
POST-MEETING Council

Date: February 17, 2021
Time: 9:30 AM
Location: Online Video Conference

Members

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

Participate Virtually and/or via Telephone

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

To register, please email stephanie.smith@mississauga.ca and for Residents without access to the internet via computer, smartphone or tablet, can register by calling Stephanie Smith at 905-615-3200 ext. 3795 no later than **Monday, February 15, 2021 before 4:00PM**. You will be provided with directions on how to participate from Clerks' staff.

Contact

Stephanie Smith, Legislative Coordinator, Legislative Services

905-615-3200 ext. 3795

Email stephanie.smith@mississauga.ca

Find it Online

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

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

1. **CALL TO ORDER - 9:32AM**

2. **INDIGENOUS LAND STATEMENT**

Mayor Crombie recited the Indigenous Land Statement.

3. **APPROVAL OF AGENDA**

Verbal Motion

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1. Council Minutes - February 3, 2021

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

7.1. Keba Thomas, regarding staff role to reflect diversity and inclusion within the City of Mississauga

7.2. Athina Tagidou, Applewood Hills & Heights Residents' Association regarding the Burnhamthorpe Community Centre Redevelopment and the Burnhamthorpe Outdoor Arena

7.3. Brian Webster, Past President Mississauga Hockey League and GTHL Board Member regarding the Burnhamthorpe Community Centre Outdoor Rink and Burnhamthorpe Community Center Redevelopment

7.4. Magdalenda Diaz, Manager Community Services, Dixie Bloor Neighbourhood Centre regarding the Burnhamthorpe Community Centre Redevelopment

*7.5. This item was removed

Dr. Masoom Shah, President, Pak Pioneers Community Organization of Canada regarding the Burnhamthorpe Community Centre Redevelopment

8. **PUBLIC QUESTION PERIOD - Nil**

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

10. **CONSENT AGENDA**

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

11.1. Outdoor Skating Amenities and Gulleden Park Re-development (Ward 3)

11.2. Pinnacle International (Ontario) Ltd. Contribution to the Public Art Program (Ward 5)

12. **PRESENTATION OF COMMITTEE REPORTS**

- 12.1. General Committee Report 3-2021 - February 10, 2021 (CONSENT)
- 12.2. General Committee (Corporate Grants) Report 4-2021 - February 10, 2021
13. **UNFINISHED BUSINESS - Nil**
14. **PETITIONS**
- 14.1. A petition received to reject the rezoning application OZ/OPA 20/014 W11 & 21T-M 20/003 W11, 6616 McLaughlin Rd, Mississauga (Ward 11)
- (Please note that all residential addresses have been removed for the public agenda)*
15. **CORRESPONDENCE**
- 15.1. Information Items
- 15.1.1. A letter from the Ministry of the Environment, Conservation and Parks regarding the Proclamation of Provisions of the Conservation Authorities Act (CONSENT)
- 15.1.2. A letter from Dr. Masoom Shah, President, Pak Pioneers Community Organization of Canada regarding the Burnhamthorpe Community Centre Redevelopment
- 15.1.3. A letter from Dejan Skoric, Resident regarding the Burnhamthorpe Community Centre Redevelopment
- 15.1.4. A letter from Aleksandra Skoric, Resident regarding the Burnhamthorpe Community Centre Redevelopment
- *15.1.5. A letter from Athena Tagidou, Resident and member of the Applewood Hills & Heights Residents' Association regarding the redevelopment of the Burnhamthorpe Community Centre
- *15.1.6. A letter from David Shum, Resident, regarding the Burnthamthorpe Community Centre Redevelopment
- *15.1.7. A letter from Joe Galati, Resident regarding the Burnthamthorpe Community Centre Redevelopment
- 15.2. Direction Items
- 15.2.1. Port Credit West Village Block D Affordable Housing Project (2020 -160N and 2021-014N)
16. **NOTICE OF MOTION**
- 16.1. A motion for the City of Mississauga's Council to adopt the Peel's Community Safety and Well-being Plan (Councillor Saito)
17. **MOTIONS**
- 17.1. To close to the public a portion of the Council meeting to be held on February 17, 2021 to deal with various matters. (See Item 22 Closed Session)
18. **INTRODUCTION AND CONSIDERATION OF BY-LAWS**

- 18.1. A by-law to assume certain roads as dedicated by Registered Plan 43M-2046 - Mississauga Road and Eglinton Avenue West (Ward 11) (CONSENT)
- GC-0035-2021/January 27, 2021
- 0031-2021
- 18.2. A by-law to authorize the execution of a Subdivision Agreement between Maple Valley Development Corporation Inc., the City of Mississauga and The Region of Peel East side of Cawthra Rd, North of Dundas Street East T-M16001 W3 (CONSENT)
- OMB Case No. PL170479
- 0032-2021
- 18.3. A by-law to authorize the execution of a Transfer Payment Agreement , as represented by the Minister of Transportation for funding under the Municipal Transit Enhanced Cleaning Program (CONSENT)
- GC-0067-2021/February 10, 2021
- 0033-2021
- 18.4. A by law to approve transfer of funds from the Reserve for the Arts (account 30195) to new PN 21490 – Cultural Investment in Neighbourhood Main Streets (CONSENT)
- GC-0071-2021/February 10, 2021
- 0034-2021
- 18.5. A by-law to delegate authority for the execution of the agreements between The Corporation of the City of Mississauga and The Corporation of the City of Oshawa for the TXM Tax Manager Software (CONSENT)
- GC-0038-2021/January 27, 2021
- 0035-2021
- 18.6. A by-law to amend the City's Traffic By-law 555-00, as amended, the City's Parks By-law 0197-2020, as amended, and the City's Transit By-law 425-03, as amended to permit and regulate e-scooters in the City of Mississauga (CONSENT)
- GC-0358-2020/December 2, 2020
- 0036-2021
- 18.7. A by-law to amend By-law No. 555-2000, as amended regarding parking prohibition on Khalsa Drive (Ward 5) (CONSENT)
- GC-0133-2020/March 25, 2021
- 0037-2021

- 18.8. A by-law to amend By-law No. 555-2000, as amended speed reduction on Mavis Road (Wards 5, 6, 11) (CONSENT)
GC-0133-2020/March 25, 2020
0038-2021
- 18.9. A by-law to amend By-law No. 555-2000, as amended regarding an all-way stop at Telford Way at Tranmere Drive (Ward 5) (CONSENT)
GC-0133-2020/March 25, 2020
0039-2021
- 18.10. A by-law to amend By-law 251-2020, being the 2021 User Fees and Charges By-law (CONSENT)
GC-0065-2021/February 10, 2021
0040-2021
- 18.11. A by-law to remove lands located at the northeast corner of Mississauga Road and Barbertown Road from part-lot control. City Park (Old Barber) Homes Inc. (Ward 11) (CONSENT)
PLC 20-007 W11
0041-2021
- 18.12. A by-law to authorize the execution of a Development Agreement (Consent) between Nestlé Canada Inc. and The Corporation of the City of Mississauga 2500 Royal Windsor Drive, Mississauga ('B' 63/19 W2) (CONSENT)
B 63-19
0042-2021
19. **MATTERS PERTAINING TO REGION OF PEEL COUNCIL**
20. **COUNCILLORS' ENQUIRIES**
21. **OTHER BUSINESS/ANNOUNCEMENTS**
22. **CLOSED SESSION**
- 22.1. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose - Borealis Shareholding in Enersource Corporation
- 22.2. Personal matters about an identifiable individual, including municipal or local board employees - Donation Agreement – Malton Hub Project (Ward 5)
23. **CONFIRMATORY BILL**

- 23.1. A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on February 17, 2021

0043-2021

24. **ADJOURNMENT - 12:13PM**

City of Mississauga

Corporate Report



Date: February 9, 2021 To: Mayor and Members of Council	Originator's files:
From: Shari Lichterman, CPA, CMA, Commissioner of Community Services	Meeting date: February 17, 2021

Subject

Outdoor Skating Amenities and Gulleden Park Re-development (Ward 3)

Recommendation

That the Corporate Report dated February 9, 2021, entitled "Outdoor Skating Amenities and Gulleden Park Re-development" from the Commissioner of Community Services be received for information.

Report Highlights

- Future Directions Master Planning process is undertaken every 5 years by Community Services and provides public input on trends affecting services and helps shape capital budgets for the 10-year capital plan.
- Burnhamthorpe Community Centre re-development was identified as a high priority during public consultation through Future Directions 2019. The addition of a pool and fitness facility necessitated the removal of the Burnhamthorpe Outdoor Rink, which has traditionally been under-utilized.
- A number of residents have recently contacted the City to express concern over the elimination of the outdoor rink and propose that the City review the opportunity to expand outdoor rinks across the City. With Covid-19 restrictions, outdoor amenities have seen a noticeable increase in utilization.
- Council directed staff to review feasibility of adding additional outdoor rinks in the City.
- Gulleden Park (adjacent to Burnhamthorpe Community Centre) is scheduled for re-development in 2022-2023 immediately following the Community Centre re-development.
- Parks, Forestry and Environment staff will be expediting a public engagement process for Gulleden Park to ensure a fulsome review of amenity needs in advance of the 2022 Capital Budget, including looking at the option of outdoor skating amenities at this location.
- Parks, Forestry and Environment staff, in consultation with Recreation will bring forward a

Council	2021/02/09	2
---------	------------	---

report to Council in late 2021 on the installation and budget options for outdoor rinks City-wide including permanent refrigerated, temporary refrigerated, synthetic skating rinks and skating trails.

Background

Future Directions Master Plans are undertaken by Community Services every 5 years. These plans help identify key service issues and emerging trends. Through extensive consultation in 2019, there was clear support for the re-development of Burnhamthorpe Community Centre.

The scope of the project includes a 25 metre, six-lane pool, a warm water therapy pool, fitness centre (including cardio, weight equipment and an exercise studio), new and enhanced multi-purpose spaces, and minor renovations to the gymnasium and existing indoor arena. This design addresses the anticipated population growth and changing demographics in the Rathwood-Applewood community.

The Parks and Forestry Future Directions planning process examined pressures for outdoor amenities and identified a number of gaps including shade structures, multi-sport courts, trails (summer and winter use) and leash-free areas. Outdoor skating facilities were not identified by the public as a need to be addressed through the planning process.

Present Status

With continuing Covid-19 restrictions in place, the demand for outdoor recreational amenities remains consistently high. Outdoor natural rink programs have been expanded to 37 locations for the 2020-2021 season. Limited capacities at Burnhamthorpe Outdoor Rink, Celebration Square and Woodhurst outdoor rinks have resulted in pre-registered time slots being full shortly after they are posted.

A number of residents have recently contacted the City to express concern over the elimination of the outdoor rink at Burnhamthorpe Community Centre and Council directed staff to review the opportunity to expand outdoor rinks and skating facilities across the City.

Gullden Park (adjacent to Burnhamthorpe Community Centre) is scheduled for re-development in 2022-2023 immediately following the Community Centre re-development. Parks, Forestry and Environment staff will be expediting a public engagement process for Gullden Park to ensure a fulsome review of amenity needs in advance of the 2022 Capital Budget, including looking at the option of including an outdoor rink at this location.

Gullden Park re-development includes the refurbishment of an existing playground, sport field and contemplated the inclusion of a shade structure and additional amenities. Total budget allocated for the re-development is \$2.315M.

The public consultation will begin in March 2021, which will include the creation of a project website, online survey, and mail out survey to local residents and will be promoted by a social

Council	2021/02/09	3
---------	------------	---

media campaign. Expediting the public engagement process will allow City staff to look at various amenity options and make any changes to the project scope and budget prior to the 2022 Capital Budget process.

