

POST-MEETING

Council

Date: June 26, 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

Mayor Carolyn Parrish	
Councillor Stephen Dasko	Ward 1
Councillor Alvin Tedjo	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Natalie Hart	Ward 5
Councillor Joe Horneck	Ward 6
Councillor Dipika Damerla	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Martin Reid	Ward 9
Councillor Sue McFadden	Ward 10
Councillor Brad Butt	Ward 11

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, June 24, 2024 before 4:00PM**.

Questions for Public Question Period - Questions for Public Question Period should be provided to the Legislative Coordinator at least 24 hours in advance of the meeting.

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 make comments during the virtual meeting or 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 - June 12, 2024

6. **PRESENTATIONS - Nil**

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 Bev W. Boyes, Resident regarding the Mayoral Housing Task Force and the transportation sector in the City of Mississauga

*7.2 Item 12.1 William Wood, Resident

*7.3 David Charezenko, Principal, Bousfields Inc. and Peter Saad on behalf of The Church of the Virgin Mary and St Athanasius regarding an enhanced Minister's Zoning Order (MZO) - 1699 Dundas Street East

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 June 24, 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 Draft Plan of Phased Condominium – 30 Lunar Crescent, CDM.24006, Phase 3 (Ward 11)

11. PRESENTATION OF COMMITTEE REPORTS

11.1 Heritage Advisory Committee Report 6 - 2024 - dated June 18, 2024

11.2 General Committee Report 13 - 2024 - dated June 19, 2024

*11.3 Road Safety Committee Report 5 - 2024 - dated June 25, 2024 - 0364-2024

*11.4 Planning and Development Committee Report 7-2024 dated June 25, 2024 at 1:30 PM

*11.5 Planning and Development Committee Report 8 - 2024 dated June 25, 2024 at 6:00PM

12. UNFINISHED BUSINESS

12.1 Contract Extension to Redflex Traffic Systems (Canada) for the Automated Speed Enforcement Program (PRC002592)

(This item was referred from General Committee to Council on June 19, 2024 as per recommendation GC-0317-2024)

13. PETITIONS

13.1 A petition to modify application OZ/OPA 24-3 W2 located at 2620 Chalkwell Close (Ward 2)

14. CORRESPONDENCE - Nil

15. NOTICE OF MOTION

*15.1 Revised:: A Notice of Motion to establish a subcommittee to review recommendations on arts, culture, heritage and festival funding, support, and resources (Councillor Butt)

*15.2 A Notice of Motion to establish the position of Deputy Mayor[s] (Mayor Parrish)

16. MOTIONS

16.1 A motion to amend recommendation PDC-0077-2021 to reflect the new owner of 6611 Second Line West as follows (Housekeeping)

16.2 To close to the public a portion of the Council meeting to be held on June 26, 2024 to deal with various matters. (See Item 21 Closed Session)

17. INTRODUCTION AND CONSIDERATION OF BY-LAWS

17.1 A by-law to designate 1375 Blundell Road as being of cultural heritage value or interest
HAC 0024-2024/March 5, 2024 and 0162-2024/March 27, 2024

17.2 A by-law to delegate to the City Manager the Authority to Approve and Execute Certain Acquisition Agreements, a License Agreement and a Memorandum of Agreement during City Council Summer Recess
GC-0344-2024/June 19, 2024

17.3 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law - LDBP, Speed Limit & Community Safety Zone (Wards 6,7,9,11)
GC-0133-2020/March 25, 2020

17.4 A by-law to approve the allocation of funds from the Cash-in-Lieu of Parkland Dedication Reserve Fund #32121 to PN 24411 Land Acquisition – Parkland (P-646)
GC-0306-2024/June 5, 2024

17.5 A by-law to authorize the execution of a Subdivision Agreement between Khanani Developments Mississauga Acquisitions Inc., the City of Mississauga and The Regional Municipality of Peel 6611 Second Line West
Item 16.1 and PDC-0077-2021/December 6, 2021

17.6 A by-law to amend the Noise Control By-law 0360-1979, as amended, to implement recommendations relating to the City's Noise Control Program Review
GC-0314-2024/June 19, 2024

17.7 A by-law to amend the User Fees and Charges By-law 0199-2023, as amended, to impose a new fee to recover costs related to approved noise exemptions
GC-0314-2024/June 19, 2024

17.8 A by-law to authorize the Commissioner of Corporate Services to grant exemptions to the Noise Control By-law 0360-1979, as amended, for the construction of the Peter Gilgan Mississauga Hospital
GC-0313-2024/June 19, 2024

- 17.9 A by-law to amend By-law 0121-2023, being a by-law to appoint a Chief Building Official, Deputy Chief Building Official and Inspectors for the enforcement of the Building Code Act, 1992, as amended, for the City of Mississauga
- 17.10 A by-law to authorize the execution of the Municipal Funding Agreement on the Canada Community-Building Fund with the Association of Municipalities of Ontario (“AMO”)
GC-0318-2024/June 19, 2024
- 17.11 A by-law to establish certain lands as part of the municipal highway system - Dundas Street West and Novar Road (Ward 7)
HOZ 21-3
- 17.12 A by-law to establish certain lands as part of the municipal highway system (Wards 1-9)
GC-0284-2024/June 5, 2024
- *17.13 A by-law to authorize the closure of part of Slate Drive Part of Lot 10, Concession 2 East of Hurontario Street Geographic Township of Toronto
SP 01-241
- *17.14 A by-law to amend the City’s Parks By-law 0197-2020, as amended, to permit the use of e-scooters on certain park trails in the City of Mississauga
GC-0484-2023/October 18, 2023
- *17.15 A by-law to amend By-law Number 0225-2007, as amended- 1667 Sunningdale Bend (2272061 Ontario Ltd.) OZ 21-19 W2
PDC-0027-2024/June 25, 2024
- *17.16 A by-law to Adopt Mississauga Official Plan Amendment No. 176 - 2620 Chalkwell Close OZ/OPA 24-3 W2
PDC-0024-0024/June 25, 2024

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

19. **COUNCILLORS' ENQUIRIES**

20. **OTHER BUSINESS/ANNOUNCEMENTS**

21. **CLOSED SESSION**

22. **CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on June 26, 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**

An aerial photograph of a residential neighborhood in Mississauga, Ontario. The houses are arranged in a grid pattern. A specific area, including a church building and surrounding greenery, is highlighted in a semi-transparent green color. The text is overlaid on this highlighted area.

City of Mississauga Council June 26, 2024

Request for an Enhanced Minister's Zoning Order
VMSA Long Term Care Facility
The Church of the Virgin Mary and St Athanasius
("VMSA")

1699 Dundas Street East

VMSA Long Term Care Facility

- February 7, 2022, the Province announced 128 new long-term care beds and building a new long-term care home, VMSA-Mississauga at 1699 Dundas Street
- This announcement was part of the Province's \$6.4 billion commitment to build more than 30,00 net new beds by 2028 and 28,000 upgraded long-term care beds across the province

Ministry of Long-Term Care Construction Funding Subsidy Extension

- The construction funding subsidy first introduced in 2022, helping to get shovels in the ground for 67 Long-Term Care projects across the province, including Ivan Franko Homes' 160 bed Long-term Care Home at 3058 Winston Churchill Boulevard.
- On April 23, 2024, the Province committed \$155.5 Million in 2024 for the construction of new or redeveloped long-term care homes through the extension of the construction funding subsidy
- Eligible projects that are approved to construct by **November 30, 2024** will receive an additional construction subsidy of up to \$35 per bed, per day for 25 years.
- In addition, eligible not-for-profit applicants will be able to convert up to \$15 of the supplemental funding into a construction grant payable at the start of construction, to help increase the project's up-front equity and make it easier to secure financing.

Zoning Order Framework

- The Province's Zoning Order ("MZO") framework states that requests must meet at least one of the following two thresholds:
 - requests that deliver on a provincial priority that is supported by a minister (for example, long-term care, hospitals, transit-oriented communities, educational facilities, housing priorities, economic development, manufacturing, etc.)
 - requests that are supported by a single-tier or lower-tier municipality (for example, through a municipal council resolution or a letter from a mayor where the municipality has been designated with strong mayor powers)

Council Request for an MZO in support of VSMA's LTC Facility

- With respect to the Province's Zoning Order Framework, although a request can be made directly to the Minister of Municipal Affairs and Housing, as the proposed LTC delivers on a provincial priority, the Owner is committed to working with the City of Mississauga to obtain a City Council resolution supporting the MZO request.
- On August 20, 2023, VMSA engaged the City of Mississauga Development Application Review Committee (DARC)
- On March 31 and May 13, 2024, Councillor Fonseca hosted Community Consultation meetings for VMSA to introduce the proposed LTC Facility to neighbourhood residents
- On June 3, 2024, VMSA submitted a request for a MZO

Aerial Photo Site Context

St. Mina & St. Kyrillos
Coptic Orthodox Church

Saint Mary's
Food Bank

Chapel

**SUBJECT
SITE**

Nawbrook Rd

Knob Hill

Treadwells Dr

3rd Ave W

2nd Ave W

1st Ave W

Main St

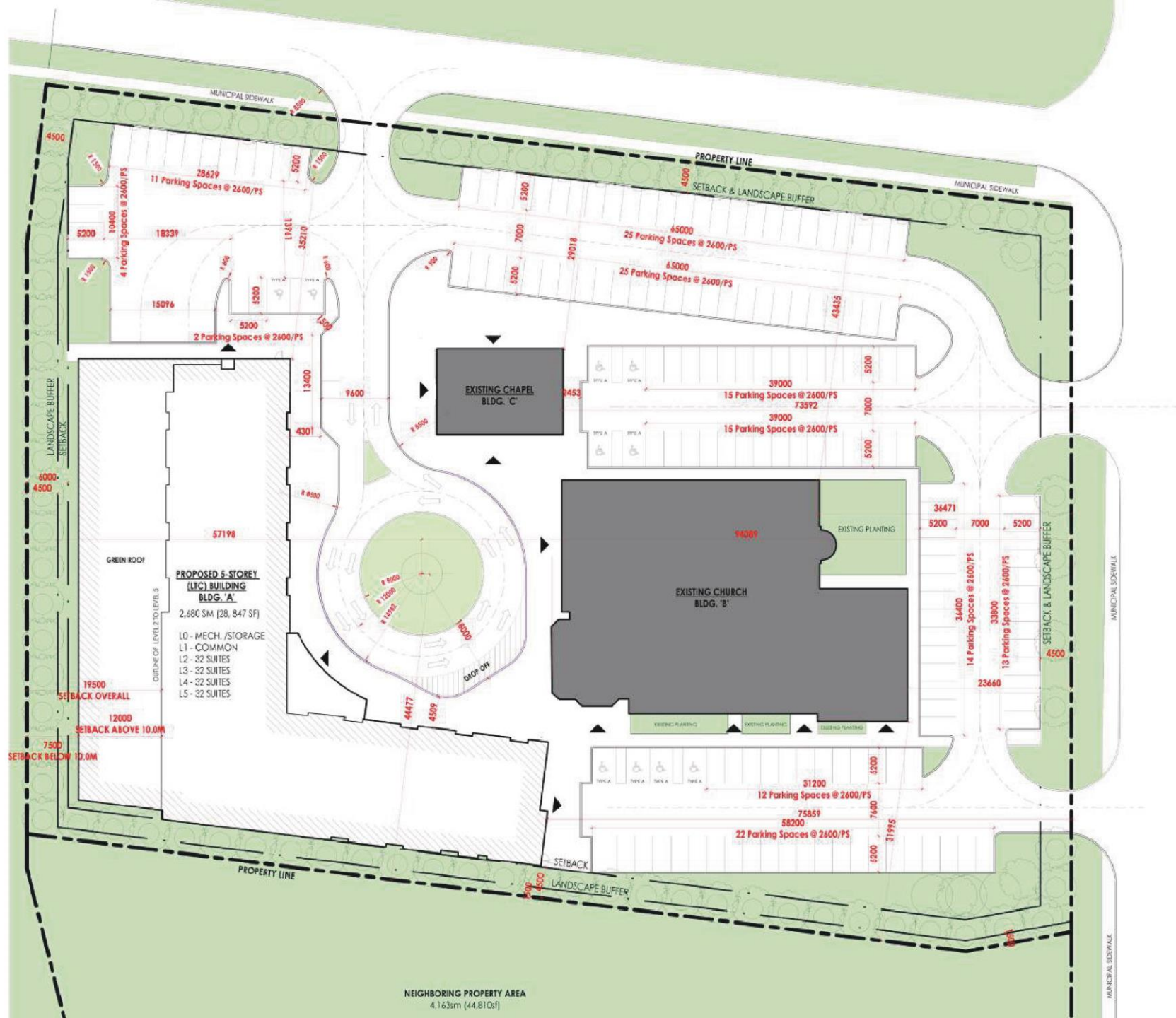
Dundas St E

Mattawa Ave

Coram Ave



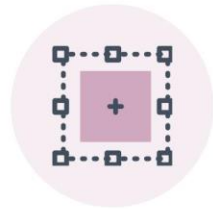
Site Plan



Proposal Overview



**Total
Gross Floor Area (GFA)**
97,579 m²



Site Area
16,430 m²



Building Height
5 Storeys



Proposed LTC Home
12,788 m²



Total LTC Bed
128 units (100%)



Vehicular Parking
170 spaces



Existing Building - Church
1,620 m²



Existing Building - Chapel
225 m²



Accessible Spaces
10 spaces

VMSA LTC Facility MZO

- The MZO would facilitate the infill development of the subject site with a 5-storey LTC facility, containing 128 LTC beds, while maintaining the existing Place of Worship. The MZO would expedite the development approval process of the LTC, which is critical due to the November 30, 2024 construction funding subsidy deadline and required occupancy of the LTC Facility by 2028 with the Province's .

Next Steps

- The Ministry of Municipal Affairs and Housing will assess requests for zoning orders that meet at least one of the intake thresholds
- The minister will provide public notice of requests for zoning orders that have met the zoning order framework requirements through a minimum 30-day posting on Ontario's Environmental Registry, except where the request for zoning relief is deemed time sensitive
- VMSA will continue to work with the City of Mississauga to refine the LTC facility proposal in preparation of the submission of Building Permit application
- The City of Mississauga will review the Building Permit application concurrent with the Ministry's



Thank you

Questions / Comments?

City of Mississauga
Corporate Report



<p>Date: June 13, 2024</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: CDM-24006</p>
<p>From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works</p>	<p>Meeting date: June 26, 2024</p>

Subject

Draft Plan of Phased Condominium – 30 Lunar Crescent, CDM.24006, Phase 3 (Ward 11)

Recommendation

That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Statement from the Municipality to be added to Schedule G to Declaration for a Standard or Phased Condominium Corporation for Draft Plan of Phased Condominium CDM-24006 located at 30 Lunar Crescent as outlined in the Corporate Report entitled "Draft Plan of Phased Condominium – 30 Lunar Crescent, CDM 24006, Phase 3 (Ward 11), dated June 13, 2024 from the Commissioner of Transportation and Works.

Background

A phased condominium is a condominium that is developed in stages and keeps increasing in size until the project is complete.

A phased condominium development starts with the registration of the declaration and description creating the initial units and common elements of the condominium. Afterwards, further units and/or common elements are added to the condominium by the registration of amendments to the declaration and description.

1672736 Ontario Inc. (Dunpar) is the owner of a parcel of land described as part of 30 Lunar Crescent, Pt. Lot 4, Concession 5, WHS, Parts 5-9, PT.PTS 3,10, 43R-39348 which is being developed as a phased condominium (see Location Map, Appendix 1). 1672736 Ontario Inc. (Dunpar) has previously registered the second phase of its development as Peel Standard Condominium Plan (PSCP) 1141 and is now proceeding to register the third phase, as a phased condominium which when registered, will form part of PSCP 1141.

Comments

In accordance with the Condominium Act, 1988, and Ontario Regulation 48/01, the registration of any amendments to the declaration and description for the second phase of a condominium development cannot proceed without a Statement from the Municipality. This statement is required to confirm that the facilities and services associated with the next phase of development have been installed to ensure the independent operation of the condominium, or that sufficient securities have been posted to ensure the installation of services to ensure the independent operation of the condominium.

In regards to the third phase of the 1672736 Ontario Inc. (Dunpar) phased condominium development, the City has received adequate securities to guarantee, the completion of the facilities and services required to support the third phase of the condominium development. As a result, staff is satisfied that the City can proceed with the signing of the Statement from the Municipality to be added to Schedule G of the condominium's declaration.

Financial Impact

There are no financial impacts to the City associated with the approval of this report.

Conclusion

1672736 Ontario Inc. (Dunpar) is ready to register the third phase of its phased condominium development. The City has received adequate securities to guarantee the completion of the services within the third phase of the proposed condominium under File PSCP 1141; therefore, the City may proceed with signing of the Statement from the Municipality.

Attachments

Appendix 1 – Location Map



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

Prepared by: Mike Russo, Supervisor Development Engineering

Appendix 1

Location Map



REPORT 6 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

The Heritage Advisory Committee presents its sixth report for 2024 and recommends:

HAC-0049-2024

That the deputation by Mary Simpson, President of the Town of Port Credit Association on item 9.8 Request to Alter a Heritage Designated Property at 60 Cumberland Drive (Ward 1), be received.

(HAC-0049-2024)

HAC-0050-2024

That the following items were approved on consent:

- Item 9.1 - Proposed Heritage Designation of 3625 Cawthra Road (Ward 3)
- Item 9.2 - Proposed Heritage Designation of 1352 Nocturne Court (Ward 2)
- Item 9.5 - Proposed Heritage Designation of 838 Clarkson Road South (Ward 2)
- Item 9.7 - Request to Alter the Heritage Designated Property at 1141 Clarkson Road North (Ward 2)
- Item 9.9 - Request to Alter the Heritage Designated Property at 2700 Lakeshore Road West (Ward 2)
- Item 9.10 - Request to Alter the Heritage Designated Property at 292 Queen Street South (Ward 11)

(HAC-0050-2024)

HAC-0051-2024

That the property at 3625 Cawthra Road (Ward 3) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the Corporate Report from the Commissioner of Community Services dated May 8, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(HAC-0051-2024)

(Ward 3)

HAC-0052-2024

That the property at 1352 Nocturne Court (Ward 2) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Community Services, dated May 6, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(HAC-0052-2024)

(Ward 2)

HAC-0053-2024

That the property at 26 Stavebank Road (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Community Services, dated April 19, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(HAC-0053-2024)

(Ward 1)

HAC-0054-2024

That the property at 1341 Stavebank Road (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the Corporate Report from the Commissioner of Community Services dated May 17, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(HAC-0054-2024)

(Ward 1)

HAC-0055-2024

That the property at 838 Clarkson Road South (Ward 2) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Community Services, dated May 7, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(HAC-0055-2024)

(Ward 2)

HAC-0056-2024

That the property at 2470 Jarvis Street (Ward 7) be designated 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 as outlined in the Corporate Report dated May 24, 2024 from the Commissioner of Community Services.

(HAC-0056-2024)

(Ward 7)

HAC-0057-2024

That the request to alter the heritage designated property at 1141 Clarkson Road North (Ward 2), as per the report from the Commissioner of Community Services, dated May 9, 2024, be approved subject to the following conditions:

1. That the final drawings are subject to approval by the Manager, Heritage Planning, to ensure that the details are consistent with the Heritage Impact Assessment;
2. That a Conservation Plan is submitted to the satisfaction of the Manager, Heritage Planning, for rehabilitation of the relocated heritage building for new use, including the restoration of original features based on historic evidence;
3. That a detailed moving plan for safely removing the 20th century additions, stabilizing, protecting, and moving the 1860 portion onto a permanent new foundation, with supporting documentation provided by a structural engineer who is a professional member of the Canadian Association of Professionals, is submitted to the satisfaction of the Manager, Heritage Planning; and
4. That the applicant enters into a temporary heritage easement with the City and provide a letter of credit to ensure the work, including the Conservation Plan, is completed as proposed.

(HAC-0057-2024)

(Ward 2)

HAC-0058-2024

That the request to alter the heritage designated property at 60 Cumberland Drive (Ward 1), as per the report from the Commissioner of Community Services, dated May 24, 2024, be approved.

(HAC-0058-2024)

(Ward 1)

HAC-0059-2024

That the request to alter the Heritage Designated Property at 2700 Lakeshore Road East (Ward 2), as per the Corporate Report from the Commissioner of Community Services, dated May 10, 2024, be approved.

(HAC-0059-2024)

(Ward 2)

HAC-0060-2024

That the request to alter the heritage designated property at 292 Queen Street South (Ward 11), as outlined in the Corporate Report dated May 10, 2024 from the Commissioner of Community Services, be approved.

(HAC-0060-2024)

(Ward 11)

HAC-0061-2024

That the memorandum dated May 10, 2024 entitled "70 Mississauga Road and 181 Lakeshore Road West (Ward 1) from John Dunlop, Manager, Indigenous Relations, Heritage and Museums, be received.

(HAC-0061-2024) (Ward 1)

REPORT 13 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

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

GC-0310-2024

That the deputation and associated presentation by Mike Douglas, Executive Director, Mississauga Arts Council regarding an update on the arts economy and an invitation to the MARTYS (Mississauga Arts Council Awards), be received.

GC-0311-2024

That the deputation and associated presentation by Shawn Kerr, Vice President, Corporate Strategy & Communications, Trillium Health Partners and Trillium ED/PCL JV, regarding the corporate report dated May 30, 2024 and titled "Request for Noise Exemption for the Construction of the Peter Gilgan Mississauga Hospital (Ward 7)", from the Commissioner of Corporate Services, be received.

GC-0312-2024

That the following items were approved on the consent agenda:

- 10.3 Designation of Municipal Capital Facility and Tax Exemption on a portion of the property at South Common Mall municipally known as 2150 Burnhamthorpe Road West (Ward 8)
- 10.6 Municipal Funding Agreement for the Canada Community-Building Fund
- 11.1 REVISED Mississauga School Traffic Safety Action Committee - Report 4 -2024 dated May 29, 2024 (Part 2)
- 11.2 Environmental Action Committee Report 3 - 2024 - dated June 4, 2024
- 11.3 Transit Advisory Committee Report 2 - 2024 - dated June 4, 2024
- 11.4 Mississauga Cycling Advisory Committee Report 5 - 2024 - dated June 11, 2024

GC-0313-2024

1. That Council authorizes the Commissioner of Corporate Services to grant exemptions to the Noise Control By-law 0360-1979, as amended, for the construction of the Peter Gilgan Mississauga Hospital, for the construction period commencing March 2025, until substantial completion of the project, in accordance with the requirements as outlined in the corporate report dated May 30, 2024 and titled "Request for Noise Exemption for the Construction of the Peter Gilgan Mississauga Hospital (Ward 7)", from the Commissioner of Corporate Services.

2. That a status update be provided to Council one year after construction has commenced speaking to any concerns or issues regarding the exemption to the Noise Control By-law.
3. That all necessary by-laws be enacted.

GC-0314-2024

1. That the Noise Control By-law 0360-1979, as amended, be further amended to implement recommendations relating to the City's Noise Control Program Review, substantially in the form set out in Appendix 2, as outlined in the corporate report from the Commissioner of Corporate Services, dated May 30, 2024, entitled "Amendments to Noise Control By-law 0360-1979".
2. That the User Fees and Charges By-law 0199-2023, as amended, be further amended to include a new monitoring fee of \$90 per hour per municipal law enforcement officer to recover costs related to approved noise exemptions, as outlined in this corporate report.
3. That Legal Services be authorized to make an application to the Ministry of the Attorney General for set fines under Part I of the Provincial Offences Act for the Noise Control By-law 0360-1979, as amended, in such amount(s) as set out in in this corporate report.
4. That the Live Music Pilot be extended for two years, until June 28, 2026.
5. That all necessary by-laws be enacted.

GC-0315-2024

1. That a by-law be enacted to designate the Agreement set out in the report dated May 30, 2024, from the Commissioner of Corporate Services, as a Municipal Capital Facilities Agreement made pursuant to section 110 of the Municipal Act, 2001, SO 2001, c.25, as amended, and to thereby designate a portion of 2150 Burnhamthorpe Road West, as depicted in the sketch attached hereto as Appendix 2, as a Municipal Capital Facility and be thereby exempt from taxation for municipal and school purposes pursuant to Section 110 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, effective as of the date the term of the Agreement is to commence.
2. That the lands which are legally described on Appendix "1" but which are not depicted on Appendix "2" are lands that are to continue to be subject to taxation for municipal and school purposes.
3. That the Municipal Capital Facilities Agreement is to be ratified as a municipal capital facilities agreement made pursuant to Section 110 of the Municipal Act, 2001.
4. That the City Clerk be directed to notify the Minister of Education, Municipal Property Assessment Corporation, the Regional Municipality of Peel, and the secretary of any school board which includes the land exempted, of the enactment of the By-law.
5. That all necessary by-laws be enacted.

GC-0316-2024

1. That Council approve the single source procurement as detailed in the Corporate Report dated May 31, 2024, titled "Single Source Award to JOEL Theatrical Rigging Contractors Ltd. for replacement of GALA SpiraLift at Living Arts Centre (Ward 4)".
2. That the Chief Procurement Officer or designate be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and JOEL Theatrical Rigging Contractors Ltd. for an upset limit of \$800,000, exclusive of taxes, in accordance with the City's Procurement By-law 0013-2022, as amended.

GC-0317-2024

That the corporate report dated May 27, 2024 and titled "Contract Extension to Redflex Traffic Systems (Canada) for the Automated Speed Enforcement Program (PRC002592)", from the Commissioner of Transportation and Works, be referred to the next Council meeting on June 26, 2024.

GC-0318-2024

1. That a by-law be enacted to authorize the Mayor and City Clerk to execute the Canada Community Building Fund (CCBF) Municipal Funding Agreement with the Association of Municipalities (AMO) related to the funding provided by the Government of Canada.
2. That a by-law be enacted to authorize the Mayor and City Clerk to execute the pending Transfer agreement between the City and the Region of Peel for the allocation of the Regional portion of CCBF to the three lower-tier municipalities.
3. That Council delegate authority to the City Manager and Chief Administrative Officer, and the Director of Finance and Treasurer, to sign any forms and reports required under the CCBF agreement.

GC-0319-2024

1. That Transportation and Works be requested to:
 - a. Review the signage on Ogden Avenue in the school zone for students attending Allan A. Martin Senior Public School.
 - b. Install "no stopping" corner prohibitions on Ogden Avenue at Allan A. Martin Senior Public School entrance and exit driveways.
 - c. Do minor trimming of trees in the school zone that are blocking signage.
2. That the Peel District School Board be requested to either re-paint the pedestrian walkway on the north side of the south parking lot or install a physical barrier preventing vehicles from parking in the walkway for students attending Allan A. Martin Senior Public School.

(MSTSAC-0041-2024)

GC-0320-2024

1. That Transportation and Works be requested to:

- a. Review the signage on McBride Avenue in front of St. Gerard Catholic Elementary School and replace faded and broken signage.
 - b. Install "please cross at marked crosswalks" signage at plaza driveway on McBride Avenue and on boulevard on south side of McBride Avenue opposite plaza.
 - c. That Transportation Projects be requested to share their revised vision of the former traffic circle on the Credit Woodlands and McBride Avenue with Mississauga School Traffic Safety Action Committee.
2. That the principal of St. Gerard Catholic Elementary School be requested to remind students and parents to cross McBride Avenue at marked crosswalk.

(MSTSAC-0042-2024)

GC-0321-2024

That the deputation and associated presentation from Yasser Ismail, Supervisor, Energy Programs and Utilities Management and Sumeet Jhingan, Manager, Energy Management & HVAC Maintenance regarding the Corporate Report entitled "5 Year Energy Conservation Plan (2024 – 2028)" dated May 6, 2024 from the Commissioner of Corporate Services, be received.
(EAC-0011-2024)

GC-0322-2024

That the deputation and associated presentation from Carrah Bullock, Climate Change Specialist regarding the Mississauga MEET: Electric Vehicle (EV) Test Drives and Community EV Day, be received.
(EAC-0012-2024)

GC-0323-2024

That the 5 Year Energy Conservation Plan (2024 – 2028) attached in Appendix 1 to the corporate report entitled "5 Year Energy Conservation Plan (2024 – 2028)" dated May 6, 2024 from the Commissioner of Corporate Services be published and made available to the public on the City's website in accordance with the Ontario Regulation 507/18 under the Electricity Act 1998.
(EAC-0013-2024)

GC-0324-2024

That the Environmental Action Committee Work Plan dated May 2024, be approved.
(EAC-0014-2024)

GC-0325-2024

That the memorandum entitled "Tree Care Standards and Best Practices" dated May 24, 2024 from Amory Ngan, Manager, Forestry, be received.
(EAC-0015-2024)

GC-0326-2024

That the deputation and associated presentation from Eve Wiggins, Director, Transit regarding the 2024/2025 MiWay Service Update, be received.

(TAC-0006-2024)

GC-0327-2024

That the deputation and associated presentation from Atul Sharma, Greater Toronto Airport Authority, regarding the Transportation Initiatives at the Airport and collaboration with MiWay on Initiatives, be received.

(TAC-007-2024)

GC-0328-2024

That the deputation and associated presentation from Suzanne Holder, Manager, Customer Success and Innovation regarding the Sunflower Initiative, be received.

(TAC-0008-2024)

GC-0329-2024

The the 2024 Transit Advisory Committee Work Plan dated May 2024 be received.

