sunset clause has lapsed, the owner remains committed to having the project proceed and having the implementing official plan amendment and zoning by-law approved.

PLANNING ANALYSIS AND ZONING

The 2016 Recommendation Report contained in Appendix 1 and the Supplementary Recommendation Report contained in Appendix 2 include extensive analysis of the appropriateness of the proposed development relative to the applicable policy framework at the time those reports were written.
Despite updates to the Provincial Policy Statement (PPS) and Growth Plan since the approval of these applications, Mississauga Official Plan remains generally consistent with the current PPS and conforms to the Growth Plan and Region of Peel Official Plan. The proposed development respects the policies of Mississauga Official Plan, in that it represents intensification of an underutilized site, is located on a Corridor with existing transit service and contributes to the provision of housing within a Neighbourhood that benefits from existing community services and infrastructure.

The proposed C4-Exception (Mainstreet Commercial) zone standards noted in the Recommendation Report dated June 7, 2016, remain appropriate and are consistent with the Mixed Use – Special Site Official Plan designation approved by Council for the site.

Staff recommend that the approval of the official plan amendment and rezoning applications be upheld.

**‘H’ HOLDING PROVISION**

Since 2016, planning staff more commonly approve development applications with “H” holding provisions to capture outstanding conditions. Applying the “H” holding provision to the zoning allows the landowner to secure the land use permissions for the proposed development but does not allow them to obtain site plan approval or a building permit until such time that the “H” conditions have been satisfied and an amending by-law is enacted. This is beneficial to the landowner as it allows them to secure project financing while they resolve the outstanding “H” conditions. It is also beneficial to the City as the implementing by-law can be enacted shortly after Council approval of the applications rather than waiting until outstanding conditions are satisfied and risk exceeding the 18 month sunset clause.

Given the owner’s challenges in securing investment partners and more recently, difficulties in selling the property as a result of current real estate market conditions, the owner has been unable to satisfy the outstanding conditions, preventing the approval of the implementing official plan amendment and zoning by-law amendment documents. As such, staff are recommending that an “H” holding provisions be placed on the implementing zoning by-law. This will implement Council’s approval of the proposed official plan amendment and zoning by-law. Outstanding conditions will then need to be resolved prior to the Commissioner of Planning and Building authorizing a by-law to remove the “H” holding provision from the subject lands.

The “H” Holding Provision to be applied to the zoning would be lifted upon satisfaction of the following requirements:

- Receipt of an executed Development Agreement to the satisfaction of the City
- Completed Record of Site condition to the satisfaction of the Transportation and Works Department
- Forestry Streetscape fees paid to the satisfaction of the Forestry Department
• Updated engineering plans, reports and supporting documents to be provided to the satisfaction of Transportation and Works Department
• Updated Phase I Environmental Site Assessment to the satisfaction of Transportation and Works Department
• Completed Waste Management Plan to the satisfaction of the Region of Peel
• Updated Functional Servicing Report to the satisfaction of the Region of Peel

In addition to requiring an “H” holding provision removal application, a site plan application will also be required for the proposed development.

**Bonus Zoning**

As indicated in the 2016 Recommendation Report, the approval was subject to Corporate Policy and Procedure 07-03-01 - Bonus Zoning, which directed staff to secure Section 37 community benefits in exchange for increased building height and density. However, since the implementing by-law was never passed and the City’s Community Benefits Charge (CBC) has come into effect, a Section 37 contribution can no longer be pursued and the development will, therefore, be subject to the CBC.

As the subject proposal is more than five storeys and contains 10 or more residential units in total, the CBC will be applicable and will be payable at the time of first building permit.

**PROPOSED AMENDMENTS TO ORIGINAL APPROVALS**

Serena Homes, the prospective purchaser, has advised staff of their desire to eliminate the non-residential floor area on the ground floor and to construct a six storey residential only building (Appendix 3).

Staff does not support the request to eliminate non-residential floor area as it would deviate from Council's previous approvals, which intended to facilitate a mixed-use development. The approval of the proposal was grounded in the appropriateness of a mixed-use building that intensified an underutilized motor vehicle commercial property on Burnhamthorpe Road East, a designated Corridor in Mississauga Official Plan. Altering the proposal to be exclusively residential would conflict with the intent of the Mixed Use designation and contravene Official Plan policies.

**COMMUNITY ENGAGEMENT**

A community meeting was held by Ward 3 Councillor, Chris Fonseca, on November 25, 2014. 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.

Since the community meeting, three public meetings have been held for the proposed development on March 3, 2015, August 14, 2020 and January 8, 2024. All property owners within 120 m (393 ft.) were notified of these meetings.
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, Council’s 2016 approval should be upheld, as the proposal represents an appropriate form of development that enhances an underutilized motor vehicle commercial site in an existing Neighbourhood. Planning staff’s recommendation to apply an "H" holding provision enables the existing and/or new landowner to secure the necessary land use permissions while addressing outstanding technical conditions. This approach is in keeping with Planning and Building’s current procedures and will allow the landowner to implement Council’s approvals in the Zoning By-law to facilitate the sale of the property.

Attachments
Appendix 1: Recommendation Report dated June 7, 2016
   (Includes Information Report dated March 3, 2015)
Appendix 2: Supplementary Recommendation Report dated August 14, 2020
Appendix 3: Conceptual Site Plan – Residential only building

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

Prepared by: Jaspreet Sidhu, Development Planner
City of Mississauga
Corporate Report

Date: June 7, 2016
To: Chair and Members of Planning and Development Committee
From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file: OZ 14/001 W3
Meeting date: 2016/06/27

Subject
RECOMMENDATION REPORT (WARD 3)
Applications to permit a terraced three to six storey mixed use building with 52 residential units and commercial uses on the ground floor
971 Burnhamthorpe Road East
Northeast corner of Burnhamthorpe Road East and Tomken Road
Owner: Reza Tahmesbi
File: OZ 14/001 W3

Recommendation
That the report dated June 7 2016, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 14/001 W3, Reza Tahmesbi, 971 Burnhamthorpe Road East, northeast corner of Burnhamthorpe Road East and Tomken Road, be adopted in accordance with the following:

1. That the application to amend Mississauga Official Plan from Motor Vehicle Commercial to Mixed Use – Special Site to permit a terraced three to six storey, mixed use building with commercial units on the ground floor be approved.

2. That the application to change the zoning from C5-3 (Motor Vehicle Commercial) to C4-Exception (Mainstreet Commercial) to permit a terraced three to six storey, mixed use building with 52 residential units and ground floor commercial units in accordance with the proposed revised zoning standards described in Appendix 4 of this report, be approved subject to the following conditions:

   a) That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development;

   b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate...
provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.

3. In the event these applications are approved by Council, that staff be directed to hold discussions with the applicant to secure community benefits, in accordance with Section 37 of the Planning Act and the Corporate Policy and Procedure on Bonus Zoning, and to return to Council with a Section 37 report outlining the recommended community benefits upon conclusion of the discussions.

4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

**Report Highlights**

- Comments were received from the public regarding traffic, height and density, impact on the surrounding neighbourhood and servicing;
- 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 March 3, 2015, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0018-2015 was then adopted by Council on April 1, 2015.

That the Report dated March 3, 2015 from the Commissioner of Planning and Building regarding the applications by Reza Tahmesbi to permit a six storey, mixed use building with 56 residential units and commercial uses on the ground floor under File OZ 14/001 W3, at 971 Burnhamthorpe Road East, be received for information.

Given the amount of time since the public meeting, full notification was provided in accordance with the Planning Act.