Following the consultation for Gulleden Park and at Council's direction, Community Services staff will be bringing a report forward to Council late 2021 to identify possible locations, costing and evaluation of various options to further expand outdoor skating facilities. This timing allows for the completion of the planning for Gulleden Park to determine if a rink will be added and allows for the progression to a COVID recovery stage where staff can properly evaluate the lasting recreational preferences of residents.

Comments

Community input into the planned re-development of Gulleden Park will be summarized and results on next steps will be communicated through the project website. Project design will be completed in 2021 and any changes to the program will be reflected in the 2022 Capital Budget.

Financial Impact

There are no budget impacts associated with this report. Any changes in amenities and associated budget for the Gulleden Park re-development will be reflected in the 2022 Capital Budget Process.

Costs and location options for additional outdoor skating amenities will be presented to Council in fall 2021 and incorporated in future year budgets.

Conclusion

Outdoor skating amenities have experienced increased utilization during indoor amenity to Covid-19 closures. City staff will pursue the possibility of including outdoor skating amenities at Gulleden Park and other locations city-wide.



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: Jodi Robillos, Director, Parks, Forestry and Environment

City of Mississauga Corporate Report



Date: January 27, 2021 To: Mayor and Members of Council From: Shari Lichterman, CPA, CMA, Commissioner of Community Services	Originator's files: Meeting date: February 17, 2021
---	---

Subject

Pinnacle International (Ontario) Ltd. Contribution to the Public Art Program (Ward 5)

Recommendation

1. That the Commissioner of Community Services or designate be authorized to negotiate and enter into a Public Art Contribution Agreement with Pinnacle International (Ontario) Ltd. for a \$375,000 public art cash contribution, including all necessary documents ancillary thereto, in a form satisfactory to Legal Services.
2. That all necessary by-laws be enacted.

Background

The Pinnacle Uptown residential development rests at Hurontario Street and Eglinton Avenue. As part of the Pinnacle Uptown development, the land west of the residential development is being transformed into a large public park set along the Cooksville Creek (currently known as Park 524/525). The park and surrounding area will incorporate new public art, commissioned by Pinnacle and the City's Public Art Program.

In 2014, Public Art commissioned a public art plan for the development, which recommended a number of public art opportunities in the area to highlight the natural wetland features, local habitat and First Nations history of the area.

In 2017, Pinnacle contributed \$100,000 to the City's Public Art Program, which will be utilized for an upcoming public art project by Polymetis Projects. *Bird HIDE* is a permanent sculptural work that will act as a looking-out point over the protected wetland and watersheds.

As part of the Pinnacle Area 'A2' development, Pinnacle is to contribute an additional \$375,000 to the Public Art Program for one or more additional installations in line with the 2014 public art plan. In order to remove the H from the Zoning Bylaw for its Phase 4, Part 2 property, a satisfactory agreement must be in place with the City for a \$375,000 public art cash contribution provided for Area 'A2' identified on Schedule RA5-43 in Zoning Bylaw 0024-2017.

Present Status

Pinnacle International (Ontario) Ltd. are requesting execution of a public art contribution agreement, in order to meet the condition of its Zoning Bylaw 0024-2017.

Comments

Funds from this cash contribution will be used by the City's Public Art Program to commission, fabricate and install new public art within the following area: Public land (currently known as Park 524/525) bordered by Hurontario Street on the east, Eglinton Avenue on the south, and Fairwind Drive on the west, as shown in the attached map (Appendix 1).

Financial Impact

The cash contribution of \$375,000 from Pinnacle International (Ontario) Ltd. is due prior to the issuance of the first building permit in connection with the subject lands. The contribution will be deposited into the Developer Contributions – Public Art Reserve Fund (Account 37514), with 10% of the total contribution reserved for future maintenance of the work(s).

The commission and future maintenance will be completed in compliance with the Pinnacle Public Art Plan, City Public Art Master Plan, and Corporate Policy and Procedure 05-02-07 City Acquired Art.

Conclusion

Culture staff recommends that the City enter into an agreement with Pinnacle International (Ontario) Ltd. to secure a cash contribution of \$375,000 for public art, in order to remove the H from the Zoning Bylaw for its Phase 4, Part 2 property.

Attachments

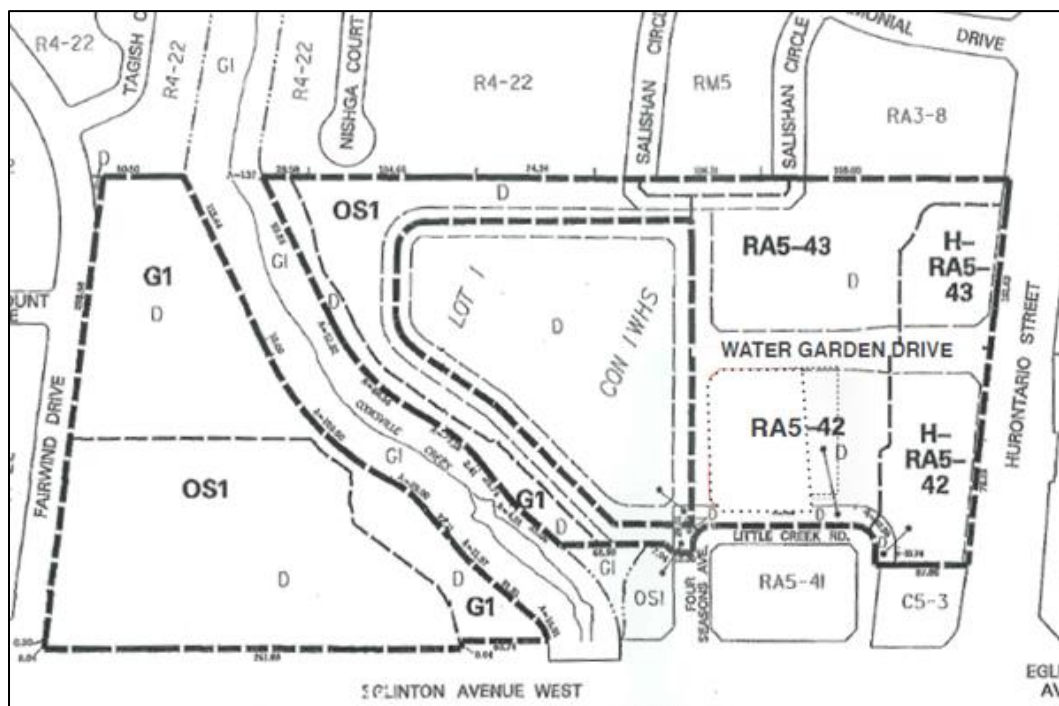
Appendix 1: Map of Public Art Location



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: Rachel Pennington, Public Art Curator

Map of Public Art Location



REPORT 3 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

GC-0063-2021

That the following items were approved under the consent agenda:

- 9.2 MiWay Discount to UTM students of the 2021 Winter U-Pass Program and Cancellation of 2021 Summer U-Pass Program
- 9.3 MiWay - Update on Presto Device Refresh
- 9.4 Municipal Transit Enhanced Cleaning Program (MTEC) Funding Agreement
- 9.5 Single Source Contract Extension Award to New Flyer Industries for the Purchase of an Additional (5) Buses
- 9.8 Cultural Investment in Neighbourhood Main Streets - Economic Recovery
- 10.1 Road Safety Committee Report 1-2021 - January 26, 2021
- 10.2 Traffic Safety Council Report 1-2021 - January 27, 2021

GC-0064-2021

That the corporate report dated January 18, 2021 from the Commissioner of Transportation and Worked entitled "All-Way Stop – Kirwin Avenue and Little John Lane (Ward 7)" be deferred to the February 24, 2021 General Committee.

GC-0065-2021

1. That the report dated January 27, 2021 from the Commissioner of Transportation and Works entitled "MiWay Discount to UTM students of the 2021 Winter U-Pass Program and Cancellation of 2021 Summer U-Pass Program" be received.
2. That a discount, for the period between January 01, 2021 to April 30, 2021 of \$79.77 per student of approximately \$1,300,000 in total be approved for all students enrolled in the 2020/2021 Fall/Winter U-Pass Program due to low demand of MiWay services by UTM students from lockdown restrictions caused by the COVID-19 outbreak.
3. That the 2021 Summer U-Pass Program be cancelled due to low demand of MiWay services from lockdown restrictions and online studies caused by the COVID-19 outbreak, resulting in a revenue loss of \$1,500,000.
4. That consideration to cancel 2021/2022 Fall/Winter U-Pass Program be received for information.
5. That the User Fees and Charges By-law 251-2020, be amended to reflect the discounted 2020/2021 Fall/Winter U-Pass 8 Month Fee and cancellation of the 2021 Summer U-Pass program, as outlined in Recommendations #2 and #3.

GC-0066-2021

That the report titled “MiWay - Update on Presto Device Refresh” dated January 25, 2021 from the Commissioner of Transportation and Works, providing an update on Presto Device Refresh along with capital costs incurred, be received for information.

GC-0067-2021

1. That the Mayor and Commissioner of Transportation and Works be authorized to execute, on behalf of The Corporation of the City of Mississauga, any Transfer Payment Agreements with her Majesty the Queen in right of Ontario as represented by the Minister of Transportation for funding under the Municipal Transit Enhanced Cleaning Program (MTEC), in a form satisfactory to Legal Services.
2. That the Commissioner of Transportation and Works be delegated authority to execute, on behalf of The Corporation of the City of Mississauga, any and all required documentation, including any amendment, extension or ancillary document, as well as any documents required to administer and fulfill all requirements of MTEC, in a form satisfactory to Legal Services.
3. That all necessary by-law(s) be enacted.

GC-0068-2021

1. That the report “Single Source Contract Extension Award to New Flyer Industries for the Purchase of an Additional (5) Buses, PRC001820, Contract No. 4500510096” dated January 18, 2021 from the Commissioner of Transportation and Works be received.
2. That the Purchasing Agent be authorized to extend and increase the value of Contract No. 4500510096 with New Flyer Industries, on a single source basis, to allow for the purchase of an additional five (5) Sixty-Foot Second Generation Hybrid-Electric Buses at an estimated value of \$7,000,000 from PN 19202.

GC-0069-2021

1. That the report entitled “2021 Provincial Pre-Budget Submission”, including Appendix 1, from the Commissioner of Corporate Services and Chief Financial Officer, dated January 29, 2021, be approved for submission to the Ministry of Finance, Province of Ontario for the Province’s 2021 Budget deliberations.
2. That the Mayor be directed to forward the approved submission with this report to the Minister of Finance, the local MPPs and MPs, Ontario’s Big City Mayors (LUMCO), the Federation of Canadian Municipalities and the Association of Municipalities of Ontario.

GC-0070-2021

1. That the report entitled “2021 Federal Pre-Budget Submission”, including Appendix 1, from the Commissioner of Corporate Services and Chief Financial Officer, dated January 29, 2021, be approved for submission to the Department of Finance, Government of Canada for the Federal Government’s 2021 Budget deliberations.
2. That the Mayor be directed to forward the approved submission with this report to the Federal Minister of Finance, the local MPPs and MPs, Ontario’s Big City Mayors (LUMCO), the Federation of Canadian Municipalities and the Association of Municipalities of Ontario.

GC-0071-2021

1. That the report entitled "Cultural Investment in Neighbourhood Main Streets" as part of Cultural Districts Implementation and the City's Economic Recovery Framework, dated January 5, 2021 from the Commissioner of Community Services be approved.
2. That a new capital project be created with a gross and net budget of \$500,000 and that funding be allocated from account 30195 - Reserve for the Arts.
3. That all necessary By-Laws be enacted.

GC-0072-2021

1. That a Subcommittee of the Road Safety Committee be established to collaborate with the Traffic Safety Council on the Walk to School Program.
2. That the Subcommittee be comprised of Members of the Road Safety Committee who have expressed interested and at least one or more Members of the Promotional Subcommittee

(RSC-0001-2021)

GC-0073-2021

That the deputation and associated presentation from Jacqueline Hunter, Transportation Demand Coordinator regarding the Pedestrian Master Plan be received.