(TAC-0009-2024)

GC-0330-2024

That the deputation and associated presentation from Laura Zeglen, Coordinator, Active Transportation regarding the Mississauga School Walking Routes Program: 2023-2024 Year in Review dated June 11, 2024, be received.

(MCAC-0040-2024)

GC-0331-2024

That the deputation and associated presentation from Fred Sandoval, Coordinator, Active Transportation regarding the Cycling Program Quarterly Update dated June 11, 2024, be received.

(MCAC-0041-2024)

GC-0332-2024

That the deputation and associated presentation from Matthew Sweet, Manager, Active Transportation regarding the Mississauga Cycling Advisory Committee 2024 Work Plan dated June 11, 2024, be received.

(MCAC-0042-2024)

GC-0333-2024

That the following items were approved on consent:

- 10.1 - Mississauga Cycling Advisory Committee 2024 Action List (5 minutes)

- 11.2 - Memorandum from Jacqueline Hunter, Transportation Demand Management Coordinator, Active Transportation, dated June 4, 2024 and entitled "BikeFest 2024 Recap"
- 11.3 - News release dated May 30, 2024 entitled "June is Bike Month: Get outside and explore Mississauga on two wheels"
- 11.4 - Report from the Commissioner of Transportation and Works, dated April 17, 2024 and entitled "2024 Traffic Calming Program (Ward 4)"

(MCAC-0043-2024)

GC-0334-2024

That the Mississauga Cycling Advisory Committee 2024 Action Item List, be approved.

(MCAC-0044-2024)

GC-0335-2024

That the memorandum from Eglantina Bacaj-Gondia, Legislative Coordinator, Legislative Services dated June 4, 2024 and entitled "Mississauga Cycling Advisory Committee Awards Nomination Criteria Revisions", be received.

(MCAC-0045-2024)

GC-0336-2024

That recommendations GC-0492-2022 and GC-0049-2024 be deleted and replaced with the following to be reflective of the Phil Green Recognition Award nomination criteria:

1. That the description of the award reflect the following "The Phil Green Recognition Award is presented annually by the Mississauga Cycling Advisory Committee, or a representative thereof, to a person or persons who have demonstrated exemplary effort to the cause of promoting or furthering cycling or other forms of sustainable transportation in the City of Mississauga over the preceding year.
2. That Mississauga resident(s) of any age are eligible for the Phil Green Recognition Award.
3. That the nomination criteria reflect that nominees or any member of their immediate family are not a current member of, or have not been a member of the Mississauga Cycling Advisory Committee (MCAC) for a minimum of a full term of Council.
4. That the nominees or any member of their immediate family are not employed with the City of Mississauga or the Region of Peel in any capacity related to cycling or sustainable transportation.
5. That nominees have not been awarded the Phil Green Recognition Award within the last four years.
6. That self-nominations be permitted.
7. That the award may be awarded to the same winner(s) every four years.
8. That the Mississauga Cycling Communications and Promotions Subcommittee be the Nominating Committee to request, review and recommend nominations to MCAC.

9. That the nominations be ratified at the end of the calendar year and presented to City Council in the spring of every year.
10. That the nomination includes a description of the contribution of the nominee, i.e., details such as project(s) undertaken, length of time involved and community impact; and two (2) letters from individuals or organizations in support of nomination.
11. That a word count for the description of contribution and nominations be maximum 300 words per nomination.

(MCAC-0046-2024)

GC-0337-2024

That recommendations GC-0492-2022 and GC-0050-2024 be deleted and replaced with the following to be reflective of the Youth/School Cycling Recognition Award nomination criteria:

1. That the description of the award reflect the following “The Youth/School Cycling Recognition Award is presented by the Mississauga Cycling Advisory Committee, or a representative thereof, to a student or group of students who promoted cycling amongst their peers and/ or actively set an example for safe cycling in the City of Mississauga over the preceding year.”
2. That the Student(s) between the ages of 12 and 18, attending an elementary, middle, or secondary school in the City of Mississauga are eligible for the Youth/School Cycling Recognition Award.
3. That the nomination criteria reflect that nominees or any member of their immediate family are not a current member of, or have not been a member of the Mississauga Cycling Advisory Committee (MCAC) for a minimum of a full term of Council.
4. That the nominees or any member of their immediate family are not employed with the City of Mississauga or the Region of Peel in any capacity related to cycling or sustainable transportation.
5. That nominees have not been awarded the Youth/School Cycling Recognition Award within the last four years.
6. That self-nominations be permitted.
7. That the award may be awarded to the same winner(s) every four years.
8. That the Mississauga Cycling Communications and Promotions Subcommittee be the Nominating Committee to request, review and recommend nominations to MCAC.
9. That the nominations be ratified at the end of the calendar year and presented to City Council in the spring of every year.
10. That the nomination includes a description of the contribution of the nominee, i.e., details such as project(s) undertaken, length of time involved and community impact; and two (2) letters from individuals or organizations in support of nomination.
11. That a word count for the description of contribution and nominations be maximum 300 words per nomination.

(MCAC-0047-2024)

GC-0338-2024

That recommendations GC-0492-2022 and GC-0050-2024 be deleted and replaced with the following to be reflective of the Business Cycling Recognition Award nomination criteria:

1. That the description of the award reflect the following “The Business Cycling Recognition Award is presented by the Mississauga Cycling Advisory Committee, or a representative thereof, to a business or business owner who have demonstrated exemplary effort to the cause of promoting cycling amongst their employees and/or customers by breaking down barriers to cycling, including but not limited to establishing safe bicycle parking, discounts for cyclists, and more in the City of Mississauga over the preceding year.”
2. That the nominees be a business or business owner in the City of Mississauga.
3. That the nomination criteria reflect that nominees or any member of their immediate family are not a current member of, or have not been a member of the Mississauga Cycling Advisory Committee (MCAC) for a minimum of a full term of Council.
4. That the nominees or any member of their immediate family are not employed with the City of Mississauga or the Region of Peel in any capacity related to cycling or sustainable transportation.
5. That nominees have not been awarded the Business Cycling Recognition Award within the last four years.
6. That self-nominations be permitted.
7. That the award may be awarded to the same winner(s) every four years.
8. That the Mississauga Cycling Communications and Promotions Subcommittee be the Nominating Committee to request, review and recommend nominations to MCAC.
9. That the nominations be ratified at the end of the calendar year and presented to City Council in the spring of every year.
10. That the nomination includes a description of the contribution of the nominee, i.e., details such as project(s) undertaken, length of time involved and community impact; and two (2) letters from individuals or organizations in support of nomination.
11. That a word count for the description of contribution and nominations be maximum 300 words per nomination.

(MCAC-0048-2024)

GC-0339-2024

That recommendations GC-0492-2022 and GC-0050-2024 be deleted and replaced with the following to be reflective of the Cycling Equity, Diversity and Inclusion Recognition Award nomination criteria:

1. That the description of the award reflect the following “The Cycling Equity, Diversity and Inclusion (EDI) Recognition Award is presented by the Mississauga Cycling Advisory Committee, or a representative thereof, to a person or persons who have demonstrated EDI while promoting cycling or other forms of sustainable transportation through implementation of specific programs or initiatives to improve access to related resources, events etc., for marginalized (i.e., people with disabilities, low-income households) and other, underrepresented communities in the City of Mississauga over the preceding year.”

2. That Mississauga resident(s) of any age are eligible for the Cycling Equity, Diversity and Inclusion Recognition Award.
3. That the nominee(s) be a person or group residing or working in the City of Mississauga.
4. That the nomination criteria reflect that nominees or any member of their immediate family are not a current member of, or have not been a member of the Mississauga Cycling Advisory Committee (MCAC) for a minimum of a full term of Council.
5. That the nominees or any member of their immediate family are not employed with the City of Mississauga or the Region of Peel in any capacity related to cycling or sustainable transportation.
6. That nominees have not been awarded the Cycling Equity, Diversity and Inclusion Recognition Award within the last four years.
7. That self-nominations be permitted.
8. That the award may be awarded to the same winner(s) every four years.
9. That the Mississauga Cycling Communications and Promotions Subcommittee be the Nominating Committee to request, review and recommend nominations to MCAC.
10. That the nominations be ratified at the end of the calendar year and presented to City Council in the spring of every year.
11. That the nomination includes a description of the contribution of the nominee, i.e., details such as project(s) undertaken, length of time involved and community impact; and two (2) letters from individuals or organizations in support of nomination.
12. That a word count for the description of contribution and nominations be maximum 300 words per nomination.

(MCAC-0049-2024)

GC-0340-2024

That the Mississauga Cycling Network and Technical Subcommittee update on June 11, 2024 from Mark Currie, Citizen Member, be received.

(MCAC-0050-2024)

GC-0341-2024

That the Memorandum from Jacqueline Hunter, Transportation Demand Management Coordinator, Active Transportation, dated June 4, 2024 and entitled "BikeFest 2024 Recap", be received.

(MCAC-0051-2024)

GC-0342-2024

That the news release dated May 30, 2024 entitled "June is Bike Month: Get outside and explore Mississauga on two wheels", be received.

(MCAC-0052-2024)

GC-0343-2024

That the Corporate Report from the Commissioner of Transportation and Works, dated April 17, 2024 and entitled “2024 Traffic Calming Program (Ward 4)”, be received.
(MCAC-0053-2024)

GC-0344-2024

1. That a By-law be enacted delegating authority to the City Manager and Chief Administrative Officer to approve and execute Agreements of Purchase and Sale and a Land Exchange Agreement (the “Agreement’s”) pursuant to terms set out in the Closed Session Corporate Report dated May 31, 2024, from the Commissioner of Corporate Services, and in a form and content satisfactory to the City Solicitor or her designate.
2. That a By-law be enacted delegating authority to the City Manager and Chief Administrative Officer to approve and execute a License Agreement (the “License Agreement”) pursuant to terms set out in the Closed Session Corporate Report dated May 31, 2024, from the Commissioner of Corporate Services, and in a form and content satisfactory to the City Solicitor or her designate.
3. That a By-law be enacted delegating authority to the City Manager and Chief Administrative Officer to approve and execute a Memorandum of Agreement (the “MOA”) pursuant to terms set out in the Closed Session Corporate Report dated May 31, 2024, from the Commissioner of Corporate Services, and in a form and content satisfactory to the City Solicitor or her designate.
4. That a new capital project PN24430 – Land Acquisition – Parkland (F-333) be created with a gross and net budget of \$8,968,500 and that funding be allocated from the Cash in Lieu of Parkland Reserve Fund Account #32121.
5. That the delegation of authority granted herein be for a term from the date of issuance of the By-Law enactment and to fully expire as of September 30, 2024.
6. That all necessary by-laws be enacted.

GC-0345-2024

That the City Solicitor be authorized to respond to all legal proceedings arising from the decision in court file no.:CV-23-00002991-0000, in all applicable levels of court, on the terms set out in the report from the City Solicitor dated June 3, 2024 entitled: “Ruck, Wolf v. City of Mississauga – Appeal of Court Application Decision (Ward 1).”

GC-0346-2024

That the verbal update in closed session regarding various labour negotiations, be received.

REPORT 5 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

The Road Safety Committee presents its fifth report for 2024 and recommends:

RSC-0021-2024

That the deputation and associated presentation by Erica Warsh, Vision Zero Program Lead and Catherine Nguyen-Pham, Communications Advisor regarding the 2024 Q3-Q4 Planned Education Campaigns, be received.

(RSC-0021-2024)

RSC-0022-2024

That the deputation and associated presentation by Rachel Pennington, Public Art Curator regarding an update on the Vision Zero Memorial, be received.

(RSC-0022-2024)

RSC-0023-2024

That the draft Road Safety Committee Terms of Reference presented on the June 25, 2024 Road Safety Committee meeting agenda, be approved.

(RSC-0023-2024)

REPORT 7 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0022-2024

That the report dated June 5, 2024, from the Commissioner of Planning and Building titled "2023 Employment Survey and Business Profile Update", be received for information.

PDC-0023-2024

That the Housing Statistics Update presentation made by Anthony Passarelli, Lead Economist, Canada Mortgage and Housing Corporation, be received.

REPORT 8 - 2024

To: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0024-2024

1. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Official Plan to Residential Medium Density, be approved in accordance with the provisions outlined in the staff report dated June 5, 2024 from the Commissioner of Planning and Building.
2. That ten oral submissions be received.

PDC-0025-2024

That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Zoning By-law 0225-2007 to RM11-Exception (Back to Back Townhouses on a CEC Road) zone to change the zoning to permit 180, three storey, back to back townhouses be referred back to staff for further review .

PDC-0026-2024

1. That the report dated June 5, 2024, from the Commissioner of Planning and Building, titled Dixie Outlet Mall Policy Review – Proposed Official Plan Amendment, be received for information.
2. That the opening of the connection from the site at 1250 South Service Road onto Haig Boulevard shall not be opened as a public thoroughfare for vehicular traffic, unless it is deemed to be absolutely necessary, pending the outcome of a future transportation analysis that evaluates if and when the connection is required to the satisfaction of the Transportation and Works Department, in consultation with the local Ward Councillor
3. That the Commissioner, Transportation and Works, will consult with the existing local community and residents who may be affected, and with residents of the new development prior to implementing any recommendations arising from the transportation analysis.
4. That two oral submissions be received.

PDC-0027-2024

1. That City Council amend Zoning By-law 0225-2007 to H-R16-14 (Detached Dwellings on a CEC-Road – Exception) and G2 (Greenlands – Natural Features) for 1667 Sunningdale Bend, in accordance with the provisions contained in the staff report dated June 5, 2024 from the Commissioner of Planning and Building.
2. That City Council direct the applicant to satisfy all requirements of the City and any other external agencies concerned with the development.
3. That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
4. That the "H" holding provision is to be removed from the H-R16-14 (Detached Dwellings on a CEC-Road – Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated June 5, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.
5. That two oral submissions be received.

City of Mississauga
Corporate Report



<p>Date: May 27, 2024</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works</p>	<p>Meeting date: June 19, 2024</p>

Subject

Contract Extension to Redflex Traffic Systems (Canada) for the Automated Speed Enforcement Program (PRC002592)

Recommendation

That the Chief Procurement Officer or designate be authorized to extend the City of Mississauga's agreement with Redflex Traffic Systems (Canada) Limited for an additional five (5) years from July 16, 2024 to July 15, 2029 in the estimated amount of \$18,400,000 excluding taxes, for the supply, installation, operation and maintenance of Automated Speed Enforcement Systems in accordance with the terms and conditions of the Request for Approvals executed by the City of Toronto on behalf of the City of Mississauga and other participating Automated Speed Enforcement municipalities.

Executive Summary

- On July 5, 2021, the Automated Speed Enforcement (ASE) program began enforcing posted speed limits utilizing 2 cameras rotating within neighbourhood school area community safety zones.
- On April 9, 2022, all 22 Council approved cameras were operational and enforcing posted speed limits within neighbourhood school area community safety zones throughout the City of Mississauga
- Data collected before and during enforcement periods shows an average decrease in vehicle operating speeds of 9 km/h and average increase of 30% in motorists' compliance with the speed limit.
- The proposed ASE expansion program will include the existing 22 mobile cameras and 60 new semi-fixed cameras using pole mounted cameras and physical infrastructure over the next 5 years.
- The transition of camera tickets from Provincial Offences Act (POA) to Administrative Penalty System (APS) is planned to occur in January 2025.
- Following the successful transition to APS, the establishment of a City run processing

□ centre to support and expand the City's ASE program is proposed for later in 2025.

Background

The City of Toronto, on behalf of all municipalities interested in operating ASE, issued a Request for Proposal (RFP) in 2019. The RFP consisted of a proof of performance evaluation, technical proposal evaluation and cost of services. Based on the technical proposal score and the cost of services score, Redflex Traffic Systems (Canada) Limited was evaluated as the highest scoring proponent meeting the requirements set out in the RFP, and the City of Mississauga entered into an agreement with Redflex Traffic Systems (Canada) Limited in March of 2021.

The first term of the vendor agreement with Redflex Traffic Systems (Canada) Limited expires on July 15, 2024. The City of Toronto has renewed their contract with Redflex Traffic Systems (Canada) Limited for the option term, from July 16, 2024 to August 15, 2031, on the same terms and conditions of our existing agreement and as per the Request for Proposal (RFP) 9148-19-0048 for the provision of Automated Speed Enforcement services.

Comments

Automated Speed Enforcement Program Results

ASE cameras have been used to enforce the speed limit at 124 locations since the beginning of the program on July 5th, 2021. Staff are continuously collecting data before, during and after ASE operations to determine the effectiveness of the program. Data shows that ASE has proven to be an effective tool at reducing motor vehicle speeds and increasing speed limit compliance. The average decrease in operating speeds throughout the 124 locations was 9 km/h and the average speed limit compliance increased by 30%.

A total of 82,000 tickets have been issued since July 5, 2021. The highest number of tickets were issued on Truscott Drive west of Lorne Park Road. The highest ticketed speed was 78 km/h, nearly 50 km/h over the posted speed limit, which has occurred at 9 different enforcement locations. There have been 207 Part III offences processed to date for vehicles travelling at least 50 km/h over the posted speed limit, with the highest ticketed speed being 114 km/h on Mississauga Valley Boulevard west of Central Parkway East. Detailed statistics for all 124 locations are attached as Appendix "A" for reference.

As of May 15, 2024, ASE has completed enforcement at 124 locations, with 22 locations currently being enforced and 26 additional locations throughout the City signed as "coming soon" for future deployment.

Administrative Penalty System and Processing

In the 2022 business planning cycle, a multi-year budget request (BR10522) was approved with the staffing required for both the Administrative Penalty System (APS) expansion and the creation of a City run processing centre. A shift from the existing Provincial Offence Act (POA)

framework to APS for camera-based offences would reduce the burden associated with administering automated camera enforcement programs, enable a sustainable program, and allow for future expansion.

Staff are drafting a new Administrative Penalty By-Law to allow for ASE to operate under APS which is planned to be presented to General Committee in the Fall of 2024. The APS case management technology solution is currently being expanded for the management of ASE ticket types.

Additional resources have been identified through the budget planning process and staff are working towards the transition of camera tickets from POA to APS in January of 2025. Following the expansion to the City's APS program, additional processing capacity must be realized to support and expand the ASE program further. Staff continue planning for the establishment of a City run processing centre to support and expand the City's ASE program in 2025.

Future Camera Site Selection

ASE will continue to be deployed to neighbourhood Community Safety Zones where known speeding concerns exist. These sites will be prioritized based on the severity of the speeding concern and accounting for other factors such as overall traffic volumes, the presence of sidewalks or cycling facilities, neighbourhood pedestrian generators such as schools and parks, and collision history.

The proposed camera expansion for the next five years includes the continued use of the existing 22 mobile cameras, plus an addition of 60 semi-fixed cameras which rotate to 100 locations throughout the City. The proposed timing of the new camera deployments are as follows:

	2024	2025	2026	2027	2028	Total
New ASE Cameras	5	10	15	15	15	60

These semi-fixed cameras, using pole mounted cameras with physical infrastructure including permanent concrete bases and poles, will expand ASE deployments to major road school zones and other major roadways where fatal and injury collisions occur. Opportunities to incorporate new and emerging hardware and technology in the program are also being explored.

To ensure that ASE continues to be used as intended to reduce vehicle speeds and reduce the severity of collisions, particularly in areas where there is a higher volume of vulnerable road users, a future Corporate Policy for Community Safety Zones will be developed and consider

vehicle operating speed and volume, collision history, and the presence of sidewalks, cycling facilities, schools, parks, playgrounds and recreation areas.

Financial Impact

The program costs identified in this report for the period of five (5) years is estimated to be \$18,400,000 for contract services provided by Redflex Traffic Systems (Canada) Limited for the delivery, installation, and maintenance of the equipment for the program. The estimated costs to operate the ASE program are expected to be offset by fine revenue collected from charges issued during the operation of the program. Total contract costs are estimated at \$14,701,700 with a contingency of \$3,698,300 for adjustments to estimated cost as they are not finalized. The Operating Budget costs for the extended contract services are detailed in **Table** below:

Cost center: 23971 Automated Speed Enforcement Program	July -Dec 2024	2025	2026	2027	2028	Jan -July 2029	Grand Toal
Installation and construction costs	472,000	787,100	945,350	1,259,200	1,259,200	-	4,722,850
Daily operating costs	734,900	1,092,650	1,615,140	2,197,750	2,197,750	2,140,660	9,978,850
Total Costs	1,206,900	1,879,750	2,560,490	3,456,950	3,456,950	2,140,660	14,701,700
Revenues	1,206,900	1,879,750	2,560,490	3,456,950	3,456,950	2,140,660	14,701,700
Net Costs	-	-	-	-	-	-	-

The Operating impact for subsequent years will be included in the Operating Budget submission for consideration during the 2025 and respective future budget planning years, and will be subject to Council approval.

Conclusion

Staff from the Transportation and Works Department request Council grant authority to renew the agreement with Redflex Traffic Systems (Canada) Limited for the delivery, installation, and maintenance of equipment for the ASE program.

Attachments

Appendix 1: Automated Speed Enforcement Statistics

Appendix 2: Fixed Automated Speed Enforcement Camera



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

Prepared by: Colin Patterson, C.E.T., RSP1, Manager, Traffic Services & Road Safety

Location	Ward	Posted Speed Limit (km/h)	Percentage of Traffic in Compliance with the Speed Limit				Average Speed (km/h)				85th Percentile Speed (km/h)				Highest Speed Ticketed During ASE (km/h)	Total Tickets Issued
			Before ASE (%)	During ASE (%)	Compliance Change (%)	After ASE (%)	Before Ase	During ASE	Average Speed Change	After ASE	Before Ase	During ASE	85th Percentile Speed Change	After ASE		
Morning Star Dr. Northbound North of Lancaster Ave.	5	30	10	51	41	15	45	32	13	40	55	43	12	52	67	298
Sawmill Valley Dr. Southbound South of Burbank Dr.	8	30	13	41	28	39	44	34	10	32	56	45	11	47	71	197
Mississauga Valley Blvd. Westbound West of Silver Creek Blvd.	4	30	8	34	26	13	44	35	9	42	53	47	6	53	73	936
Whitehorn Ave. Northbound North of Pickwick Dr.	6	30	19	33	14	33	41	36	5	33	53	47	6	47	71	772
Old Derry Rd. Westbound West of Gooderham Estates Blvd.	11	30	17	32	15	8	40	35	5	43	52	46	6	54	69	249
Cedar Creek Dr. Northbound North of Lexicon Dr.	3	30	27	48	21	55	35	31	4	29	47	40	7	36	65	702
Middlebury Dr. Northbound North of Banfield Rd.	9	30	17	45	28	28	42	33	9	37	54	45	9	48	73	332
Middlebury Dr. Northbound North of Banfield Rd.	9	30	28	50	22		37	32	5		48	43	5		96	475
Colonial Dr. Southbound South of McMaster Rd.	8	30	8	41	33	12	46	34	12	41	56	46	10	51	69	1391
Runningbrook Dr. Northbound North of Riverspray Cres.	3	30	32	45	13	10	33	32	1	40	45	41	4	48	59	339
Rosehurst Dr. Northbound North of Sandhurst Dr.	10	30	13	49	36	30	42	32	10	36	53	42	11	45	70	356
Clarkson Rd. S. Southbound South of Matena Ave.	2	30	27	41	14	27	44	33	11	35	58	43	15	44	68	146
Mississauga Valley Blvd. Westbound West of Molly Ave.	4	30	12	49	37	17	41	31	10	38	51	41	10	47	65	226
Darcel Ave. Eastbound West of Middleshire Dr.	5	30	9	46	37	7	43	33	10	42	52	43	9	51	108	559
Fallingbrook Dr. Northbound North of Sherwood Mills Blvd.	6	30	16	40	24	17	42	35	7	41	53	48	5	51	99	278
Camilla Rd. Southbound South of Camilla Pl.	7	30	21	41	20	10	38	34	4	41	49	44	5	50	84	388
Church St. Southbound South of Mill St.	11	30	11	28	17	12	45	37	8	46	54	48	6	58	75	265
Kelly Rd. Northbound North of Brookhurst Rd.	2	30	17	49	32	44	41	31	10	32	53	41	12	40	63	37
Ponytrail Dr. Eastbound East of Fieldgate Dr.	3	30	7	43	36	20	44	34	10	39	53	45	8	50	92	2089
Silver Creek Blvd. Eastbound East of Mississauga Valley Blvd.	4	30	8	43	35	4	41	32	9	40	49	41	8	47	69	1057
Fairwind Dr. Northbound North of Ceremonial Dr.	5	30	8	39	31	11	44	34	10	40	53	45	8	51	68	311
Queenston Dr. Southbound South of Chalice Cres.	6	30	21	51	30	20	38	31	7	38	51	40	11	49	63	227
Cliff Rd. Northbound North of Arbordale Dr.	7	30	19	33	14	19	37	36	1	37	46	47	-1	45	74	1144
Cliff Rd. Northbound North of Arbordale Dr.	7	30	7	48	41		44	32	12		54	42	12		64	1334
Duncairn Dr. Eastbound East of Quartermain Cres.	9	30	9	39	30	11	44	34	10	40	54	44	10	50	61	25
Lisgar Dr. Northbound North of Osprey Blvd.	10	30	4	46	42	14	47	33	14	39	54	44	10	48	85	208
Swinbourne Dr. Eastbound East of Douguy Blvd.	11	30	27	65	38	31	35	28	7	34	48	37	11	44	72	149
Mineola Rd E. Eastbound East of Hurontario St.	1	30	11	29	18	3	44	37	7	46	54	49	5	54	93	405
Sherway Dr. Westbound West of Denise Rd.	1	30	24	50	26	25	35	32	3	36	46	40	6	44	49	40
Council Ring Rd. Northbound North of Choquecherry Cres.	8	30	14	41	27	9	41	33	8	38	53	43	10	47	74	834

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			Before ASE (%)	During ASE (%)	Compliance Change (%)	After ASE (%)	Before Ase	During ASE	Average Speed Change	After ASE	Before Ase	During ASE	85th Percentile Speed Change	After ASE		
Melton Dr. Eastbound East of Stir Cres.	1	30	19	47	28	33	39	32	7	34	52	42	10	44	70	1012
Forest Ave. Westbound West of Mohawk Ave.	1	30	13	41	28	32	42	32	10	33	53	41	12	43	90	526
Lewisham Dr. Northbound North of Truscott Dr.	2	30	25	49	24	19	35	32	3	41	46	41	5	53	64	332
Truscott Dr. Eastbound East of Chasehurst Dr.	2	30	4	28	24	9	50	37	13	43	61	49	12	54	69	144
Mississauga Valley Blvd. Eastbound West of Central Pkwy. E	4	30	16	33	17	15	42	36	6	42	54	47	7	54	114	1710
Huron Heights Dr. Southbound South of Elia Ave.	4	30	42	65	23	26	31	29	2	36	44	37	7	45	70	267
Ceremonial Dr. Northbound North of Mirage Pl.	5	30	11	46	35	25	44	33	11	36	55	44	11	46	108	397
Clara Dr. Westbound West of Catalpa Rd.	5	30	21	66	45	24	38	28	10	37	50	36	14	45	69	167
Sherwood Mills Blvd. Westbound West of Grist Mill Ct.	6	30	15	45	30	15	40	33	7	40	50	43	7	49	62	301
McBride Ave. Eastbound East of The Credit Woodlands	6	30	35	51	16	32	31	31	0	33	44	41	3	39	86	1010
Cashmere Ave. Southbound South of Chilsworthy Ave.	7	30	32	55	23	43	34	30	4	31	49	39	10	40	82	165
Tedwyn Dr. Westbound West of Chantenay Dr.	7	30	17	52	35	19	38	31	7	37	47	39	8	45	87	287
Garthwood Rd. Northbound North of Mulcaster Rd.	8	30	21	48	27	24	39	32	7	37	54	42	12	48	66	78
Thorncrest Dr. Westbound Near Melfort Cres.	8	30	10	51	41	26	46	31	15	35	58	41	17	43	66	204
Shelter Bay Rd. Westbound West of Glen Erin Dr.	9	30	5	36	31	13	49	34	15	39	59	44	15	47	59	151
Copenhagen Rd. Eastbound East of Joliett Cres.	9	30	18	42	24	32	41	34	7	33	53	42	11	40	66	586
Forest Park Dr. Northbound North of Bloomfield Dr.	10	30	8	25	17	7	43	37	6	42	51	47	4	51	77	715
Forest Park Dr. Northbound North of Bloomfield Dr.	10	30	7	27	20	10	42	36	6	42	51	47	4	50	66	575
Terragar Blvd. Eastbound East of Cork Tree Row	10	30	19	44	25	23	38	33	5	36	49	43	6	45	71	361
Goooderham Estate Blvd. Northbound North of Crawford Mill Ave.	11	30	6	48	42	37	46	32	14	32	54	41	13	38	62	606
Suburban Dr. Northbound North of Ellesboro Dr.	11	30	16	48	32	40	41	32	9	34	54	41	13	44	62	74
Gananoque Dr. Northbound North of Markwood Pl.	9	30	26	41	15	22	37	34	3	36	51	45	6	45	85	277
Willowbank Trail Northbound South of Delisle Gt.	3	30	9	59	50	16	41	30	11	37	51	37	14	45	102	1246
Morning Star Dr. Southbound South of Parcel Ave.	5	30	2	50	48	25	51	32	19	36	61	41	20	44	98	701
Colonial Dr. Northbound North of Drummond Rd.	8	30	8	49	41	23	45	31	14	36	54	39	15	45	80	875
Historic Trail Northbound North of Lamplight Way	11	30	26	51	25	31	35	31	4	34	44	40	4	44	58	216
Bromsgrove Rd. Eastbound East of Constable Rd.	2	30	20	45	25	5	50	33	17	43	58	43	15	52	81	247
Churchill Meadows Blvd. Southbound South of Mulligan Crossing	10	30	9	47	38	19	47	34	13	37	60	44	16	46	95	755
Clarkson Rd. N. Northbound North of Hollow Oak Terrace	2	30	1	33	32	21	50	35	15	38	58	46	12	48	94	3271
Front St. N. Eastbound East of Park St. W.	1	30	29	31	2	20	36	34	2	34	52	42	10	41	65	861