**Comments**

**REVISED DEVELOPMENT PROPOSAL**
The applicant has made modifications to the proposed concept plan including:
- Decreasing the number of apartment units from 56 to 52
- Decreasing the total gross floor area and slightly increasing the gross commercial floor area
- Reconfiguring the outdoor amenity space and adding a communal outdoor terrace
- Redesigning the building and site plan to reduce shadow impacts
COMMUNITY COMMENTS
The community comments below were identified by residents through written correspondence, at a community meeting held by Ward 3 Councillor Chris Fonseca on November 24, 2014 and at the public meeting held by the Planning and Development Committee on March 3, 2015. The applicant has made revisions to the proposal to address issues raised at the Public Meeting, including reconfiguring the building layout and amenity space and reducing the unit count.

Comment
The proposed height, scale and density does not fit in with the character of the area, especially with the detached and semi-detached houses to the north and east. The shadowing and overlook from the building will impact the surrounding houses.

Response
The development provides an appropriate transition in built form to the surrounding low rise residential area to the north and east of the site. The setbacks and stepbacks allow for adequate separation, minimize overlook and allow for light penetration. The landscape buffer along the north and east property lines will support the growth of new and existing trees to screen the building. A sun/shadow study was submitted which shows no significant impacts on the adjacent properties.

This concern is further addressed in the Planning Comments section of this report.

Comment
The site is adjacent to a low density residential neighbourhood so the level of intensification is inappropriate.

Response
This concern is addressed in the Planning Comments section of this report.

Comment
If approved, the project will create a precedent for development at major intersections along Burnhamthorpe Road East.

Response
Similar development on vacant corners or motor vehicle commercial sites would require planning applications and would involve a public process. Each development application is reviewed on its own merits, which include demonstrating compatibility with the area context, conforming with official plan policies, providing supporting technical information and illustrating principles of good planning and design. The Mississauga Official Plan policies envision the redevelopment of underutilized commercial sites along corridors such as Burnhamthorpe Road to mixed use sites.
Comment
The additional population will add pressure to local infrastructure and services.

Response
Studies and reports evaluating the impact of the development on local infrastructure and services have been submitted in support of the applications and have been found to be acceptable. A further review of capacity for a larger area within Ward 3 was recently undertaken by the Region and the City in support of another development application in the area. The study found that the roads, water, sewer and parks infrastructure are adequate to accommodate additional future population.

Comment
The development may cause additional flooding on the site and surrounding lands.

Response
Transportation and Works Department staff have no objection to the proposed development based on the revised Functional Servicing Report (FSR) and as per the City’s requirements, there will be no increase in flows to the existing storm infrastructure as a result of the proposed development. During the processing of the site plan application, staff will identify additional storm water management techniques through the site drainage and landscape design.

Comment
The added traffic and parking demand will not be acceptable and the entrance to the site will cause delays and safety concerns on Tomken Road.

Response
Transportation and Works Department staff reviewed the Traffic Impact Study submitted with the applications and found it to be acceptable. As the project is small in scale, it will not result in a large volume of traffic. In response to concerns, Transportation and Works Department staff undertook a further review of site and traffic conditions in September 2015 and confirmed that the completed traffic counts are acceptable and the proposed full-moves access on Tomken Road should operate safely. To improve the inbound and outbound left turning movements for the subject development, road improvements will be incorporated, including line painting and the shifting of a curb on the west side of Tomken Road.

As part of the development, Bus Stop 1576 is proposed to be relocated to the southeast corner of Burnhamthorpe Road East and Tomken Road to improve transit operations and passenger connectivity. This will also ensure that there are no sight line concerns with transit vehicles since they will not stop near the site access.

The proposed parking meets the City's zoning by-law requirements and all parking spaces are proposed to be underground. Bike parking spaces are also provided in keeping with the City's
requirements. Uses that require a high amount of parking such as medical offices will not be permitted.

**Comment**
The proposed amenity areas on-site are not sufficient.

**Response**
An outdoor amenity area is provided on the east side of the building and a communal outdoor terrace on the top floor, as well as indoor amenity space. Staff are satisfied with the proposed provision of amenity space, and details of the spaces will be reviewed as part of the site plan approval process. The Burnhamthorpe Trail is located at the front of the site. Residents will have direct access to this multi-use, paved trail which runs from the eastern boundary of the City to Erin Mills Parkway and connects with other trails and bike routes. The land dedication along Burnhamthorpe Road East will provide enhanced streetscaping that residents can access as an additional amenity. The streetscape will consist of sodded areas, site furnishings and plantings. An existing seating area which is part of the Burnhamthorpe Trail system is located at the corner of Burnhamthorpe Road East and Tomken Road. It will be connected directly to the building by a walkway that leads through the newly enhanced landscaping and will provide a pedestrian link from the building to the corner traffic lights.

**Comment**
The area does not need more commercial uses.

**Response**
Mississauga Official Plan states that retail uses will be encouraged to develop in combination with residential and office uses. In order to create a complete community, the City encourages compact, mixed use development. The property is an existing motor vehicle commercial site. The official plan discourages intensification proposals that result in a significant loss of commercial floor space.

**UPDATED AGENCY AND CITY DEPARTMENT COMMENTS**

**Region of Peel**
Comments updated April 11, 2016 state that adequate capacity has been confirmed for water and waste water services for the proposed development. Should the applications be approved, a revised Functional Servicing Report is required to correct minor technical details. Waste removal details will be reviewed as part of site plan approval.

**City Community Services Department**
Comments updated April 19, 2016, state that future residents of the development will receive park service at Allison's Park (P-230), which is located approximately 700 m (2,296 ft.) from the site and contains a play site and a senior unlit soccer field.
Prior to by-law enactment, cash contributions for street tree planting will be required for Tomken Road and upgraded streetscape on Burnhamthorpe Road East will be secured through a Servicing Agreement for Municipal Works. Furthermore, 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 and in accordance with the City's Policies and By-laws.

City Transportation and Works Department
Comments updated February 18, 2016, state that in the event these applications are approved by Council and prior to enactment of the Zoning By-law, the applicant will be required to:

- Enter into a Servicing Agreement for Municipal Works for the construction of the required municipal works, land dedications (11.28 m (37 ft.)) towards the completion of the Burnhamthorpe Road East right of way) and easements
- Enter into a Development Agreement
- Submit a final clean-up report and submission of a complete Record of Site Condition (RSC) to meet the Ministry of Environment and Climate Change standards to ensure any contaminants from current and previous uses have been addressed
- Provide updated Grading, Servicing and Site Context Plans
- Confirm the intended tenure of the commercial component

Site specific details are to be addressed through the Site Plan review and approval process.

PLANNING COMMENTS

Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe
The Provincial Policy Statement (PPS) contains the Province's policies concerning land use planning for Ontario. All planning decisions are required to be consistent with these policies. The PPS encourages intensification of land within urban areas, promotes efficient use of infrastructure and public facilities, and encourages mixed use developments and the support of public transit.

The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. These policies are implemented through Mississauga's Official Plan.

The proposed development adequately takes into account the existing context and provides an appropriate transition of built form to adjacent areas as referenced in the Official Plan section below.
Strategic Plan
The proposal supports two of the Pillars in the Strategic Plan. It addresses the "Connect" Pillar by contributing to a walkable, mixed-use neighbourhood and enhancing the pedestrian environment around the corner and around the site. It also addresses the "Move" Pillar as it results by directing growth along a Corridor that is served by transit routes and the Multi-Use Trail.

Official Plan
The proposal requires an amendment to the Mississauga Official Plan policies for the Rathwood Neighbourhood Character Area from Motor Vehicle Commercial to Mixed Use – Special Site.