(TSC-0001-2021)

GC-0074-2021

That the deputation and associated presentation from Matthew Sweet, Manager, Active Transportation regarding an Active Transportation Update be received.

(TSC-0002-2021)

GC-0075-2021

That funds in the amount of up to \$1000 from the Committee 2021 budget be allocated to the Traffic Safety Council for the purpose of the proposed 2021 Walk to School Program Event.

(TSC-0003-2021)

GC-0076-2021

1. That Traffic Safety Council plan a Walk to School Program Event in accordance with the COVID-19 pandemic regulations and protocols on May 11, 2021 to encourage students and residents to walk/use active transportation.
2. That Traffic Safety Council work in partnership with the Road Safety Committee to organize the promotional campaign for the 2021 Walk to School Program Event.
3. That Council be requested to endorse Traffic Safety Council's Walk to School Program Event on May 11, 2021.

(TSC-0004-2021)

GC-0077-2021

1. That the Traffic Safety Council 2021 Work Plan be amended to include that up to \$1000 be allocated to the proposed 2021 Walk to School Program Event.
2. That the Traffic Safety Council 2021 Work Plan be approved as amended.

(TSC-0005-2021)

GC-0078-2021

That the Parking Enforcement in School Zone Report for November 2020 be received.

(TSC-0006-2021)

GC-0079-2021

That the Parking Enforcement in School Zone Report for December 2020 be received.

(TSC-0007-2021)

GC-0080-2021

That the Transportation and Works Action Items List for November 2020 be received.

(TSC-0008-2021)

REPORT 4 - 2021

To: MAYOR AND MEMBERS OF COUNCIL

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

GC-0081-2021

That the deputation by Vikas Kohli, Executive Artistic Director and Emily Harris, Fundraising and HR Support, MonstrARTity regarding the 2020 #StayHome with #BollywoodMonsterMashup Festival at Celebration Square be received.

GC-0082-2021

That the deputation and associated presentation by Anna Gulbinski, Executive Director and Leslie Silvestri, President, Board of Directors, AGM (Art Gallery of Mississauga) regarding a Funding Decision Appeal be received.

GC-0083-2021

That the deputation and associated presentation by Andrew Douglas, Grant Coordinator and Sonja Banic, Manager of Culture Services regarding the 2021 Culture and Community Grants be received.

GC-0084-2021

1. That the Corporate Report dated January 12, 2021 from the Commissioner of Community Services entitled “2021 Culture and Community Grant Programs” be approved.
2. That \$125,000 from the Culture grant residual balance of \$457,337 be used for a one-time stabilization fund in 2021 of \$100,000 to support groups that were not able to access City funding and whose operations have been impacted during the pandemic; and to fund the 2021 Small Project Matching Grant Program in the amount of \$25,000.

Petition Information

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

The following information outlines the purpose of the petition:

Purpose:	Petition for Rezoning Proposal City of Mississauga File: OZ/OPA 20/014 W11 & 21T-M 20/003 W11 6616 McLaughlin Rd Situation: The Residents in the Meadowvale Village Area Ward 11 strongly oppose the rezoning application OZ/OPA 20/014 W11 & 21T-M 20/003 W11. City Park Homes is proposing the following development requiring a change in zoning: • A 6-storey condominium building with 121 units on McLaughlin Rd • 5 - three storey single detached homes on Spinnaker Court Background: • The site in question is designated as "Residential Low Density II", under the Meadowvale Village Neighbourhood Character Area in the Official Plan. This designation permits detached, semi detached, and duplex dwellings only. • The property is zoned "R1" (Detached Dwellings - Typical Lots), which permits detached homes with minimum lot frontages of 22.5 m (73.8 ft.) and a lot area of 750 m² (8,7073 ft²) Assessment: In reviewing the proposal, the following are strong & growing concerns for the neighbourhood with safety (of children, family, elderly, environment, animal life) being our primary concern: Traffic - the proposed development will: • Increase traffic on McLaughlin Road, a 70Kph zone
----------	---

	• Make it more difficult to make safe left and right turns into and out of the neighbourhood from Navigator Rd. (The proposed property driveway is located only 50m north of Navigator Rd.) • Condo traffic will exit onto McLaughlin road, which at this location has no bike lanes, all pedestrian and bicycle traffic travels via sidewalk • Potentially increase vehicle/pedestrian accidents and/or fatalities due to increased traffic and population in our small neighbourhood. Parking • The proposed property has 147 parking spots for 121 units. Residents and visitors of the condo will be seeking overflow street parking in our neighbourhood due to lack of parking at their residence since a significant number of families own more than 1 car. • Roads in the neighbourhood are already tight, barely allowing vehicles through when there are Parked cars on either side. This will affect traffic flow and create blind spots, creating safety concerns for families and small children crossing the road or walking through the neighbourhood. Environmental • Concerning effects of a 2 level underground parking so close to protected conservation lands • Removal of a 84%(48/57) of trees, and only adding 12 trees • Destruction of natural green land • Destruction of natural wildlife habitat and displacement of animals • Increase noise created by condo living (HVAC, Garbage disposal, movement of people) in such a small space Support Services • Increased pressure on our emergency support services such as Police, Fire, Ambulance. • Crowding of schools in the area Other • Dwellings over 2 stories do not fit in with the current landscape of the neighbourhood • Increase in population density in such a small area which leads to more problems including points listed above as well as an increase in AirBnB, rentals, crime etc • Crime: break-ins to homes, cars, stealing parcels are already a problem in our neighbourhood. Being close to major roads and highways means getting out of the area after a crime is very convenient.
Asking Council for:	Considering the above valid safety concerns, the undersigned strongly oppose this rezoning application. This Meadowvale Village Neighbourhood

	can not accommodate this request as it <u>will</u> put the current residents, their kids and the elderly at risk. There is already traffic and parking concerns, crowding and major commercial and non-commercial vehicle traffic. The Character Area and Zoning designations should be maintained. This small area is not conducive to accommodating medium-high density dwellings. We look forward to a favourable outcome for the neighbourhood.
--	--

Organizer Information:

Information that uniquely identifies the petition organizer:

Full Name:	Devendra Tiwari
Address:	
Phone:	
Email:	

Petition Organizer Name: Devendra Tiwari

To: The Mayor and Members of Council of City of Mississauga

Subject of Petition: Reject rezoning application OZ/OPA 20/014 W11 & 21T-M 20/003 W11, 6616 McLaughlin Rd, Mississauga

We, the undersigned, hereby submit this petition for Council's consideration for the purpose of:
Rejecting the rezoning application OZ/OPA 20/014 W11 & 21T-M 20/003 W11. This Meadowvale Village Neighbourhood can not accommodate this request as it will jeopardize current resident safety based on all above-mentioned conditions, impacting traffic patterns, street overflow parking, and will have substantial negative environmental effect on the nearby green space. The Character Area and Zoning designations should remain in place, as this small area is not conducive to accommodating medium-high density dwellings. The Character Area and Zoning designations were given for a reason. Another area with more area to sprawl will be ideal. This small area is not conducive to accommodating medium-high density dwellings.

RESIDENT NAME (Firstname Lastname)	RESIDENT ADDRESS	WARD #	SIGNATURE (Please Type your Full Name again - this will be accepted as a signature due to COVID restrictions)
Rick Laranjeiro		11	Rick Laranjeiro
Shahzad Qureshi		11	Shahzad Qureshi
Saima Sheikh		11	Saima Sheikh
Devendra Tiwari		11	Devendra Tiwari
Claudia Pereira silva		11	Claudia pereira Silva
Norberto da silva		11	Norberto Da Silva
Madeha		11	Madeha
Shujat Ahmed		11	Shujat
Rachel Wong		11	Rachel Wong
Florence Wong		11	Florence Wong
Terence Wong		11	Terence Wong
Paula Correa		11	Paula Correa
Jorge L. Correa		11	Jorge Luis Correa
Antonio Mina		11	Antonio Mina
Elena Dimichele		11	Elena Dimichele
Sam W		11	Sam W
Marko Dimichele		11	Marko Dimichele
Eva Dimichele		11	Eva Dimichele
Ather Azim		11	Ather Azim
Helen Patrick		11	Helen Patrick
Anya Dimichele		11	Anya Dimichele
Domenico Dimichele		11	Domenico Dimichele
Sumit Kharbanda		11	Sumit Kharbanda
Sohaib Zahid		11	Sohaib Zahid
Nikola Lazarevic		11	Nikola Lazarevic
JOSEPH PAIS		11	JOSEPH PAIS
Tung Thi		11	Tung Thi

Ellen Vcin	11	Ellen Chin
Chik Chin	11	Chik Chin
Kevin pereira	11	Kevin Sousa Pereira
Becky Chin	11	Becky Chin
Evan Outram	11	Evan Outram
Chik Chin	11	Chik Chin
Chikmagalur Aradhya	11	Chikmagalur Aradhya
KYLE PATRICK	11	KYLE PATRICK
Xiaodong Qin	11	Xiaodong Qin
Lazardo Cardozo	11	LAZARDO CARDOZO
Betul Gamsiz	11	Betul Gamsiz
Sebastian Patrick	11	Sebastian Patrick
Caroline Roach	11	Caroline Roach
Clyde Roach	11	Clyde Roach
Umesh Bhesania	11	Umesh Bhesania
Kinjal Patel	11	Kinjal Patel
Sajishan Sivakanthan	11	Sajishan Sivakanthan
Manojh Sivakanthan	11	Manojh Sivakanthan
Kreshana Sivakanthan	11	Kreshana Sivakanthan
Elvira Isabelle Cochon	11	Elvira Isabelle Cochon
Imran jafari	11	Imran Jafari
Catherine O'Connor	11	Catherine O'Connor
Sivakanthan Subramaniam	11	Siva
Palma Costa	11	Palma Costa
Jan lahour	11	Jan lahour
Jaspreet Kooner	11	Jaspreet Kooner
Taran Kooner	11	Taran Kooner
Satnam Kooner	11	Satnam Kooner
Raminder Kooner	11	Raminder kooner
Brandon Pais	11	Brandon Pais
Rohini Pais	11	Rohini Pais
Leah Pais	11	Leah Pais
Sanjay Kulkarni	11	Sanjay Kulkarni
Stanley Lahouri	11	Stanley lahour
Imen Ebdullhedy	11	Imen Ebdullhedy
Bijender Dahiya	11	Bijender Dahiya
Sangeeta Dahiya	11	Sangeeta Dahiya
Rati tiwari	11	Rati Tiwari
Kaustubha Tiwari	11	Kaustubha Tiwari
Kushagra Tiwari	11	Kushagra tiwari
January Rahmani	11	January Rahmani
Tamim Rahmani	11	Tamim Rahmani
Celia De Mesa	11	Celia De Mesa
Edilberto De Mesa	11	Edilberto De Mesa
Madhura Kulkarni	11	Madhura Kulkarni