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			Before ASE (%)	During ASE (%)	Compliance Change (%)	After ASE (%)	Before Ase	During ASE	Average Speed Change	After ASE	Before Ase	During ASE	85th Percentile Speed Change	After ASE		
Netherwood Rd. Northbound North of Redstone Rd.	5	30	20	47	27	65	38	32	6	38	49	41	8	47	59	190
Dream Crest Rd. Eastbound West of Lismic Blvd.	6	30	17	54	37	21	39	31	8	39	50	40	10	50	78	385
Artesian Dr. Southbound South of Dunoon Dr.	8	30	14	41	27	20	41	34	7	37	51	44	7	46	83	1338
Millcreek Dr. Westbound East of Tamar Rd.	9	30	9	62	53	1	48	31	17	51	61	41	20	63	82	380
Lisgar Dr. Southbound South of Beechnut Row	10	30	9	56	47	6	44	31	13	45	53	40	13	56	77	425
Cliff Rd. Southbound South of Queensway E.	7	30	5	42	37	21	48	34	14	38	57	46	11	48	99	1494
Miller's Grove Westbound East of Chamberlain Ct.	9	30	16	50	34	19	39	32	7	38	48	42	6	48	80	309
Gaslamp Walk Northbound North of Old Derry Rd.	11	30	26	56	30	28	36	30	6	35	49	38	11	45	62	284
Mississauga Valley Blvd. Westbound Near Voltarie Cres.	4	30	22	48	26	18	36	33	3	38	45	44	1	48	107	1319
McBride Ave. Eastbound East of Erindale Station Rd.	6	30	25	51	26	11	35	32	3	40	45	44	1	49	89	600
Robillard Rd. Southbound South of Deanhome Rd.	2	30	13	56	43	22	41	31	10	37	52	40	12	47	66	180
Kingsbridge Garden Cir. Westbound West of Huntington Ridge Dr.	4	30	17	48	31	31	40	32	8	35	50	41	9	44	63	657
Dunrankin Dr. Westbound East of Wainbrook Rd.	5	30	17	61	44	44	37	29	8	33	47	37	10	45	70	74
Barondale Dr. Eastbound East of Cortina Cres.	5	30	39	48	9	17	34	33	1	39	45	43	2	49	84	324
Edenrose St. Northbound North of Weeping Willow Dr.	6	30	17	55	38	38	37	31	6	32	45	40	5	43	85	704
Corsair Rd. Southbound South of Cherry Post Dr.	7	30	33	59	26	35	33	30	3	34	47	39	8	43	61	213
Northaven Dr. Southbound South of Arbor Rd.	1	30	13	51	38	53	40	31	9	30	50	41	9	39	64	244
Castlebridge Dr. Westbound West of Glen Erin Dr.	9	30	39	48	9	45	34	33	1	31	51	44	7	45	66	323
Churchill Meadows Blvd. Northbound North of Thomas St.	10	30	28	54	26	17	37	31	6	39	52	40	12	51	83	304
Samuelson Cir. Southbound North of Torrisdale Ln.	11	30	14	44	30	58	41	32	9	29	52	41	11	40	67	421
Ogden Ave. Southbound South of Strathy Ave.	1	30	22	46	24	40	39	33	6	34	50	43	7	45	111	610
Bough Beeches Blvd. Southbound South of Claypine Rise	3	30	15	47	32	80	36	32	4	23	43	41	2	33	60	480
Aquinas Ave. Eastbound East of Sebastian Dr.	8	30	8	54	46	35	46	32	14	35	58	42	16	44	92	305
Bodley Rd. Southbound South of Constable Rd.	2	30	24	67	43	71	36	28	8	27	50	36	14	36	57	40
The Credit Woodlands Northbound North of Forestwood Dr.	6	30	3	35	32	15	51	35	16	39	59	47	12	48	97	1023
Hillcrest Ave. Northbound North of Clayhill Rd.	7	30	5	35	30	17	45	36	9	39	56	47	9	49	88	2173
Montevideo Rd. Southbound Near Lorca Cres.	9	30	11	47	36	17	37	32	5	37	45	42	3	45	65	469
Perennial Dr. Southbound south of Tenth Line W.	10	30	30	48	18	63	36	32	4	29	46	42	4	40	63	240
Vista Blvd. Eastbound East of Roy Dr.	11	30	14	52	38	39	41	31	10	33	52	39	13	42	85	425
Meadows Blvd. Southbound North of Rayfield Ct.	4	30	6	40	34	14	46	35	11	42	57	47	10	53	87	652

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			Before ASE (%)	During ASE (%)	Compliance Change (%)	After ASE (%)	Before Ase	During ASE	Average Speed Change	After ASE	Before Ase	During ASE	85th Percentile Speed Change	After ASE		
Escada Dr. Westbound West of Eaglesview Dr.	10	30	32	46	14	20	36	33	3	38	45	43	2	48	81	369
Chriseden Dr. Southbound North of Gregwood Rd.	2	30	23	72	49	43	38	27	11	32	51	35	16	40	56	27
White Clover Way Eastbound East of Willow Creek Dr.	6	30	5	48	43	20	43	32	11	34	52	41	11	40	88	1082
Cherry Post Dr. Eastbound East of Camilla Rd.	7	30	34	60	26	42	34	30	4	32	42	37	5	42	62	112
Darcel Ave. Southbound South of Corliss Cres.	5	30	12	46	34	30	39	32	7	34	47	41	6	41	87	1023
Atwater Ave. Westbound West of Upper Village Dr.	1	30	11	36	25	14	41	34	7	37	50	44	6	45	104	1533
Woodington Dr. Westbound West of Clevedon Dr.	4	30	15	59	44	40	39	30	9	32	48	39	9	39	110	266
Nahani Way Westbound West of Delaware Dr.	5	30	14	41	27	41	41	34	7	33	51	44	7	42	88	1211
Stonehouse Cres. Northbound North of North Sheridan Way	8	30	48	57	9		30	30	0		40	39	1		78	126
Duncairn Dr. Southbound South of Ruperts Gate Dr.	9	30	21	43	22	24	38	33	5	36	49	41	8	43	76	351
Old Derry Rd. Eastbound East of Gaslamp Walk	11	30	33	47	14	18	34	32	2	38	44	42	2	48	89	1996
Meredith Ave. Northbound North of Atwater Ave.	1	30	41	60	19	16	33	29	4	37	42	37	5	45	53	86
Sawmill Valley Dr. Northbound West of Grosvenor Pl.	8	30	15	59	44	25	38	30	8	36	46	38	8	45	63	443
Freshwater Dr. Southbound North of Sunlight St.	10	30	25	59	34	0	35	30	5		43	38	5		63	443
Cobalt St. Southbound South of Indian Rd.	2	30	9	57	48	15	41	30	11	38	49	39	10	46	81	446
River Grove Ave. Southbound Near Riverdale Cres.	6	30	2	34	32	11	48	35	13	42	58	47	11	52	89	1020
Fairview Rd. W. Southbound North of Redmond Rd.	7	30	28	56	28		36	31	5		48	39	9		68	530
Elora Dr. Eastbound East of Rathburn Rd. W.	4	30	9	48	39		40	32	8		47	41	6		89	1444
Clarkson Rd. S. Northbound Near Sunningdale Bend	2	30	4	45	41		46	32	14		56	42	14		63	127
Morning Star Dr. Westbound West of Wainbrook Rd.	5	30	2	44	42	8	51	33	18	41	61	42	19	50	111	2315
Whitehorn Ave. Southbound North of Mersey St.	6	30	15	43	28	35	38	32	6	34	46	41	5	45	100	779
Swinbourne Dr. Southbound Near Ewing Cres.	11	30	33	48	15	38	35	31	4	33	46	40	6	44	62	157
Mineola Rd E. Westbound East of Wilson Ave.	1	30	10	46	36		41	33	8		50	42	8		72	1797
Huntington Ridge Dr. Southbound South of Harrowsmith Dr.	4	30	22	47	25		38	32	6		47	41	6		64	1389
Ceremonial Dr. Southbound South of Savoy Cres.	5	30	15	54	39		41	31	10		53	40	13		78	1299
Colonial Dr. Eastbound East of McMaster Rd.	8	30	16	52	36		36	32	4		44	41	3		70	1409
Shelter Bay Rd. Northbound North of Formentera Ave.	9	30	4	54	50		41	31	10		49	39	10		60	508
Council Ring Rd. Southbound South of Chokeycherry Cres.	11	30	11	48	37		41	32	9		50	41	9		61	948
Queen St. E. Eastbound East of Briarwood Ave.	1	30	50	44	-6		38	33	5		54	44	10		96	453
Terragar Blvd. Westbound West of Blackwood Mews	10	30	21	48	27		37	32	5		45	41	4		109	1527

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Truscott Dr. Westbound West of Lorne Park Rd.	2	30	5	54	49		43	31	12		52	40	12		78	3324
Gananoque Dr. Southbound South of Montevideo Rd.	9	30	27	57	30		34	31	3		44	40	4		90	467
Willow Way Eastbound West of Brightpool Cres.	6	30	10	67	57		40	29	11		49	36	13		66	277
Joymar Dr. Northbound North of Tannery St.	11	30	15	41	26		39	34	5		49	46	3		82	2245
Average Change					30				8				9			
Total Charges																82000



Petition Information

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

- Each petition must be submitted to the City Clerk no later than 4:00 p.m. eight business days prior to the Council meeting; otherwise the petition will be included on the next available Council agenda. Complete the Petition Submission Form and submit by email to city.clerk@mississauga.ca or by mail to 300 City Centre Drive, Mississauga, L5B 3C1.
- The petition must be typed or legibly handwritten and printed on letter size paper. (No pencil)
- The petition must be appropriate and respectful in tone, and must not contain any improper or offensive language or information.
- Each petitioner must print and sign his or her own name, original signatures only. During the Covid-19 pandemic, electronic or typed signatures will be accepted.
- Each petitioner must provide his or her full address, including property's roll number for a noise wall petition.
- The petition must clearly disclose on each page that it will be considered a public document at the City of Mississauga and that the information contained in it may be subject to the scrutiny of the City and other members of the general public.

The following information outlines the purpose of the petition:

Purpose

To modify the application (OZ/OPA 24-3 W2) for development by Dunpar Homes for the 2620 Chalkwell Close (former site of Elmcrest Public School) that proposes 180 medium-density back-to-back townhouses at a height of 59.12 ft and 402 parking spaces, with Chalkwell Close being the only street for access, almost doubling the current housing and population around Sandgate Park.

Asking Council For

The preservation of the current zoning (R2-Residential Low Density II) at 2620 Chalkwell Close (former Elmcrest Public School site) instead of the proposed RM11-Residential Medium density zoning and to consider our concerns of the height of the townhomes; the volume of people & traffic affecting Chalkwell Cl, Karenza Rd, Sandgate Cres, Vey Rd, Benedet Dr, Truscott Dr; the school zone safety impact at Kelly Rd & Truscott Rd; and impact on transit, fire safety, and the environment of the Park Royal community.

Organizer Information

Full Name

Park Royal Community Association

Address

[REDACTED]

Phone Number

[REDACTED]

Email Address

[REDACTED]

Petition Organizer Name



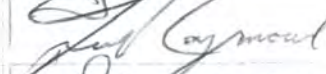
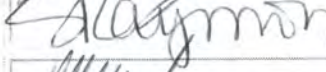
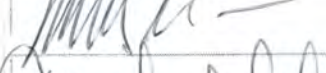





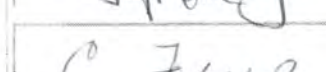

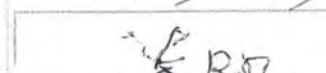
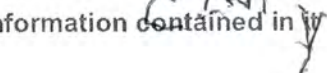
David Field

To: The Mayor and Members of Council

Subject of Petition

Development proposal OZ/OPA 24-3 W2 by Dunpar Homes for 2620 Chalkwell Close (former site of Elmcrest Public School)

We, the undersigned, hereby submit this petition for Council's consideration for the purpose of: Maintaining the current zoning (R2 - Residential Low Density II) and respecting the existing detached, semi-detached, and low-density townhomes that are the current fabric of the community around Sandgate Park in the approval of any development of 2620 Chalkwell Close (former site of Elmcrest Public School).

Name	Address	Ward	Signature
Diane Gibbs		2	
Ryan Gibbs		2	
JEE RAYMOND		2	
Stacey Raymond		2	
MARK GREGORCI		2	
JEN GRIFFITHS		2	
MORAR OBSTON		2	
Richard VEIRA		2	
Cate Godwin		2	
Howie French		2	
JAYNE FINDLAY		2	
Caroline Frye		2	
Ryan Frye		2	
EUGENIA FRAY	2		

This petition will be considered a public document at the City of Mississauga and the information contained in it may be subject to the scrutiny of the City and other members of the general public.

Petition Organizer Name
David Field

To: The Mayor and Members of Council

Subject of Petition

Development proposal OZ/OPA 24-3 W2 by Dunpar Homes for 2620 Chalkwell Close (former site of Elmcrest Public School)

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Name	Address	Ward	Signature
Terra Grady		2	Terra Grady
Julia Lozavona		2	Julia Lozavona
Betty-May Evans		2	BEVANS.
MARIA CRAVEN		2	M.C.
COUEN NASSAR		2	C.N.
Linda Wright		2	L. Wright
BORIS ZAZINSKY		2	Boris Zazinsky
Mauro Horns		2	Mauro Horns
BRIN PRICE		2	Brin Price
Sandy Sibley		2	Sandy Sibley
James Badame		2	James Badame
ED NARA		2	E. Nara
Josie Macri		2	Josie Macri
Dweryll Roberts		2	Dweryll Roberts

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Petition Organizer Name

David Field

To: The Mayor and Members of Council

Subject of Petition

Development proposal OZ/OPA 24-3 W2 by Dunpar Homes for 2620 Chalkwell Close (former site of Elmcrest Public School)

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Name	Address	Ward	Signature
HEATHER BENDLE		2	[Signature]
DENIS BOYD		8	[Signature]
Alice Kozal		2	[Signature]
[Signature]		2	[Signature]
Brenda Cole		2	[Signature]
ARMAND BORDIN		2	[Signature]
Rosemarie Brant-Bordin		2	[Signature]
Tammy Landriault		2	[Signature]
Erick Landriault		2	[Signature]
Andrew Cabral		2	[Signature]
Dana Castro		2	[Signature]
Joe Castro		2	[Signature]
Kellie Sheppard	2	[Signature]	
Dave Young	2	[Signature]	

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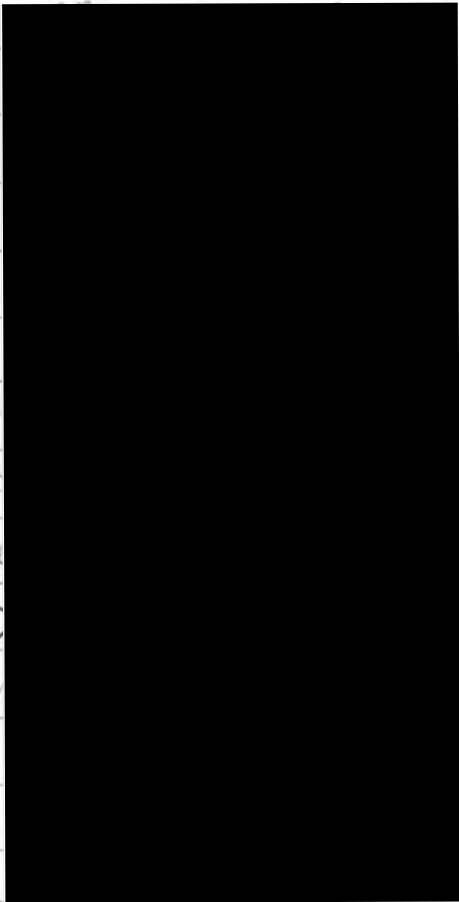
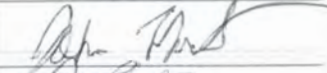

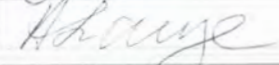
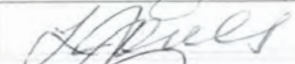

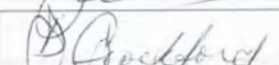
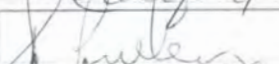

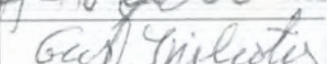
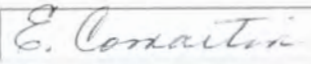
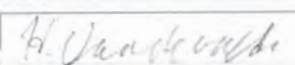
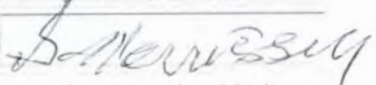
Petition Organizer Name
David Field

To: The Mayor and Members of Council

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Name	Address	Ward	Signature	
JOHN THISTLE		2		
JACKIE THISTLE		2		
H. Aunge		2		
LORELEI JONES		2		
PETER DE VRIES		2		
DAVID CROCKFORD		2		
Pamela Finlay				
HAL HAGGARD		2		
GUS SPILIOTIS		2		
John Ward		2	647-212-5598	
Sandra McLeod				
ELIZABETH COMARTAN		2		
Henrika Vandevan		2		
Sylvia Morrissey		2		

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Name	Address	Ward	Signature
CINDY JENSEN		2	
Thomas Lambert		2	
IVA MAIRAS		2	
ROCHELLE MAIRAS		2	
JM RENE ROBERTS		2	
Rosy Hayward		2	
JIM EILLOTT		2	
KORENE MCHUGHAN		2	
RUTH COLLINS			
PHYLLIS BURROWS			
JAN GRAINGER			
H Krapp			
Suzanne Hope			
Paul Kucharski			

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Name	Address	Ward	Signature
Ruth		2	<i>[Signature]</i>
Judy		2	<i>[Signature]</i>
Karen		2	<i>[Signature]</i>
Molly		2	<i>[Signature]</i>
Marguerite		2	<i>[Signature]</i>
Betty		2	<i>[Signature]</i>
CJ Pritchard		2	<i>[Signature]</i>
Gabriella Torser		2	<i>[Signature]</i>
MARILYN		2	<i>[Signature]</i>
Carole		2	<i>[Signature]</i>
Jolene		2	<i>[Signature]</i>
Sarah		2	<i>[Signature]</i>
John		2	<i>[Signature]</i>
Quis		2	<i>[Signature]</i>

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Name	Address	Ward	Signature
Andrea Gray-Bowen		2	A.K. Gray-Bowen
CAMERON BLAIR		2	Cameron Blair
Joe Costa		2	[Signature]
JOHN KRAUSER		2	[Signature]
Marina Le Brun		2	[Signature]
SHERRY DOIRON		2	[Signature]
Kean Doiron		2	[Signature]
Dorothy Syer		2	[Signature]
Jeanne Diaz		2	[Signature]
Tony Palumbo		2	[Signature]
Connie Dasilva		2	[Signature]
Anna Lipka		2	[Signature]
Braganza, Brian		2	[Signature]
Dionne	2	[Signature]	

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Name	Address	Ward	Signature	
B. Henry		2	B. Henry	
M. Mapplebeck		2	M. Mapplebeck	
J. Smith		2	J. Smith	
JOHN HORNE		2	J. Horne	
MARCO TACCHETTA		2	M. Tacchetta	
MEGAN HORNE		2	M. Horne	
PAUL PROSEWORTH		2	P. Proseworth	
C. Henry				C. Henry
Rosemary Davis		2	R. Rosemary Davis	
Marguerite Mac Donald		2	M. Mac Donald	
A. McClellan		2	A. McClellan	
John Adams		2	John Adams	
M. Marshall		252	M. Marshall	

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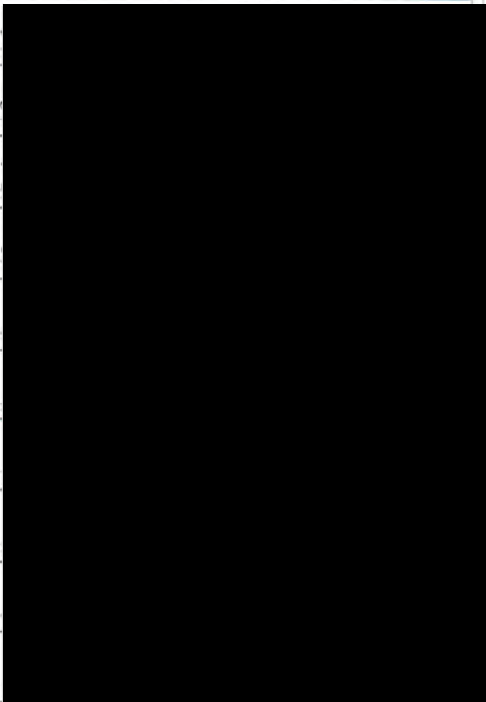
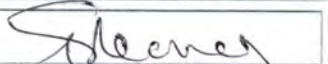
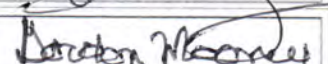
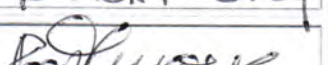
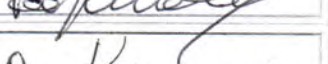
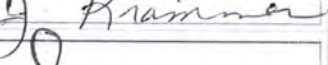





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Name	Address	Ward	Signature
Shaun Mooney			
Gordon Mooney			
Roy Murray			
Judy Kramer			
JEFF PACKER		E 2	
OLIVIA PACKER		2	
Shannon O'Hara		2	
Ivor Packer		2	
Miran Stevens		2	
BILL STEVENS		2	

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Name	Address	Ward	Signature
Aldo Pacheco	[REDACTED]	2	
David Field		2	David Field
Chris Adamiec		2	
Stephanie Axiak		2	
Mary Power		2	
Mike Power		2	
Kathy Patterson		2	
Ken Patterson		2	
Trevor Isaac		2	
BILL DICKSON		2	
Chris Ganowski		2	
Magda Ganowska		2	
Ron Tyhil		2	
CARY LINDSAY		2	

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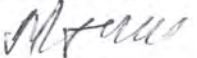
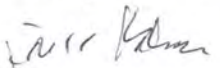
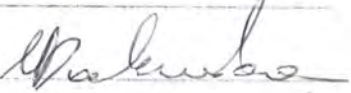
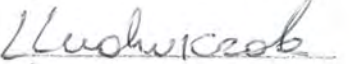
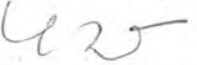

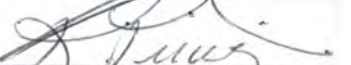

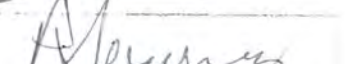
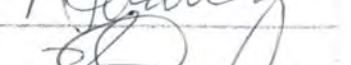

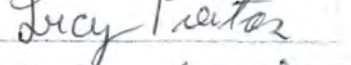
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Name	Address	Ward	Signature
PHIL WRIGHT		2	
Marie Hasek		2	
ASIM MAHAMUDOVIC		2	
ERIC MAHAMUDOVIC		2	
MARLENA SADOWSKA		2	
LUKASZ LUDWICZAK		2	
Yan Li		2	
NICK KOSCIUSKO		2	
Kim Firwitz		2	
G. PIRWITA		2	
Pam Dowry		2	
BLAD SINCLAIR		2	
Lucy Freitas		2	
JOE FREITAS	2		

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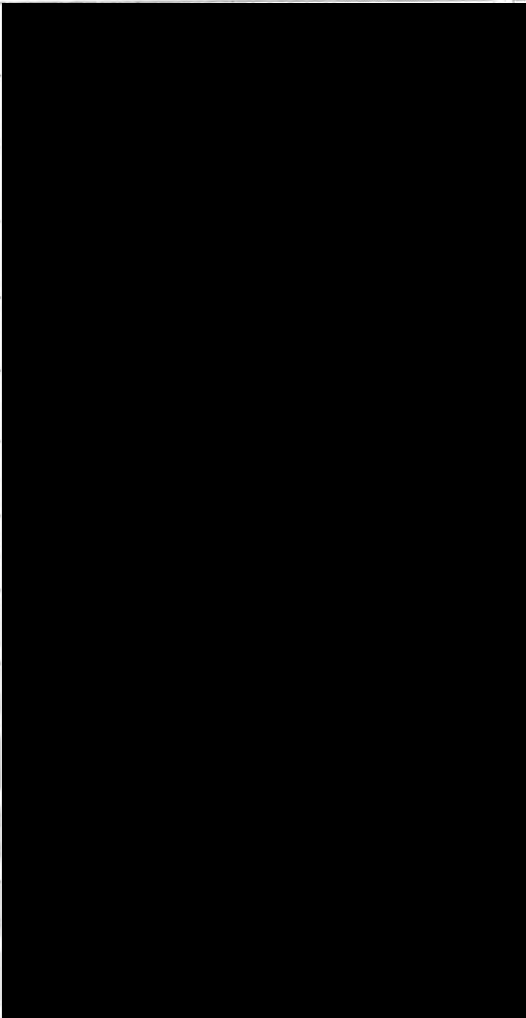
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Name	Address	Ward	Signature
CARLOS ZEGARNA		2	Carlos Zegarna
LINH BUI		2	Linh Bui
Diane Shepherd		2	Diane Shepherd
Keith Horodecky		2	Keith Horodecky
Caroline Ferguson		2	Caroline Ferguson
Teresa Cortes		2	Teresa Cortes
Margaret Rudyk		2	Margaret Rudyk
MATTHEW KUNDASIEWICZ		2	Matthew Kundasiewicz
EILA NURMINEN		2	Eila Nurminen
Gary Hill		2	Gary Hill
J. Ward			J. Ward
Kaveri Baishya		2	Kaveri Baishya
MATTHEW ZAZINSKI		2	Matthew Zazinski
SUSAN NEALON		2	Susan Nealon

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Name	Address	Ward	Signature
Heather MacNeil		2	
William MacNeil		2	
Ulissa MacNeil		2	
Kristen MacNeil		2	
ALEKSANDAR SMILJANIC		2	
Jessica Smiljanic		2	
SONJA OSTRES		2	
JURROWIEC G		2	
Eliza Skrypluch		2	
Julian Roberts		2	
Betty Roberts		2	
Semenov		2	
Julie Thede		2	
DARLENE JAWORSKI	2		

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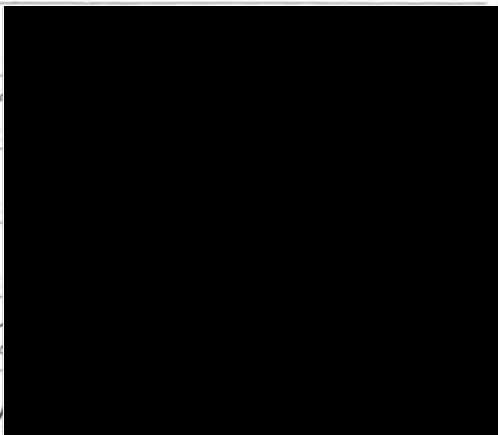
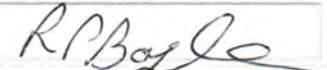
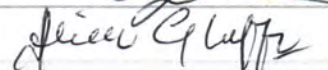

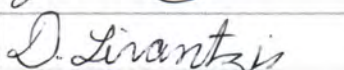
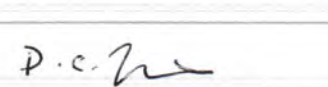
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Name	Address	Ward	Signature	
ROBERT P BOYLE				
ABDUL GHAFFAR.				
Noel Ruype				
Donna Lirantzis				
Domenico Gatti				
Dean Vasilakos		2		

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Name	Address	Ward	Signature
Don P. Brown	[REDACTED]		[Signature]
Lisanne Sedlezky			[Signature]
Bahareh Bastani			[Signature]
[Signature]			[Signature]
Winnie Wang			[Signature]
EDGARDO ROMERO			[Signature]
Raquella Williams			[Signature]
Andy Pica			[Signature]
P. Hyland			[Signature]
Hamzety Kunkle			[Signature]
D. Johnston			[Signature]
Robert Ryan			[Signature]

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Name	Address	Ward	Signature
FRANK MARSHALL	[REDACTED]	L4X2T2	Frank Marshall
IVONA PODLES		L5L4M9	[Signature]
Cindy Wolf		L4W3P7	C. Wolf
HELEN ADAMS		L5J3P9	Helen Adams
JONNI ADAMS		L5J3P9	Jonni Adams

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Name	Address	Ward	Signature
D. HIGGINS			
Robin Hudson			
BRINA HUDSON			
Allison Hudson			
Ethan Hudson			

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Name	Address	Ward	Signature
Yi Jin		2	Yi Jin
Naixuan Yu		2	俞西璇
Aleksandra		2	A.P.
Elizabeth Paulowska		2	E.P.
Pamela Moten		2	P. Moten
Joshua Moten		2	Joshua Moten
Mike Basterfield		2	M. Basterfield
Aditi Dhar		2	Aditi Dhar
Aushdeep Singh		2	Aush
Anmeet Singh		2	Anmeet S
Anampreet Singh		2	Anampreet
Harshdeep Singh		2	Harshdeep
M. King		2	M. King
Kari Lenahan	2	K. Lenahan	

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Name	Address	Ward	Signature
MIKE CAPRANOS		2	Mike Capranos
Corina Alcasid		2	CA
Adrian Aringo		2	Aringo
Mario Franciewicz		2	Mario
Kristina Lyman		2	Kristina
Kostiantyn Lyman		2	Kostiantyn
B. Stewart		2	B Stewart
DAVID WHOLES		2	David
Gabrielle Sasso		2	Gabrielle
Michaela Bude		2	Michaela
Shawn Edwards		2	Shawn
Zuairia Siddique		2	Zuairia
Felix Holz		2	Felix Holz
Masamie		2	Masamie

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Petition Organizer Name

David Field

To: The Mayor and Members of Council

Subject of Petition

Development proposal OZ/OPA 24-3 W2 by Dunpar Homes for 2620 Chalkwell Close (former site of Elmcrest Public School)

We, the undersigned, hereby submit this petition for Council's consideration for the purpose of: Maintaining the current zoning (R2 - Residential Low Density II) and respecting the existing detached, semi-detached, and low-density townhomes that are the current fabric of the community around Sandgate Park in the approval of any development of 2620 Chalkwell Close (former site of Elmcrest Public School).