Provincial legislation under the Planning Act and the City’s official plan allow for site-specific changes in Mississauga Official Plan and the City’s Zoning By-law if a proposal meets the test of good planning. This recognizes the fact that appropriate development can include proposals that are outside of the planned land use and built form vision for each property as outlined in the City’s planning regulations. After a rigorous review process, this project has been found to represent appropriate redevelopment and therefore the planning permissions for the lands should be changed.

As outlined in the Information Report, 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 evaluated the criteria against this proposed development. The approval of the applications will not adversely impact the overall goals and objectives of Mississauga Official Plan and is appropriate for the development of the area.

Directing Growth
The proposal meets the intent of the "Direct Growth" policies of the official plan. The subject property is located within the Rathwood Neighbourhood Character Area. In the City Structure policies of the official plan, Neighbourhoods are not identified as the focus for intensification but
the plan allows for modest additional growth and intensification where the proposal is compatible and enhances the surrounding development. The proposed development is an appropriately scaled development that enhances the surrounding context, gradually transitions towards the existing low density neighbourhood and is compatible with existing development.

The policies for non-intensification areas such as Neighbourhoods direct that residential intensification will generally occur through infilling and the development of existing commercial sites as mixed use areas. Where higher density uses are proposed, they should be located along Corridors such as Burnhamthorpe Road. The proposal represents appropriate mixed-use intensification on an existing, underutilized motor vehicle commercial property and would allow for site remediation of a former gas station site. This development would be the first residential intensification project on this section of Burnhamthorpe Road East. Should applications be received for the other corners at this intersection, each would be evaluated on its own merits and would be dependent on site size and relationship to existing surrounding development. The sites located at the other corners of the intersection of Burnhamthorpe Road East and Tomken Road are smaller than the subject site and would not accommodate the same size of building.

While this is a mid-rise intensification project, it provides an opportunity for completing the community by introducing a different form and tenure of housing to those wishing to relocate to, or to remain in the neighbourhood. As well, the ground floor commercial space, not only serves the surrounding local community, but also provides relief along the Burnhamthorpe Trail that traverses this corridor. Providing development at key intersections creates interest and breaks up the monotony of reverse lot frontages, which characterizes the majority of the Burnhamthorpe Road Corridor east of Cawthra Road. In addition, it sets a standard for a built form that respects the surrounding low density neighbourhood by focusing height at the corner of an arterial road and a major collector road and stepping down to the adjacent low rise dwellings.

The Rathwood Neighbourhood includes various housing types such as apartment buildings up to seven storeys along Rathburn Road to the north. Across the City, in Neighbourhoods outside of Nodes and the Downtown, the Floor Space Index (FSI) of apartment sites ranges from 0.05 to 5.26. The proposed FSI of 1.78 fits within this range.

**Compatibility with the Neighbourhood**

While the project addresses the official plan policies, the fundamental question in evaluating the proposal is "does the proposed building fit in with the community or will it have an adverse impact on the surrounding homes?". While the width of Burnhamthorpe Road can easily accommodate more height, staff analyzed in detail the north and easterly sides of the proposed building adjacent to the existing homes. The official plan specifies a maximum height of four storeys in Neighbourhoods but states that proposals for heights more than four storeys will be considered where it can be demonstrated that an appropriate transition in heights that respects the surrounding context will be achieved.
The building form with its multiple planes and upper storeys that begin to step back above the third and fourth storeys creates a gradual transition in scale toward the 1.5 and 2 storey residential dwellings on the adjoining properties. The building setbacks relative to the north and east property lines combined with the step backs of the upper floors, result in upper storeys that are contained within a 45 degree angular plane relative to the property lines of adjacent low density dwellings. This results in a smaller floor area on the upper storeys: preliminary floor plans show 14 units on the second and third floors, 12 units on the fourth floor, eight units on the fifth floor and four units on the top floor. This building configuration minimizes overlook and maximizes sun exposure to the adjacent low density residential dwellings. The terraced building form and the distance separation it achieves relative to the adjacent homes, meets the performance standards required to achieve an appropriate transition in built form to low rise residential areas. The different heights and step backs are shown and dimensioned on a diagram in Appendix 2, Page 2.

In response to resident concerns, the proposal has been updated to include additional outdoor amenity area and fewer units. City staff also requested that a pedestrian level wind study be completed to ensure that there are no adverse impacts on the surrounding properties, public walkway and sidewalks. Additional traffic analysis was completed and the bus stop will be relocated to the south side of Burnhamthorpe Road East to avoid potential sight line concerns with vehicles entering the development from Tomken Road. As well, the building stepbacks were reconfigured to ensure there would no significant shadow impacts on the adjacent homes.

**Building and Site Design**

The composition of exterior finishes includes a warm coloured brick that is compatible with the surrounding homes, but is broken up by a combination of glass and white horizontal and vertical surfaces. This, combined with the stepped upper floors introduces some movement to the built form, and lightens the building mass.

The building location and setbacks allow for a 4.5 m (14.8 ft.) wide landscape buffer along the west property line, the north property line and the northern half of the east property line. The landscape buffers along the north and east property lines are unencumbered by the underground parking structure and will therefore have sufficient soil depth to support the growth of new trees to maturity and the preservation of existing trees. The continuous tree canopy will provide some visual relief and create a greater perception of privacy for the adjacent homes. The tree canopy and soft landscaping also provide a buffer for the public walkway next to the north property line. 3D images of the building from various perspectives (including from homes to the north and east of the property) are shown on Appendix 3, Page 8.

**Infrastructure**

As noted in the comments regarding servicing, an analysis of capacity for the area along Burnhamthorpe Road East indicates that there is sufficient capacity to accommodate the proposal. The development supports the efficient use of infrastructure and is well served by an arterial and a major collector road and transit. The site is served by Burnhamthorpe Routes 26
and 76, which provide access to the Islington subway station and Route 51 along Tomken Road which runs north to connect to the Mississauga Transitway, which is approximately one kilometre (0.62 miles) north of the site.

**Summary**
The proposed terraced building provides a sensitive transition to surrounding homes and the studies and drawings have been reviewed to ensure that overlook conditions, shadow and wind impacts meet City requirements. The applicant has provided a planning justification report, and staff concur with the conclusion that the applications represent good planning.

The details of the proposed Official Plan Amendment are found in the Information Report (Appendix 1).

**Zoning**
The proposed **C4-Exception** (Mainstreet Commercial) zone is appropriate to accommodate the requested residential and commercial uses. Appendix 4 contains a summary of the proposed site specific zoning provisions. An exception schedule will specify the locations of the building as well as the maximum heights and minimum stepbacks for each floor of the building.

**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.

Should these applications be approved by Council, the recommendations contained in this report request Council to direct staff to hold discussions with the applicant to secure community benefits and to return to Council with a Section 37 report outlining the recommended community benefits.

**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.

While the applicant has worked with City departments to address many site plan related issues through the review of the concept plan, further revisions will be needed to address matters such as servicing, amenity space details, noise reduction, stormwater management and architectural details.
Financial Impact

Development charges will be payable in keeping with the requirements of the Development Charges By-law of the City. Also, the financial requirements of any other commenting agency must be met.

Conclusion

The proposed Official Plan Amendment and Rezoning are acceptable from a planning standpoint and should be approved once all conditions have been met, for the following reasons:

1. The proposal for a terraced three to six storey, mixed use building is compatible with the surrounding land uses based on site layout, transition and building design.

2. The proposal is in keeping with the character of the Rathwood Neighbourhood Character Area and the goals and objectives of Mississauga Official Plan. The proposed official plan provisions and zoning standards are appropriate to accommodate the requested uses.