Chris Lai	11	Chris Lai
Joy Lai	11	Joy Lai
Chantal Lahouri	11	Chantal Lahouri
Rajeev Gulati	11	Rajeev Gulati
Brandon Pais	11	Brandon Pais
Kelly Rocha	11	Kelly Rocha
Karan Dahiya	11	Karan Dahiya
Marg Randall	11	Marg Randall
Flora Magdangal	11	Flora Magdangal
Xiaodong Qin	11	Xiaodong Qin
Leningrad Sta Maria	11	Leningrad Sta Maria
Mohamed Soyeb Shaikh	11	Mohamed Soyeb Shaikh
Zubair Shaikh	11	Zubair Shaikh
Irshad S	11	Irshad
Rahila S	11	Rahila S
Abigail Magdangal	11	Abigail Magdangal
Rehnuma Shaikh	11	Rehnuma Shaikh
Aamena Shaikh	11	Aamena Shaikh
Mohmed Ayaz Shaikh	11	Mohmed Ayaz Shaikh
Sumaiya Shaikh	11	Sumaiya Shaikh
Joy Lai	11	Joy Lai
Sam W	11	Sam W
Sumit Kharbanda	11	Sumit Kharbanda
Lucy Cordeiro	11	Lucy Cordeiro
Frank Cordeiro	11	Frank Cordeiro
Fr. Philip Philipose	11	Frphiliposephilip
SHAHID RASHID	11	Shahid Rashid
Daniela Voicu	11	Daniela Voicu
Leena Chopra	11	Leena Chopra
Pema sherpa	11	Pema sherpa
Mrs. Jacinta Cardozo	11	Jacinta Cardozo
Mark Cardozo	11	Mark Cardozo
Sarah Cardozo	11	Sarah Cardozo
Ranko Lazarevic	11	Ranko Lazarevic
Natasa Lazarevic	11	Natasa Lazarevic
Leah Kichula	11	Leah kichula
Elizabeth Kichula	11	Elizabeth Kichula
Irene Guryn	11	Irene Guryn
Sergio Rodriguez	11	Sergio Rodriguez
Suresh kotur	11	Suresh Kotur
James O'Connor	11	James O'Connor
Tiana Gluscevic	11	Tiana Gluscevic
Giri Varghese	11	Giri Varghese
Leema Varghese	11	Leema Varghese
Leila Coote	11	Leila Coote

Anastasia Sioukovska	11	Anastasia Sioukovska
Damian Dojcinoc	11	Damian Dojcinov
Vanessa Sioukovska	11	Vanessa Sioukovska
Elena Temelkova	11	Elena Temelkova
Christine Serra	11	Christine Serra
SHAHID RASHID	11	Shahid Rashid
Deepti Arora	11	DeeptiArora
Lina Selwa	11	Lina Selwa
Peter Selwa	11	Peter Selwa
Raminder Kooner	11	Raminder kooner
Rupinder Thind	11	Rupinder Thind
Jatinder Thind	11	Jatinder Thind
Betsy-Marie Warnar Tan	11	Betsy-Marie Warnar Tan
Jennifer Tan and Shawn Kester	11	Jennifer Tan and Shawn Kester
Jerome Tan	11	Jerome Tan
Deepak Anand	11	Deepak Anand
Panayiotis Savva	11	Panayiotis Savva
Andrea Savva	11	Andrea Savva
Maria Savva	11	Maria Savva
Laura Ferreira	11	Laura Ferreira
Pavan Klotia	11	Pavan Klotia
Fritchie Sagalongos	11	Fritchie Sagalongos
Grace Vernon	11	Grace vernon
Niraj keswani	11	Niraj keswani
Sumit Narula	11	Sumit Narula
Robert Findlay	11	Robert Findlay
Gale Findlay	11	Gale Findlay
Nikulinika Chauhan	11	Nikulinika Chauhan
Heema Dhup	11	Heema Dhup
Sivakumar Ponnudrai	11	Sivakumar Ponnudrai
Sabrina Vertolli	11	Sabrina Vertolli
Viswasundar Desaraju	11	Viswasundar Desaraju
Chantille Davis	11	Chantille Davis
Deepti Arora	11	DeeptiArora
Carol Davis	11	Carol Davis
Nipam Patel	11	Nipam Patel
Mona Durrani	11	Mona Durrani
Jian Zhang	11	Jian zhang
Marc guillermo	11	Marc Guillermo
Ravendra Logarajah	11	Ravendra Logarajah
Michael Matheson	11	Michael Matheson
Donna Andrejek	11	Donna Andrejek
Raj Kang	11	Raj Kang
Sukhdeep Kang	11	Sukhdeep Kang
Marusic	11	Doris Marusic

Miro Cerjanec		11	Miro Cerjanec
Cerjanec		11	Emma Cerjanec
Raghavendra Rao S		11	Raghavendra Rao S
Hana ElBorno		11	Hana El Borno
Linda Andrejek		11	Linda Andrejek
Agnello Mendes		11	Agnello Mendes
Antonio andrade		11	Antonio andrade
Eduarda andrade		11	Eduarda andrade
Maria Savva		11	Maria Savva
Helen Uch		11	Helen Uch
Ana Gluscevic		11	Ana gluscevic
Njegos gluscevic		11	Njegos gluscevic
Tiana gluscevic		11	Tiana gluscevic
Mia gluscevic		11	Mia gluscevic
Mihailo gluscevic		11	Mihailo gluscevic
Elena gluscevic		11	Elena gluscevic
Danilo gluscevic		11	Danilo gluscevic
Vajidali Shekh		11	Vajidali Shekh

From: [Stephanie Smith](#)
To: [Stephanie Smith](#)
Subject: Proclamation of Provisions of the Conservation Authorities Act
Date: Tuesday, February 9, 2021 10:14:23 AM

From: ca.office (MECP) <ca.office@ontario.ca>
Sent: Friday, February 5, 2021 10:49 AM
Subject: Proclamation of Provisions of the Conservation Authorities Act

Good morning,

With the amendments to the *Conservation Authorities Act* (“CAA”) in Bill 229, the *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020*, now passed by the Legislature, the government has made a series of substantive amendments to the CAA in 2017, 2019 and in 2020, resulting in a number of unproclaimed provisions in the CAA.

On February 2, 2021, some specific provisions in the CAA were proclaimed to initiate changes to conservation authority governance, for consistency in administration, transparency and financial accountability, as well as increased municipal and provincial oversight of conservation authority operations. These provisions are not tied to any specific regulations, and relate only to provisions from the 2019 and 2020 CAA amendments. Specifically, these include:

- Government requirements (e.g. Non-derogation provision clarifying that nothing in the CAA is intended to affect constitutionally protected Aboriginal and treaty rights);
- Provisions related to conservation authority governance (e.g. changes to the conservation authority municipal membership);
- Minister’s powers (e.g., enabling the Minister to issue a binding directive to a conservation authority following an investigation); and
- Housekeeping amendments.

Please refer to the [CAA](#) on e-Laws for a complete list of the provisions that are now in force.

We are proposing that the remaining un-proclaimed provisions be proclaimed in two further stages over the coming months to align with the roll out of proposed regulations and policy. These include:

- i) Provisions related to natural hazard management, mandatory programs and services, community advisory boards, the agreements and transition period, and fees.
- ii) Provisions related to municipal levies, and standards and requirements for non-mandatory programs and services.

We have received a number of questions about the implications of certain provisions coming into force, and particularly those related to the composition of conservation authority membership. I can assure you that we are moving forward with a smooth transition to the new framework. Please refer to the attached FAQ for critical

information on the implementation of these new measures.

My team in the Conservation Authority Office are available to answer any questions that you may have about the provisions that are now in effect as a result of the stage 1 proclamation. Please do not hesitate to contact us at ca.office@ontario.ca.

The Ministry of the Environment, Conservation and Parks will be in touch at a future date to notify you of the proclamation of the remaining provisions.

I look forward to continuing to work with you through our upcoming consultations on the new regulatory proposals under the CAA to ensure we put conservation authorities in the best position possible to be able to deliver on their core mandate.

Sincerely,

Keley Katona

Director, Conservation and Source Protection Branch

Ministry of the Environment, Conservation and Parks

Implications of Proclamation of Various Provisions: ^{15.1.1} Frequently Asked Questions

Implications of Proclamation of Various Provisions: Frequently Asked Questions

1. Do participating municipalities have to appoint new members to conservation authorities now in order to meet the 70% requirement?

Immediate action is not required on the part of conservation authorities or by municipalities related to the provision requiring 70% of municipally appointed members be elected officials.

Current members should complete the remaining duration of their appointments. As new members are appointed, participating municipalities should be appointing members in a way that complies with this new requirement.

A participating municipality may also apply to the Minister of the Environment, Conservation and Parks requesting an exception to this 70% requirement. The request should include the rationale for the request, and what proportion of members the municipality is proposing to be elected officials. Requests should be sent to minister.mecp@ontario.ca.

2. Does a conservation authority need to immediately initiate the term limits of chair/vice-chairs and rotate amongst participating municipalities?

Immediate action is not necessarily required. Implementation of this provision could begin at the first meeting held this year (following the proclamation date of February 2, 2021), or at such other meeting as may be specified by the authority's by-laws.

A participating municipality or conservation authority may also apply to the Minister of the Environment, Conservation and Parks requesting an exception to the term limit or rotation. The request should include the alternative approach being proposed, and the rationale for the request. Requests should be sent to minister.mecp@ontario.ca.

3. When should conservation authorities transition to the use of generally accepted accounting principles?

If not already the practice, conservation authorities will transition to the use of generally accepted accounting principles for local government and ensure that key conservation authority documents are made available to the public (i.e., minutes of authority or executive committee meetings, auditor reports) following proclamation of these provisions on February 2, 2021.

Implications of Proclamation of Various Provisions: 15.1.1

Frequently Asked Questions

4. When do copies of municipal member agreements need to be sent to the Minister and made public?

Please submit any existing agreements (on the number of total conservation authority members and number of members per participating municipality in a conservation authority) to the Minister within 60 days of February 2, 2021 (i.e., by April 3, 2021).

If no such agreement is in place as of February 2, 2021, but such an agreement is entered into at a future date, please provide it to the Minister within 60 days of executing the agreement. These agreements should also be made available to the public through the conservation authority's website or other appropriate means within these same timelines.

5. Which provisions of the *Conservation Authorities Act (CAA)* are you proclaiming in this first phase?

Provisions in the CAA that come into effect February 2, 2021, as part of this first phase include:

Housekeeping Amendments

- Clarifying "Minister" means the Minister of the of the Environment, Conservation and Parks (rather than the Minister of the Natural Resources and Forestry) (Bill 108, 2019).
- Administrative change by striking out "of the Environment" from "Minister of the Environment" (in the section on CA dissolutions – clause 13.1(6)(c)) (Bill 108, 2019).
- Remove a legislative date (now stale) for a past transition period for conservation authorities (CAs) to up-date administrative by-laws (Bill 229, 2020).

Government Requirements

- Non-derogation provision to recognize existing Aboriginal or treaty rights (Bill 229, 2020).
- Enable the Minister to delegate his or her powers to an employee of the Ministry of the Environment, Conservation and Parks (Bill 229, 2020).

Governance

- Changes to the CA municipal membership provisions including requiring 70 per cent of municipally appointed members to be elected officials with provision for the Minister to permit less than 70 per cent on application by a participating municipality (Bill 229, 2020).
- Requiring copies of municipal member agreements on number of total CA members agreed upon and numbers per participating municipality in a CA agreed upon, to be made public and provided to the Minister (Bill 229, 2020).
- Removal of the regulation making authority regarding the composition of the CA (Bill 229, 2020).

Implications of Proclamation of Various Provisions: 15.1.1 Frequently Asked Questions

- Minister's power to appoint a member from the agricultural sector with limitations added to the member's voting rights (Bill 229, 2020).
- Limiting the term of the chair/vice-chair and rotating of the chair/vice-chair among a CA's participating municipalities with provision for the Minister to permit an exception to these requirements upon application of the CA or participating municipality. If an exception is granted, this would allow a chair/vice-chair to hold office for more than one year or two terms, or a member to succeed an outgoing chair, vice-chair, appointed from the same participating municipality (Bill 229, 2020).
- Minor amendments to the 'powers of authorities': integrating the CA power to "cause research to be done" with the CA power to "study and investigate the watershed" in order to support the programs and services the CA delivers; to require consent of the occupant or owner of the land before a CA staff can enter the land for the purpose of a CA project (such as land surveying); and to remove the power of a CA to expropriate land (Bill 229, 2020).
- Require CAs to follow generally accepted accounting principles for local governments, make key documents (annual audit, meeting agendas and minutes and member agreements) available to the public (Bill 229, 2020).