Name	Address	Ward	Signature
Sharon Durrell		2	Sharon Durrell
Sibel Muranno		2	Sibel Muranno
Bernadette Amiel		2	Bernadette Amiel
Moham G		2	Moham G
Evelyn Brooks		2	Evelyn Brooks
JAMES SMREKAR		2	James Smrekar
Savah Amer		2	Savah Amer
Terry Vredhko		2	Terry Vredhko
SYDNEY PATRICE		2	Sydney Patrice
Agnello & Philomena		2	P. D'Costa
Johnathan Bellington		2	Johnathan Bellington
Stephanie Wittich		2	Stephanie Wittich
M. LEIGH KEENAN		2	M. Leigh Keenan
RICHARD GILBERT		2	Richard Gilbert

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Name	Address	Ward	Signature
HEATHER WANNAMAKER		2	<i>Heather Wannamaker</i>
<i>Paul Wannamaker</i>		2	<i>[Signature]</i>
DARLENE JA WORSKI		2	<i>Darlene J. Worski</i>
<i>Damiano Johnson</i>		2	<i>D. Johnson</i>
<i>Beryl Edmondson</i>		2	<i>B Edmondson</i>
<i>Livia Bet</i>		2	<i>L Bet</i>
Carol Attanasio		2	<i>Carol Attanasio</i>
<i>Sharon Doyle</i>		2	<i>S Doyle</i>
<i>Wife Doyle</i>		2	<i>W Doyle</i>
<i>L. J. Galasso</i>		2	<i>[Signature]</i>
<i>A. Galasso</i>		2	<i>Angela Galasso</i>
SAADIA LAKHDARI		2	<i>[Signature]</i>

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Name	Address	Ward	Signature
Ron Hagan		01	Ron Hagan
Maurice Fitzmaurice		02	Maurice Fitzmaurice
ROBERT LINDSAY		01	Robert Lindsay
Stephen McLaughlin		01	Stephen McLaughlin
JACK HAMMER		01	Jack Hammer

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Name	Address	Ward	Signature
Carol Attanasio	[Redacted]	2	Carol Attanasio
[Signature]		2	[Signature]

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Petition Organizer Name

David Field

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Name	Address	Ward	Signature
Rick Kelly Munn MARTIN HYNES	[REDACTED]	2 2	[Signature]
Sean Taylor Adam Burtce		2 2	[Signature]
Randy Papp		2	[Signature]
Cheryl Bootfilter		2	[Signature]
William Kirkwood		2	[Signature]
CHAD BURKE		2	[Signature]
JUAN ARRIBETA		2	[Signature]
DAVE HUGHES		2	[Signature]
Greg Gonzalez		2	[Signature]
TRACEY ALLESTON		2	[Signature]
MATT ZAZINSKY		2	[Signature]

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Name	Address	Ward	Signature
Chandni Daya Chatani		2	daya chatani
Simone Pereira		2	Simone
Zachary Dsilva		2	Zachary
Zane Dsilva		2	Zane
Arabee Sathiaselan		3	Arabee
KARL PEREIRA		3	Karl
ANUSHKA PEREIRA		3	Anushka
KIAN PEREIRA		3	Kian
ANDREIA DE SOUZA		3	Andreia
Isa Pereira		3	Isa

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To: The Mayor and Members of Council

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Name	Address	Ward	Signature
Nancy McKee		2	Nancy McKee
Beverly Ash		2	Beverly Ash
Sue Johnson		2	Sue Johnson
Ursula Belbin		2	U. Belbin
Rohana Perad-Gyne		8	R. Perad-Gyne
Connie Cerini		7	C. Cerini
Paul Bosman		8	P. Bosman
Jo-Ann Wall		8	J. Wall
Hannah Hyland		8	Hannah Hyland
Sandra Robson		5	S. Robson
Donna-Bill Holdridge		6	D. Holdridge
Susan Zoerb		2	Susan Zoerb
Ken Robson		8	Ken Robson
George He Hemingway		8	G. Hemingway

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Petition Organizer Name





David Field

To: The Mayor and Members of Council

Subject of Petition

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Name	Address	Ward	Signature
Christopher Krammer		2	
MARIA JANILE MONTENAPPE		2	
Kurt Krammer		9	
Natascha Krammer		9	

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Brad Butt
 Councillor, Ward 11
 905-896-5011
 brad.butt@mississauga.ca



City of Mississauga
 300 City Centre Drive
 MISSISSAUGA ON L5B 3C1
 bradbutt.ca

Notice of Motion – June 26th, 2024

Moved by: Councillor Brad Butt
 Seconded by: Councillor Chris Fonseca

WHEREAS Mississauga is Canada's seventh largest city and continues to grow as a culturally diverse and rapidly urbanizing city, with significant arts, cultural, and heritage organizations and a thriving creative economy;

AND WHEREAS a strong and thriving local arts and cultural sector is integral to attracting and promoting economic investment, growth, tourism, enriching residents' lives, improving health, and making our city a better place in which to live;

AND WHEREAS in March 2024, the Mississauga Arts Council hosted a round table of arts, culture, and heritage leaders, who were excited about the growth potential for a thriving arts economy, but also expressed concerns and challenges with affordability and financial limitations for artists and young artists leaving Mississauga for less expensive cities;

AND WHEREAS a Mississauga Arts Council presentation to General Committee on June 19, 2024 expressed challenges and concerns with underfunding for arts and culture in Mississauga;

AND WHEREAS the City of Mississauga is committed to supporting arts, culture and heritage organizations, community festivals and events and working together with our community partners to deliver high quality cultural experiences that make Mississauga a great place to live and a popular destination to visit;

AND WHEREAS it is time for the City of Mississauga to do a proper review of how it funds and supports the arts, culture and heritage sectors along with the work City staff have been doing on this, and given there is great interest from the Mayor and Members of Council to do this review;

THEREFORE BE IT RESOLVED THAT:

1. A subcommittee of Council be established, for a limited period of time, to review and make appropriate recommendations on arts, culture, heritage and festival funding, support, and resources; and
2. This subcommittee be comprised of the following Councillors, who have expressed an interest in serving: Councillor Brad Butt (Chair), Councillor Stephen Dasko, Councillor Chris Fonseca, Councillor John Kovac, Councillor Natalie Hart,

Councillor Dipika Damerla, Councillor Matt Mahoney, Councillor Martin Reid, and Councillor Sue McFadden; and

3. This Committee will work with the appropriate City Staff to consider the feedback of arts, culture, heritage, and festival community partners to determine how the City can best support the needs of these groups and continue to collaborate to ensure a thriving arts and culture sector and economy in Mississauga.

A handwritten signature in black ink, appearing to be 'Brad Butt', with a stylized, cursive script.

Brad Butt, Councillor, Ward 11

Carolyn Parrish
 Mayor, City of Mississauga
 T 905-896-5555 F 905-896-5879
 mayor@mississauga.ca



Office of the Mayor

City of Mississauga
 300 City Centre Drive
 MISSISSAUGA ON L5B 3C1
 carolynparrish.ca

WHEREAS section 242 of the *Municipal Act, 2001* allows for the appointment of a member of Council to act in place of the Mayor with respect to presiding at meetings; and

WHEREAS Council currently addresses the absence or lack of availability of the Mayor through the appointment of temporary Acting Mayors, drawn in order from a roster of members of Council as set out in the Acting Head of Council By-law 0222-2022; and

WHEREAS many municipalities have created a position of Deputy Mayor(s) to fulfil the role of head of Council at meetings and to perform certain civic and ceremonial functions in the absence of the Mayor or as assigned by the Mayor; and

WHEREAS a Deputy Mayor(s) will provide consistency and reliability for staff and the public as well as support for the position of Mayor in the third largest city in Ontario; and

WHEREAS it is therefore desirable to appoint one or more Deputy Mayors for the City of Mississauga to chair meetings and assume other City, ceremonial and civic event duties when the Mayor is not available;

NOW THEREFORE BE IT RESOLVED THAT:

1. The position of Deputy Mayor[s] is hereby established to:
 - a. act in the absence of the Mayor, with respect to the role of presiding at Council and other Committee meetings where the Mayor is the Chair;
 - b. fulfill certain ceremonial and civic event responsibilities at the discretion of the Mayor or, when the Mayor is absent, in accordance with City policies;
 - c. represent the City and Council in inter-governmental meetings and meetings with third parties at the discretion of the Mayor;
2. Councillor Matt Mahoney is hereby appointed as a Deputy Mayor for the Corporation of the City of Mississauga for the remainder of the current term of Council;
3. Appropriate amendments be made to Council Procedure By-law 00-44-2022 to establish the position of Deputy Mayor[s] to preside at meetings when the Mayor is unavailable, and to provide that should the Deputy Mayor[s] not be available, the members present will vote to appoint one of themselves as chair for the meeting;
4. The Mayor and Councillors' Remuneration and Benefits Bylaw 0511-2002 be amended to increase the annual remuneration of a member of Council appointed as a Deputy Mayor by \$1,200 per month or \$14,400 per full year in the role;
5. Staff are directed to make and publish all necessary housekeeping amendments to Civic Protocol Policy 06-02-01 and such other policies as may required to provide for the Deputy Mayor to act in the place of the Mayor at ceremonial and civic events or, in their

absence, for the Ward councillor to automatically be assigned to represent the City at events taking place in his/her local ward, and to provide that certificates of recognition shall be co-signed by both the Mayor and the applicable local councillor; and

6. The Acting Head of Council By-law 0222-2022 is hereby rescinded.

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

Whereas on December 8, 2021 Council adopted Recommendation PDC-0077-2021, approving the following recommendations:

1. That the applications under Files OZ 17/017 W11, 2512461 Ontario Limited, 6611 Second Line West to amend Mississauga Official Plan to Residential Low Density II and Residential Medium Density; to change the zoning to RM2-61 (Semi-Detached - Exception), RM4-79 (Townhouses - Exception) and G1 (Greenlands) to permit 6 semi-detached dwellings, 13 condominium townhomes and protect the natural area be approved in conformity with the provisions outlined in Appendix 2.
2. That the draft plan of subdivision under File T-M17005 W11, be received for information and that Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
5. That notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

And Whereas the applications under Files OZ 17/017 W11 and T-M17005 W11, 6611 Second Line West to amend the Mississauga Official Plan to Residential Low Density II and Residential Medium Density, and to change the zoning to RM2-61 (Semi-Detached - Exception), RM4-79 (Townhouses - Exception) and G1 (Greenlands) were initially submitted by the owner 2512461 Ontario Limited.

And Whereas Planning and Building staff have been advised by way of a letter dated June 12, 2024 from Bilal Khanani, Director, Khanani Developments Mississauga Acquisitions Inc., that the property at 6611 Second Line West, has since been purchased by Khanani Developments Mississauga Acquisitions Inc.

Now Therefore Be It Resolved:

That Recommendation PDC-0077-2021 to be amended to reflect the new owner of 6611 Second Line West as follows:

1. That the applications under Files OZ 17/017 W11, Khanani Developments Mississauga Acquisitions Inc., 6611 Second Line West to amend Mississauga Official Plan to Residential Low Density II and Residential Medium Density; to change the zoning to RM2-61 (Semi-Detached - Exception), RM4-79 (Townhouses - Exception) and G1 (Greenlands) to permit 6 semi-detached dwellings, 13 condominium townhomes and protect the natural area be approved in conformity with the provisions outlined in Appendix 2.
2. That the draft plan of subdivision under File T-M17005 W11, be received for information and that Council acknowledges that the Commissioner of Planning and Building, in accordance with the Commissioner's delegated authority, is contemplating imposing the draft conditions of approval outlined in Appendix 3.
3. That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
5. That notwithstanding subsection 45.1.3 of the Planning Act, subsequent to Council approval of the development application, the applicant can apply for a minor variance application, provided that the height and FSI shall not increase.

A By-law to designate 1375 Blundell Road 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 1375 Blundell Road in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution GC-0162-2024;

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 1375 Blundell Road 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: June 12, 2024
File: CS.08-22.01

_____ MAYOR

_____ CLERK

SCHEDULE 'A' TO BY-LAW _____

Legal Description

1375 Blundell Road

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 6, Concession 1, South of Dundas Street of the Said Township, designated as Part 1, Plan 43R-10214.

SCHEDULE 'B' TO BY-LAW _____

1375 Blundell Road is a brick building at the southeast corner of Dixie and Dundas.

The property has physical and design value as a rare example of Romanesque Revival architecture in Mississauga. It is also a rare surviving early twentieth century school in Mississauga. It has historical and associative value because it has direct association with Dixie School, which is significant to Mississauga as Dixie is one its founding villages. The building also yields information that speaks to the growth of the Dixie community in the early twentieth century. Finally, it has contextual value as it is historically linked to its surroundings.

Heritage Attributes

- Overall rectilinear shape and form – contributes to the property's architectural style
- Symmetrical design – contributes to the property's architectural style
- Cupola at intersection of roofs – contributes to the property's architectural style
- Triple round headed arch windows – contributes to the property's architectural style
- Regularized window openings – contributes to the property's architectural style
- Stone window sills and lintel caps – contributes to the property's architectural style
- Stained glass windows in gables facing north and south – contributes to the property's architectural style
- Parapet gables and additional applied parapets with distinctive brickwork – contributes to the property's architectural style
- "ABC" "123" "1921" stone plaque – contributes to the property's historical value
- Roof rafter ends – contributes to the property's architectural style
- Round arch louvres in rear gables – contributes to the property's architectural style
- Setback and visibility from Dixie Road – contributes to the property's historical value

A by-law to delegate to the City Manager the Authority to Approve and Execute Certain Acquisition Agreements, a License Agreement and a Memorandum of Agreement during City Council Summer Recess

WHEREAS The Corporation of the City of Mississauga desires to enter into certain acquisition agreements, a license agreement and a memorandum of agreement during the 2024 City Council summer recess period.

AND WHEREAS City staff have described these agreements and the associated properties in a Closed Session Corporate Report to the June 19, 2024 General Committee, titled "Delegation of Authority to Approve and Execute Acquisition Agreements, License Agreement and Memorandum of Agreement during City Council Summer Recess, dated May 29, 2024, from the Commissioner of Corporate Services.

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

- 1. That a By-law be enacted delegating authority to the City Manager and Chief Administrative Officer, to approve and execute Agreements of Purchase and Sale with various vendors/owners pursuant to terms as set out in the Closed Session Corporate Report dated May 29, 2024, from the Commissioner of Corporate Services, including any subsequent amending agreements, in a form and content satisfactory to the City Solicitor or her designate.
2. That a By-law be enacted delegating authority to the City Manager and Chief Administrative Officer to approve and execute a License Agreement pursuant to terms set out in the Closed Session Corporate Report dated May 29, 2024, from the Commissioner of Corporate Services and Chief Financial Officer, including any subsequent amending agreements, in a form and content satisfactory to the City Solicitor or her designate.
3. That a By-law be enacted delegating authority to the City Manager and Chief Administrative Officer to approve and execute a Memorandum of Agreement pursuant to terms set out in the Closed Session Corporate Report dated May 29, 2024, from the Commissioner of Corporate Services, including any subsequent amending agreements, in a form and content satisfactory to the City Solicitor or her designate.

ENACTED and PASSED this day of , 2024.

Table with 4 rows: Row 1: Approved by Legal Services City Solicitor City of Mississauga; Row 2: (blank); Row 3: Domenic Tudino, C.S.; Row 4: Date: June 13, 2024; Row 5: File:

MAYOR

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 18 of By-law 555-2000, as amended, be amended by ADDING the following:

<u>SCHEDULE 18</u>		
<u>MAXIMUM RATE OF SPEED</u>		
COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 RATE OF SPEED
Broadway Street	Thomas Street and Tannery Street	30 km/h

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

<u>SCHEDULE 31</u>			
<u>DRIVEWAY BOULEVARD PARKING-CURB TO SIDEWALK</u>			
COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES PERMITTED
Appledore Crescent	Both	Entire roadway	Anytime
Fieldon Road	East	Entire roadway	Anytime
Khan Crescent	North & South (outer sides where sidewalk exists)	Entire roadway	Anytime
Princelea Place	Both	Creditview Road and Cuthbert Avenue	Anytime
Winterton Way	Both	Entire roadway	Anytime

3. That Schedule 32 of By-law 555-2000, as amended, be amended by ADDING the following:

<u>SCHEDULE 32</u> <u>COMMUNITY SAFETY ZONES</u>		
COLUMN 1 HIGHWAY	COLUMN 2 BETWEEN	COLUMN 3 TIMES/DAY
Broadway Street	Thomas Street and Tannery Street	Anytime

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

ENACTED and PASSED this 26th day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: June 17, 2024
File: BL.01-24.02

MAYOR

CLERK

A by-law to approve the allocation of funds from the
 Cash-in-Lieu of Parkland Dedication Reserve Fund
 #32121 to PN 24411 Land Acquisition – Parkland
 (P-646)

WHEREAS By-law 0184-2022, as amended, continued various Reserve Funds under predecessor legislation to Section 11(2)3 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, whereby funds are set aside by the Council of The Corporation of the City of Mississauga for a variety of purposes;


AND WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001* authorize a municipality to pass by-laws necessary or desirable for municipal purposes, and in particular paragraph 3 of subsection 11(2) authorizes by-laws respecting the financial management of the municipality;

AND WHEREAS the Council of The Corporation of the City of Mississauga approved the transfer of a portion of a certain such fund and the withdrawal of same as required for the purpose described in this By-law;

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

1. That capital project PN 24411 “Land Acquisition – Parkland (P-646)” be created to a gross budget and net budget of \$4,954,000.
2. That funding in the amount of \$4,954,000 be allocated from the Cash-in-Lieu of Parkland Dedication Reserve Fund #32121 to PN 24411 “Land Acquisition – Parkland (P-646)”.

ENACTED and **PASSED** this 26th day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: June 17, 2024
File: BL.01-24.04

_____ MAYOR

_____ CLERK

A By-law to authorize the execution of a
Subdivision Agreement between
Khanani Developments Mississauga Acquisitions Inc.,
The Corporation of the City of Mississauga and
The Regional Municipality of Peel
6611 Second Line West
(T-M17005 W11)

WHEREAS Khanani Developments Mississauga Acquisitions Inc. has submitted a Subdivision Agreement outlining requirements for lands under draft plan of subdivision application T-M17005 W11;

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

- 1. THAT subject to the Subdivision Agreement being in a final form and with content satisfactory to the Commissioner, Planning and Building and the City Solicitor, the Subdivision Agreement made between Khanani Developments Mississauga Acquisitions Inc., The Corporation of the City of Mississauga and The Regional Municipality of Peel be executed by the Commissioner, Planning and Building Department and the Clerk, on behalf of The Corporation of the City of Mississauga, and the Corporate Seal affixed thereto, together with any other documents required to give full force and effect to the Subdivision Agreement.

ENACTED AND PASSED THIS _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 14, 2024
File: T-M17005 W11

MAYOR

CLERK

A by-law to amend the
Noise Control By-law 0360-1979, as amended, to
implement recommendations relating to the City's
Noise Control Program Review

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, as amended (the "*Municipal Act, 2001*") authorize the Council of The Corporation of the City of Mississauga to pass by-laws necessary or desirable for municipal purposes;

AND WHEREAS section 129 of the *Municipal Act, 2001* empowers a local municipality to prohibit and regulate with respect to noise and vibration;

AND WHEREAS Council of The Corporation of the City of Mississauga ("Council") enacted the Noise Control By-law 0360-1979, as amended (the "Noise Control By-law");

AND WHEREAS on June 26, 2024, Council passed Resolution _____ approving General Committee Recommendation _____ to amend the Noise Control By-law to implement recommendations set out in the corporate report from the Commissioner of Corporate Services, dated May 30, 2024 entitled "Amendments to Noise Control By-law 0360-1979, as amended";

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

1. That the Noise Control By-law 0360-1979, as amended, be further amended as follows:

(a) by adding the following definitions to Section 1 in alphabetical order:

"*ambient sound level*" means the sound level that is present in the environment, produced by sound sources other than the source under assessment;

"*City Facilities*" means buildings or land/properties that are either owned or occupied by the City, including but not limited to recreation centres, the Civic Centre, transit terminals and vehicles, libraries, sports fields, marinas, golf courses and cemeteries but does not include City Parks;

"*City Parks*" means the land, including any body of water, buildings or structures located therein, that is owned by or made available to the City by lease, agreement, or otherwise, and that is established, dedicated, set apart or made available for use as public open space but does not include marinas, golf courses, or cemeteries;

"*dB(A)*" means the sound level in decibels obtained when using a sound level meter with the A-weighting;

"*dB(C)*" means the sound level in decibels obtained when using a sound level meter with the C-weighting;

"*Leq*" means the energy equivalent sound level or the continuous sound level that would result in the same total sound energy being produced over a given period of time;

"*living area*" means any area that includes the premises of a dwelling or a workplace;

"*person*" means an individual, a corporation and its directors and officers, or a partnership and their heirs, executors, assignees and administrators;

“*Statutory Holiday*” means New Year’s Day, Family Day, Good Friday, Victoria Day, Canada Day, Civic Day, Labour Day, Thanksgiving Day, Christmas Day, Boxing Day and any other day proclaimed as a public holiday in the Province of Ontario;

- (b) by deleting the definition of “construction equipment” in Section 1 and replacing it with the following:

“*construction equipment*” means any equipment or device designed and intended for use in construction or material handling, including but not limited to, air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders or other material handling equipment but does not include the operation of any powered or non-powered tools for domestic purposes;

- (c) by deleting the definition of “Noise Control Officer” in Section 1 and replacing it with the following:

“*Officer*” means a by-law enforcement officer employed by the City and/or appointed by Council to perform the duties of enforcing City by-laws, and also includes a police officer employed by the Peel Regional Police or the Ontario Provincial Police;

- (d) by deleting the definition of “pilot project” in Section 1 and replacing it with the following:

“*pilot project*” means a three year pilot project ending on June 28, 2026 to permit live music in the Lakeshore corridor, the Streetsville Business Improvement Area as described in Schedule “A” of By-law 0839-1979 (as amended by By-law 0332-1994 and By-law 0281-2013) and the Cooksville Business Improvement Area as shown in Schedule “A” of By-law 0034-2020, in accordance with this by-law;

- (e) A new Section 3.2 be added, as follows:

3.2 No person shall emit or cause or permit the emission of continuous amplified sound, measured with a sound level meter at a point of reception in an outdoor living area:

- (a) That has a sound level (expressed in terms of Leq for a ten-minute period) exceeding 50 dB(A) or 65 dB(C) from 7:00 p.m. to 9:00 a.m. or 55 dB(A) or 70 dB(C) from 9:00 a.m. to 7:00 p.m.
- (b) Where the ambient sound level at a point of reception exceeds the maximum sound level permitted under Subsection 3.2(a), that has a sound level (expressed in terms of Leq for a ten-minute period) equal to or exceeding the ambient sound level.

- (f) A new Section 3.3 be added, as follows:

3.3 If, during the course of an investigation, an Officer determines it is not reasonable to measure from a point of reception in an outdoor living area, then no person shall emit or cause or permit the emission of continuous amplified sound, measured with a sound level meter at a point of reception in an indoor living area:

- (a) That has a sound level (expressed in terms of Leq for a ten-minute period) exceeding 42 dB(A) or 57 dB(C) from 7:00 p.m. to 9:00 a.m. or 50 dB(A) or 65 dB(C) from 9:00 a.m. to 7:00 p.m.
- (b) Where the ambient sound level at a point of reception exceeds the maximum sound level permitted under Subsection 3.3(a), that has a

sound level (expressed in terms of Leq for a ten-minute period) equal to or exceeding the ambient sound level.

- (g) The heading above Section 6 be deleted and replaced with the following:

EXEMPTIONS FOR TRADITIONAL, FESTIVE, RELIGIOUS OR OTHER ACTIVITIES

- (h) A new Section 6.1 be added, as follows:

6.1 Any traditional, festive, religious or other activity set out in Schedule 3 to this By-law may be subject to such terms and conditions as set out by the Commissioner or any Director who has been granted delegated authority by the Commissioner to grant exemptions pursuant to Section 7.1 of this By-law.

- (i) Subsection 7(2)(f) be deleted and replaced with the following:

7(2)(f) proof of circulation of a notice of intention to apply for any exemption to this by-law, in the form of a flyer as prescribed by the City, to all residences within a 120 meter radius of the subject property containing the information required by Clauses (a) through (e) hereof, stating the date upon which objections may be submitted to City staff.

- (j) A new subsection 7(2)(h) be added, as follows:

7(2)(h) the name, address and phone number of a person responsible for supervising the event which is the source of sound or vibration in respect of which exemption is being sought.

- (k) A new subsection 7(2)(i) be added, as follows:

7(2)(i) a declaration from the applicant that the person named in accordance with subsection 7(2)(h) of this By-law, who is responsible for supervising the event which is the source of sound or vibration in respect of which exemption is being sought, will be on site for the duration of the exemption period.

- (l) Subsection 7(4) be deleted and replaced with the following:

7(4) The Commissioner may grant an exemption, in whole or in part, with terms and conditions, subject to the provisions of this By-law, which terms and conditions relating to amplified sound may include imposing a limit on sound level to a maximum of 85 dB(A) or 105 dB(C) measured with a sound level meter at the lot line of the property from which the source of sound or vibration originates.

- (m) Subsection 7(5)(c) be deleted and replaced with the following:

7(5)(c) Any correspondence received regarding the application as a result of the distribution of the notice referred to in Section 7(2)(f).

- (n) A new Section 7.3 be added, as follows:

7.3 Notwithstanding any other provisions in this By-law, where the grant of an exemption under Section 7 of this By-law relates to construction activities, the applicant shall, following notification of the approval of the exemption and at least one (1) week prior to the commencement of construction, circulate a public notice in the form of a flyer, as prescribed by the City, to

all residences within a 120 meter radius of the source of sound or vibration.

(o) A new Section 7.4 be added, as follows:

7.4 The City may impose a fee upon any person who has been granted an exemption under this By-law for monitoring an event to ensure the noise volume is within the decibel limit(s) set out in the grant of exemption. The amount of the fee is as set out in the applicable User Fees and Charges By-law. Fees or charges imposed on a person pursuant to this by-law constitute a debt of the person to the City.

(p) Subsection 8(3) be deleted and replaced with the following:

8(3) The defined terms “pilot project”, “Lakeshore corridor” and “live music” in Section 1, Section 4.1, this subsection 8(3) and Schedule 2-A of this by-law shall be in force and effect until June 28, 2026 and shall be deleted from this by-law effective June 29, 2026.

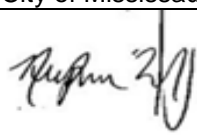
(q) Schedule 1 be amended by deleting the first paragraph of Section 2 and replacing it with the following:

2 The operation of an engine or motor in, or on, any motor vehicle or item of attached auxiliary equipment for a continuous period exceeding ten (10) minutes, while such vehicle is stationary in a Residential Area or a Quiet Zone unless:

(r) Schedule 3 be deleted in its entirety and replaced with a new Schedule 3, attached hereto.