Attachments

Appendix 1: Information Report
Appendix 2: Revised Concept Plan and Concept Plan Showing Heights
Appendix 3: Revised Elevations and Exterior Views
Appendix 4: Revised Zoning Standards

Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Aiden Stanley, Development Planner
DATE: March 3, 2015

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 23, 2015

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: Applications to permit a 6 storey, mixed use building with 56 residential units and commercial uses on the ground floor
971 Burnhamthorpe Road East
Owner: Reza Tahmesbi

Public Meeting/Information Report Ward 3

RECOMMENDATION: That the Report dated March 3, 2015 from the Commissioner of Planning and Building regarding the applications by Reza Tahmesbi to permit a 6 storey, mixed use building with 56 residential units and commercial uses on the ground floor under File OZ 14/001 W3, at 971 Burnhamthorpe Road East, be received for information.

REPORT HIGHLIGHTS:
- This report has been prepared for the public meeting of March 23, 2015 to hear from the community;
- The project does not conform with the Motor Vehicle Commercial land use designation and requires an official plan amendment and a rezoning;
- Community concerns identified to date relate to traffic, height and density, impact on the surrounding neighbourhood; and servicing;
Prior to the next report, matters to be addressed include the review of the site and building layout to ensure compatibility with the surrounding neighbourhood and the resolution of technical requirements.

BACKGROUND:
The applications have been circulated for technical comments and a community meeting has been held. The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:  

### THE PROPERTY AND THE NEIGHBOURHOOD

<table>
<thead>
<tr>
<th>Size and Use</th>
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<tr>
<td>Frontages:</td>
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<tr>
<td>40.61 m (133.23 ft.) – Burnhamthorpe Road East</td>
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<tr>
<td>40.57 m (133.10 ft.) – Tomken Road</td>
</tr>
<tr>
<td>Depth</td>
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<tr>
<td>± 55 m (180.45 ft.)</td>
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<tr>
<td>Gross Lot Area:</td>
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<tr>
<td>0.30 ha (0.74 ac.)</td>
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<tr>
<td>Existing Uses:</td>
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<td>Motor vehicle repair shop</td>
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The property is located adjacent to a residential area at the intersection of Tomken Road and Burnhamthorpe Road East. Around the intersection, there is a mix of strip retail plazas, a church and car repair uses. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached and semi-detached homes
East: Detached and semi-detached homes
South: 1 storey commercial plaza
West: Applewood Heights Gospel Hall, and detached homes

DETAILS OF THE PROJECT

The building is proposed to be a 6 storey mixed use building with commercial uses on the ground floor and 5 storeys of condominium apartments above.
The office and retail units would have entrances facing onto the widened portion of Burnhamthorpe Road East. Their fronts will be set back to provide an overhang to shelter the sidewalk. All parking will be below ground.

The building varies in height from 6 storeys in the middle of the site to 3 storeys along Burnhamthorpe Road East and next to the residential areas to the north and east.

<table>
<thead>
<tr>
<th>Development Proposal</th>
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| Applications submitted: | Received: February 6, 2014  
Deemed complete: March 7, 2014 |
| Developer/Owner: | Reza Tahmesbi |
| Applicant: | Andrew Ferancik - Walker, Nott, Dragicevic Associates Limited |
| Number of units: | 56 residential units and commercial uses on the ground floor |
| Height: | 6 storeys |
| Net Lot Coverage: | 45.63% |
| Floor Space Index: | 2.12 |
| Net Landscaped Area: | 28.32% |
| Gross Floor Area: | 5,139.2 m² (55,317.9 sq. ft.) |
| Anticipated Population: | 140*  
*Average household sizes for all units (by type) for the year 2011 (city average) based on the 2013 Growth Forecasts for the City of Mississauga. |
| Parking Spaces: | Required  
Proposed |
| resident spaces | 73  
73 |
| visitor | 11  
11 |
| commercial | 17  
17 |
| total | 101  
101 |
| bicycle spaces | 46  
46 |
| Green Initiatives: | • All occupant bicycle parking will be in a secure and weather protected area;  
• Ventilation grates will be |
Development Proposal

|                        | designed to reduce bird nesting and mortality. |

Additional information is provided in Appendices I-1 to I-11.

LAND USE CONTROLS

The lands are within the Rathwood Neighbourhood Character Area and are designated Motor Vehicle Commercial. The applicant has requested that the land be redesignated from Motor Vehicle Commercial to Mixed Use – Special Site.

A rezoning is proposed from C5-3 (Motor Vehicle Commercial - Exception) to C4-Exception (Mainstreet Commercial).

Detailed information regarding the Official Plan and Zoning is in Appendix I-9.

BONUS ZONING

Section 37 of the Planning Act and policies in the Official Plan allow the City to seek community benefits when increases in permitted height and/or density are found to be good planning by Council. If these applications are approved, staff will report back to the Planning and Development Committee on the provision of community benefits as a condition of approval.

WHAT DID THE COMMUNITY SAY?

A community meeting was held by Ward 3 Councillor Chris Fonseca on November 25, 2014.

Issues raised by the community are summarized below. They will be addressed along with issues raised at the public meeting in the Recommendation Report, which will come at a later date.
The proposed height, scale and density does not fit in with the character of the area, especially with the detached and semi-detached houses to the north and east;

The shadowing and overlook from the building will impact the surrounding houses;

The additional population will add pressure to local infrastructure and services;

The development may cause additional flooding on the site and surrounding lands;

This site is adjacent to a low density residential neighbourhood, so the level of intensification is inappropriate;

The added traffic and parking demand will not be acceptable;

The proposed single entrance to the site will cause delays and safety concerns on Tomken Road;

The amenity areas on-site are not sufficient;

The area does not need more commercial uses.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Official Plan policies, the following will have to be addressed:

- Are the policies and principles of Mississauga Official Plan maintained by this project?
- Is the proposal compatible with the character of the area given the project's height, massing, density, uses, landscaping, building configuration and technical requirements?
- Has an appropriate building transition been provided between the existing neighbourhood and the proposal?
- Are the proposed design details and zoning standards appropriate?
- Have all other technical requirements and studies related to the project been submitted and found to be acceptable?
OTHER INFORMATION

A number of studies and reports have been submitted by the applicant in support of the applications. The list is below and the studies are available for review.

- Planning Justification Report
- Functional Servicing and Stormwater Management Report
- Traffic Impact Study and Travel Demand Management Plan
- Record of Site Condition
- Phase I and II Environmental Site Assessment
- Sun/Shadow Study
- Noise Feasibility Study
- Vegetation Management and Landscape Plan
- Arborist Report
- Grading and Servicing Plans
- Concept Plan and Elevations
- Green Initiatives Letter
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

Development Requirements

There are certain other engineering matters including: servicing, noise reduction, construction, stormwater management, site condition and streetscape that will require the applicant to enter into agreements with the City. The development will also require the submission and review of a draft plan of condominium and an application for site plan approval. The applicant will be required to dedicate a portion of the site along Burnhamthorpe Road East to the City for the Burnhamthorpe Multi-Use Trail.

FINANCIAL IMPACT:

Development charges will be payable as required by the Development Charges By-law of the City. Also, the financial requirements of any other official commenting agency must be met.
CONCLUSION: Most agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and all the issues are resolved.

ATTACHMENTS:

Appendix I-1: Site History
Appendix I-2: Aerial Photograph
Appendix I-3: Excerpt of Mississauga Official Plan
Appendix I-4: Existing Land Use and Proposed Zoning Map
Appendix I-5: Concept Plan
Appendix I-6: Elevations and Exterior View
Appendix I-7: Agency Comments
Appendix I-8: School Accommodation
Appendix I-9: Summary of Existing and proposed Mississauga Official Plan policies
Appendix I-11: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Aiden Stanley, Development Planner
Site History

- May 7, 1981 – The Committee of Adjustment (File 'A' 81/198) approved the construction of a 4 bay service station and canopy with reduced setbacks.