Minister's Power

- Enable the Minister to issue a binding directive to a CA following an investigation (Bill 229, 2020).
- Enable the province, upon recommendation by the Minister, to appoint a temporary administrator to assume control of a CA's operations following an investigation or the issuance of a binding directive, if the directive is not followed. Immunity is provided for the administrator (Bill 229, 2020).



15.1.2

Pak Pioneers Community Organization of Canada
Reg Not-for Profit Charity Organization

February 11, 2021

Dear Madame Mayor and Member of City of Mississauga Council,

My name is Dr. Masoom Shah. I am currently the President of the Pak Pioneers Community Organization of Canada. We are a not-for-profit group and our mission is to assist older adults of every race, religion, and culture but also our South Asian Community, in keeping morale high and participating as active and lively members in the society.

For many years, our club meets every Tuesday from 12:30 pm to 3:30 pm at the Burnhamthorpe Community Center, to offer learning opportunities, share experiences, and enjoy quality time with other older adults. Our activities include free basic computer classes, soft yoga specifically designed for older adults, and information sessions on health, finance, and legal topics.

The purpose of my letter is to advise you of Pak Pioneers support of the Redevelopment Project at Burnhamthorpe Community Centre. In addition, our backing of the removal of the outdoor rink to accommodate a new aquatic facility and equipment based, fitness centre.

We feel, as a group, using the facility for many years that there is a definite need for the facility to be renovated. Several of our members attended the open house back in October regarding the redevelopment and were thrilled with the proposed enhancements to the facility. We are truly looking forward to the new improvements to the facility that will approve overall accessibility for older adults. We are excited about the new relocated elevator that will provide access to all three public levels of building, the new barrier free parking at new front door, the greater number of door operators to allow easier entry in to program spaces, the larger hallways and public spaces, and the additional multi-purpose space available for older adults groups and programming.

As a healthcare professional, I cannot emphasize enough the impact that the therapeutic pool and fitness centre will have on the older adults. The addition of a warm water therapy pool will provide older adults in the community with an alternative to dry land exercise, and this will help ensure that they remain active and mobile longer. It will help reduce anxieties, reduce the impact on joints, improve cardiovascular health and increase strength and balance. The equipment based fitness centre will enhance active living in our older adults and will improve their overall well-being, reduce fall risks, and lower health risks. We look forward to collaborating with the recreation staff at the community centre when the building opens to help determine programming needs for the various older adult groups on site.

I recognize that the outdoor arena is a focal point to the community. However, I understand that it was underutilized and the facility was near the end of useful life. Skating is the Canadian pastime and is very much embraced. Then again, I view the addition of the swimming pools as more important, as swimming is a life skill. The City Recreation staff should strive to get as many people learning to swim and experiencing the personal safety and the many benefits offered by the water.

We look forward to enjoying this new, modern facility. It will serve community at a larger scale for all age groups. Outdoor arena is only good for younger generations. We, the Pak Pioneers, intend to be a mainstay in the facility and will enjoy all the new enhancements and amenities when it opens to the public.

Respectfully submitted,

Dr. Masoom Shah
President
Pak Pioneers Community Organization of Canada

From: [City Clerk](#)
To: [Stephanie Smith](#)
Subject: FW: Re Burnhamthorpe CC redevelopment
Date: Thursday, February 11, 2021 9:45:11 AM
Attachments: [cms_rec_BurnhamthorpeCCReno_366x85_broch_20504f.pdf](#)

From: Dejan Skoric
Sent: Wednesday, February 10, 2021 9:36 PM
To: City Clerk <City.Clerk@mississauga.ca>
Subject: Re Burnhamthorpe CC redevelopment

Dear Mayor and Members of Council,

As Ward 3 resident I am fully supportive of the planned redevelopment and addition to the Burnhamthorpe Community Centre.

A few months ago I had a chance to see the plans and was impressed by the proposed design, and with the care that went into the planning badly needed additional amenities.

While this addition will not be a zero-carbon building, nevertheless it is clear that sustainability was one of the key considerations in the design and will be more energy efficient than comparable facilities in Mississauga.

While the negative side of the redevelopment is the loss of the outdoor ice rink, the additional features of the redeveloped centre will be a great improvement over the current situation.

I call upon Council to continue with the planned construction of an addition to Burnhamthorpe Community Centre without further delay.

At the same time, I propose that the Council directs staff to immediately start planning a replacement outdoor ring in adjacent Gulleden Park and with the goal for it to be completed roughly in the same timeframe as the community centre addition.

Sincerely

Dejan Skoric

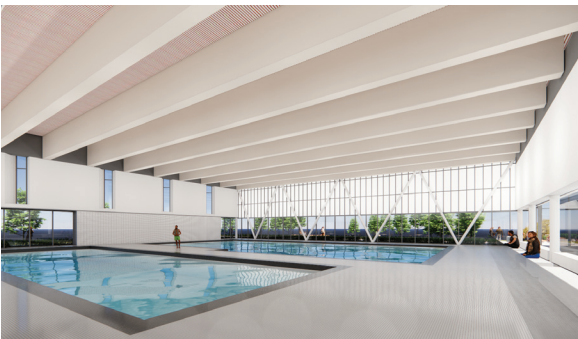
Benefits of the Redevelopment

Once completed, residents will enjoy the benefits of:

- New equipment-based Fitness Centre (including fitness studio)
- New 25m lap pool and therapeutic pool
- Optimized multi-purpose social and recreation rooms
- Renovated gymnasium
- Improved accessibility and flow throughout the building
- Increased green space for community connections
- Improved access for pedestrians
- Improved sustainable and accessible design standards



View of East Entrance



View of Pool

Timeline

Construction start date
(April 2021)

Open to the public
(Spring / Summer 2023)



For more information and project updates, please visit
mississauga.ca/burnhamthorpe

Burnhamthorpe Community Centre
1500 Gulleden Drive
Mississauga, ON L4X 2T7
905 615 4630

 facebook.com/mississaugarec
 twitter.com/@Mississaugarec

20504

exciting changes coming

**BURNHAMTHORPE
COMMUNITY CENTRE**



Recreation

 **MISSISSAUGA**

The City is renovating and building a new addition to the Burnhamthorpe Community Centre to meet the needs of the Rathwood-Applewood community.

The project will aim to serve the community through improving the quality of recreational services and implementing higher accessibility and green building standards.



Dear Ward 3 Residents,

I would like to provide you with an update on the redevelopment of the Burnhamthorpe Community Centre. In January of 2019, Recreation staff brought to Council the 2019 Recreation Master Plan that included the much needed redevelopment of the Burnhamthorpe Community Centre and the proposed indoor aquatic centre that will benefit the residents of ward 3.

As a big supporter of community recreation and sport, and the Burnhamthorpe Community Centre, where I host my annual community bbq and skate event, and attend many family, youth, senior and organization events, it's always wonderful to see so many community members come together.

During discussion with the design team, I requested that the outdoor rink be included in the preferred design of the new community centre. After careful review by the design team, it was determined that the outdoor rink has come to the end of its lifecycle and will require major renovations to bring it up to standard. An additional consideration for the design team was that Glen Forest School pool, the primary pool for Ward 3 residents, is approximately 50 years old, does not meet current accessibility standards and will also require millions of dollars of upgrades to improve.

After careful consideration, staff brought forward a plan to include a much needed and improved aquatics facility including a therapy pool and the addition of a highly-requested fitness centre. The design included improvements to the existing Chic Murray arena (indoor rink) as well as upgrades to existing spaces including the gym and program rooms but unfortunately required the removal of the current outdoor rink.

The outdoor rink operates for approximately 4 months of the year and is only being utilized by residents at a capacity of 30%

for drop-in programs. Where the outdoor rink sees roughly 500 residents weekly over the 4 months, the indoor pool and fitness centre will see over 6,000 visits per week, all year round.

The Ward 3 community is in need of a well-designed, viable community centre which services all residents and can be used for future generations to come. I have requested from staff that when the Burnhamthorpe Community Centre reopens, that free public skates and low cost rental of the indoor rink be provided and that I, along with staff and the community explore further options to offer skating to the community.

Gulleden Park, adjacent to Burnhamthorpe Community Centre is planned for redevelopment and is to be completed in coordination with the reopening of the renovated community centre. I have also requested that a new refrigerated rink and multi-use court be incorporated into this design at this park subject to community consultation.

The outdoor rink will remain open this winter season and construction on the redevelopment of the Burnhamthorpe Community Centre is scheduled to begin in the spring of 2021.

Plans are available on my websites at **chrisfonseca.ca** or on the City's website at **mississauga.ca/burnhamthorpe**

Wishing you and your family a healthy, safe and happy 2021.

Respectfully,

Chris Fonseca

Chris Fonseca
Councillor, Ward 3
City of Mississauga



From: [City Clerk](#)
To: [Stephanie Smith](#)
Subject: FW: Letter of support for the new BCC
Date: Thursday, February 11, 2021 9:45:36 AM

From: Aleksandra Skoric
Sent: Wednesday, February 10, 2021 7:53 PM
To: City Clerk <City.Clerk@mississauga.ca>
Subject: Letter of support for the new BCC

Hello,

This letter is to address support for the new redesign of Burnhamthorpe community centre.

The old skating rink is old and small and needs replacing anyhow.
I believe the residents are gonna receive more with the new redevelopment.

I used to drive to Mississauga Valley community centre for fitness and pool.
I know that some people have sentimental value with the old skating rink, but it has served its time and it needs to be dealt with anyhow.

Sincerely,
Aleksandra Skoric

Request for this letter to be included in the Correspondence for the Feb. 17, 2021 Council Meeting

February 15th, 2021

Dear Mayor Crombie, Member of Council and City Staff,

Re: Request for your Reconsideration of Decision to Remove the Burnhamthorpe Community Center Outdoor Covered Arena due to Concerns on the Redevelopment Plans of the Burnhamthorpe Community Centre.

Considering the impact the Covid-19 reality has had to governments including municipalities around the world it is requested that you reconsider the demolition of the outdoor covered arena at the Burnhamthorpe Community Centre as well as for the community centre's redevelopment plans at this time. Plans and decisions for this redevelopment and outdoor covered rink removal were all made prior to March 2020.

The plans and discussions by City staff for the Burnhamthorpe Community Centre's (BCC) redevelopment which included the 'decommissioning' of one ice pad began over 4 years ago and are included in the Council approved *2019 Recreation Master Plan* as part of the Capital Infrastructure Changes. Throughout this time period these redevelopment plans and potential removal of one 'ice pad' were never brought to the attention of the Ward 3 residents in any public engagement sessions inviting and allowing residents to give their feedback on what kind of facilities they would like to see available at their local community center as well as to give their input on the City's plans on the decommissioning of one local 'ice-pad'. There was no mention of any of these plans in the Ward Councillor's newsletters nor email updates prior to September 25, 2020.

For the building and redevelopment of the Churchill Meadows Community Center and Meadowvale Community Center community engagements meetings inviting and welcoming the residents to give their feedback and to be part of the City's planning process were held much prior to decisions being made and Council approved. The first time that the communication of the BCC's redevelopment plans was made to the Ward 3 residents/community at large was on Sept. 25, 2020 from the Councillor's email update informing residents of an open house presentation that was to take place on October 1, 2020 from 3 pm – 7 pm.

As a result, From the City's *Our Engagement Strategy*, July 2017 and updated in 2019 document, the mandated strategies as to be followed by City Staff for most effective communication between City and participation and involvement from residents for plans being considered in a community were clearly not followed for the changes that were being considered at the BCC and the Outdoor Covered Arena.