2. This By-law shall come into force on June 28, 2024.

ENACTED and PASSED this 26th day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Nupur Kotecha
Date: June 19, 2024
File: BL.01-23.21

MAYOR

CLERK

SCHEDULE 3 TO BY-LAW NUMBER 0360-1979

EXEMPTIONS FOR TRADITIONAL, FESTIVE, RELIGIOUS OR OTHER ACTIVITIES

(Amended 230-94, 495-03, 124-05, 110-06, 92-07, 120-07, 127-07, 248-07, 73-08, 99-08, 325-09, 243-13, 43-15, 60-15)

General Exemptions (to which exemptions to the By-law apply)	Additional Details
Film Activities authorized by the City's Film Unit with a film permit issued in accordance with Corporate Policy and Procedure 06-03-02 "Filming of City of Mississauga Property"	Citywide
Mississauga Celebration Square Civic Square 300 City Centre Drive and Library Square, 301 Burnhamthorpe Road West	Exemption applies to appropriately approved events, activities and programs that appear on the Mississauga Celebration Square calendar.
City Parks	Exemption applies to events and activities that have received park permits and/or other City approvals. Park permit/approval terms and conditions apply. Exemption applies to the City, its vehicles and its employees or agents acting within the scope of their duties as employees or agents of the City.
City Facilities	Exemption applies to events and activities that have received facility rental approvals from the City and/or other City approvals. Approval terms and conditions apply. Exemption applies to the City, its vehicles and its employees or agents acting within the scope of their duties as employees or agents of the City.
Event Specific Exemptions	Location(s)
Applewood Acres Homeowners Association Annual Family Fun Day	West Acres Park 2166 Westfield Drive
Can-Sikh Festival	Paul Coffee Park 3430 Derry Road
Canada Day Celebrations Hosted By: Churchill Meadows Friendship Park Malton BIA and Partners Port Credit Paint the Town Red Streetsville BIA and Partners	Churchill Meadows Park – McDowell Drive West Wood Mall – 7205 Goreway Drive Port Credit Memorial Park – 32 Stavebank Rd N (plus designated locations throughout Port Credit Village) Streetsville Memorial Park (plus designated locations throughout Streetsville Village)
Caroling in the Park	Port Credit Memorial Park 32 Stavebank Road North
Carassauga Festival of Cultures	Paramount Fine Foods Rose Cherry Place Plus designated approved locations
Mississauga Marathon	Mississauga Celebration Square, approved road routes, plus designated park locations
Mount Zion Apostolic Church Picnic	Paul Coffee Park 2430 Derry Road
Movies in the Park – Mississauga Rotary Club	Port Credit Memorial Park 32 Stavebank Road North
Port Credit Busker Fest	Port Credit Memorial Park 32 Stavebank Rd North (Plus designated locations throughout Port Credit Village)
Safe City Mississauga – Neighbours Night Out	Approved designated locations

Sherwood Forrest Annual Family Fun Day	Sherwood Green Park 1864 Deer's Wold
St Gabriel Lebanese Festival	Totoredaca Park 2715 Meadowvale Boulevard
Streetsville Founders Bread and Honey Festival	Streestville Memorial Park 335 Church Street (Plus designated sites throughout the village)
Southside Shuffle Blues and Jazz Festival	Port Credit Memorial Park 32 Stavebank Road North (Plus designated sites throughout Port Credit Village)

A by-law to amend the
User Fees and Charges By-law 0199-2023, as
amended, to impose a new fee to recover costs
related to approved noise exemptions

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 ("*Municipal Act, 2001*"), authorize a municipality to pass by-laws necessary or desirable for municipal purposes, and in particular paragraph 3 of subsection 11(2) authorizes by-laws respecting the financial management of the municipality;

AND WHEREAS subsection 391(1) of the *Municipal Act, 2001* provides that sections 9 and 11 of that Act authorize a municipality to impose fees or charges on any class of persons for services or activities provided or done by or on behalf of the municipality and for the use of the municipality's property, including property under its control;

AND WHEREAS Council of The Corporation of the City of Mississauga ("Council") enacted the User Fees and Charges By-law 0199-2023, as amended (the "User Fees and Charges By-law");

AND WHEREAS on June 26, 2024, Council passed Resolution _____ approving General Committee Recommendation _____ to amend the User Fees and Charges By-law to include a new monitoring fee to recover costs related to approved noise exemptions;

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

1. That the User Fees and Charges By-law 0199-2023, as amended, is hereby further amended by adding the following rows to the table for Enforcement Division, Compliance and Licensing Enforcement Section on page 36 in Schedule "A":

Noise Exemption Permit Monitoring Fee			
MLEO Response	Per Officer/Hour	\$90.00	HST Exempt
Minimum Charge of one officer at two hours			
<u>After 7:00 p.m.</u>			
Minimum Charge of two officers at two hours per officer			

2. This By-law shall come into force on June 28, 2024.

ENACTED and PASSED this 26th day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Nupur Kotecha
Date: June 19, 2024
File: BL.01-23.21

MAYOR

CLERK

A by-law to authorize the Commissioner of Corporate Services to grant exemptions to the Noise Control By-law 0360-1979, as amended, for the construction of the Peter Gilgan Mississauga Hospital

WHEREAS sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25 (*"Municipal Act, 2001"*), authorize a municipality to pass by-laws necessary or desirable for municipal purposes;

AND WHEREAS section 129 of the *Municipal Act, 2001*, as amended, empowers a local municipality to prohibit and regulate with respect to noise;

AND WHEREAS Council of The Corporation of the City of Mississauga ("Council") enacted the Noise Control By-law 0360-1979, as amended (the "Noise By-law") to regulate the emissions of noises;

AND WHEREAS pursuant to the Noise By-law, the Commissioner of Corporate Services has authority to grant exemptions to the Noise By-law for a period not to exceed six months;

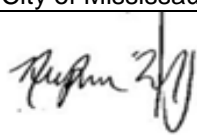
AND WHEREAS Trillium Health Partners has requested a Noise By-law exemption be granted, for a period in excess of six months, for the construction of the Peter Gilgan Mississauga Hospital (the "Project");

AND WHEREAS Council deems it desirable to authorize the Commissioner of Corporate Services to grant such exemptions to Trillium Health Partners for the Project;

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

1. That the Commissioner of Corporate Services is authorized to grant exemptions to Trillium Health Partners, its agents, contractors and other authorized personnel, under the Noise By-law for the construction of the Project, for the construction period beginning in March 2025 until substantial completion of the Project, notwithstanding any limitation in the duration of any exemption period that may be set out in the Noise By-law.
2. Any exemption granted pursuant to this By-law shall be subject to such terms and conditions imposed by the Commissioner of Corporate Services and set out in the exemption.
3. All other provisions of the Noise By-law shall apply to the Project.

ENACTED and PASSED this 26th day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Nupur Kotecha
Date: June 19, 2024
File: LA.25-24.180

MAYOR

CLERK

A by-law to amend By-law 0121-2023,
 being a by-law to appoint a Chief Building
 Official, Deputy Chief Building Official and
 Inspectors for the enforcement of the
Building Code Act, 1992, as amended, for
 the City of Mississauga

WHEREAS subsection 3(2) of the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended (the "*Building Code Act, 1992*"), directs the Council of each municipality to appoint a Chief Building Official and such inspectors as are necessary for the enforcement of the *Building Code Act, 1992* in the area in which the municipality has jurisdiction;

AND WHEREAS on June 28, 2023, the Council of The Corporation of the City of Mississauga enacted By-law 0121-2023 to appoint a Chief Building Official, Deputy Chief Building Official and Inspectors for the enforcement of the *Building Code Act, 1992*, as amended, for the City of Mississauga;

AND WHEREAS it is necessary to update certain appointments in By-law 0121-2023 as a result of staffing changes at the City of Mississauga;

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

1. Schedule 'A' to By-law 0121-2023 is hereby deleted in its entirety and replaced with the attached Schedule 'A'.
2. Schedule 'B' to By-law 0121-2023 is hereby deleted in its entirety and replaced with the attached Schedule 'B'.

ENACTED and PASSED this 26th day of June, 2024

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: June 19, 2024
File: BL.01-24.14

_____ MAYOR

_____ CLERK

SCHEDULE 'A' TO
BY-LAW NUMBER

AL-SODANI, SAM
ALIJEVS, NAMIGS
ALLARD, MICHAEL
ALLIN, MARK

BAKER, DAVID
BUTKA, BRIAN

CARVALHO, MARIO
CERILLI, ROBERTO
CHEN, YUMING
CHERNAVSKAYA, MARHARYTA (RITA)
CORNACCHIONE, JOHN

D'ALIMONTE, DAVID
DeROSA, PHIL
de SOUSA, NATHAN

FANOUS, SEHAM
FRIGO, ANTHONY

GALLACE, ROCCO
GIGUERE, JOHN
GOMES, JORGE
GRAHAM, DEREK
GRECH, JEFFERY

HANNA, ANDRE
HANNA, HALA

JOHNSTON, SETH

KOHLI, MANPREET
KOJLO, TOMASZ (TOM)

LACA, BENJAMIN
LEITCH, JENNIFER
LEVY, FRANKLIN
LI, JASON
LOCANTORE, ROCCO

MASOUD, IHAB
McKEE, KENNETH
MOINUDDIN, AHTESHAM

NEJAT, KAVOOS
NIEWOJT, JANEK
NIKIFOROS, PETER
NOURI, YOUHANNA

OSBORNE, KELLY JAMES
OUELLETTE, JESSE

PHILLIPS, IAN
PHUONG, VU

SCHEDULE 'A' TO
BY-LAW NUMBER

RAJADURAL, SATHEESKUMA (SATHEES)
RIAD, ABRAHAM
ROSA GASTALDO, CLAUDIO
RUSSELL, RYAN
RYAN, MICHAEL

SAVVIDES, GEORGIOS ANDREW
SHAW, DANIEL
SHENODA, EHAB
SINOPOLI, GREGORIO (GREG)
SLUSARCZYK, PETER
SMITH, WILLIAM (BILL)
SYVONGSA, META

TADROS, SAMEH (SAM)
TAWFEELES, MINA
TODIRICA, LAURA
TOLIAO, MARK

YOUNG, GRANT

SCHEDULE 'B' TO
BY-LAW NUMBER

FIRE & EMERGENCY SERVICES

CASEY, DONALD
CHAN, NATHAN
COCKERILL, LISA

DALZELL, SCOTT
DESAI, HARSH
DOUCETTE, BRYAN

HALL, SPENCER
HARRINGTON, GREG
HOPKINS, RYAN
HORUNI, ANTIGONA
HOU, YINGSHAN

JONES, JEFFREY
JONES, JEFFERY R.

KAING, RACHEL
KASZUBA, ROB
KRAFT, KENNETH A.
KRASON, KRYSTIAN
KRAWCZYK, ARTHUR

MATBY, EVAN
MEDORO, ADAM
MONGEON, TYLER
MUKHERJEE, KRIS

LAI, EDWARD
LONGO, ANTHONY (TONY)

MALTBY, ERIC
MAMONE, ROBERT
MANSOUR, ZOHER
MILLER, CHRISTOPHER

NAKLIUTSKIY, EUGENE
NICHEL, SVETLANA
NUCIFORA, GINO

OBRIEN, HUGH
OLIVER, ROBERT
OPPEDISANO, MARCO

PATEL, KASHYAP
PARK, JOHN
PEPERS, ERIC
PETRACCA, MATTHEW

RASHIDIFAR, SHAD
ROCKI, TADCUSZ (TED)
RODRIGUEZ, CARLOS

SCHEDULE 'B' TO
BY-LAW NUMBER

FIRE & EMERGENCY SERVICES

SCHOFIELD, DANIELLE
SCIRIHA, MATTHEW
SEAVER, CHRISTOPHER
STOKES, CATHERINE
STRUDWICK, GLENN

TAYLOR, RYAN
THOMAS, MELISSA
TURNER, COLIN

WANG, CATHY
WILLIAMS, SAMUEL
WEINHART, JESSICA
WHITE, ALEXANDER
WOLANCZYK, RICHARD (RICK)
WONFOR, MELISSA

XU, REVEN

ZHOU, COSMO
ZIZEK, MICHAEL

A by-law to authorize the execution of the
Municipal Funding Agreement on
the Canada Community-Building Fund with the
Association of Municipalities of Ontario (“AMO”)

WHEREAS the Federal Government of Canada agreed to transfer funds to municipalities for municipal infrastructure under the Canada Community-Building Fund (“CCBF”);

AND WHEREAS AMO is responsible for the administration of CCBF funds made available to all municipalities in Ontario, except the City of Toronto, under the Administrative Agreement on the Canada Community-Building Fund effective April 1, 2024 between The Government of Canada, His Majesty the King in Right of Ontario, the Association of Municipalities of Ontario and the City of Toronto (the “Administrative Agreement”);

AND WHEREAS the Administrative Agreement provides for the annual transfer of funds to municipalities in Ontario, including The Corporation of the City of Mississauga, until 2034;

AND WHEREAS The Corporation of the City of Mississauga is required to enter into a Municipal Funding Agreement on the Canada Community-Building Fund with AMO in order to access CCBF funding until March 31, 2034;

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

1. That the Mayor and the City Clerk are authorized to execute, on behalf of The Corporation of the City of Mississauga, the Municipal Funding Agreement on the Canada Community-Building Fund effective April 1, 2024 between The Corporation of the City of Mississauga and the Association of Municipalities of Ontario, related to funding provided by the Government of Canada under the Canada Community-Building Fund.
2. That the Mayor and the City Clerk are authorized to execute, on behalf of The Corporation of the City of Mississauga, a transfer agreement between The Corporation of the City of Mississauga and The Regional Municipality of Peel (the “Region”), related to the allocation of a portion of the Region’s funding under the Canada Community-Building Fund to The Corporation of the City of Mississauga.
3. That the City Manager and Chief Administrative Officer, and the Director of Finance and Treasurer are authorized to execute such forms and reports as may be required pursuant to the Municipal Funding Agreement on the Canada Community-Building Fund.

ENACTED AND PASSED this 26th day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: June 19, 2024
File: LA.25-24.203

MAYOR

CLERK

A by-law to establish certain lands as part of the municipal highway system.

WHEREAS The Corporation of the City of Mississauga has acquired the lands described in Schedules 'A' and 'B' attached hereto;

AND WHEREAS The Corporation of the City of Mississauga desires to establish the lands described in Schedules 'A' and 'B' attached hereto as highways and part of the municipal highway system of the City of Mississauga, pursuant to Subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

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

1. THAT the lands described in Schedule 'A' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Dundas Street West.
2. THAT the lands described in Schedule 'B' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Novar Road.
3. THAT City staff be authorized to register a certified copy of this by-law against title to the lands described in Schedules 'A' and 'B', in the appropriate Land Registry Office.

ENACTED AND PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 18, 2024
File: HOZ 21-3

MAYOR

CLERK

SCHEDULE 'A' TO BY-LAW _____

Summary: Lands to be established as part of Dundas Street West
Part of Lots 13, 14 and 15, Registered Plan TOR-12 West of Hurontario Street

(Ward 7, City Zone 22, in the vicinity of Hurontario Street and Dundas Street West)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lots 13, 14 and 15, Registered Plan TOR-12 West of Hurontario Street, designated as Part 2, Plan 43R-40232.

SCHEDULE 'B' TO BY-LAW _____

Summary: Lands to be established as part of Novar Road
Part of Lots 15 and 32, Registered Plan TOR-12 West of Hurontario Street

(Ward 7, City Zone 22, in the vicinity of Hurontario Street and Dundas Street West)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lots 15 and 32, Registered Plan TOR-12 West of Hurontario Street, designated as Part 3, Plan 43R-40232.



Viorel Mares
Ontario Land Surveyor

A by-law to establish certain lands as part of the municipal highway system.

WHEREAS The Corporation of the City of Mississauga has acquired the lands described in Schedules 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K' and 'L' attached hereto;

AND WHEREAS The Corporation of the City of Mississauga desires to establish the lands described in Schedules 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K' and 'L' attached hereto as highways and part of the municipal highway system of the City of Mississauga, pursuant to Subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended;

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

1. THAT the lands described in Schedule 'A' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Lakeshore Road East.
2. THAT the lands described in Schedule 'B' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Stavebank Road South.
3. THAT the lands described in Schedule 'C' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Balsam Avenue.
4. THAT the lands described in Schedule 'D' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Cristina Court.
5. THAT the lands described in Schedule 'E' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Hurontario Street.
6. THAT the lands described in Schedule 'F' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Dundas Street East.
7. THAT the lands described in Schedule 'G' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Premium Way.
8. THAT the lands described in Schedule 'H' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Mississauga Road.
9. THAT the lands described in Schedule 'I' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as North Sheridan Way.
10. THAT the lands described in Schedule 'J' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Ridgeway Drive.
11. THAT the lands described in Schedule 'K' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of

The Corporation of the City of Mississauga, to be known as Battleford Road.

12. THAT the lands described in Schedule 'L' attached hereto and forming part of this by-law are hereby established as a public highway and part of the municipal highway system of The Corporation of the City of Mississauga, to be known as Tenth Line West.
13. THAT City staff be authorized to register a certified copy of this by-law against title to the lands described in Schedules 'A' to 'L', in the appropriate Land Registry Office.

ENACTED AND PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 18, 2024

MAYOR

CLERK

SCHEDULE 'A' TO BY-LAW _____

Summary: Lands to be established as part of Lakeshore Road East
All of PIN 13485-0344 and All of PIN 13464-0305

(Ward 1, City Zones 01 and 07, in the vicinity of Dixie Road and Lakeshore Road East/Hurontario Street and Lakeshore Road East)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of:

Firstly: Part of Lot 10, Concession 3 South of Dundas Street (Geographic Township of Toronto), designated as Part 16, Plan RD-298.

Secondly: Part of Block A, Registered Plan B-10, designated as Parts 1 & 2, Plan 43R-27628

SCHEDULE 'B' TO BY-LAW _____

Summary: Lands to be established as part of Stavebank Road South
Part of PIN 13486-0001

(Ward 1, City Zone 08, in the vicinity of Stavebank Road and Lakeshore Road East)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lot 17, South Side of Toronto Street, East of the Credit River, Registered Plan PC-2, designated as Part 1, Plan 43R-38729 and Part 2, Plan 43R-38409

SCHEDULE 'C' TO BY-LAW _____

Summary: Lands to be established as part of Balsam Avenue
All of PIN 13446-0276 and All of PIN 13446-0278

(Ward 2, City Zone 10, in the vicinity of Southdown Road and Lakeshore Road West)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of:

Firstly: Part of Lot 58, Registered Plan G-13, designated as Part 1, Plan 43R-36838.

Secondly: Part of Lot 56, Registered Plan G-13, designated as Part 1, Plan 43R-37352

SCHEDULE 'D' TO BY-LAW _____

Summary: Lands to be established as part of Cristina Court
All of PIN 13488-2598

(Ward 2, City Zone 03, in the vicinity of Clarkson Road North and Lakeshore Road West)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lot 26, Concession 3 South of Dundas Street (Geographic Township of Toronto), designated as Parts 1 & 2, Plan PR4137995

SCHEDULE 'E' TO BY-LAW _____

- Summary: Lands to be established as part of Hurontario Street
Part of PIN 13284-0187 and All of PIN 13284-0199

(Ward 5, City Zone 43W, in the vicinity of Hurontario Street and Superior Boulevard)
- Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of:
- Firstly: Part of Block 38 (0.30 m Reserve), Registered Plan 43M-948, designated as Part 1, Plan 43R-25248
- Secondly: Part of Block 42 (0.30 Reserve), Registered Plan 43M-901, designated as Part 1, Plan 43R-24549

SCHEDULE 'F' TO BY-LAW _____

- Summary: Lands to be established as part of Dundas Street East
Part of PIN 13349-0134

(Ward 7, City Zone 14, in the vicinity of Dundas Street East and Camilla Road)
- Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lot 33, Block 3, Registered Plan TOR-12 South of Dundas Street, designated as Part 1, Plan 43R-2352

SCHEDULE 'G' TO BY-LAW _____

- Summary: Lands to be established as part of Premium Way
All of PIN 13359-2561

(Ward 7, City Zones 08 and 15, in the vicinity of The Queen Elizabeth Way and Hurontario Street)
- Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lot 3, Range 3 Credit Indian Reserve and Part of the Road Allowance between Ranges 2 and 3, Credit Indian Reserve as closed by By-law 922 Inst. BL152, designated as Parts 1,2,3,4,5 & 6, Plan 43R-38967

SCHEDULE 'H' TO BY-LAW _____

- Summary: Lands to be established as part of Mississauga Road
Part of PIN 13359-2443

(Ward 8, City Zone 17, in the vicinity of Mississauga Road and Springbank Road)
- Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of:
- Firstly: Part of Lot 10, Range 3 Credit Indian Reserve, designated as Parts 1 & 2, Plan 43R-5399

Secondly: 10 Foot Widening, Registered Plan 697, adjacent to Lots 20 & 21, Registered Plan 697

SCHEDULE 'I' TO BY-LAW _____

Summary: Lands to be established as part of North Sheridan Way
Part of PIN 13441-1242

(Ward 8, City Zone 16, in the vicinity of The Queen Elizabeth Way and Mississauga Road)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lots 48, 49, 50, 51 & 52, Registered Plan B-20, designated as Part 6, Plan 43R-37103

SCHEDULE 'J' TO BY-LAW _____

Summary: Lands to be established as part of Ridgeway Drive
All of PIN 13404-0838, All of PIN 13404-0837
and Part of PIN 13404-0764

(Ward 8, City Zone 58, in the vicinity of Highway 403 and Ninth Line)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of:

Firstly: All of Block 64 (0.30 Reserve), Registered Plan 43M-1538

Secondly: All of Block 63 (0.30 Reserve), Registered Plan 43M-1538

Thirdly: Part of Block 142 (0.30 Reserve), Registered Plan 43M-1537, described as Block 142 (0.30 Reserve, Registered Plan 43M-1537 except Parts 1 & 2, Plan 43R-34507

SCHEDULE 'K' TO BY-LAW _____

Summary: Lands to be established as part of Battleford Road
Part of PIN 13225-0206

(Ward 9, City Zone 46W, in the vicinity of Battleford Road and Glen Erin Drive)

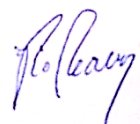
Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Block I (1.0' Reserve), Registered Plan M-146, designated as Part 1, Plan 43R-8058

SCHEDULE 'L' TO BY-LAW _____

Summary: Lands to be established as part of Tenth Line West
Part of PIN 13244-0660

(Ward 9, City Zone 56, in the vicinity of Tenth Line West and Aquitaine Avenue)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lot 9, Concession 11 New Survey (Geographic Township of Trafalgar), designated as Parts 3 & 4, Plan 43R-40544



Viorel Mares
Ontario Land Surveyor

A by-law to authorize the closure of
part of Slate Drive

Part of Lot 10, Concession 2 East of Hurontario Street
Geographic Township of Toronto

WHEREAS pursuant to Sections 9, 10 and 11 of the *Municipal Act, 2001*, S.O.2001, Chapter 25, as amended (the “*Act*”), municipalities have the authority to pass a by-law to permanently close a public highway;

AND WHEREAS the Council of the Corporation of the City of Mississauga wishes to close a public highway as described in Schedule ‘A’, in the City of Mississauga, in the Regional Municipality of Peel, in Ward 5;

AND WHEREAS pursuant to Subsection 34 (1) of the *Act*, all highway closing by-laws must be registered on title at the appropriate land registry office;

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

1. THAT the portion of public highway, as described in Schedule ‘A’ attached hereto, be and is hereby permanently closed.
2. THAT the Commissioner of Transportation and Works and the City Clerk are hereby authorized to grant, execute and deliver such easements and rights as are necessary to preserve and protect the interest of public utilities with respect to the placement and maintenance of utilities within such closed public highway or parts thereof; and,
3. In accordance with Subsection 34(1) of the *Act*, that a certified copy of this By-Law be registered in the appropriate land registry office.

ENACTED AND PASSED this _____ day of _____, 2024.

MAYOR

CLERK

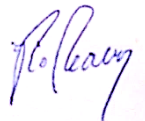
SCHEDULE 'A' TO BY-LAW _____

Summary: Part of Slate Drive (To be Closed)

Part of Lot 10, Concession 2 East of Hurontario Street - Geographic
Township of Toronto
Part of PIN 13283-0209

(Ward 5, City Zone 43E, in the vicinity of Kennedy Road and Courtney
park Drive East)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of
Ontario and being composed of part of Lot 10, Concession 2 East of
Hurontario Street (Geographic Township of Toronto), designated as Part 5,
Plan 43R-25807



Viorel Mares
Ontario Land Surveyor

A by-law to amend the City's Parks By-law
0197-2020, as amended, to permit the use
of e-scooters on certain park trails in the
City of Mississauga

WHEREAS on October 25, 2023, the Council of The Corporation of the City of Mississauga passed Resolution 0236-2023 approving General Committee Recommendation GC-0484-2023 to amend Parks By-law 0197-2020, as amended, to permit the use of e-scooters on select park trails in the City of Mississauga;

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

1. That the Parks By-law 0197-2020, as amended, is hereby further amended as follows:
 - (a) by deleting Section 12. 12) and replacing it with the following:

12. 12) operate any Vehicle or any other form of motorized conveyances on a Multi-purpose Pad or Multi-use Recreational Trail except as otherwise permitted under this by-law; or
 - (b) by deleting Section 39. 1) and replacing it with the following:

39. 1) Unless otherwise permitted under this by-law, no person shall drive, operate, pull, or ride any Vehicle in a Park except on a Roadway or Parking Area.
 - (c) by deleting Section 39. 2) and replacing it with the following:

39. 2) Unless otherwise permitted under this by-law, no person shall allow another person to drive, operate, pull, or ride any Vehicle that is in their care or possession in a Park except on a Roadway or Parking Area.
 - (d) by deleting Section 42. 1) and replacing it with the following:

42. 1) A person may ride a Bicycle on a Multi-use Recreational Trail within a Park, unless otherwise posted.
 - (e) by adding the following Section 42.1 to **Part X: VEHICLES** under the heading **B1. E-Scooters**:

B1. E-Scooters

 - 42.1 1) A person may operate an E-Scooter on a Multi-use Recreational Trail within a Park, unless otherwise posted.
 - 2) No person shall operate an E-Scooter who is under 16 years of age.
 - 3) No person shall operate an E-Scooter that has an electric motor which exceeds 500 watts that provides a maximum speed in excess of 24 kilometres per hour.
 - 4) No person operating an E-Scooter shall:

- i. carry any other person or cargo on the E-Scooter;
- ii. tow another person, Vehicle or device;
- iii. attach themselves to another E-Scooter, Vehicle or device for the purpose of being drawn or towed;
- iv. operate it in any position other than while standing at all times; or
- v. leave it in a location that is intended for the passage of Vehicles, Bicycles, E-Scooters or pedestrians.

ENACTED and PASSED this 26th day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: June 24, 2024
File: BL.01-24.13

_____ 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:

4.7.2.14	Exception: R16-14	Map # 03	By-law:
<p>In a R16-14 zone the permitted uses and applicable regulations shall be as specified for a R16 zone except that the following uses/regulations shall apply:</p>			
<p>Regulations</p>			
4.7.2.14.1	<p>The provisions contained in Article 4.1.5.6 and the regulations of Lines 11.5 and 11.6 contained in Table 4.7.1 of this By-law shall not apply</p>		
4.7.2.14.2	<p>Minimum lot area - interior lot</p>	<p>450 m²</p>	
4.7.2.14.3	<p>Maximum lot coverage</p>	<p>45%</p>	
4.7.2.14.4	<p>Lots '4' and '5' identified on Schedule R16-14 of this Exception shall be considered interior lots</p>		
4.7.2.14.5	<p>Maximum height - highest ridge: sloped roof</p>	<p>9.5 m</p>	
4.7.2.14.6	<p>Maximum height: flat roof</p>	<p>7.7 m</p>	
4.7.2.14.7	<p>Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front and exterior side yards</p>		
4.7.2.14.8	<p>Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of an awning, window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, into the required front and exterior side yards</p>		

4.7.2.14	Exception: R16-14	Map # 03	By-law:
4.7.2.14.9	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey , or awning into the required rear yard		5.0 m
4.7.2.14.10	Notwithstanding Sentence 4.7.2.14.13 of this Exception, maximum encroachment of a balcony , window, chimney , pilaster or corbel, window well and stairs with a maximum of three risers, into the required rear yard		1.0 m
4.7.2.14.11	Minimum number of parking spaces per dwelling unit		3
4.7.2.14.12	Notwithstanding Sentence 4.7.2.14.13 of this Exception, accessory buildings and structures are permitted and shall comply with the regulations contained in Subsection 4.1.2 of this By-law		
4.7.2.14.13	All site development plans shall comply with Schedule R16-14 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-R16-14 by further amendment to Map 03 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) submission of Low Impact Development (LID) details to the satisfaction of the City and Credit Valley Conservation ("CVC"); (3) receipt of a revised grading plan and section drawings to the satisfaction of the City and CVC; (4) receipt of a revised servicing plan to the satisfaction of the City and CVC; (5) submission of landscape plans and a tree inventory plan to the satisfaction of the City; (6) submission of a buffer planting, restoration and compensation plan to the satisfaction of the City and CVC; (7) submission of a Phase Two Environmental Site Assessment and reliance letter to the satisfaction of the City's Transportation and Works Department; (8) submission of a signed and certified letter by a qualified professional regarding the suitability of fill materials located on-site and that land to be dedicated to the City is environmentally suitable for the proposed use to the satisfaction of the City's Transportation and Works Department; 			

4.7.2.14	Exception: R16-14	Map # 03	By-law:
Holding Provision (continued)	(9)	receipt of an Environmental Compliance Approval for the proposed municipal stormwater works;	
	(10)	receipt of a survey prepared by an Ontario Land Surveyor to the satisfaction of the City's Transportation and Works Department;	
	(11)	submission of a Draft Reference Plan illustrating the lands to be dedicated to the satisfaction of the City;	
	(12)	the dedication of lands zoned G2 into public ownership to the satisfaction of the City.	