- November 18, 1982 – The Committee of Adjustment (File 'A' 82/357) approved a temporary minor variance to permit the retail sales of motor vehicles until December 31, 1983.


- May 5, 2003 – The Region of Peel approved Mississauga Plan policies for the Rathwood District which designated the subject lands "Motor Vehicle Commercial".

- March 4, 2012 – The Committee of Adjustment (File 'A' 183/12) approved a temporary minor variance to permit the retail sales of motor vehicles accessory to the existing motor vehicle service station until June 30, 2017.

- November 14, 2012 – Mississauga Official Plan came into force except for those site/policies which have been appealed. The subject lands are designated "Motor Vehicle Commercial" in the Rathwood Neighbourhood Character Area.
### Agency Comments

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

<table>
<thead>
<tr>
<th>Agency / Comment Date</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Region of Peel (March 4, 2014)</td>
<td>An existing 300 mm (11.8 in.) diameter water main is located on Tomken Road, a 250 mm (9.8 in.) diameter water main is located on Burnhamthorpe Road within an easement on the east side of the subject property and a 400 mm (15.7) diameter water main is located on Burnhamthorpe Road. There are also major transmission water mains on Tomken and Burnhamthorpe Roads to which connections will not be allowed. Prior to the Recommendation Report, the applicant must submit a satisfactory Functional Servicing Study and multi-use demand table to determine the adequacy of the existing services for the proposed development. Private Servicing Easements may be required. This will be determined once the site servicing proposal is reviewed. The proposed development will receive front-end garbage and recycling collection for residential waste, provided that the applicant satisfies Regional requirements. A private hauler will be required for business waste.</td>
</tr>
<tr>
<td>Dufferin-Peel Catholic District School Board and Peel District School Board (April 27, 2014)</td>
<td>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. If approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in Development and Servicing Agreements and all Agreements of Purchase and Sale.</td>
</tr>
<tr>
<td>Agency / Comment Date</td>
<td>Comment</td>
</tr>
<tr>
<td>-----------------------</td>
<td>---------</td>
</tr>
<tr>
<td>City Community Services Department – Parks and Forestry Division/Park Planning Section (April 30, 2014, Updated February 11, 2015)</td>
<td>This Department notes that future residents of the proposal will receive park service at Allison’s Park (P-230), which is located approximately 700 m (2,296.6 ft.) from the site and contains a play site and a senior soccer field. Prior to by-law enactment cash contributions for street tree planting will be required. Furthermore, 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 the Planning Act and in accordance with City’s Policies and By-laws.</td>
</tr>
<tr>
<td>City Community Services Department – Fire and Emergency Services Division (May 22, 2015)</td>
<td>Fire has reviewed the OPA/rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and available water supply are acceptable.</td>
</tr>
</tbody>
</table>
| City Transportation and Works Department (February 10, 2015) | This department confirmed receipt of Site and Engineering Plans, a Functional Servicing Report, Noise Report and a Traffic Impact Study submitted in support of the mixed use development proposal. Preliminary comments and conditions have been prepared and provided to the applicant requesting additional information and modifications to the functional site design. Development matters currently under review and consideration by the department include:  
  - traffic implications,  
  - boulevard restoration, streetscape design and site access relocation,  
  - grading and storm drainage implications,  
  - compliance with City/MOECC acoustic guidelines,  
  - environmental compliance and a complete record of site condition.  
  The above aspects will be addressed in detail prior to the Recommendation Report. |
| Other City Departments and External Agencies | The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:  
  - Trillium Health Partners  
  - City of Mississauga Economic Development Department  
  - Bell Canada |
<table>
<thead>
<tr>
<th>Agency / Comment Date</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Canada Post</td>
</tr>
<tr>
<td></td>
<td>Greater Toronto Airport Authority</td>
</tr>
<tr>
<td></td>
<td>The following City Departments and external agencies were circulated the applications but provided no comments:</td>
</tr>
<tr>
<td></td>
<td>City of Mississauga Realty Services Department</td>
</tr>
<tr>
<td></td>
<td>Rogers Cable</td>
</tr>
<tr>
<td></td>
<td>Trans-Northern Pipelines</td>
</tr>
<tr>
<td></td>
<td>Conseil Scolaire de District Catholique Centre-Sud</td>
</tr>
<tr>
<td></td>
<td>Conseil Scolaire Viamonde</td>
</tr>
</tbody>
</table>
### School Accommodation

<table>
<thead>
<tr>
<th>The Peel District School Board</th>
<th>The Dufferin-Peel Catholic District School Board</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Student Yield:</strong></td>
<td><strong>Student Yield:</strong></td>
</tr>
<tr>
<td>7 Kindergarten to Grade 6</td>
<td>4 Junior Kindergarten to Grade 8</td>
</tr>
<tr>
<td>3 Grade 7 to Grade 8</td>
<td>2 Grade 9 to Grade 12</td>
</tr>
<tr>
<td>3 Grade 9 to Grade 12</td>
<td></td>
</tr>
<tr>
<td><strong>School Accommodation:</strong></td>
<td><strong>School Accommodation:</strong></td>
</tr>
<tr>
<td>Silverthorn P.S.</td>
<td>St. Basil</td>
</tr>
<tr>
<td>Enrolment: 246</td>
<td>Enrolment: 266</td>
</tr>
<tr>
<td>Capacity: 337</td>
<td>Capacity: 256</td>
</tr>
<tr>
<td>Portables: 0</td>
<td>Portables: 0</td>
</tr>
<tr>
<td>Tomken Road Middle P.S.</td>
<td>Philip Pocock</td>
</tr>
<tr>
<td>Enrolment: 882</td>
<td>Enrolment: 1235</td>
</tr>
<tr>
<td>Capacity: 961</td>
<td>Capacity: 1257</td>
</tr>
<tr>
<td>Portables: 0</td>
<td>Portables: 5</td>
</tr>
<tr>
<td>Applewood Heights S.S.</td>
<td></td>
</tr>
<tr>
<td>Enrolment: 929</td>
<td></td>
</tr>
<tr>
<td>Capacity: 961</td>
<td></td>
</tr>
<tr>
<td>Portables: 0</td>
<td></td>
</tr>
</tbody>
</table>
Existing Official Plan Provisions

"Motor Vehicle Commercial" which permits the following uses: gas bar, motor vehicle repair, motor vehicle service station and motor vehicle wash. Retail stores and take-out restaurants which may include a drive-through facility are permitted accessory to Motor Vehicle Commercial uses.

The lands are located within the Rathwood Neighbourhood Character Area. For lands within a Neighbourhood, a maximum building height of four storeys applies.


The lands are proposed to be designated "Mixed Use – Special Site".

The Mixed Use designation permits residential and retail uses as well as the following other uses: commercial parking facility, conference center, recreation facility, financial institution, funeral establishment, motor vehicle rental, overnight accommodation, personal service establishment, post-secondary educational facility, restaurant, and secondary office.