In the City's *2019 Recreation Master Plan* reference is made to aquatic and gym facilities as well as other more up-to-date and accessibility changes to be included in this 28 million dollars plus city expense approved in the City's 2018 budget. Nowhere in this document is the plan for the permanent removal of the outdoor rink at the BCC location directly made. However, it is indirectly made known by points made that one 'ice pad' would need to be 'decommissioned' between the existing ice pads at Miss Valley and Burnhamthorpe CC. And, under the Capital Infrastructure Needs section of this document page 26 (44) on the table at the bottom right of the page with information for 'Arena Distribution and Service Levels' the BCC outdoor covered rink is not included in the rinks being considered in the stats that are provided.

Could the exclusion of the BCC outdoor covered arena from this consideration indicate that already it had been pre-planned by City staff that the BCC rink would be the rink to be decommissioned even though it was not directly noted anywhere else in this Plan?

The statement of the Burnhamthorpe's outdoor rinks having reached the end of its life cycle is questionable. Has the life cycle of the Woodhurst's City run rink in West Mississauga also come to its end? Both the BCC outdoor rink and Woodhurst's were built only a few years apart from each other in the mid to late 1970's. Is the City also considering demolishing that outdoor rink for the same reason of it having reached the end of its life cycle?

In mid-December 2020 after Mr. Galati's online petition as well as news media coverage in early January 2021 brought much awareness to the thousands of residents of the City's plans to remove the BCC outdoor arena with over 8,200 supporters to date, City staff then proposed meeting with the community to discuss the possibility of relocating this outdoor rink to Gulliden Park next to the BCC or at the Jaycee Park across the street from the BCC. The cost of rebuilding this complete outdoor covered arena of its size and value is very likely much greater than maintaining and keeping it at its present location.

The additional importance of this outdoor rink is its history and heritage and the fact that it was fully constructed with funds raised by the residents and Ward 3 Rate-payer Associations. The Burnhamthorpe Community Centre Building Committee was created and in the early 1970's through the **Buy a Brick Campaign**, as well as with many fundraising events, collected \$100,000 with the goal to donate this to the City and contribute to building the local BCC community center. The monies were then used for the BCC's outdoor rink with the purpose that it be available for free skating for all residents of Mississauga. No other City facility in Mississauga's history has been built with full donations from residents and rate-payer associations of such a significant amount to date. This \$100,000 amount from the mid 1970's is valued today at well over \$600,000.

This is not sentiment based but on facts as well as a part of the BCC's and the City of Mississauga's history. For this reason, the BCC Outdoor Arena should be recognized as one of the City's Landmark locations and highlighting the residents' and Rate-payers' personal contributions and donations of that time to the City for this outdoor rink's construction. Below is a photo of the first **Golden Brick** celebrated by then Mayor Chic Murray, Ward 3 Councillor Bud Gregory, Lucille Firth from the Forest Glenn Ratepayers and members of the BCC building committee:



Which would be more cost efficient for the City: the demolition of and rebuilding this same outdoor covered arena at either one of the parks near the BCC or keeping this unique Mississauga facility at its present location and maintaining it accordingly as well as preserving its historical significance between the residents with the City?

Perhaps, reviewing and reconsidering the other designs that are available for the BCC's redevelopment can again be made; and especially so after the many immediate and long-term financial challenges to the City from Covid-19.

The request is being made for you to consider all the above points and please make the decision to not destroy the BCC Outdoor Covered Arena. And, along with community engagement meetings, together with residents and City staff the review/reassessment of the proposed designs for the redevelopment of the BCC can be made.

The BCC outdoor arena is not only a part of the City's history and heritage but also an asset to the community of Ward 3 and for all residents in Mississauga; As well as being the only facility of its kind in the City.

Thank you.

Sincerely,

Athina Tagidou

Ward 3 Resident and member of the Applewood Hills & Heights Residents' Association

To: Mayor Crombie, Council Members, and City Staff

From: David Shum and Family, Mississauga Resident (22yrs)

Re: BCC Outdoor Rink and Summer Sport Facility.

Feb. 17th, 2021, Council Meeting

In follow up to my deputation to Council of Jan. 20th, I remain very concerned regarding the timing and serious implications of this impending demolition.

The Mississauga Community Recovery Framework, published in June of 2020, anticipated that we would be much farther ahead than we are now vs. the pandemic. Key points include the need to re-engage/update communication, “build back better”, consult more often, and include modifications such as the “Older Adult Plan for Recreation, the Youth Plan, and the Sport Plan”. The target for the “Build Back Better Approach was Fall 2020.” This is very serious, and we are at least 1 year behind. Until we are all vaccinated, we need to pause on the removal of any outdoor facility. Especially one that is unique, with no similar option in Mississauga.

The BCC Outdoor facility includes a galvanized steel roof, lights, a smooth concrete floor, boards and a change room. The current boards need replacing for ice hockey, but remain suitable for the current Ball Hockey Leagues. The refrigeration system and floor are good and not near “end of life cycle”; the cost quoted by City Staff, \$1M to keep going for eg. 3yrs; is false. The est. cost for new boards is \$65k.

The City statement that the rink is not well utilized is mis-leading at best. When available after school, weekends and Holidays, free of charge, the rink is highly utilized. The demographic of the East Mississauga area is diverse, as is Brampton and Toronto, where they have 60 refrigerated rinks and we have 3 (only 2 allow stick and puck). We are not different in our desire for outdoor ice.

The current demand for this rink is very high, partly due to the “covid relief” that we all continue to need. The demand for this rink would normally be even higher but, understandably, shinny hockey is not allowed this year.

It is apparent that key facts regarding utilization, maintenance and capital needs, have been altered or selectively omitted by City Staff in order to achieve their desired timing of demolition.

On Sunday, Feb. 7th, I spoke with a Dad who was tying up the laces for his young son on the open back of his SUV. It was a bit cold, our conversation was brief. When asked, he said that he knew of the demolition almost a year ago but the City had already decided to build a pool instead and there was “nothing anyone can do”. I thought this to be a sad example for his young son, and my 2 older ones. What do they take away in regard to their future interest in community affairs?

I also thought of our younger kids’ day camps for this summer. They often spend the day indoors at BCC with activities from artwork to archery. The camp supervisors and kids should have the option to use this outdoor, covered facility, rain or shine. Outdoor with distancing is the best way for us to combat the pandemic while maintaining our normal life activities!

Finally, after talking with many, there seems to be a common and real sense of loss in my area of wards 3 and 4. We all appreciate that a new indoor pool and an upgraded, indoor Community Centre is good.

We are certain, however, that taking away something of such value to our community, at this time, is definitely the wrong thing to do.

I appreciate your attention to this important community matter.

Sincerely,

David Shum (Mississauga Resident)

Mary Shum (Mississauga Resident)

Steven Shum(Pocock S.S, U.Guelph grad.)

Ryan Shum(Pocock S.S, Yr.2 Bus.Admin at Sheridan, Hazel McCallion Campus)

February 15, 2021

From: Joe Galati, Mississauga Resident, Petition Starter for **“Save Mississauga's Only Outdoor Covered Hockey/Skating Rink from Destruction in March 2021”**

To the Mayor of Mississauga, Ward Councillors, and City Executives,

On behalf of over 8,200+ people that signed the petition, of which 3,000+ are Mississauga residents, we are deeply disappointed that Ward 3 Councillor Chris Fonseca motioned to reject the petition and refuse, once again, to collaborate and hear the voices of citizens.

When I started the petition, I first asked the City's Legislative Services Division if it could be online at Change.org to participate in COVID SAFETY as recommended by health officials from the Government of Canada, Province of Ontario, and City of Mississauga. And, I was told “yes” so I set up the petition on Change.org.

For my deputation on January 20th, 2021, a “City of Mississauga Agenda for Council” posting occurred the week prior and my petition was never listed because already refused.

So, the City waited for over 5 weeks, and well over 7,000 signatures to inform me on the day of my deputation to City Council that the Ward 3 Councillor is refusing to accept my petition to which the Mayor and all Council agreed.

For the February 17th, 2021 Council Meeting, the agenda was also posted the week prior. Now, I can see that a petition is accepted and entered on the record by Devendra Tiwari to “Reject rezoning application OZ/OPA 20/014 W11 & 21T-M 20/003 W11, 6616 McLaughlin Rd, Mississauga”. What is interesting is this petition is online only for COVID SAFETY with both the resident name and signature TYPED via computer entry (no handwriting) and only lists the Ward number and no address whatsoever.

Whereas, my petition on Change.org that was rejected by City Council (motioned by Ward 3 Councillor Chris Fonseca) has resident name, city, province, postal code, country and date signed. In addition, my petition has the disclaimer that the signatory's information will be made public whereas Devendra Tiwari's does not.

The disclaimer I refer to is the following taken from the City's petition template and listed at the bottom of my petition on Change.org (and not on Devendra's):

“INFORMATION RECORDED ON THIS PETITION BECOMES PUBLIC INFORMATION IN ACCORDANCE WITH MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT. Information on this form is solely for the purpose of determining

whether or not a majority support the request and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act, RSO 1990, c.M.56."

So, why the double standard regarding the residents of Mississauga that want to object to the way the City kept the intended destruction of Chic Murray Outdoor Covered Arena (or as of January 20th, 2021 referred to as Burnhamthorpe Outdoor Rink on Active Mississauga and other materials) secret since the Recreation Master Plan written in 2018, released January 2019 and approved February 2019?

After my deputation, we heard Chris Fonseca state she asked City staff in 2019 to save the outdoor rink because she was told it would have to be destroyed. The problem we residents have is why did Councillor Fonseca keep this secret for 3 years rather than collaborate with residents to see if and how it should be kept for her ward and the entire City? Why were 99.5% of residents in Ward 3 or the City at large uninformed until a few months before the rink was slated for demolition? Councillor Fonseca sent out a flyer to some residents in December only after the outrage demonstrated by the growing petition signatures and widespread media attention about the story. A newsletter emailed, a printed flyer mailed to each home or phone broadcast during the collaboration phase could have occurred in 2019 or early 2020. Yet, this was kept secret until October 1, 2020 because the indoor arena was to be decommissioned and instead the outdoor rink was the sacrificial lamb.

You know, the Mississauga News just made this a front-page story delivered to most every resident February 11, 2021.

If you take away a rink with a roof, then residents want two outdoor refrigerated roofed rinks as compensation to catch up with Toronto, Oakville and Brampton who all have done a better job encouraging residents to get outside and embrace the Canadian tradition of ice sports namely skating and hockey. Without a roof, this is a waste of time because global warming reduces utilization. Once it gets above 0C, outdoor rinks get mushy unless there is a roof blocking the sun and then you can play up to +10C to +12C. Plus, it can be used in all weather conditions to be utilized every single day from late November to late March. Over \$1M was spent 17 years ago to upgrade this facility and is one of the top two outdoor rinks in the GTA because of that galvanized steel roof. How can an expensive outdoor recreational asset be destroyed after a short life cycle and clearly a poor use of taxpayer funding? Blaming low utilization levels when the rink was closed at 3PM trying to compete with the indoor rink business for rentals is ludicrous. And, of course, this asset was used all four seasons despite the City insisting only used 4 months of the year.

And, the residents do not want to wait 3-5 years to be compensated. They want these rinks before the next election in Fall 2022. Clearly, there was no planning to replace the rink at all. Leaving 750,000 residents with one low quality rink on a tennis court with no boards and no roof at Woodhurst Heights is unacceptable. And telling residents to simply use the 33 volunteer rinks that last about 4 weeks each

Winter is also unacceptable. Furthermore, encouraging hockey fanatics that exist in Southern Ontario, more than any other place on Earth, to go play outdoors on ponds, lakes and rivers with increasing global warming is dangerous recreational strategy.