2. Map Number 03 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 "R2-5" to "H-R16-14" and "G2", the zoning of Part of Lot 28, Concession 3, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-R16-14" and "G2" 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-R16-14" and "G2" zoning indicated thereon.

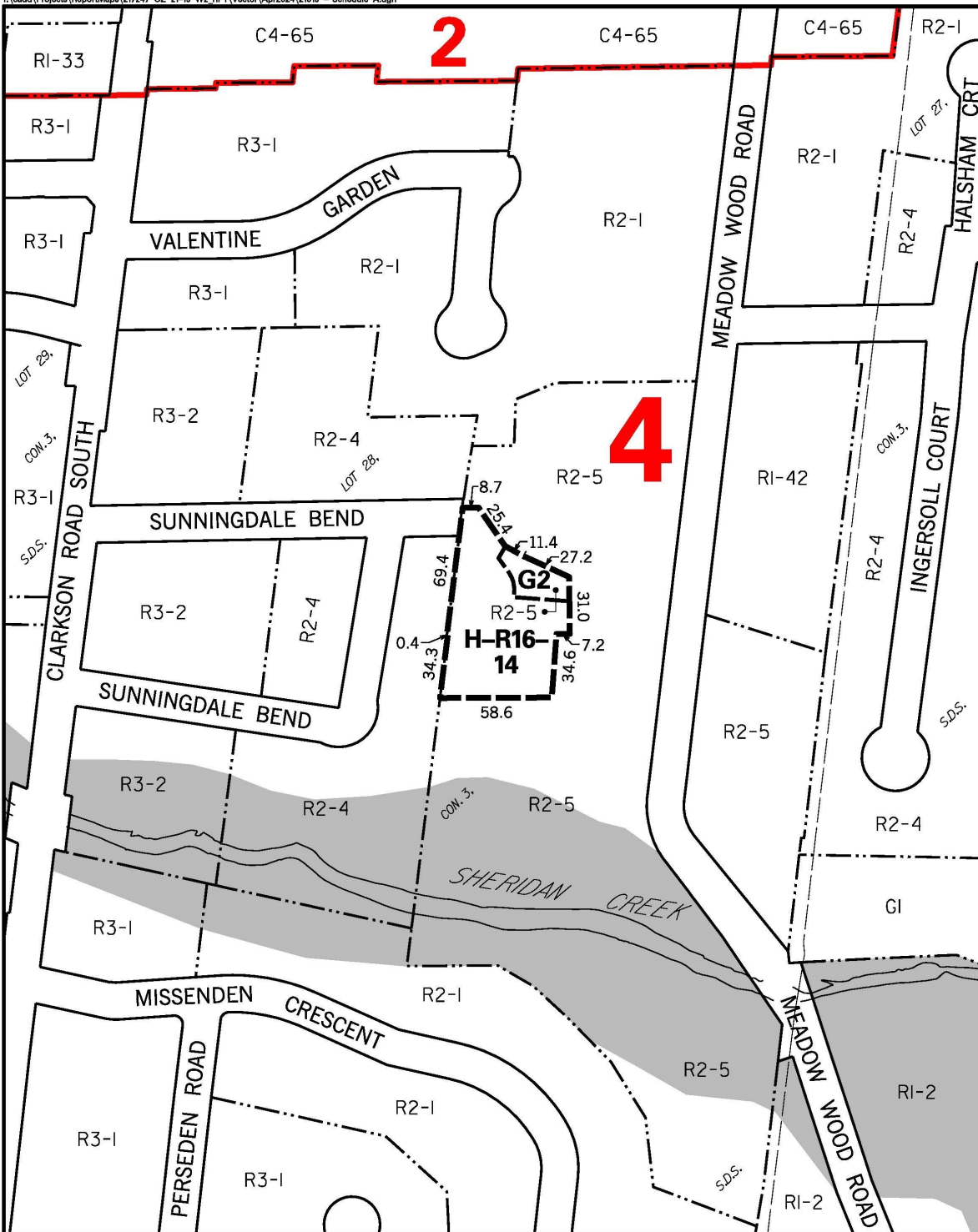
ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 14, 2024
File: OZ 21-19 W2

MAYOR

CLERK



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



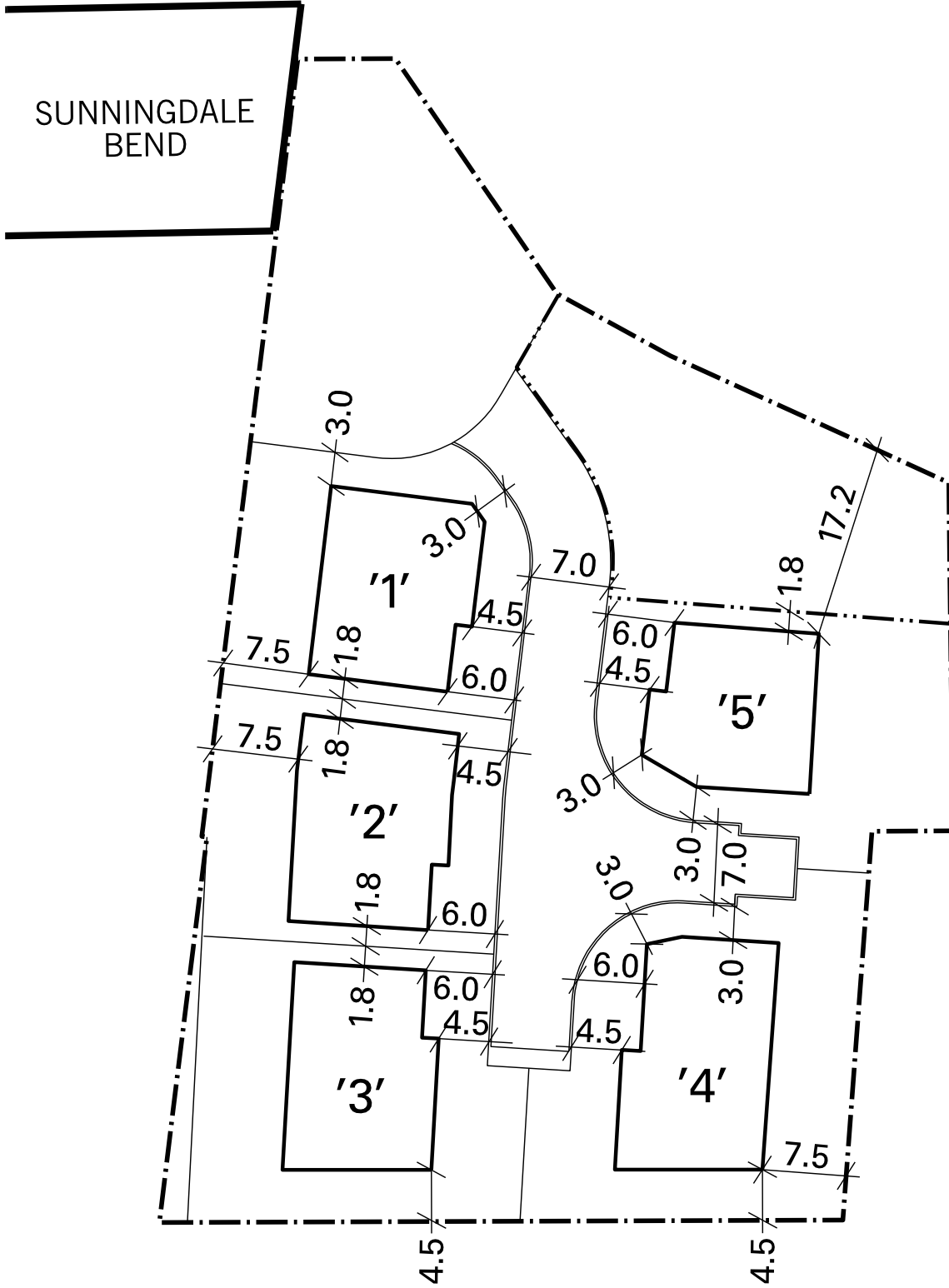
PARKING PRECINCT BOUNDARY

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Tarasick McMillan Kubicki Ltd., dated October 20, 2020.

THIS IS SCHEDULE "A" TO

BY-LAW _____

CITY OF MISSISSAUGA



-  **BUILDABLE AREA**
-  **ZONE BOUNDARY**



Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "R16-14"
AS ATTACHED TO BY-LAW _____

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 five detached dwellings on a CEC - road.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "R2-5" (Detached Dwellings - Typical Lots - Exception) to "H-R16-14" (Detached Dwellings on a CEC - Road - Exception with a Holding Provision) and "G2" (Greenlands - Natural Features).

"R2-5" permits a detached dwelling on a public street with a minimum lot frontage of 30.0 m and is also subject to the R2 infill residential exception regulations.

Upon removal of the "H" provision, the "R16-14" zone will permit five detached dwellings on a CEC - road. Additional regulations include reduced minimum yards, increased lot coverage and flat roof height.

Location of Lands Affected

East side of Sunningdale Bend, west of Meadow Wood 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 Lucas Petricca of the City Planning and Building Department at 905-615-3200 ext. 5733

<http://teamsites.mississauga.ca/sites/18/bylaws/oz 21-19 w2.by-law.lp.jmcc.docx>

Amendment No. 176

to

Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 176

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. 176, 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 Residential Low Density II to Residential Medium Density within the Clarkson-Lorne Park 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. 176 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 176
to
Mississauga Official Plan

The following text and Map "A" attached constitute Amendment No. 176.

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 June 5, 2024, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to change the land use designation of the subject lands from Residential Low Density II to Residential Medium Density, to permit a residential development comprising of back to back townhouses on a common element condominium (CEC) - road.

LOCATION

The lands affected by this Amendment are located north of Truscott Drive, east side of Winston Churchill Boulevard, north of Truscott Drive and south of Sandgate Park. The subject lands are located in the Clarkson-Lorne Park 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 Residential Low Density II which permits detached, semi-detached, duplex, triplex, and street townhouse dwellings.

An Official Plan Amendment is required to change the land use designation of the subject lands from Residential Low Density II to Residential Medium Density since the proposed back to back townhouses on a CEC - road are not permitted in the current land use designation.

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

1. The proposal represents an intensification of an underutilized parcel of land, and the built form is compatible with and is sensitive to the surrounding residential community which is comprised of single detached and semi-detached dwellings.
2. The proposal is within close distance to a park, community centre, school, retail, and other uses to meet daily and weekly needs of future residents.
3. The proposal increases the variety of housing options in the Clarkson-Lorne Park neighbourhood where diverse household types can find suitable housing within their own community.

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 Residential Low Density II to Residential Medium 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.

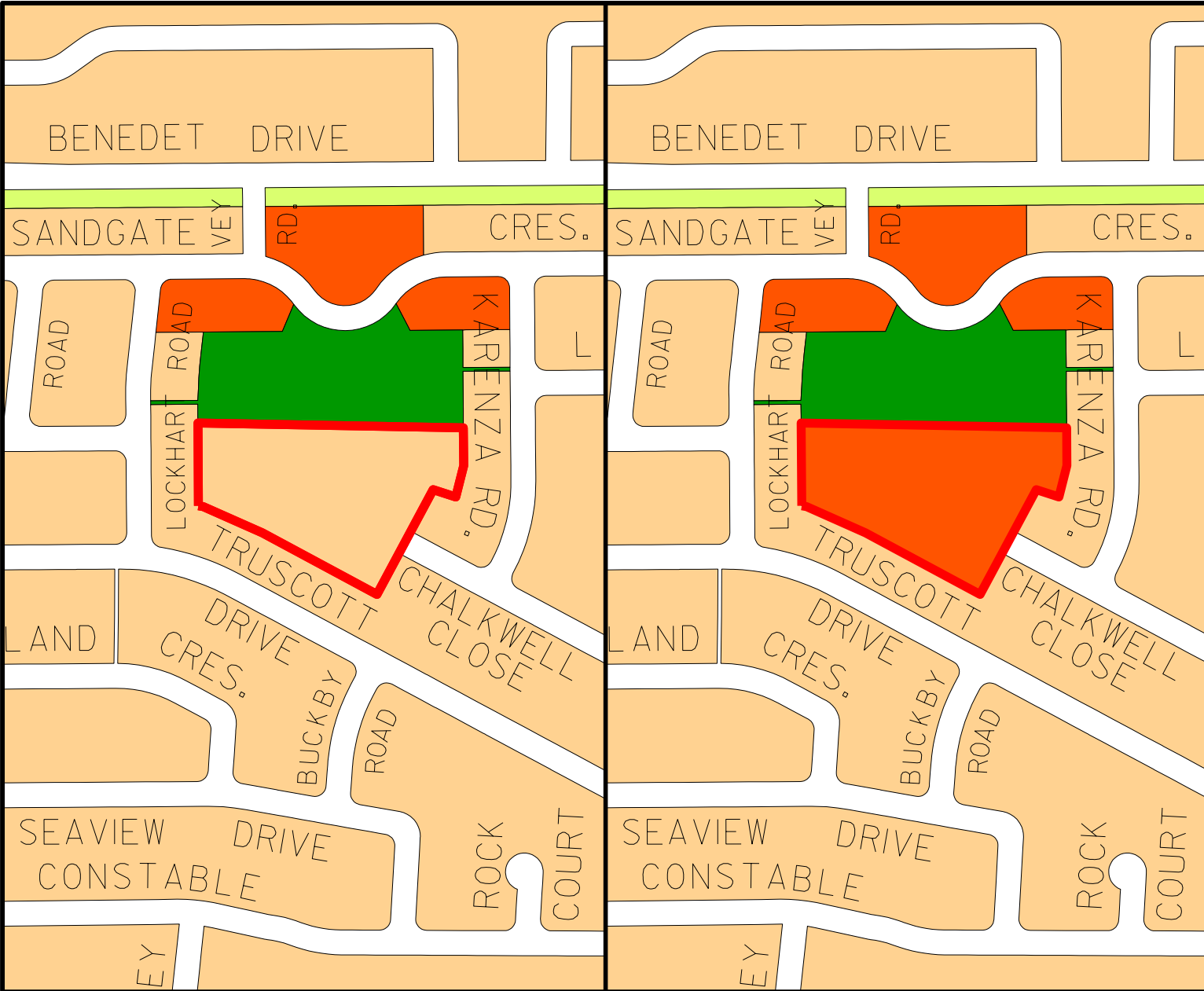
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated March 4, 2024.

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.



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

- ### LAND USE DESIGNATIONS
- Residential Low Density I
 - Business Employment
 - Residential Low Density II
 - Industrial
 - Residential Medium Density
 - Airport
 - Residential High Density
 - Institutional
 - Mixed Use
 - Public Open Space
 - Downtown Mixed Use
 - Private Open Space
 - Downtown Core Mixed Use
 - Greenlands
 - Convenience Commercial
 - Parkway Belt West
 - Motor Vehicle Commercial
 - Utility
 - Office

- ### BASE MAP INFORMATION
- Heritage Conservation District
 - Civic Centre (City Hall)
 - 1996 NEP/2000 NEF Composite Noise Contours
 - City Centre Transit Terminal
 - LBPIA Operating Area Boundary See Aircraft Noise Policies
 - GO Rail Transit Station
 - Area Exempt from LBPIA Operating Area
 - Public School
 - Natural Hazards
 - Catholic School
 - Hospital
 - Community Facilities

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

- AREA OF AMENDMENT
- FROM: RESIDENTIAL LOW DENSITY II
- TO: RESIDENTIAL MEDIUM DENSITY



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



APPENDIX I
PUBLIC MEETING

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on June 25, 2024 in connection with this proposed Amendment.

A sentence(s) will be added following the Public Meeting regarding the number of deputations and concerns raised at the meeting.

City of Mississauga
Corporate Report



<p>Date: June 5, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's file: OZ/OPA 24-3 W2</p>
	<p>Meeting date: June 25, 2024</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (WARD 2)

Official Plan and Zoning By-law Amendment applications to permit 180, three storey, back to back townhouses in 12 development blocks

2620 Chalkwell Close, east side of Winston Churchill Boulevard, north of Truscott Drive and south of Sandgate Park

Owner: 1672735 Ontario Inc.

File: OZ/OPA 24-3 W2

Bill 109

Recommendation

1. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Official Plan to **Residential Medium Density**, be approved in accordance with the provisions outlined in the staff report dated June 5, 2024 from the Commissioner of Planning and Building.
2. That the application under File OZ/OPA 24-3 W2, 1672735 Ontario Inc., 2620 Chalkwell Close to amend Mississauga Zoning By-law 0225-2007 to **RM11-Exception** (Back to Back Townhouses on a CEC Road) zone to change the zoning to permit 180, three storey, back to back townhouses be refused as it is not acceptable in its current form.
3. That City Council amend Zoning By-law 0225-2007 to **H-RM11-9** (Back to Back Townhouses on a CEC Road) zone to permit the redevelopment of 2620 Chalkwell Close in accordance with the **RM11** (Back to Back Townhouses on a CEC Road) base zone regulations. The site-specific exception is only required to recognize the "H" holding provision.

4. That the "H" holding provision is to be removed from the **H-RM11-9** (Back to Back Townhouses on a CEC Road) zone applicable to the subject property, by further amendment upon confirmation from applicable agencies and City Departments that matters outlined in the report dated June 5, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.
5. That the applicant agree to satisfy all the requirements of the City and any other external agency concerned with the development.
6. That the decision of Council for approval of the official plan and rezoning amendment applications be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

Executive Summary

- The applications are to amend the policies of the official plan and change the zoning by-law to permit 180, three storey back to back townhouses in 12 development blocks.
- The Official Plan and Zoning By-law amendment applications are subject to the regulations under *Bill 109, More Homes for Everyone Act, 2022* whereby a decision must be made by Council by July 11, 2024 or issue a refund of planning application fees.
- The Official Plan and Zoning By-law applications have proceeded through one review cycle by departments and agencies. A subsequent resubmission by the applicant and review by departments and agencies is not feasible to resolve outstanding issues due to the timing set forth by *Bill 109, More Homes for Everyone Act, 2022*.
- In accordance with Provincial, Regional and local planning policies, staff are supportive of the applicant's proposed Official Plan Amendment to redesignate the subject lands to **Residential Medium Density** in order to permit back to back townhouses on the subject lands, as the proposed land use is compatible with the land uses in the existing area and represents an efficient built form that takes advantage of an underutilized site and available infrastructure.
- Staff are not supportive of the Zoning By-law Amendment application that requests exceptions to the **RM11** (Back to Back Townhouses on a CEC Road) zone as the regulations proposed facilitate a concept plan that does not satisfy the built form compatibility policies of Mississauga Official Plan, including overlook and privacy conditions, inappropriate buffering and building setbacks and an inappropriate interface with the adjacent City park.
- As an alternative, it is recommended that the zoning be changed to permit the base **RM11** (Back to Back Townhouses on a CEC Road) zone to allow for redevelopment of the site in a manner that is respectful of the neighbourhood context.

Background

A pre-application public meeting was held virtually by Ward 2 Councillor, Alvin Tedjo, on November 21, 2023. The Official Plan and Zoning By-law Amendment applications were deemed complete on March 13, 2024 and subsequently circulated for review and technical comments. The purpose of this report is to provide information on the applications and a detailed planning analysis, including recommendations for the Planning and Development Committee's consideration.

Present Status

1. Site Information

(a) Site Location and Description

The property is located immediately south of Sandgate Park at the terminus of Chalkwell Close in the Clarkson-Lorne Park Neighbourhood Character Area. The property is generally located east of Winston Churchill Boulevard and north of Truscott Drive and was formerly the location of the Elmcrest Public School which closed in 2016 and was later demolished in 2021. The property is irregular in shape and is currently vacant.



Figure 1: Aerial Photo of 2620 Chalkwell Close

Property Size and Use	
Frontage on Chalkwell Close:	20.2 m (66.27 ft.)
Property Area:	1.9 ha (4.89 ac.)



Figure 2: Property Condition, Photographed April 11, 2024

(b) Site History

- June 20, 2007 – Zoning By-law 0225-2007 came into force which zones the property **R2** (Detached Dwellings). The **R2** (Detached Dwellings) zone permits residential uses in the form of detached dwellings.
- November 14, 2012 – Mississauga Official Plan (MOP) came into force which designates the property **Residential Low Density II** within the Clarkson-Lorne Park Neighbourhood Character Area.
- September 27, 2023 – Development Application Review Committee (DARC) meeting held with the applicant and City staff to provide submission requirements and preliminary feedback as file DARC 23-155 W2.
- November 21, 2023 – A virtual community meeting is held by Ward 2 Councillor, Alvin Tedjo, for 180 back to back townhouses with 180 resident parking spaces, 38 visitor parking spaces and 1 595 m² (17,168.4 ft²) of amenity area.
- March 13, 2024 – The subject applications were deemed complete, circulated and began formal review under the City’s new development application pilot project, as a response to the changes in Provincial legislation under Bill 109.

(c) Site Context

The property is located in the Clarkson-Lorne Park Neighbourhood Character Area. The surrounding context is characterized by low-rise residential uses including detached dwellings, semi-detached dwellings and two-storey townhouses. Approximately 435 m (1427.17 ft.) east of the site is the Clarkson Community Centre and a low-rise commercial plaza that includes

various retail and commercial businesses. In the larger vicinity, there are apartment buildings and a long-term care facility.

Immediately surrounding the subject property include the following land uses:

- North:** City owned parkland, Sandgate Park and Sandgate Crescent
- East:** Detached dwellings with frontage along Karenza Road and Clarkson Community Centre and commercial/retail plaza beyond
- South:** Detached dwellings with frontage along Truscott Drive
- West:** Detached dwellings with frontage along Lockhart Road and Winston Churchill Boulevard further west

2. Surrounding Development Applications

The following development application was recently approved in the vicinity of the subject property:

- File SP 21-111 W2 – 2560 South Sheridan Road – Site Plan Application for an addition to the existing business.

3. Official Plan

The property is designated **Residential Low Density II** and located within the Clarkson-Lorne Park Neighbourhood Character Area. The **Residential Low Density II** designation permits the following uses:

- Detached dwelling;
- Semi-detached dwelling; and,
- Duplex dwellings, triplexes and fourplexes.

The subject property is not located within a Major Transit Station Area (MTSA).

4. Zoning

The property is zoned **R2** (Detached Dwellings) which permits detached dwellings, accessory residential units and fourplexes. Refer to Appendix 1 for the existing and proposed Zoning Map in Zoning By-law 0225-2007.

5. Proposed Development

(a) Description

The applicant has proposed to redevelop the subject property with 12 residential blocks totaling 180 townhouse residences. The 12 townhouse blocks are designed to facilitate internal parking at grade for each dwelling unit which will be accessible through a shared entry point into a communal garage. Each townhouse is proposed to be outfitted with an automobile stacking system that will provide 2 residential parking stalls per unit. The applicant is proposing 360 resident parking spaces and 42 visitor parking spaces which are provided at various locations throughout the property. The townhouse blocks are proposed as 3 storeys with a maximum height of 12.0 m (39.37 ft.) and an additional rooftop amenity area that includes an access point and some decorative trellis features. The applicant is proposing communal outdoor amenity space in two locations for a combined total of 1,476 m² (15,887 ft²) of at grade outdoor amenity area or 7% of the site area. A singular vehicular access for the entire development is proposed at the terminus of Chalkwell Close.



Figure 3: Proposed Development Rendering

The townhouses are proposed as three storeys in height, Staff appreciate that the townhouses appear as a four storey building and discussion regarding building height further provided in section 2 (c) ii of this report.

(b) Supporting Studies

The applicant has submitted materials and studies in support of the applications which can be viewed at: <https://yoursay.mississauga.ca/oz-opa-w2-2620-chalkwell-close>

(c) Green Development Initiatives

The applicant has not yet identified which green development initiatives will be incorporated into the development.

Comments

The following section summarizes the various elements that were considered in developing the Planning and Building Department's position on the applications.

1. Reason for Applications

Official Plan Amendment

An Official Plan Amendment is required to accommodate the proposed development. The application proposes to redesignate the property from **Residential Low Density II** to **Residential Medium Density** which permits all forms of townhouses, including the back to back condominium townhouses.

Zoning By-law Amendment

An amendment to Zoning By-law 0225-2007 is required to implement the proposal as submitted. The current Zoning By-law permissions allow detached dwellings. The applicant has proposed to rezone the property from the **R2** (Detached Dwellings) zone to an **RM11-Exception** (Back to Back Townhouses on a CEC Road - Exception) zone. The site specific exception zone includes provisions to reduce visitor parking rates, reduce dwelling unit width, reduce lot frontages, increase building heights, reduce sidewalk widths, reduce condominium road widths, reduce yard setbacks and reduce landscape buffers.

Refer to Appendix 1 for a complete list of the requested zoning amendments.

2. Policy Summary

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

The *Planning Act* requires that the Mississauga Official Plan (MOP) is consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and assessed in the context of the applications. The following section summarizes how the recommendations of this report are consistent with and conform to the applicable policy and regulatory documents.

(a) Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe

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

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

Consistency with the Provincial Policy Statement, 2020

The PPS focuses growth and development to Settlement Areas (Policy 1.1.3.1) and outlines how to manage land uses to achieve healthy liveable and safe communities through the promotion of efficient land use patterns, by accommodating appropriate ranges and a mix of residential types, by avoiding land use patterns which cause health and safety concerns, to minimize land consumption and servicing costs and to avoid development which may cause public health and safety concerns (Policy 1.1.1). The PPS emphasizes the promotion of land use patterns which promote intensification to efficiently use land, existing infrastructure and public service facilities (Policy 1.1.3.2).

The Official Plan Amendment to redesignate the subject property to the **Residential Medium Density** designation is consistent with the PPS as the proposed designation will allow for the development of a vacant and under-utilized site within a Settlement Area. Further, the **Residential Medium Density** designation permits built forms which will facilitate an efficient and compact land use pattern that will take advantage of existing infrastructure, services and will allow an appropriate residential built form for the property given the surrounding context. The proposed Official Plan Amendment to redesignate the subject property to **Residential Medium Density** is consistent with the PPS.

The PPS requires that intensification and development in a compact form be promoted through appropriate development standards (Policy 1.1.3.4). The applicant's zoning by-law amendment with site specific performance regulations propose development standards that will create adverse impacts to abutting properties by reducing landscape buffers, reducing building setbacks and increasing building heights, among other concerns. The Official Plan review in Section 2 (c) of this report provides further policy analysis on the applicant's proposed development.

Consistency to Growth Plan for the Greater Golden Horseshoe, 2020

The subject property is located within a Delineated Built-up Area in the Ontario Growth Plan. While the Growth Plan prioritizes intensification to Strategic Growth Areas, Urban Growth Centres and Major Transit Station Areas, it expects appropriate infill development to occur throughout Delineated Built-up Areas, which includes the subject property. Section 2.2.1 – Managing Growth of the Growth Plan includes policies to contribute to complete communities by: featuring a diverse mix of land uses, improving social equity and quality of life, providing a range and mix of housing options, providing convenient access to a range of transportation options, the provision of public service facilities, open spaces, parks, healthy local and affordable food options, compact built forms, adapting to climate change impacts and integration of green infrastructure. This section of the Growth Plan also encourages development to take advantage of existing or planned municipal water and wastewater systems to support the achievement of complete communities. Furthermore, Section 2.2.2 – Delineated Built Up Areas

of the Growth Plan contains policies that direct municipalities to incorporate strategies to achieve intensification in Delineated Built-up Areas through appropriate transition.

With respect to the Official Plan Amendment, the **Residential Medium Density** designation represents intensification in a manner consistent with the Growth Plan. The built form permissions resulting from the redesignation will allow for housing choices in a more compact built form that will take advantage of existing servicing infrastructure.

Proposed Provincial Policy Statement, 2024

On April 10, 2024, the Ministry of Municipal Affairs and Housing released an updated draft of the Provincial Policy Statement which when approved will replace the PPS 2020 and Growth Plan 2020. The draft document is currently subject to a comment and review period and is not in effect.

(b) Region of Peel Official Plan

General objectives of the Region of Peel Official Plan (ROP), as outlined in Section 5.3 include: conserving the environment, achieving sustainable development, establishing healthy complete communities, intensifying land through compact form, accounting for a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while considering the characteristics of existing communities to achieve an urban form and promote densities that are pedestrian-friendly and transit supportive.

The ROP designates the subject property within the Urban System and an amendment to the ROP is not required to facilitate the development as proposed.

Section 5.3 of the ROP directs development to the Urban System which encourages a pattern of compact forms and provides for an appropriate range of housing. Section 5.5 of the ROP aims to achieve efficient urban forms, to optimize existing infrastructure and services, to intensify the development of underutilized lands, to facilitate and promote intensification and require that by 2015 and for each year until 2025, a minimum of 40% of the Region's residential development will be located within the built-up area.

The Official Plan Amendment to redesignate the subject property to the **Residential Medium Density** designation will allow development of the subject property with back to back townhouses which reflects a compact form and contributes to the achievement of many ROP policies and objectives.

However, the ROP requires that new development consider characteristics of existing communities (Policy 5.6.3). In their comments, Region of Peel staff note the lack of direct pedestrian access from the proposed development to the Truscott Drive transit service as well as to Sandgate Park.

(c) Mississauga Official Plan

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area and is designated **Residential Low Density II** which permits all forms of low density housing and street townhouses. The applicant is proposing to redesignate the subject property to the **Residential Medium Density** designation to permit back to back condominium townhouses. An amendment to MOP is required to facilitate development of condominium townhouses on the subject property. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

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

Planning staff have undertaken an evaluation of relevant MOP policies against the proposed development application which are provided in the evaluation below.