Notwithstanding the provisions of the Mixed Use designation, the following additional policy is proposed to apply: a maximum building height of six storeys is permitted.
### Relevant Mississauga Official Plan Policies

<table>
<thead>
<tr>
<th>Specific Policies</th>
<th>General Intent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 5.3.5</td>
<td>Neighbourhoods should be regarded as stable residential areas where the existing character is to be preserved. Residential intensifications within Neighbourhoods should generally occur through infilling and development of existing commercial sites as mixed use areas. Where higher density uses are proposed, they should be located along Corridors or in conjunction with existing apartment sites or commercial sites.</td>
</tr>
<tr>
<td>Section 5.4</td>
<td>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to the surrounding development. Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood.</td>
</tr>
<tr>
<td>Section 7.2</td>
<td>The provision of housing should maximize the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. A range of housing types, tenure and price is to be provided.</td>
</tr>
</tbody>
</table>
### Section 9 - Build a Desirable Urban Form

<table>
<thead>
<tr>
<th>Specific Policies</th>
<th>General Intent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 9.0</td>
<td>Appropriate infill in both Intensification Areas and Non-Intensification Areas will help to revitalize existing communities by replacing aged buildings, developing vacant or underutilized lots and by adding to the variety of building forms and tenures. It is important that infill &quot;fits&quot; within the existing urban context and minimizes undue impacts on adjacent properties. Redevelopment projects include a range of scales, from small residential developments to large scale projects, such as the redevelopment of strip malls.</td>
</tr>
<tr>
<td>Section 9.1</td>
<td>Infill and redevelopment within Neighbourhoods will respect the existing and planned character, provide appropriate transition to the surrounding context and minimize undue impacts on adjacent properties.</td>
</tr>
<tr>
<td>Section 9.3</td>
<td>Development at intersections and on major streets should be of a highly attractive urban quality.</td>
</tr>
<tr>
<td>Section 9.4</td>
<td>Development on Corridors will be encouraged to not locate parking between the building and the street, to design buildings that frame the street, to support transit and active transportation modes and consolidate access points.</td>
</tr>
<tr>
<td>Section 9.5</td>
<td></td>
</tr>
</tbody>
</table>

### Section 16 - Neighbourhoods

<table>
<thead>
<tr>
<th>Specific Policies</th>
<th>General Intent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 16.1</td>
<td>A maximum building height of four storeys will apply to Neighbourhoods. Proposals for heights of more than four storeys will be considered where it can be demonstrated that the transition in heights respects the surrounding context, the proposal enhances the existing or planned development and the City Structure hierarchy is maintained.</td>
</tr>
<tr>
<td>Specific Policies</td>
<td>General Intent</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Section 19.5.1</td>
<td>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</td>
</tr>
<tr>
<td></td>
<td>• 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;</td>
</tr>
<tr>
<td></td>
<td>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</td>
</tr>
<tr>
<td></td>
<td>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</td>
</tr>
<tr>
<td></td>
<td>• 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.</td>
</tr>
</tbody>
</table>
Summary of Existing Zoning By-law Provisions

"C5-3" (Motor Vehicle Commercial – Exception), which permits gas bars, service stations, car wash facilities and motor vehicle repair facilities.

### Proposed Zoning Standards

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>&quot;C4 (Mainstreet Commercial)&quot; Zoning By-law Standards</th>
<th>Proposed &quot;C4-Exception&quot; (Mainstreet Commercial) Zoning By-law Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum height – flat roof</td>
<td>12.5 m (41.0 ft.) and 3 storeys</td>
<td>19.5 m (64.0 ft.) and 6 storeys</td>
</tr>
<tr>
<td>Maximum number of apartment dwellings units</td>
<td>n/a</td>
<td>56</td>
</tr>
<tr>
<td>Combined maximum total gross floor area – apartment dwelling and gross floor area – non residential</td>
<td>n/a</td>
<td>5150 m² (55,436 sq. ft.)</td>
</tr>
<tr>
<td>Maximum total gross floor area – non residential</td>
<td>No maximum</td>
<td>430 m² (4,629 sq. ft.)</td>
</tr>
<tr>
<td>Maximum total gross floor area – apartment dwelling</td>
<td>No maximum</td>
<td>4720 m² (50,807 sq. ft.)</td>
</tr>
<tr>
<td>Combined minimum amenity area – indoor and outdoor</td>
<td>n/a</td>
<td>310 m² (3,337.0 sq. ft.)</td>
</tr>
<tr>
<td>Minimum number of bicycle parking spaces</td>
<td>n/a</td>
<td>45</td>
</tr>
<tr>
<td>Maximum projection of a balcony or terrace located above the first storey measured from the outermost face or faces of the building from which the balcony or terrace projects</td>
<td>n/a</td>
<td>2.5 m (8.2 sq. ft.)</td>
</tr>
<tr>
<td>Maximum height of a mechanical floor area may project above the 6th storey</td>
<td>n/a</td>
<td>5 m (16.4 sq. ft.)</td>
</tr>
<tr>
<td>Exception Schedule</td>
<td>n/a</td>
<td>The permitted uses and applicable regulations shall be as specified for a C4 zone except that all site development plans shall comply with the exception schedule which will reflect the concept plan shown in Appendix I-5.</td>
</tr>
</tbody>
</table>
Concept Plan

3.6 41

6.1

17.6

971 BURNHAMTHORPE ROAD EAST
MIXED USE BUILDING
PROPOSED F.F.E. 136.50
HEIGHT: 23.19 m

RESTORE EXISTING CURB AND SPLASH PAD WITH FULL HEIGHT CURB AND GUTTER AND NEW PAD TO CITY STD.
No. 2270 AND 2240.041 RESPECTIVELY

BURNHAMTHORPE ROAD EAST
EXTERIOR MATERIALS LEGEND

1. ALUMINUM PANEL CLADDING
2. BRICK
3. CLEAR GLAZING
4. SPANDREL PANEL
5. STORE FRONT GLAZING
6. GLASS RAILING
7. PANEL CLAD RAILING
8. BUILDING SIGNAGE
9. 1.8M HIGH PRIVACY FENCE
10. 1.2M HIGH DECORATIVE METAL FENCE
11. LOW CLEARANCE SIGN UNDER BUILDING ABOVE
12. DARK GREY CONCRETE BANDING
13. METAL RAILING ADJACENT RAMP
14. MECHANICAL PENTHOUSE

Appendix 3
Date: August 14, 2020

To: Chair and Members of Planning and Development Committee

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

Originator's file: OZ 14/001 W3

Meeting date: September 8, 2020

Subject
PUBLIC MEETING RECOMMENDATION REPORT (WARD 3)
Official plan amendment and rezoning applications to permit a 6 storey apartment building with ground floor commercial uses
971 Burnhamthorpe Road East, northeast corner of Burnhamthorpe Road East and Tomken Road
Owner: Reza Tahmasebi
File: OZ 14/001 W3

Recommendation
1. That notwithstanding Corporate Policy 07-08-01 - Zoning Application Approval, regarding the expiration of Council's decision for approval, the sunset clause for approval of the applications under File OZ 14/001 W3 be reinstated and extended for a period of six months from September 16, 2020 to March 6, 2021 and that further, extensions may be granted by the Commissioner of Planning and Building at his discretion.

2. That notwithstanding Council's approval of the applications under File OZ 14/001 W3, Reza Tahmasebi, to amend Mississauga Official Plan to Mixed Use Special Site and to change the zoning to C4-Exception (Mixed Use), in accordance with the provisions outlined in Appendix 4, subject to the conditions referenced in the staff report dated June 7, 2016 from the Commissioner of Planning and Building.

3. That notwithstanding Planning Protocol that a new application not be required and that only one report and public meeting with notice be required to reinstate and extend Council's previous approval.