As I said in my presentation on January 20, 2021, hockey is expensive and blaming immigrants for a lack of league participation to destroy a free outdoor recreational amenity (refrigerated roofed rink with boards and heated change rooms) is punitive. Worse, in Mississauga, hockey will only be for the elite that have the wealth to pay for it. In 20 years time, you will hear some Mississauga residents describe immigrants as people that do not like hockey only because the City removed a quality amenity to try the sport for free like a baseball diamond, soccer field, tennis court or cricket field. If families see their children liking the sport for free outside then at that point they can consider investing money for their child into league play.

So, even though you are rejecting the petition on frivolous and inconsistent grounds, I submit to you all of the comments from people that signed the petition so you can actually hear from residents why they are so upset with the Mayor and City Council.

Of the approximately 400 comments received among over 8200 signatures, about half are from Mississauga residents and here are their comments for your review:

<https://www.change.org/SaveChicMurrayOutdoorCoveredArena>

* NOTE: Follow link and bottom of page click “***View all reasons for signing***”

I want to thank the Mayor, Councillors, and Recreation Executives for their attention to this matter.

Regards,

Joe Galati

From: [Stephanie Smith](#)
To: [Stephanie Smith](#)
Subject: FW: Council Agenda - Feb 17
Date: Tuesday, February 9, 2021 11:23:16 AM

From: Kavelaar West, Helena <helena.west@peelregion.ca>
Sent: Friday, January 29, 2021 3:18 PM
To: Sacha Smith <Sacha.Smith@mississauga.ca>
Cc: Dhindsa, Anuneet <anuneet.dhindsa@peelregion.ca>
Subject: Port Credit West Village Block D Affordable Housing Project (2020 -160N and 2021-014N)

Please be advised that the following resolution was approved by Regional Council on December 10, 2020:

Resolution Number 2020-1081

That agreement 2020-160N for the Design and Construction of Affordable Housing at Port Credit West Village be awarded to FS BW Block D GP Inc. (the "Turnkey Agreement") in the estimated amount of \$62,207,926 (excluding applicable taxes), pursuant to the terms and conditions of the Turnkey Agreement, in accordance with Procurement By-law 30-2018, as amended;

And further, that the Commissioner of Human Services be authorized to execute the Turnkey Agreement, being an agreement for the provision of a municipal capital facility where all the units to be provided fall within the definition of affordable housing in accordance with s.110 of the Municipal Act, 2001 and By-law 49-2020, as well as any associated documents and agreements which may be required for the transfer and assignment of obligations related to the lands upon which the municipal capital facility will be located, on business terms satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor;

And further, that the Region of Peel's duly authorized signing officers be authorized to execute Ontario Priorities Housing Initiative (OPHI) Contribution Agreements for the Port Credit West Village Affordable Housing project ("Port Credit West Village") for Year 2 and Year 3 funding in the amount of \$5,134,400 and \$7,993,200, respectively, together with any further agreements or ancillary documents necessary to provide funding for Port Credit West Village, provided such agreements or ancillary documents are on business terms satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor;

And further, that the project be exempt from the payment of Regional development charges in accordance with section 3 of By-law 49-2020;

And further, that correspondence be forwarded to the City of Mississauga requesting that it consider granting relief from City development charges, by waiving or providing a grant to offset such development charges, or through any other mechanisms available to the City;

And further, that the Commissioner of Human Services be authorized to

enter into any agreement with the City of Mississauga to permit the waiver, exemption or deferral of City development charges in respect of the project, on business terms satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor;

And further, that the Commissioner of Human Services be authorized to enter into a shared facilities agreement on business terms satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor with a corporation to be established for the maintenance of the shared facilities at Port Credit West Village, no later than 90 days prior to the closing of the Turnkey Agreement, for an amount to be determined based on an equitable sharing of the maintenance costs and paid monthly for the life of the Region of Peel's ownership of the asset;

And further, that the Commissioner of Finance and the Chief Financial Officer be authorized to award Contract 2021-014N to the assignee of FS BW Block D GP Inc. for the Shared Facilities Agreement which commences upon the closing of Contract 2020-160N for the Design and Construction of Affordable Housing at Port Credit West Village and extends for the duration of the Region's ownership of the asset, in accordance with the Procurement By-law 30-2018, as amended;

And further, that staff be authorized to increase Contract (Document 2021-014N) annually for the duration of the Region of Peel's ownership of the asset, based on the terms of the Shared Facilities Agreement and in accordance with the Procurement By-law 30-2018, as amended;

And further, that the Regional Clerk be directed to provide written notice of the by-law confirming the proceedings of Regional Council at its meeting held on December 10, 2020 to the Minister of Finance, in accordance with section 110(5) of the Municipal Act, 2001;

And further, that Capital project 195036 be increased to \$67,617,889 from \$55,000,000 with the additional

\$12,617,889 funded from regional reserves and Capital project 215030 be decreased to \$12,617,889 funded from regional reserves, with no impact on the total Housing Master Plan envelope.

A copy of the report is attached for your information.

Thank you.

Helena West
Legislative Specialist
Clerk's Division
905-791-7800 ext. 4697
helena.west@peelregion.ca

REPORT TITLE: Port Credit West Village Block D Affordable Housing Project (2020-160N and 2021-014N)

FROM: Janice Sheehy, Commissioner of Human Services

RECOMMENDATION

That agreement 2020-160N for the Design and Construction of Affordable Housing at Port Credit West Village be awarded to FS BW Block D GP Inc. (the ‘Turnkey Agreement’) in the estimated amount of \$62,207,926 (exclusive of applicable taxes), pursuant to the terms and conditions of the Turnkey Agreement, in accordance with Procurement By-law 30-2018;

And further, that the Commissioner of Human Services be authorized to execute the Turnkey Agreement, being an agreement for the provision of a municipal capital facility where all the units to be provided fall within the definition of affordable housing in accordance with s.110 of the *Municipal Act, 2001* and By-law 49-2020, as well as any associated documents and agreements which may be required for the transfer and assignment of obligations related to the lands upon which the municipal capital facility will be located, on commercial terms acceptable to the Commissioner of Human Services and legal terms acceptable to the Regional Solicitor;

And further, that the Region of Peel’s duly authorized signing officers be authorized to execute Ontario Priorities Housing Initiative (OPHI) Contribution Agreements for the Port Credit West Village Affordable Housing project (“Port Credit West Village”) for Year 2 and Year 3 funding in the amount of \$5,134,400 and \$7,993,200, respectively, together with any further agreements or ancillary documents necessary to provide funding for Port Credit West Village, provided such agreements or ancillary documents are on business terms satisfactory to the Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor;

And further, that the project be exempt from the payment of Regional development charges in accordance with section 3 of By-law 49-2020;

And further, that correspondence be forwarded to the City of Mississauga requesting that it consider granting relief from City development charges, by waiving or providing a grant to offset such development charges, or through any other mechanisms available to the City;

And further, that the Commissioner of Human Services be authorized to enter into any agreement with the City of Mississauga to permit the waiver, exemption or deferral of City development charges in respect of the project, on commercial terms acceptable to the Commissioner of Human Services and legal terms acceptable to the Regional Solicitor;

Port Credit West Village Block D Affordable Housing Project (2020-160N and 2021-014N)

And further, that the Commissioner of Human Services be authorized to enter into a shared facilities agreement on commercial terms acceptable to the Commissioner of Human Services and legal terms acceptable to the Regional Solicitor with a corporation to be established for the maintenance of the shared facilities at Port Credit West Village, no later than 90 days prior to the closing of the Turnkey Agreement, for an amount to be determined based on an equitable sharing of the maintenance costs and paid monthly for the life of the Region of Peel's ownership of the asset;

And further, that the Commissioner of Finance and the Chief Financial Officer be authorized to award Contract 2021-014N to the assignee of FS BW Block D GP Inc. for the Shared Facilities Agreement which commences upon the closing of Contract 2020-160N for the Design and Construction of Affordable Housing at Port Credit West Village and extends for the duration of the Region's ownership of the asset, in accordance with the Procurement By-law 30-2018;

And further, that staff be authorized to increase Contract (Document 2021-014N) annually for the duration of the Region of Peel's ownership of the asset, based on the terms of the Shared Facilities Agreement and in accordance with the Procurement By-law 30-2018;

And further, that the Regional Clerk be directed to provide written notice of the by-law confirming the proceedings of Regional Council at its meeting held on December 10, 2020 to the Minister of Finance, in accordance with section 110(5) of the *Municipal Act, 2001*;

And further, that Capital project 195036 be increased to \$67,617,889 from \$55,000,000 with the additional \$12,617,889 funded from regional reserves and Capital project 215030 be decreased to \$12,617,889 funded from regional reserves, with no impact on the total Housing Master Plan envelope.

REPORT HIGHLIGHTS

- The Port Credit West Village Partners Inc. has gratuitously dedicated land to the Region of Peel to build approximately 150 affordable housing units as part of a Local Planning Appeal Tribunal Settlement Offer.
- Fram Building Group Ltd. ("Fram"), a member of Port Credit West Village Partners Inc., is developing the entire Phase 1 of the Port Credit West Village development.
- Fram, registered as FS BW Block D GP Inc, has expressed interest in designing and constructing the Block D affordable housing project in tandem with the nearby buildings as part of their phased construction strategy.
- Staff is requesting authority to execute a Turnkey Agreement with FS BW Block D GP Inc.
- Staff is requesting that Regional development charges be exempted in accordance with By-Law 49-2020.
- Staff recommends that the Year Two and Three Ontario Priorities Housing Initiative funding in the amount of approximately \$13.1M be allocated to the Port Credit West Village Block D affordable housing project.
- With the City of Mississauga Development Charges and Land Transfer Tax added in, the total cost of the project is \$67,617,889.
- Capital projects 195036 and 215030 will be refinanced within the Housing Master Plan envelope, with no net impact on the total investment.

Port Credit West Village Block D Affordable Housing Project (2020-160N and 2021-014N)

DISCUSSION

1. Background

Since September 2017, staff at the Regional Municipality of Peel (the “Region”) and The Corporation of the City of Mississauga (the “City”) have been working with Port Credit West Village Partners Inc. (Diamond Corp., DREAM Unlimited Corp., Kilmer Van Nostrand Co. Limited, and FRAM + Slokker) who are collectively developing the former Imperial Oil lands site located at 70 Mississauga Road South and 181 Lakeshore Rd. West.

On September 19, 2017, Port Credit West Village Partners Inc. submitted an application for Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision and Draft Master Plan. The proposed development would accommodate approximately 5,000 people on this 72-acre site. The site would be made up of about 2,970 new residential units in a mix of housing forms (including townhouses, mid-and high-rise apartment buildings), supported by retail, parkland, commercial and campus (school) uses.

As part of the development approval process, Region and City Staff have been working with Port Credit West Village Partners Inc. to address project comments and concerns, including but not limited to the Region’s request to include affordable housing.

In an effort to work with the City and Region, Port Credit West Village Partners Inc. submitted a Without Prejudice proposed settlement offer that included the gratuitous dedication of land (hereinafter referred to as Block D) to the Region of Peel to build approximately 150 affordable housing units.

In June 2019, Regional Council accepted the Local Planning Appeal Tribunal Settlement Offer and authorized the execution of the Minutes of Settlement for the purpose of resolution of the Local Planning Appeal Tribunal matter.

2. Minutes of Settlement Agreement

The Region executed the Minutes of Settlement with Port Credit West Village Partners Inc. and other stakeholders on August 7, 2019.

Under the Minutes of Settlement, the Port Credit West Village Partners Inc. will gratuitously convey Block D of the development subdivision plan to the Region to construct a building for affordable housing. The Minutes of Settlement Agreement also provides that the Port Credit West Village Partners Inc. must make a minimum of 90 underground parking spaces available for purchase by the Region.