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

- (i) Is the proposed Official Plan Amendment to redesignate the subject property to the Medium Density Residential designation to accommodate back to back townhouses appropriate?***

Appropriate Intensification

The Clarkson-Lorne Park Neighbourhood Character Area is not identified as an Intensification Area in MOP. Neighbourhoods are characterized as physically stable areas that are not intended to receive significant intensification (Policy 5.3.5). However, MOP indicates that Neighbourhoods will not remain static nor is there a requirement for new development to imitate previous development patterns (Policy 5.3.5). New development should be sensitive to the existing character of a Neighbourhood and should appropriately transition to surrounding uses in built form, density and scale (Policy 5.3.5.6). Development within Neighbourhoods is generally expected to facilitate lower densities and building heights (with a maximum allowance of 4 storeys) and should not exceed the capacity of

existing and planned services (Policy 5.1.9) The MOP encourages growth to occur in a compact manner that is transit supportive and will provide a range of local live/work opportunities (Policy 5.1.6). Further, MOP aims to provide housing choices and opportunities that range in type, tenure and price (7.2.2a).

The subject property is located in an area near the boundary of two census tracts. Between 2001 and 2021, these tracts experienced a 9.4% decrease in population. Even with the anticipated population associated with redevelopment of the site, the neighbourhood population remains lower than what it was in 2001.

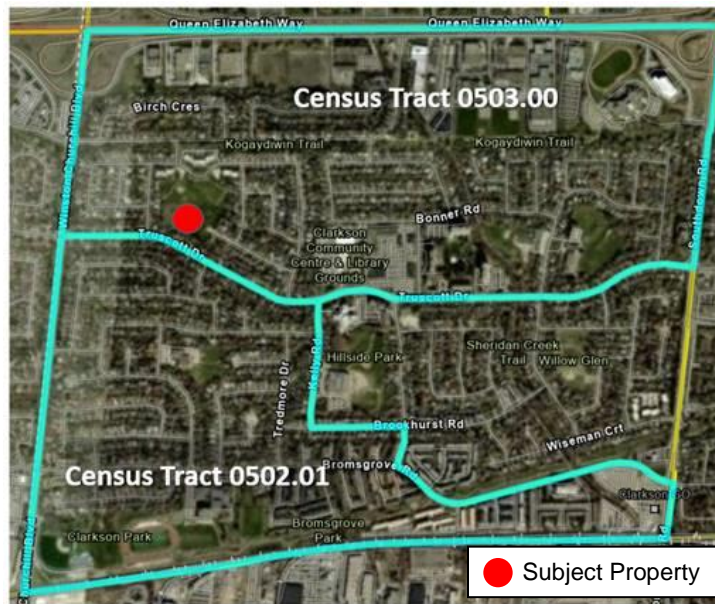


Figure 4: Surrounding Census Tracts

Population for the two surrounding census years since 2001 is provided in the table below.

Census Year	CT 0503.00	CT 0502.01	Total
2021	4,946	5,645	10,591
2016	5,020	5,429	10,449
2011	5,228	5,602	10,830
2006	5,103	5,729	10,832
2001	5,519	6,175	11,694
Overall % change from 2001 to 2021	-10.4%	-8.6%	-9.4%

The location and size of the subject property lends the site as suitable for residential infill redevelopment in the form of back to back townhouses. The immediate vicinity of the subject property includes a variety of residential built forms including two-storey street

townhouses, semi-detached and detached dwellings. Although redesignation of the site would introduce permissions for a built form that is different than what has been dominantly constructed in the area, there are lands within 120 m (393.70 ft.) of the subject property that include older townhouses and are also designated **Residential Medium Density**. Staff is of the opinion that the proposed Official Plan Amendment to redesignate the subject property to the **Residential Medium Density** land use designation conforms with the MOP's direction for growth and adheres to the scale of intensification expected for Neighbourhoods.

(ii) Are the applicant's site-specific zoning regulations RM11-Exception (Back to Back Townhouses on a CEC Road) appropriate?

While the proposal to redevelop the subject property with back to back townhouses would introduce a residential land use that is compatible with the surrounding area, the analysis below outlines issues with the performance regulation requested to the City's base zoning by-law regulations:

Landscape Buffers and Setbacks

The **RM11** (Back to Back Townhouses on a CEC Road) base zone includes a regulation for a minimum landscape buffer of 3.0 m (9.84 ft.) where the site abuts any rear and/or side lot lines (Table 4.14A.1 – 12.6). In addition to this zone regulation, where an interior side lot line abuts a landscape buffer, an additional 4.5 m (14.76 ft.) buffer is required (Table 4.14A.1 – 8.3). These specific zone regulations provide for an adequate transition to adjacent properties. The intent and purpose of landscaped buffers are for the long-term growth and maintenance of planting, including high branching deciduous trees, coniferous trees and shrubs and are to be unencumbered from any utilities or obstructions to allow for appropriate screening and buffering.

Where townhouse blocks are proposed adjacent to the rear and side lots of detached and semi-detached dwellings, a minimum landscape buffer of 7.5 m (24.60 ft.) is required as per the **RM11** (Back to Back Townhouses on a CEC Road) base zone regulations. The concept plan proposes reduced landscape buffers with a range between 3.0 m and 4.0 m (9.84 ft. to 13.12 ft.) limiting the proposed development's setback to neighbouring dwellings. The reduced landscape buffer creates deficient setbacks to the proposed townhouses which are insufficient and inappropriate in size. The deficient setbacks do not allow for appropriate landscaping to provide effective screening, which is further exacerbated by these areas being encumbered with stormwater tanks below grade. Sufficient room for landscaping ensures that planting and screening will effectively aid transition and improve privacy with a change in built form. The proposed reduction to landscape buffers decreases effective transition tactics from a lower density lotting pattern to an increased density lotting pattern and reduces opportunities for new development to appropriately integrate within the established neighbourhood. As such, the zoning regulations to reduce the landscape buffer along the subject property's lot lines abutting the yards of detached and semi-detached dwellings are inadequate to support transition to adjacent properties. The concept plan

proposes encroachments into an existing easement located in favour of Alectra Utilities. City staff understand that easements are to be provided unencumbered to Alectra Utilities with appropriate setbacks. Confirmation of any external arrangements between the utility company and the owner of the subject property to permit encroachments have not been submitted with the applications.

Amenity Areas and Pedestrian Circulation

The proposed development includes two communal amenity areas which meet the minimum size requirements for outdoor amenity areas in the base **RM11** (Back to Back Townhouses on a CEC Road) zone. Despite the amenity areas being appropriately sized for the scale of development, the proposal does not incorporate a cohesive pedestrian network of sidewalks between all development blocks and amenity areas. The amenity areas have been proposed with encumbrances below grade which significantly reduce their programmability. Also lacking from the proposed development are pedestrian crosswalks which raise safety and accessibility concerns. A further deficiency proposed by the application includes sidewalks designed as 1.8 m (5.90 ft.) wide, whereas the zoning by-law's standard width is 2 m (6.56 ft.).

There is an existing pedestrian connection from this site to Truscott Drive which allows for easy and convenient access to local transit stops. As sites within Neighbourhoods redevelop, these connections should be integrated into redevelopment plans.

Height – Impacts, Shadowing and Overlook

The application proposes that the townhouses are three storeys in height with a basement located above established grade. Building staff have undertaken a review based on the limited materials provided and advise that the proposed townhouses would be considered four-storey buildings in accordance with the Zoning By-law 0225-2007 as the basement storey is consistent with the by-law's definition of "first storey" and contribute to the overall number of storeys.

The zoning by-law defines first storey to "*mean the storey of a building, structure or part thereof, that has its floor closest to the established grade and its ceiling more than 1.8 m (5.90 ft.) above the established grade*" (Section 1.2). The proposed development includes regrading the subject site to allow the first storey to be located partially below grade and defined as a basement. The Zoning By-law defines established grade to "*mean, with reference to a building, structure or part thereof, the average elevation of the finished grade of the ground immediately surrounding such building or structure*" (Section 1.2). As such, the proposal has been described by the applicant as a three-storey townhouses with basement due to the site's grading and alteration of the established grade location.

The height of the back to back townhouses are proposed at 12.0 m (39.37 ft.), whereas the base zoning by-law permits 11.0 m (36.09 ft.). The base **RM11** (Back to Back Townhouses

on a CEC Road) zone also permits an additional height maximum of 3.0 m (9.84 ft.) for rooftop access where the rooftop floor area is less than 20.0 m² (215.27 ft²) and the setback from the exterior edge of the building is at least 3.0 m (9.84 ft.). The proposed development requests a modification to this provision by increasing the rooftop access height to 4.0 m (13.12 ft.) with a reduced 1.0 m (3.28 ft.) setback from the exterior edge of the building. This requested height increase in addition to the reduced yard setbacks and landscape buffers creates a cumulative effect with respect to the compatibility with the adjacent neighbourhood. This will effectively decrease the distance between the proposed townhouse blocks and the detached dwellings on abutting properties which contribute to shadowing and overlook conditions from the proposed townhouses. A comprehensive understanding of the massing impacts and transition from the proposed townhouses to adjacent properties cannot be understood due to missing information from the submitted shadow study. However, it is assumed that the development's proposal to locate the building closer to the property line will negatively impact the adjacent properties as described above. Furthermore, impacts related to shadowing and overlook are amplified and of greater significance in locations where the applicant has proposed to alter the grade of the site.

The addition of rooftop terraces creates a condition similar to five storey townhouse that would require sufficient setbacks, additional screening, increased yard setbacks and increased landscape buffers to mitigate any adverse impacts.

Scale and Character of the Surrounding Areas

MOP policies and associated design guidelines encourage development standards that ensure compatibility with adjacent low rise built forms. To further aid transition between different built forms, the City's townhouse design guidelines denote that buildings over 3 storeys should consider setbacks and sloped roofs to reflect similarities with the surrounding built form character. Additionally, the use of a 45-degree angular plane from rear and side yards is appropriate to measure the proposal's transition to neighbouring dwellings. Figure 5 below illustrates the obstruction of the 45-degree angular plane as submitted in proposed development.

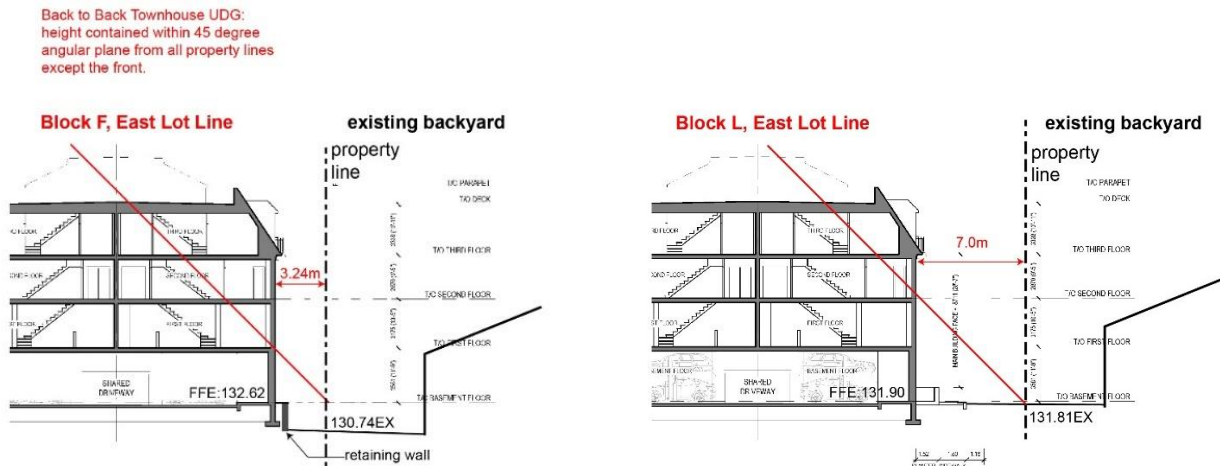


Figure 5: Deployment of a 45-degree angular plane line marked in red to demonstrate the scale of massing for proposed Townhouse Blocks F and L in relation to proposed setbacks to existing residential rear yards.

Without the implementation of building setbacks on the top floor of the townhouses, the proposed reductions to landscape buffers and building setbacks, the proposed development does not consider the scale of the townhouse blocks to the surrounding context.

Sandgate Park and Storm Drainage

The proposed development will cause undue impacts to Sandgate Park, a City owned public park abutting the subject property. The development proposal includes a 0.0 m (0.00 ft.) setback from visitor parking spaces, as well as a retaining wall on the Park's property line. Additionally, the townhouse units with frontage along Sandgate Park are proposed with a reduced front-yard setback of 1.45 m (4.75 ft.) where the zoning by-law requirement is 4.5 m (14.76 ft.). A decrease to the yard setback along the Park edge does not provide for an adequate interface between public and private lands. MOP requires development adjacent to public parkland to minimize negative impacts and compliment the Park (Policy 9.5.1.7). The proposal to locate parking spaces with no setback to the Park's property line in addition to the reduced yard setback limits opportunities to transition the townhouses to Sandgate Park and does not propose mitigation measures to minimize massing impacts and reduce potential noise concerns.

Appendix 1 contains comments from Community Services detailing concerns raised with the lack of appropriate setbacks to the Park.

Additionally, staff are concerned with the retaining wall's location adjacent to the Park as it relates to installation, grade changes and Crime Prevention Through Environmental Design (CPTED) effects. The retaining wall, if required, should be located a minimum of 0.15 m (0.49 ft.) from the Park's property line to ensure no footings overlap at installation. The

retaining wall will create an undesirable condition, does not reflect CPTED principles and results in a negative interface with the Park.

Summary

Evaluation of the concept plan and site-specific zoning regulations to redevelop the property as submitted by the applicant proposes redevelopment in a manner that does not conform with the applicable policies of the MOP. The applicant's zoning by-law amendment application does not provide sufficient justification to support the proposed 180 back to back townhouses in 12 townhouse blocks. It is the opinion of staff that the applicant's site-specific zoning regulations are not appropriate.

(iii) Is there an alternative zone that could appropriately accommodate Residential Medium Density development on the subject property?

The subject property is appropriate for infill redevelopment and the site's attributes can accommodate back to back townhouses. However, development of the site with back to back townhouses should have appropriate regard for the general provisions provided in the **RM11** (Back to Back Townhouses on a CEC Road) base zone, in order to ensure that the tests of compatibility are maintained.

MOP states that new development in Neighbourhoods should respect and relate to the surrounding neighbourhood, including the continuity of front, rear and side yard setbacks, minimize overshadowing and overlook conditions on adjacent properties and be designed to respect the existing scale, massing, character and grades of the surrounding area (Policy 9.2.2.3).

In general, the **RM11** (Back to Back Townhouses on a CEC Road) base zone regulations contain provisions to ensure adherence to MOP policies with respect to compatibility. Utilizing the **RM11** (Back to Back Townhouses on a CEC Road) base zone regulations would facilitate inclusion of the following elements:

- Allow an appropriate transition between back to back townhouses which abut detached and semi-detached dwellings;
- Provide appropriately sized landscape buffer widths along property lines abutting the rear and side yards of detached dwellings;
- Minimum yard setbacks to ensure townhouse blocks are appropriately sited from adjacent homes;
- Facilitate suitable site circulation including appropriate sidewalk conditions;
- Ensure an appropriate interface with the adjacent City park; and,
- Permit an overall building height that is similar to the allowable height in the surrounding residential zones.

Based on the principles identified above that are reinforced through the **RM11** (Back to Back Townhouse on a CEC Road) base zone regulations, staff are of the opinion that applying

the base zone to the subject property will ensure that the resultant built form conforms to the compatibility tests required in the applicable policies in MOP.

(iv) Additional Technical Issues

In response to the direction contained in the *More Homes for Everyone Act* (Bill109), the City has undertaken a pilot review process to assess development applications within the timelines stipulated for municipalities by the *Planning Act*. Due to the mandated timeline, there is a limited opportunity for the City to receive resubmissions and work with an applicant to address outstanding technical matters. Staff have consistently encouraged the applicant to discuss technical issues in advance of submitting the applications in order to resolve as many matters as possible, however the applicant declined to participate.

In addition to Appendix 1, which contains a more detailed list of departmental and agency review comments, the following list highlights development issues from the submitted proposal:

- Omitted information on the concept plan including: transformer locations, community mailboxes, light poles, fire hydrants and sufficient waste collection locations;
- No pedestrian connection from the proposed development with the existing walkway to Truscott Drive;
- Inappropriate vehicular turning facility at the terminus of Chalkwell Close;
- Waste collection plan that is inconsistent with Region of Peel standards;
- Obstructed fire access route for Blocks A, B, C, D, E, F G, and H and inappropriate turning locations for fire and emergency vehicles throughout the site;
- A single emergency access to the property where 2 emergency accesses are required for developments with a total dwelling count greater than 100 units;
- Unauthorized encroachments into the Alectra easement;
- Storm drainage run-off that negatively impacts Sandgate Park; and,
- Site design aspects that are not consistent with Crime Prevention Through Environmental Design criteria.

For the reasons listed above and additional comments detailed in Appendix 1, it is staff's opinion that the proposed development for 180 back to back townhouse units in 12 development blocks is not appropriate.

(v) Services and Infrastructure*Servicing*

The subject property has servicing options in proximity to the site. There is a 300 mm diameter watermain and a 250 mm diameter sanitary sewer located on Chalkwell Close. All final infrastructure upgrades and connections are subject to review for impacts to the existing system to measure feasibility. Additional details are required to demonstrate additional technical details and infrastructure improvements, as outlined in the "H" Holding Provision Section (e) below.

Parks and Community Amenity

The subject property directly abuts Sandgate Park which is identified as a Public Open Space per Schedule 4 in MOP.

The following community services are located in proximity to the site:

- Kogaydiwin Trail
- Clarkson Community Centre & Library Grounds
- Hillside Park

Transit

The following MiWay bus routes currently service the site:

- Route 29 – Miway, Park Royal-Homelands
- Route 45 – MiWay, Winston Churchill

There is a transit stop on Truscott Drive and Buckby Road within 90.0 m (295.27 ft.) through a pedestrian walkway/connection from the site directly to Truscott Drive.

(d) Zoning By-law

The site-specific exceptions to the **RM11** (Back to Back Townhouses on a CEC Road) base zone do not conform with the Neighbourhood Intensification policies in the MOP.

An alternative zoning by-law amendment has been put forth by staff to permit the redevelopment of the subject property in accordance with the general provisions and regulations of the **RM11** (Back to Back Townhouses on a CEC Road) base zone. The recommendation to rezone the site as **H-RM11-9** (Back to Back Townhouses on a CEC Road) would permit redevelopment of the property with a built form that conforms with the MOP's **Residential Medium Density** designation.

The recommendation includes the provision of a holding provision to ensure that redevelopment of the subject property addresses the development issues identified. The standard regulations

of the **RM11** (Back to Back Townhouses on a CEC Road) base zone in addition with clearance of the requirements outlined to remove the "H" Holding provision are acceptable to staff.

A table with the regulations of the **RM11** (Back to Back Townhouses on a CEC Road) base zone can be found in Appendix 1.

(e) "H" Holding Provision

Should the applications be approved by City Council (or the Ontario Land Tribunal), technical matters will need to be satisfactorily addressed to facilitate implementation of the zoning by-law. Staff will request a "H" Holding Provision which can be lifted upon:

- Execution of a satisfactory Development Agreement which includes the dedication of an appropriate turnaround facility at the terminus of Chalkwell Close;
- Receipt of updated technical studies, including: Transportation Impact Study, Noise Impact Assessment, Sun/Shadow Study, Stormwater Management and Functional Servicing Report and revised plans and drawings to the satisfaction of Planning and Building and Transportation and Works Departments, Region of Peel and other applicable department and agencies;
- Receipt of a satisfactory grading and drainage plan;
- Receipt of satisfactory environmental studies and documents including a Phase Two Environmental Site Assessment and implementation of a remediation plan, if required;
- Receipt of a Record of Site Condition and supporting documentation; and,
- Satisfactory arrangements with the City of Mississauga with respect to accommodating the pedestrian walkway that connects the site to Truscott Drive.

(f) Community Benefit Charge

Schedule 17 of Bill 197, *COVID-19 Economic Act*, 2020, amended the *Planning Act*. Section 27 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions implemented by the CBC By-law passed by Council. Section 37 of the *Planning Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be able to fund projects City-wide and Council will determine how to spend or allocate CBC funds to specific project in accordance with the CBC Strategy and Corporate Policy annually.

In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The by-law specifies which type of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment the CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC with each application.

While the proposed development is more than 10 residential units, it is less than 5 storeys and therefore CBC charges do not apply.

3. Departmental and Agency Comments

The applications were circulated to all City departments and commenting agencies on March 14, 2024. The following section summarizes the comments received. Refer to Appendix 1 for detailed comments.

(a) Region of Peel

The Region has reviewed the Solid Waste Management Plan dated January 2024. Based on the report, the Region's Waste Management team identifies the underground parking entrances as a significant risk, as their placement will result in blind spots for trucks maneuvering through the narrow roadways. Additionally, the 45-degree turn on the west side of the complex may be inaccessible for the trucks and force trucks to reverse for an extended distance. The Region requires a revised Waste Management Plan and a redesign of the waste collection vehicle access route in accordance with the Region's standards.

The FSR prepared in December 2023 has also been reviewed. A 300 mm water service connection to a 300 mm watermain has been proposed which the Region does not recommend. A revision of the FSR is required to reflect the appropriate watermain connection and include a hydrant flow test.

(b) City Transportation and Works Department

Technical reports and drawings have been reviewed to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance can be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.

Based on a review of the materials submitted to date, staff are not satisfied with the details provided in the reports, plans or studies in order to confirm the engineering feasibility of the development proposal.

The notable engineering issues that may have an impact on the overall development of the lands include:

- Deficiencies in the Transportation Impact Study;
- Deficiencies in the grading and drainage proposal, including the use of retaining wall(s) with insufficient setbacks; and,
- Potential encroachment conflict (proposed retaining walls, building structure, servicing and other proposed surface treatments) with the existing Alectra easement.

Additional technical details and revisions are required to comply with City requirements and to confirm feasibility of the development proposal from an engineering standpoint (see Appendix 1 for detailed staff comments).

(c) City Community Services Department

In comments dated March 2024, the Parks and Culture Planning and Forestry Sections, Community Services Department provide the following comments. The subject property is in the Clarkson-Lorne Park Neighbourhood Character Area and as established in the 2022 Parks Plan, the parkland provision standard of 1.2 ha (2.96 ac.) per 1000 people is being achieved. The Parkland Character Area is well served with 3.5 ha (8.64 ac.) per 1000 people (2021) and the subject property is within 400 m (1,312.34 ft.) walking distance to a City owned playground accessible to future residents. Sandgate Park (P-008) is located directly adjacent to the proposed development which includes amenities such as a playground, open space, trails and picnic areas. City Staff will require the installation of hoarding and fencing for park protection with potential pedestrian access to the park. Staff have concerns with the proposed grading, overland drainage routes and retaining walls adjacent to City Parkland including the proposed landscape buffers.

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* (R.S.O. 1990, c.P. 13, as amended) and in accordance with City Policies and By-laws.

4. Affordable Housing

In October 2017 City Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* which identified housing affordability issues for low and moderate incomes in the city. In accordance with the Provincial Growth Plan (2019) and Amendment No. 1 (2020), *Provincial Policy Statement (2020)*, Regional Official Plan and Mississauga Official Plan (MOP), the City requests that proposed multi-unit residential developments incorporate a mix of units to accommodate a diverse range of incomes and household sizes.

Applicants proposing non-rental residential developments of 50 units or more requiring an official plan amendment or rezoning for additional height and/or density beyond as-of-right permissions will be required to demonstrate how the proposed development is consistent with/conforms to Provincial, Regional and City housing policies. The City's official plan indicates that the City will provide opportunities for the provision of a mix of housing types, tenures and at varying price points to accommodate households. The City's annual housing targets by type are contained in the Region of Peel Housing and Homelessness Plan 2018-20.

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

5. Next Steps

Prior to the development of the subject property, the applicant will be required to obtain Site Plan Approval. A draft plan of condominium (for a common element condominium) is also

required to facilitate back to back townhouses on a CEC road on the subject property. Applications for site plan and draft plan of condominium have not been submitted and will not be accepted until MOP and Zoning By-law 0225-2007 have been amended through approval of these applications.

Financial Impact

In accordance with the amended application processing timelines enforced through Bill 109, a municipality is required to make a decision on Official Plan Amendment and Zoning By-law Amendment applications within 120 days of the applications being deemed complete, otherwise the municipality is required to refund the submitted application fees to the applicant. The applications were deemed complete on March 13, 2024. Should a decision not be made on the applications by July 11, 2024, the City is required to refund the City's portion of the application fees to the applicant depending on when a decision is made. The total amount for the refund is \$69,547.50.

Engagement and Consultation

1. Community Feedback

A virtual community meeting was held by Ward 2 Councillor, Alvin Tedjo, on November 21, 2023 on Webex. Approximately 80 people were in attendance of the virtual community meeting and six emails of written correspondence have been received. The following summarizes comments received on the applications:

Comment

The proposed development provides an insufficient number of resident and visitor parking spaces, which will result in an increased number of parked cars along Chalkwell Close.

Response

The applicant has proposed 2 residential parking spaces per unit, which meets the requirement of the Zoning By-law.

With respect to visitor parking, the applicant is proposing 42 visitor parking spaces, at a rate of 0.23 visitor parking spaces per unit. The Zoning By-law requires visitor parking spaces to be provided at a rate of 0.25 visitor parking spaces per unit.

Comment

The proposed height of the back to back townhouses with a rooftop terrace will create overlook and privacy concerns to the existing residences. The overall height of the proposal is significantly greater than the surrounding built form despite the requested zoning by-law amendment to increase the permitted height by 1 metre.

Response

Staff are concerned with the insufficient setbacks to neighbouring residences. The alternative recommendation put forth by staff will permit redevelopment of the site in accordance with the regulations of the **RM11**(Back to Back Townhouses on a CEC Road) base zone which requires a 3 m (9.84 ft.) landscape buffer along the shared property lines of the adjacent low density

homes. The required buffer will allow for appropriate planting and screening as well as add distance to ensure there is a suitable transition from adjacent residences.

Comment

The proposed development will increase the amount of vehicular congestion and traffic along local streets which have not been designed to accommodate a development of the size and density proposed.

Response

A Transportation Impact Study has been submitted in support of the applications which recommends that site and road re-design will be required as it relates to turnaround areas, loading truck maneuvers, sightline constraints and pavement marking and signage. An updated Transportation Impact Study that addresses comments including the provision of appropriate traffic volumes to assess capacity constraints is required in order to determine the full traffic impact of the proposal. Additional comments on the Study are provided in Appendix 1.

Comment

Residents raised concerns for the loss of parkland in the local community/area as a result of the proposed development.

Response

The subject property was declared surplus lands by the Peel District School Board (PDSB). The purchase and sale of the property was then facilitated by the Peel District School Board which resulted in a private sale of the site to the current owner of the site.

Conclusion

In conclusion, the applications to permit 180 back to back townhouses on a common element condominium road have been reviewed against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan, Mississauga Official Plan and Zoning By-law 0225-2007.

The Official Plan Amendment to redesignate the subject property from **Residential Low Density II** to the **Residential Medium Density** is consistent with relevant provincial policies and conform to local planning policies with respect to allowing appropriate intensification with Neighbourhood Character Areas.

However, the development standards proposed in the applicant's exception zoning by-law represent an overall concept plan that is not supported by staff for the following reasons:

- Reduced landscape buffers proposed with encumbrances;
- Insufficient building setbacks from property lines;
- Encumbered amenity areas;
- Lack of a cohesive pedestrian network and no provision of cross walks;
- Shadowing and overlook concerns to abutting residences;
- Adverse impacts to Sandgate Park;
- Lack of appropriate turning facility at the terminus of Chalkwell Close;


- Obstructed fire route access;
- Unfeasible site configuration and road network; and,
- Missing information from submission materials.

As such, staff recommend that the proposed **RM11-Exception** (Back to Back Townhouses on a CEC Road) zone to facilitate the development as submitted on the concept plan be refused.

Staff alternatively recommend rezoning of the property as **H-RM11-9** (Back to Back Townhouses on a CEC Road), including applicability of all regulations in the **RM11** (Back to Back Townhouses on a CEC Road) base zone, with the inclusion of an "H" provision to ensure that redevelopment of the site addresses the outstanding development items identified.

Attachments

Appendix 1: Supplementary Information



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

Prepared by: Eleni Mermigas, RPP, MCIP, Development Planner

Supplementary Information

Owner: 1672735 Ontario Inc.