Report Highlights
- Applications to permit a terraced three to six storey apartment building with 52 residential
units and commercial uses on the ground floor were approved by Council on July 6, 2016

- In accordance with Corporate Policy 07-08-01, the decision of Council expired January 6, 2018
- The applicant has requested that the expiry date be reinstated and extended in order for them to complete the necessary implementing agreements
- Staff are satisfied that the request is appropriate and that the development is acceptable from a planning standpoint and recommend that the expiry date be reinstated and extended

Background
Official plan amendment and rezoning applications were made on February 6, 2014, to permit the development of a three to six storey apartment building with ground floor commercial uses. The applications were revised resulting in a positive Recommendation Report from staff for approval of Planning and Development Committee (PDC) on June 27, 2016. The report was approved by PDC and subsequently approved by Council on July 6, 2016. One of the approved recommendations was a sunset clause indicating 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." The applicant has experienced delays in their development plans and has not entered into the required agreements that would result in an official plan amendment and a zoning by-law being passed. Notwithstanding Corporate Policy 07-08-01, a request has been made to reinstate and extend their previous approval until March 6, 2021. This will allow the applicant six months to fulfill outstanding requirements to be met in order for Council to consider and pass an amending by-law.

Comments
The development proposal remains the same as approved by Council in 2016. Staff have considered the reinstatement of the Council’s approval date in the context of the current policy regime, specifically with respect to the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Region of Peel Official Plan and Mississauga Official Plan.

Policy Framework
Although the PPS and Growth Plan have been updated since the approval of these applications, the relevant policies in Mississauga Official Plan remain consistent with the PPS and the Growth Plan.

Section 1.1.3.3 of the PPS states that "planning authorities shall identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment" and Section
1.1.3.4 of the PPS states that "appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety."

The PPS is implemented through the City’s official plan policies. Specifically as it relates to this proposal, Section 5.3.5.2 of Mississauga Official Plan (MOP) (Downtown) states that residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. Section 5.3.5.3 further states that where higher density uses are proposed, they should be located on a site identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres.

This site represents modest intensification on a former motor vehicle commercial site that is located on Burnhamthorpe Road East, which is a Corridor. The applications are consistent with these policies.

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

Section 9.2.2 Non-Intensification Areas of MOP states that Non-Intensification Areas will have lower densities and that development in Neighbourhoods will be required to be context sensitive and respect the existing or planned character and scale of development. Where increases in density are considered in Neighbourhoods, they will be directed to Corridors and appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required.

This proposed development respects the policies of MOP by locating the building on the Burnhamthorpe Road East, which is identified as a Corridor and provides an appropriate transition in building scale to the surrounding lower density neighbourhood.

The subject property is located within the Urban System within the Region of Peel. The 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 an urban structure form and densities which is pedestrian oriented, transit supportive and context appropriate. Section 5.1 of MOP encourages compact mixed-use development in appropriate locations providing opportunities to live and work in Mississauga. Section 5.3.5.5, states that intensification in Neighbourhoods may be considered where the proposed development enhances the existing or planned development and is consistent with the policies of MOP. These policies are in conformity with the Region of Peel Official Plan.
Zoning
The zoning standards included in the approved C4-Exception zoning as noted in the Recommendation Report dated June 7, 2016 by the Commissioner of Planning and Building, remain appropriate and are consistent with the Mixed Use – Special Site official plan designation approved by Council for the site.

Planning Analysis
The applications have been reviewed in the context of current policies and are considered appropriate. The previously approved building represents an appropriate infill development on the Burnhamthorpe Road Corridor. The development enhances the existing development in the area by providing an alternative housing form and choice for residents. The inclusion of ground floor commercial space provides shopping opportunities for residents of the building and the surrounding neighbourhood.

While the official plan specifies a maximum height of four storeys in a Neighbourhood, it allows for consideration of additional height where it can be demonstrated that an appropriate transition in height can be achieved that respects the surrounding context. The building form with its multiple planes and upper storeys step back above the third and fourth storeys creates a gradual transition in scale toward the 1.5 and 2 storey residential dwellings on the adjoining properties. The building setbacks on the north and east property lines combined with the step backs of the upper floors result in upper storeys that contained within a 45 degree angular plane relative to the property lines of adjacent low density dwellings.

Staff recommend that the approval of the applications be upheld and that the expiry date for the approvals be reinstated and extended from September 16, 2020 until March 16, 2021.

Corporate Policy Variance
The Corporate Policy indicates that the decision of council for approval of the rezoning application will be considered null and void, and a new development application will be required unless a zoning by-law is passed within 18 months of the Council decision. The purpose of this policy is to ensure that the zoning by-law is kept as current as possible by having the by-laws which implement Council decisions with regard to rezoning applications passed as quickly as possible. Extensions can be granted by Commissioner of Planning and Building if Council continues to support the application and it can be demonstrated that the applicant is proceeding with reasonable diligence. Regarding the request to vary the corporate policy respecting zoning approvals, the applicant has indicated that he has had difficulties securing suitable investment partners for the project due to changing residential real estate market conditions since obtaining approval in principle for his applications. Further, the applicant did not understand the implications of letting the approval lapse after 18 months. While this request is for reinstatement of the expiry date and not an extension, the applicant had been actively trying to secure investment partners for the project, but inadvertently let the expiry date lapse without requesting an extension.
In terms of concerns with this request setting a precedent for future proposals, each request would have to be considered on its own merit from a planning and corporate policy variance standpoint. As well, most new applications are now approved with "H" holding provisions that need to be addressed prior to the implementing zoning coming into effect, which eliminates concerns with the expiry of a zoning approval for most new applications.

As noted in the Planning Analysis section of this report, staff has determined that the applications remain appropriate for the development of the lands; are consistent and conform to the current policy framework; and represent a modest infill proposal that provides a sensitive transition to the adjacent low density residential neighbourhood. It is also appropriate to grant a variance to the Corporate Policy in this instance and reinstate and extend the expiry date for the fulfillment of the required conditions until March 2021 to provide the applicant a limited timeframe to meet their obligations.

**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 for a terraced three to six storey, mixed use building is compatible with the surrounding land uses based on site layout, transition and building design and is sensitive to the existing and planned character of the neighbourhood. The proposed official plan amendment and rezoning remain acceptable from a planning standpoint and the variance to the Corporate Policy regarding the expiration of approval should be granted.

**Attachments**


Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building
Prepared by: Marianne Cassin, Manager, Development Central
Burnhamthorpe Road East

Tomken Road

971 BURNHAMTHORPE ROAD
59 UNITS

GROUND FLOOR PLAN

DRAFT

December 07, 2023
A by-law to Adopt Mississauga Official Plan Amendment No. 171

WHEREAS in accordance with the provisions of sections 17 or 21 of the
Planning Act, R.S.O. 1990, c.P.13, as amended, ("Planning Act") Council may adopt
an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the Planning Act, the Ministry of
Municipal Affairs and Housing authorized the Regional Municipality of Peel, ("Region" or
"Regional"), an approval authority, to exempt from its approval any or all proposed Local
Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted
all Local Municipal Official Plan Amendments adopted by local councils in the Region after
March 1, 2000, provided that they conform with the Regional Official Plan and comply with
conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised
that, with regard to Amendment No. 171, in his or her opinion the amendment conforms with
the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga
Official Plan regarding a land use designation change from Motor Vehicle Commercial to
Residential High Density within the Rathwood Neighbourhood Character Area;

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

1. The document attached hereto, constituting Amendment No. 171 to Mississauga
Official Plan, is hereby adopted.

ENACTED and PASSED this ___________ day of ______________________, 2024.