3. Remediation of Block D

The gratuitous dedication of land to be accepted by the Region for affordable housing in the Port Credit West Village Community is impacted by contaminants of concern associated with the previous historical use of the property by Imperial Oil. The entire property will undergo remediation, and the Port Credit West Village Partners Inc. will be filing a Risk Assessment and Record of Site Condition with the Ministry of Environment, Conservation and Parks. To mitigate the risks associated with the impacted property, an agreement will be entered in to between the Port Credit West Village Partners Inc. and the Region indicating that the transfer of the dedication land to the Region will occur after the Risk Assessment has been accepted by the Director, Ministry of the Environment and Climate Change Brownfields,

Port Credit West Village Block D Affordable Housing Project (2020-160N and 2021-014N)

Environmental Clean-up & Financial Assurance Services Client Services and Permissions Branch and the Record of Site Condition for the lands has been filed and acknowledged in the Environmental Site Registry.

4. Proposed Project

Port Credit West Village is located on the south side of Lakeshore Road West, west of Mississauga Road. Block D is situated in the northeast portion of Port Credit West Village and shares a parking podium with an adjacent commercial space and two residential towers. The project is being proposed to include the following:

- develop 150 affordable housing units;
- construct about 21 per cent of the 150 units to be fully accessible;
- offer 40 per cent of the units at 60 per cent of the Median Market Rate with the balance set at 100 percent of Median Market Rate; and,
- reduce energy consumption and greenhouse gas emissions.

5. Procurement - Direct Negotiation

The Port Credit West Village Partners Inc. is moving forward with Phase 1 of their development in the first quarter of 2021, including the area where Block D is located. Further, the Block D affordable housing project will be integrated into one large below-grade parking level shared with nearby buildings.

The integrated nature of Block D within this development and the development timeline of Port Credit West Village Partners Inc. limited the opportunities for the Region to undertake a competitive procurement for the construction of the affordable housing building. As a result, it was determined that contracting with Fram, registered as FS BW Block D GP Inc, would result in the most efficient and cost-effective method of constructing the affordable housing building.

a) Construction Contract

The terms of the Turnkey Agreement include but are not limited to the following:

- FS BW Block D GP Inc. is responsible for:
 - financing and carrying the cost of the development through to completion;
 - conducting all necessary activities for the completion of the affordable housing project located on Block D; and,
 - designing and constructing the affordable housing residences in accordance with prescribed design specifications that align with program funding requirements.
- A shared facilities agreement with nearby properties must be executed permitting the equitable sharing of maintenance cost of facilities beyond the Block D legal boundaries, many of which relates to the shared underground parking podium.

b) Land Transfer Process

As part of the process to define the deal structure, it was made clear that for the Region to take possession of Block D as promised in the Minutes of Settlement within a turnkey agreement framework, the land must be: transferred from the Port Credit West Village Partners to FS BW Block D GP Inc.; and then transferred from FS BW Block D GP Inc. to the Region.

Port Credit West Village Block D Affordable Housing Project (2020-160N and 2021-014N)

Staff agreed to the transference of land between the noted parties on the following conditions, which have been accepted by all parties.

- That the Port Credit West Village Partners obligation to gratuitously transfer Block D to the Region as contemplated in the Settlement Agreement and other pertinent planning documents be assigned to FS BW Block D GP Inc. at title transfer
- That the Region be permitted to impose restrictions on the Block D land title preventing transference and or a charge throughout the development of the affordable housing project.
- That Block D must be conveyed to the Region no later than five (5) years from the registration of the Port Credit West Village community sub-division agreement.

6. Municipal Housing Facility By-Law

The Region of Peel will ultimately own the affordable housing project. Therefore, staff has analyzed the Municipal Housing Facility By-Law and concluded that the Block D affordable housing development satisfies the prescribed requirements and should be granted the appropriate incentives.

Section 3 of By-Law 49-2020 (formally known as the Municipal Housing Facility By-Law) permits Council to authorize the Region to enter into Municipal Housing Project Facility Agreements with Housing Providers allowing for tax and development charges exemptions. Staff recommends that Regional development charges be exempted in accordance with By-law 49-2020.

It is also recommended that the City of Mississauga consider granting relief from City development charges for the Block D affordable housing project by waiving or providing a grant to offset the development charges or through any other mechanism available to the city.

Staff has estimated that the total project cost would include approximately \$3,679,037 of City Development Charges and \$ 4,158,730 of Regional Development Charges if no financial relief is available.

In accordance with s.110 of the *Municipal Act, 2001*, notice of the by-law authorizing the agreement which provides for the municipal capital facility must be provided to the Minister of Finance.

7. CMHC National Housing Co-Investment Fund

On September 26, 2019, Regional Council allocated in principle \$1 billion of funding to support the initial implementation of the Housing Master Plan to yield 2,240 units and beds through 17 projects by 2028. Included within the funding is an investment from the CMHC National Housing Co-Investment Fund in the amount of \$276,400,000. A portion of the approved investment will be allocated to the Block D affordable housing project.

Port Credit West Village Block D Affordable Housing Project (2020-160N and 2021-014N)

8. Ontario Priorities Housing Initiative (OPHI)

Ontario's Community Housing Renewal Strategy is a multi-year plan to stabilize and grow Ontario's community housing sector to achieve the following strategic outcomes:

- Increased supply and appropriate mix of affordable and adequate housing;
- People have improved access to affordable housing and supports that meet their needs to achieve housing stability; and,
- Improved efficiency of the community housing system to ensure value for money and long-term sustainability.

In this program, Service Managers can allocate funding that will help meet their local needs. Staff recommends that Year Two and Three OPHI allocation in the amount of approximately \$13,100,000 be allocated to the Port Credit West Village Block D affordable housing project.

RISK CONSIDERATIONS

Financial Risk – The Region will be placing a deposit of 20 per cent of the development cost to be held in trust by FS BW Block D GP Inc. legal counsel. The deposit will be leveraged to pay for a portion of the development; however, the Region's deposit is protected by deposit insurance and will yield interest. Aside from the deposit, the Region's financial exposure is low as FS BW Block D GP Inc. will be financing the entire development through to completion.

Funding Risk – As per the OPHI program requirements, the affordable housing project must be complete four (4) years from signing the Contribution Agreement. In response, staff has set a must complete date of December 31, 2024, in the Turnkey Agreement.

Land Risk – Until the land is conveyed to the Region, there is an inherent risk that Block D will not be transferred to the Region as contemplated in the Minutes of Settlement. In response, staff has negotiated the application of Section 118 of the *Land Titles Act*, restricting any transference or charge of title without the Region's consent.

COVID-19 Risk – The COVID-19 pandemic has had a negative impact on the construction industry. Construction sites are required to keep a two-metre distance from each other, which in some cases has impacted productivity. In addition to physical distancing, the industry has seen supply chain issues that have caused further delays. In response, staff is mindful of the impact of COVID-19 on construction projects and will work closely with the developer (FS BW Block D GP Inc.) to ensure safety protocols are met and that the project remains on schedule.

FINANCIAL IMPLICATIONS

Original high-level estimates to develop the site were in the range of \$55,000,000; various factors have contributed to arrive at the current contract price of \$62,207,926. With the City of Mississauga Development Charges and the Land Transfer Tax added in, the total cost of the project is \$67,617,889. The City of Mississauga Development Charges were removed from the Fram contract to reduce interest carrying costs on construction financing. The City of Mississauga will be deferring their development charge payment (interest-free) until the completion of construction in compliance with *Bill 108 More Homes, More Choices Act* and *Bill 197 COVID-19 Economic Recovery Act, 2020*. Through this report, staff seek Council's approval

Port Credit West Village Block D Affordable Housing Project (2020-160N and 2021-014N)

to forward correspondence to the City of Mississauga to consider granting relief from the development charges by waiving or providing a grant to offset the charges.

In September 2019, Regional Council allocated \$1 billion in principle to support the Housing Master Plan's initial implementation. The capital project 195036 will be revised to \$67,617,889 to reflect the project's capital costs. This requires a \$12,617,889 increase to the current capital project, funded through an adjustment to capital project 215030, with no impact on the total Housing Master Plan envelope.

It is anticipated that operating costs, including the maintenance of shared facilities, will be included in the project's future year operating budget and funded by the project's operational revenue.

CONCLUSION

The gratuitous transfer of Block D to the Region for affordable housing is an excellent demonstration of both the Private and Public sector banding together behind a common goal, to provide housing to those in need.

Therefore, staff is recommending authority to enter into the Turnkey Agreement with FS BW Block D GP Inc. to deliver on the Housing Master Plan's promise to produce affordable units for families in the Peel region.

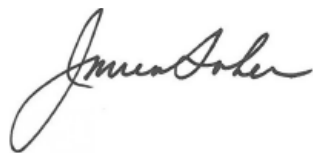
For further information regarding this report, please contact Steven Dickson, Director, Housing Development Office, ext. 4323, Steven.Dickson@peelregion.ca.

Authored By: Marwan Kassay, Project Manager, Housing Development Office

Reviewed and/or approved in workflow by:

Department Commissioner, Division Director, Financial Support Unit, Legal Services and Procurement.

Final approval is by the Chief Administrative Officer.



J. Baker, Chief Administrative Officer

Adoption of Community Safety and Wellbeing Plan

Motion by Pat Saito

Whereas the Council for the Region of Peel approved and adopted Peel's Community Safety and Well-being Plan on October 22, 2020; and

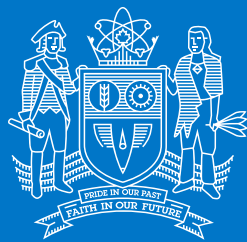
Whereas the plan is the work of a large number of stakeholders, including Council and staff representation from Mississauga, who collaborated over a period of 2 years to develop goals and strategies to advance safety, inclusivity and well-being for the citizens of Peel; and

Whereas the goals of this collaboration through the Stakeholder Agreement are to develop and strengthen cross-sectoral partnerships to accomplish the shared goals, objectives and strategies of the CSWB Plan including integration and alignment of organizational mandates and strategic priorities where applicable and establishing joint planning and reporting; and

Whereas the goals of the CSWB Plan will only be achieved through strategic partnerships, applying an equity and social determinants of health lens, a collective impact approach and a place-based approach; and

Whereas the Council of the City of Mississauga prioritizes the wellbeing, safety and inclusivity of its citizens which are the goals and purpose of the Community Safety and Well-being Plan and is dedicated to not only adopt the plan but to ensure that the goals are met.

Therefore be it resolved that the Council of the City of Mississauga is proud to sign the Stakeholder Agreement and Promise and commits to a strong collaboration to prioritize, adopt and participate in the Community Safety and Wellbeing Plan and to facilitate access to services and supports that advance safety, inclusion and wellbeing for all residents of the City of Mississauga and Region of Peel.



Mississauga Council Statement of Commitment to Peels Community Safety and Well-being Plan

We, the Members of Council of the City of Mississauga, believe that the safety and well-being of all of our citizens must be prioritized above all.

We are proud to provide our full commitment to the Peel Community Safety and Well-Being Plan.

We agree to adopt the Plan through the 13 commitments as outlined in the stakeholder Agreement.

We commit to a strong collaboration to prioritize the goals of the Plan and to be a strong and active partner in the Plan and to work with all stakeholders.

We further commit to facilitate access to services and supports that advance safety, inclusion, diversity and well-being for all residents of Mississauga and Peel.

Signed on February 17, 2021

Bonnie Crombie
Mayor - City of Mississauga

Stephen Dasko
Councillor - Ward 1

Karen Ras
Councillor - Ward 2

Chris Fonseca
Councillor - Ward 3

John Kovac
Councillor - Ward 4

Carolyn Parrish
Councillor - Ward 5

Ron Starr
Councillor - Ward 6

Dipika Damerla
Councillor - Ward 7

Matt Mahoney
Councillor - Ward 8

Pat Saito
Councillor - Ward 9

Sue McFadden
Councillor - Ward 10

George Carlson
Councillor - Ward 11