2620 Chalkwell Close

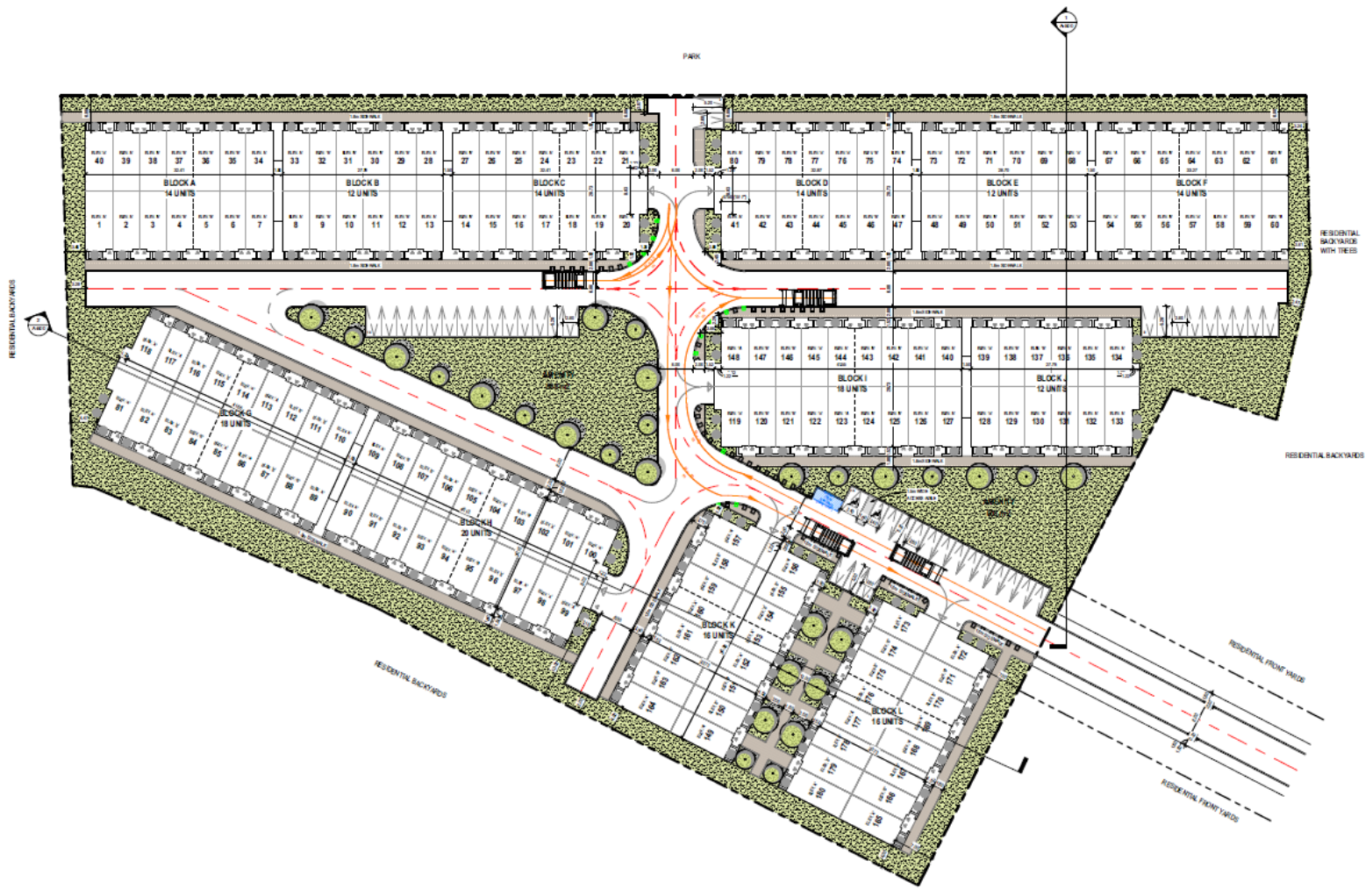
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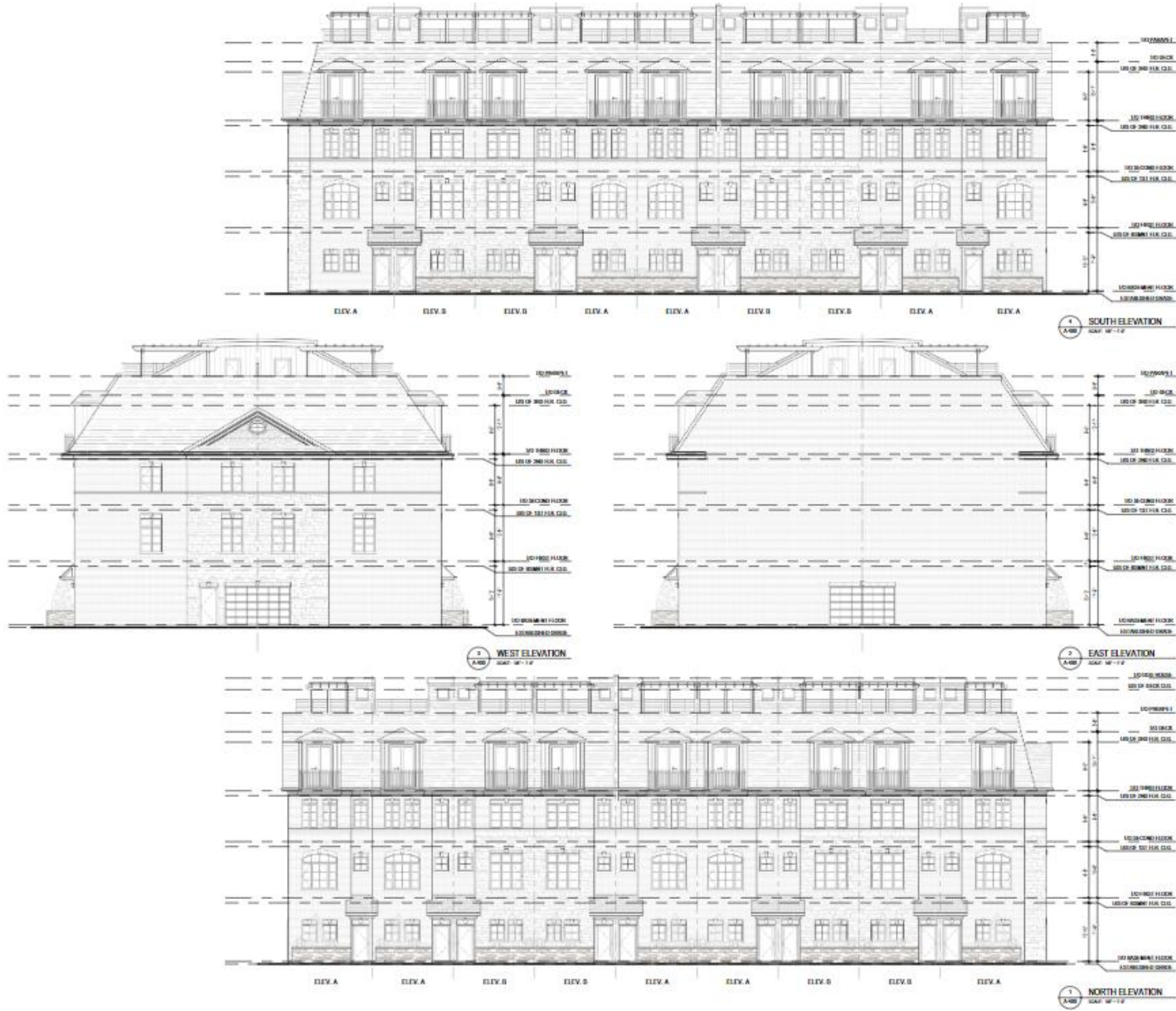
1. Location Map



2. Concept Plan, Elevations, Renderings



Proposed Concept Plan



Proposed Elevations

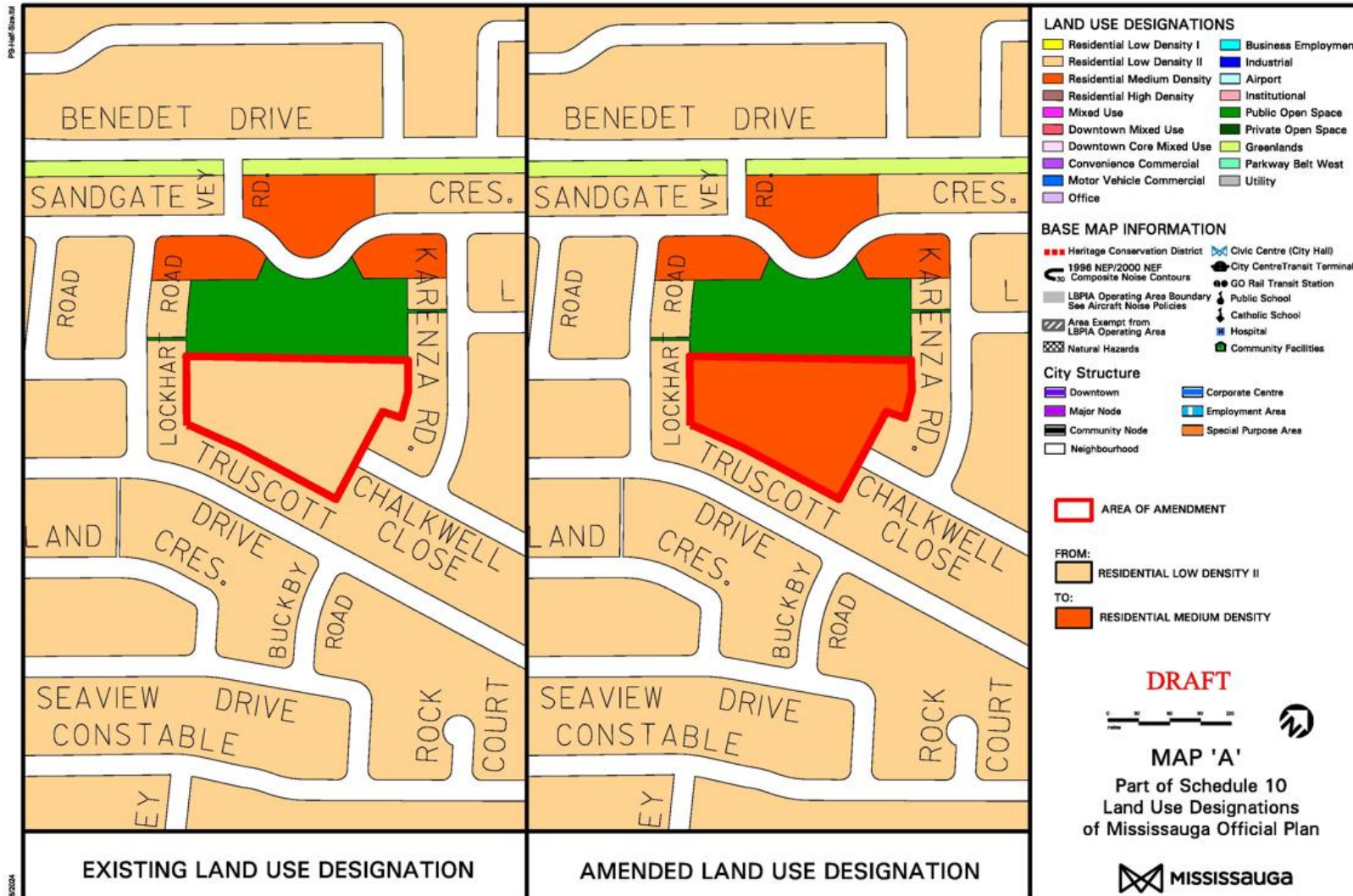


Proposed Renderings

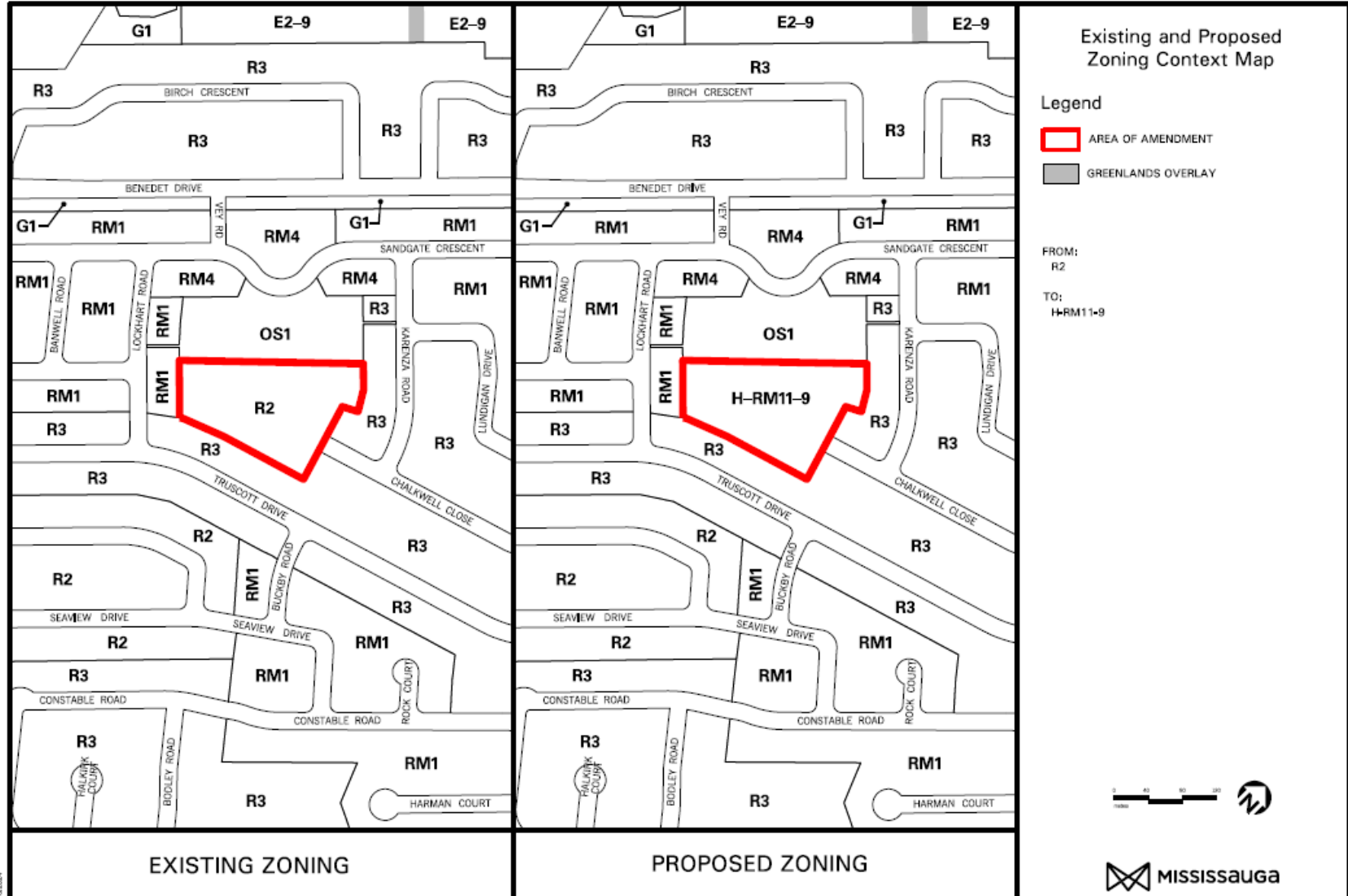
3. Development Proposal Statistics

Applications submitted:	Received: January 16, 2024 Deemed complete: March 13, 2024 120 days from complete application: July 11, 2024	
Developer/ Owner:	1672935 Ontario Inc.	
Applicant:	Dunpar Homes, Mehedi Khan	
Existing Gross Floor Area:	0 m ² (0 ft.)	
Proposed Gross Floor Area:	26,252 m ² (282,574 ft ²)	
Lot Coverage:	43%	
Floor Space Index:	1.32	
Total Number of Units:	180 residential units	
Unit Mix:	180 - 3 bedroom units	
Height:	4 storeys 13.98 metres (45 ft. 7 in.)	
Amenity Area (per unit):	8.2 m ²	
Road Type:	Common Element Condominium (CEC)	
Anticipated Population:	545.4 people* *Average household sizes for all units (by type) based on the 2016 Census	
Parking:	Required :	Provided:
Resident Spaces	2 resident parking spaces per unit	2 resident parking spaces per unit
Visitor Spaces	0.25 visitor parking spaces per unit	0.23 visitor parking spaces per unit
Total	45 visitor parking spaces total	42 visitor parking spaces
Green Initiatives:	Not specified by applicant	

4. Existing and Proposed Development Official Plan Map



5. Existing and Proposed Zoning By-law Map



48/2024

6. Proposed Zoning Regulations

Zone Regulations	Existing R2 (Detached Dwellings) Zone Regulations	RM11 (Back to Back Townhouses on a CEC Road) Zone Regulations	Applicant's Proposed RM11-XX (Back to Back Townhouses on a CEC Road) Zone Regulations
Permitted Use	Detached Dwelling	Back to Back townhouses on a CEC road	Back to Back townhouses on a CEC road
Minimum Lot Frontage	Corner Lot: 21 m Interior Lot: 18 m	CEC – Corner Lot: 8.3 m Interior Lot: 5 m	CEC – Corner Lot: 4.7 m Interior Lot: 5 m
Minimum Dwelling Unit Width	n/a	5 m	4.5 m
Maximum Height	10.7 m	Maximum Height - Highest Ridge: Flat Roof: 11 m and 3 storeys	Maximum Height - Highest Ridge: Flat Roof: 12 m and 3 storeys
		Maximum Height - Highest Ridge: Sloped Roof: 15 m and 3 storeys	No amendment to RM11 zone regulations
Calculation of maximum height shall be exclusive of structures for rooftop access, provided that the structure complies with the following:	n/a	Maximum height: 3 m Maximum floor area: 20 m ² Minimum setback from the exterior edge of the building: 3 m	Maximum height: 4 m Maximum floor area: 20 m ² Minimum setback from the exterior edge of the building: 1 m
Minimum Front Yard	Corner Lot: 7.5 m Interior Lot: 9 m	CEC – Corner Lot/Interior Lot: 4.5 m	1.45 m
Minimum setback from a garage face to a street, CEC- road or CEC- sidewalk	n/a	6 m	No amendment to RM11 zone regulations
Minimum Exterior Side Yard	7.5 m	Lot with an exterior side lot line that is a street line: 7.5 m	No amendment to RM11 zone regulations

Zone Regulations	Existing R2 (Detached Dwellings) Zone Regulations	RM11 (Back to Back Townhouses on a CEC Road) Zone Regulations	Applicant's Proposed RM11-XX (Back to Back Townhouses on a CEC Road) Zone Regulations
		Minimum setback from a garage face to a street, CEC-road or CEC sidewalk: 6 m	
Minimum Interior Side Yard	Corner Lot: 3 m Interior Lot: 1.8 m + 0.61 m for each additional storey or portion thereof above one (1) storey	Attached Side: 0 m Where interior side lot line abuts a CEC-landscape buffer: 4.5 m	No amendment to RM11 zone regulations
Maximum encroachment of an awning, window, chimney , pilaster or corbel, window well into the required front and exterior side yards	n/a	0.6 m	No amendment to RM11 zone regulations
Maximum projected of a balcony or deck , exclusive of stairs, from the outermost face or faces of the building	n/a	2 m	No amendment to RM11 zone regulations
Minimum setback from a lot with any side lot line abutting a CEC-road	n/a	4.5 m	2 m
Minimum setback from a lot with any side lot line abutting a CEC-sidewalk	n/a	1.5 m	0.5 m
Minimum setback from a porch, exclusive of stairs, located at and accessible from the first storey , to a CEC- road , sidewalk or parking space	n/a	2.5 m	No amendment to RM11 zone regulations
Minimum setback from a side	n/a	3m	2 m

Zone Regulations	Existing R2 (Detached Dwellings) Zone Regulations	RM11 (Back to Back Townhouses on a CEC Road) Zone Regulations	Applicant's Proposed RM11-XX (Back to Back Townhouses on a CEC Road) Zone Regulations
wall of a building to a CEC-road , sidewalk or parking space			
Minimum setback of a building to a CEC -amenity area	n/a	1.5 m	
Minimum setback between a parking space and a street	n/a	3 m	No amendment to RM11 zone regulations
Attached garage	Permitted	Required	No amendment to RM11 zone regulations
Minimum driveway width	n/a	2.6 m	No amendment to RM11 zone regulations
Minimum required landscape soft area per lot	n/a	3 m ²	No amendment to RM11 zone regulations
Minimum contiguous private outdoor space per lot	n/a	6 m ²	No amendment to RM11 zone regulations
Minimum setback of a rooftop amenity space from all exterior edges o a building within 7.5m or less of a zone which permits detached dwellings and/or semi-detached	n/a	1 m	No amendment to RM11 zone regulations
Minimum width of a CEC – road	n/a	7 m	6 m
Minimum width of a CEC – road with an abutting parallel visitor parking space	n/a	6 m	No amendment to RM11 zone regulations
CEC – roads and aisles are permitted to be shared with butting lands with the same Base Zone and/or Exception Zone	n/a	Yes	No amendment to RM11 zone regulations
Minimum width of a sidewalk traversed by a driveway	n/a	2m	1.8 m
Minimum CEC- landscape	n/a	3 m	In accordance with the

Zone Regulations	Existing R2 (Detached Dwellings) Zone Regulations	RM11 (Back to Back Townhouses on a CEC Road) Zone Regulations	Applicant's Proposed RM11-XX (Back to Back Townhouses on a CEC Road) Zone Regulations
buffer abutting any side and rear lot line			schedule provided
Minimum contiguous CEC - amenity area, excluding private outdoor space	n/a	The greater of 2.8 m ² per dwelling unit or 5% of the lot area	
Visitor Parking Spaces	n/a	0.25 spaces per unit	0.23 spaces per unit
	<p>Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.</p>		

7. Departmental and Agency Comments

Agency / Comment Date	Comments
Region of Peel (April 10, 2024)	<p>The Region requires modification to the site plan to facilitate waste collection in accordance with Regional Standards. With respect to proposed site plan, there are significant issues with blind spots, waste collection vehicles requiring to reverse for an extended period.</p> <p>Upon review of the Functional Servicing Report, the Region has requested justification to support a 300 mm water service connection to a 300 mm watermain. Additionally required for Regional review is a hydrant flow test, a site servicing submission including a subsurface utility engineering investigation, mechanical drawings for connection approvals.</p> <p>The Region requires pedestrian pathways to be continuous around the development and that dead ends from the pedestrian network is facilitated. Additionally requested is that the development is not proposed in isolation but with connections to Sandgate Park and the transit corridor along Truscott Drive.</p>
Peel District School Board (April 8, 2024) Dufferin-Peel Catholic District School Board (March 22, 2024)	Neither school board raised objections to the proposed development and provided warning clauses to include within the required Development Agreement. Please see full comments Section 8.
Fire Prevention	<p>Review of the site plan indicates non-compliance with fire and safety regulations as a 45 metre unobstructed path of travel to fire access route to all dwelling units have not been demonstrated.</p> <p>For developments larger than 100 units, a minimum of two means of access to the site is to be provided.</p>
City Development and Design (April 3, 2024)	<p>Staff are not satisfied with the proposed development and configuration of the site given the submitted materials. Comments of significant concern include:</p> <ul style="list-style-type: none"> • Missing information from the site plan including: retaining wall, easement, fences transformers fire hydrants, hydro meters, light poles, community mailboxes, height of retaining wall, no sidewalk connections to accessible parking spaces, finished floor elevation, proposed and existing grading.

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • Road network with dead ends and fire access route exceeding 90 metres without sufficient turnaround. • Additional information regarding car stackers and mechanism for residential parking spaces. • Minimum 1 metre setback required for rooftop access for townhouses abutting detached and semi-detached dwellings. • Double fence condition for retaining wall along easterly property line. • Interconnections proposed between townhouse blocks on main floor plan. • Incomplete Sun/Shadow Study. • Review of rooftop terrace in Noise (Acoustical Feasibility) Study. • Encumbered landscape buffers and amenity spaces. • Stormwater management tank proposed in conflict with proposed tree planting. • Coordination of all drawings/plans required. • Label and dimension all landscaped buffers and existing easement. • Incomplete arborist report and inconsistencies between site plan and tree preservation plan.
<p>City Community Services Department – Park Planning Section (April 11, 2024)</p>	<p>Based on a review off information submitted to date, staff require revisions to the proposed development to alleviate adverse impacts to Sandgate Park.</p> <p><u>Sandgate Park Property Line</u></p> <p>Staff do not support the 0 metre setback for visitor parking spaces and retaining wall along the Sandgate Park boundary. The site plan is to be revised to ensure treatment along the property line abutting Sandgate Park is in accordance with City requirements including the appropriate distances and provision of a fence on private property.</p> <p><u>Retaining Wall</u></p> <p>There are concerns with the retaining wall concerning installation, grade changes, and CPTED (Crime Prevention Through Environmental Design). The retaining wall is proposed in a location where footings will overlap into parkland property, the grades and height of the retaining wall have not be provided and it is anticipated that the wall will create an unfavourable condition in the park which will introduce points of</p>

Agency / Comment Date	Comments
	<p>access to private property, reduce sightlines on public property and create low visibility points on both private and public lands. The applicant is required to revise their site plan to improve the retaining wall condition and resolve CPTED concerns.</p> <p><u>Drainage</u></p> <p>As proposed, staff are not satisfied with the submitted plans directing overland drainage into Sandgate Park and the pooling condition expected through the retaining wall in the north-east corner of the site. Drainage concerns are further amplified in review of the proposed swale location, berm location on the south-western edge of the site and missing information regarding grades at these locations. The applicant is required to revise the application to ensure drainage is self-contained and the site is graded to meet existing grades of parkland.</p> <p><u>Parkland</u></p> <p>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 (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and Bylaws.</p>
<p>City Transportation and Works Department (April 11, 2024)</p>	<p>A review of submitted materials requires the applicant to revise the proposed development to satisfy the following concerns:</p> <p><u>Surface Drainage</u></p> <p>Revise the development to ensure that all surface drainage is self contained.</p> <p><u>Retaining Wall</u></p> <p>Clarify the purpose of the retaining wall and review alternatives to grading and built form to minimize the height or delete the necessity for these walls. Additionally confirm whether encroachment of the retaining wall on the existing easement is permitted.</p>

Agency / Comment Date	Comments
	<p><u>Storm</u></p> <p>The submitted Functional Servicing and Stormwater Management Report prepared by Arcadis Canada Inc. dated December 2023, does not include comprehensive details and additional technical details are required to confirm drainage of the development. A revised document in accordance with the City's Terms of Reference is required.</p> <p><u>Environmental Compliance</u></p> <p>The Phase One Environmental Site Assessment (ESA) by S2S Environmental Inc and dated January 16, 2024 does not reference the lands required for dedication to the City, the presence of 5 existing monitoring wells which are to be decommissioned, fill on the property and possibility of contamination of the site. As such, the Phase One ESA is to be updated to conform to City requirements and in accordance with the O. Reg. 153/04. Additionally, a Phase Two ESA is required.</p> <p><u>Traffic</u></p> <p>The Transportation Impact Study prepared by WSP dated December 14, 2023 was reviewed by staff but does not provide sufficient detail for staff to confirm feasibility of the proposed development. Staff require additional clarification on the traffic generated by the proposed development, provision of an appropriate turnaround facility/ vehicular access and the site plan shall reflect all recommendations regarding sight line and turning issues. The City requires a draft reference plan detailing a pedestrian access easement for pedestrian connectivity from the existing public walkway to Sandgate Park and a land dedication for a proper turn around facility at the Terminus of Chalkwell Close. In addition, the following information is required:</p> <ul style="list-style-type: none"> • Updated turning movement diagrams will be required to depict the internal site circulation for the revised plans including the access connected to the cul-de-sac/hammerhead; • Additional provisions to aid in the safety and operation of these features may be required; • Detailed turning movements are to be provided for ingress and egress through the access point(s) for the site;

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> • Confirmation from Fire and Emergency Services that the internal road is acceptable from an emergency response perspective; • Confirmation from the Region of Peel that the internal road is acceptable from a waste collection perspective; • A turn around facility(ies) may be required as a result of the above in addition to providing sufficient snow storage for the proposed development.
Alectra Utilities	<p>Alectra Utilities was circulated on the development applications and note the absence of transformers or facilities on the site plan to service the proposal. Pad mounted transformers or a vault room transformer are options which may be considered and additional details are required by the applicant.</p> <p><u>Easement</u></p> <p>With respect to the easement in favour of Alectra Utilities located on the property, the applicant is required to adhere to all easement parameters.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> • Arborist Streetscape • Arborist City Property • Canada Post • Rogers • Trillium Health Partners
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> • CS Viamode • Enbridge Pipeline Inc. • Hydro One

8. School Accommodation Summary

The Peel District School Board

Student Yield	School Accommodation	
33 Kindergarten to Grade 8 15 Grade 9 to Grade 12	Hillside Public School Enrolment: 583 Capacity: 675 Portables: 0	Clarkson Secondary School Enrolment: 667 Capacity: 1392 Portables: 0

The Peel District School Board has provided clauses to be included in Development Agreement, which require signage to be placed at the entrances to the development, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
27 Kindergarten to Grade 8 13 Grade 9 to Grade 12	St. Helen Catholic Elementary School Enrolment: 248 Capacity: 177 Portables: 0	Iona Catholic Secondary School Enrolment: 616 Capacity: 723 Portables: 0

The Dufferin-Peel Catholic District School Board has provided clauses to be included in Development Agreement, which require signage to be placed at the entrances to the development, alerting prospective purchasers that some of the children from the development may have to be accommodated in temporary facilities or bused to schools. The same clause must be included in the Agreement of Purchase and Sale.

A by-law to Adopt Mississauga Official Plan Amendment No. 176

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. 176, 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 Residential Low Density II to Residential Medium Density within the Clarkson-Lorne Park 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. 176 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 14, 2024
File: OZ-OPA 24-3 W2

MAYOR

CLERK