Approved by
Legal Services
City Solicitor
City of Mississauga

MEM
Michal E. Minkowski
Date: March 20, 2024
File: OZ 14/001 W3

_______________________________
MAYOR

_______________________________
CLERK
A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law which includes a holding provision;

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

<table>
<thead>
<tr>
<th>Exception: RA2-66</th>
<th>Map # 27</th>
<th>By-law:</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.15.3.66.1</td>
<td>Maximum floor space index - apartment zone</td>
<td>1.8</td>
</tr>
<tr>
<td>4.15.3.66.2</td>
<td>Maximum height</td>
<td>20.0 m and 6 storeys</td>
</tr>
<tr>
<td>4.15.3.66.3</td>
<td>Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, shall be exclusive of an enclosed rooftop amenity area, mechanical penthouse or architectural appurtenances such as mechanical equipment, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of such elements is no higher than 4.8 m above the height limit otherwise applicable</td>
<td></td>
</tr>
<tr>
<td>4.15.3.66.4</td>
<td>The lot line abutting Burnhamthorpe Road East shall be deemed to be the front lot line</td>
<td></td>
</tr>
<tr>
<td>4.15.3.66.5</td>
<td>Minimum front yard on the first storey</td>
<td>2.0 m</td>
</tr>
<tr>
<td>4.15.3.66.6</td>
<td>Minimum front yard for that portion of the dwelling with a height greater than the first storey</td>
<td>0.0 m</td>
</tr>
<tr>
<td>4.15.3.66.7</td>
<td>Minimum exterior side yard</td>
<td>4.5 m</td>
</tr>
<tr>
<td>4.15.3.66.8</td>
<td>Minimum interior side yard</td>
<td>7.5 m</td>
</tr>
<tr>
<td>4.15.3.66.9</td>
<td>Minimum setback to a sight triangle</td>
<td>0.9 m</td>
</tr>
<tr>
<td>4.15.3.66</td>
<td>Exception: RA2-66</td>
<td>Map # 27</td>
</tr>
<tr>
<td>-----------</td>
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<td>----------</td>
</tr>
<tr>
<td>4.15.3.66.10</td>
<td>Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard</td>
<td>0.0 m</td>
</tr>
<tr>
<td>4.15.3.66.11</td>
<td>Notwithstanding Sentence 4.15.3.66.10 of this Exception, maximum encroachment of a balcony located above the first storey into a required interior side yard</td>
<td>1.5 m</td>
</tr>
<tr>
<td>4.15.3.66.12</td>
<td>Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects</td>
<td>0.0 m</td>
</tr>
<tr>
<td>4.15.3.66.13</td>
<td>Notwithstanding Sentence 4.15.3.66.12 of this Exception, maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects</td>
<td>2.3 m</td>
</tr>
<tr>
<td>4.15.3.66.14</td>
<td>Minimum depth of a landscaped buffer abutting a front lot line</td>
<td>2.0 m</td>
</tr>
<tr>
<td>4.15.3.66.15</td>
<td>Minimum depth of a landscaped buffer abutting an exterior side lot line</td>
<td>3.0 m</td>
</tr>
<tr>
<td>4.15.3.66.16</td>
<td>Minimum depth of a landscaped buffer abutting an interior side lot line</td>
<td>2.8 m</td>
</tr>
<tr>
<td>4.15.3.66.17</td>
<td>Minimum amenity area</td>
<td>4.4 m² per dwelling unit</td>
</tr>
<tr>
<td>4.15.3.66.18</td>
<td>Minimum percentage of total required amenity area to be provided in one contiguous area</td>
<td>39%</td>
</tr>
</tbody>
</table>

**Holding Provision**

The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-66 by further amendment to Map 27 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

1. delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City");
2. delivery of a filed Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks, together with updated Environmental Site Assessment (ESA) reports including Letters of Reliance to the satisfaction of City's Transportation and Works Department;
3. delivery of a signed letter by a qualified professional regarding the suitability of fill materials and decommissioning of above ground storage tanks, oil-water separator and wells to the satisfaction of City's Transportation and Works Department;
4. submission of an updated Functional Servicing Report (FSR), a revised Grading Plan, dedication of a sight triangle at the northeast corner of Burnhamthorpe Road East, and a road widening dedication along Burnhamthorpe Road East be provided to the satisfaction of City's Transportation and Works Department;
5. delivery of a Waste Management Plan satisfactory to the City.
2. Map Number 27 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C5-3" to "H-RA2-66", the zoning of Part of Lot 8, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA2-66" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-RA2-66" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 171 is in full force and effect.

ENACTED and PASSED this ____________ day of _____________________, 2024.

<table>
<thead>
<tr>
<th>Approved by Legal Services</th>
<th>MAYOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Solicitor City of Mississauga</td>
<td></td>
</tr>
</tbody>
</table>

MEM
Michal E. Minkowski
Date: March 25, 2024
File: OZ 14/001 W3
This is a Plan of Survey. Dimensions shown taken from Survey prepared by Vladimir Dosen Surveying (OLS), dated September 23, 2013.

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Vladimir Dosen Surveying (OLS), dated September 23, 2013.

THIS IS SCHEDULE "A" TO
BY-LAW ___

CITY OF MISSISSAUGA
APPENDIX "A" TO BY-LAW NUMBER __________________

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a six storey apartment building.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C5-3" (Motor Vehicle Commercial - Exception) to "H-RA2-66" (Apartments - Exception with a Holding Provision).

"C5-3" permits a gas bar, motor vehicle service station and, motor vehicle repair facility - restricted.

Upon removal of the H provision, the "RA2-66" will permit a six storey apartment building with a maximum height of 20.0 m and floor space index of 1.8. Additional changes to regulations include reduced yard setbacks, amenity areas, balcony projections, landscaped buffers and increased mechanical area height.

Location of Lands Affected

Northeast corner of Burnhamthorpe Road East and Tomken Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Jaspreet Sidhu of the City Planning and Building Department at 905-615-3200 ext. 5061.

http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 14-001 W3.by-law.js.jmcc.docx
A By-law to designate 822 Clarkson Road South as being of cultural heritage value or interest

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended (the “Heritage Act”), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property located at 822 Clarkson Road South in the City of Mississauga (the “Property”) as being of cultural heritage value or interest through Resolution 0012-2024;

AND WHEREAS in accordance with the requirements of the Heritage Act, a Notice of Intention to designate the Property was duly published and served, and no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga;

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

1. The Property, including all the buildings and structures thereon, located at 822 Clarkson Road South in the City of Mississauga and legally described in Schedule ‘A’ attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the Heritage Act.

2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule “B” to this By-law.

3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the Heritage Act to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be posted on the City’s website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City’s Notice By-law 215-2008, as amended.

4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule “A” in the proper land registry office.

ENACTED AND PASSED this day of , 2024.

Approved by
Legal Services
City Solicitor
City of Mississauga

Katie Pfaff
Date: March 26, 2024

___________________________________________
MAYOR

___________________________________________
CLERK
SCHEDULE 'A' TO BY-LAW ___________________

Legal Description

822 Clarkson Road South

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 29, Concession 3, South of Dundas Street of the said Township, designated as Part 2, Plan 43R-2365.
822 Clarkson Road South is a two-storey house on the west side of Clarkson Road, south of Lakeshore Road West.

Statement of Cultural Heritage Value or Interest

The property has historical, associative and contextual value. The property has historical and associative value as it has direct associations with an activity – strawberry farming – that is significant to the community. Clarkson is known for its strawberry farming history. The property also has historical and associative value as it yields information about the road layout of Clarkson in the nineteenth century. The property’s story related to what is now known as Clarkson Road South, also provides contextual value as the property is physically and historically linked to what was once the thoroughfare connecting Toronto and Hamilton. Finally, the property, with its distinct patina and story is a local landmark.

Heritage Attributes:

- Size and massing of the house – contributes to the cultural heritage value of the property because it establishes the house as a landmark
- Location of the house on Clarkson Road South – contributes to the cultural heritage value of the property as this road served as the original stagecoach thoroughfare
- Setback of the house from Clarkson Road – contributes to the cultural heritage value of the property because it establishes the house as a landmark
- Visibility from Clarkson Road – contributes to the cultural heritage value of the property as this road served as the original stagecoach thoroughfare and it allows the house to serve as a landmark