

## POST-MEETING Council

**Date:** April 17, 2024  
**Time:** 9:30 AM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

### Members

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

**To Request to Speak on Agenda Items** - Advance registration is required to make a Deputation please email Stephanie Smith, Legislative Coordinator at [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) or call 905-615-3200 ext. 3831 no later than **Monday, April 15, 2024 before 4:00PM**.

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

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

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

### Contact

Stephanie Smith, Supervisor, Legislative Services

905-615-3200 ext. 3831

Email [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca)

### Find it Online

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

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

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1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

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

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

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS COUNCIL MEETING**

5.1 Council Minutes - April 3, 2024

6. **PRESENTATIONS - Nil**

7. **DEPUTATIONS**

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

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

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement and ask questions to the Deputant(s) or staff for clarification purposes only, and without debate.

7.1 Lesley Swan, Senior Marketing Consultant and Veroy Clarke, Community Development Coordinator regarding the 2024 National Volunteer Week theme - Every Moment Matters

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

**Public Comments:** Advance registration is required to participate and/or to make comments in the public meeting. Any member of the public interested in speaking to an item listed on the agenda must register by calling 905-615-3200 ext. 3831 or by emailing [stephanie.smith@mississauga.ca](mailto:stephanie.smith@mississauga.ca) by April 15, 2024 at 4:00 PM

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:

Council may grant permission to a member of the public to ask a question of Council, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

**9. CONSENT AGENDA**

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

- 10.1 Proposed Street Name Change from Hydro Road to Jim Tovey Boulevard

**11. PRESENTATION OF COMMITTEE REPORTS**

- 11.1 Planning and Development Committee Report 4 - 2024 dated April 8, 2024
- 11.2 General Committee Report 8 - 2024 - dated April 10, 2024
- 11.3 Heritage Advisory Committee Report 4 - 2024 - dated April 9, 2024

**12. UNFINISHED BUSINESS - Nil**

**13. PETITIONS - Nil**

**14. CORRESPONDENCE**

- 14.1 Information Items
- 14.1.1 A letter dated April 8, 2024 from Vlad Volodarski, Chief Executive Officer, Chartwell regarding ceasing operations at Heritage Glen Retirement Residence (Ward 9)
- \*14.1.2 A letter dated April 4, 2024 from Acting Mayor Councillor Mahoney to Hon. Paul Calandra, Minister of Municipal Affairs and Housing regarding the evictions at Chartwell Heritage Glen Seniors Residence
- \*14.1.3 A letter dated April 4, 2024 from Acting Mayor Councillor Mahoney to Vlad Volodarski, CEO, Chartwell Retirement Residences regarding the evictions at Chartwell Heritage Glen Seniors Residence
- 14.2 Direction Items
- 14.2.1 Request for Municipal Significance Designation for the purpose of obtaining a Special Occasion Permit: 2024 Japan Festival Canada on August 17 - August 18, 2024 at Celebration Square (Ward 4)

**15. NOTICE OF MOTION**

- 15.1 A Notice of Motion regarding an exception to the Asset Naming policy to approve a series of



street names (Councillor McFadden)

- \*15.2 A Notice of Motion regarding Streetsville Village Square stage to be named in honour of the late Mr. Gary Clipperton (Councillor Butt)

**16. MOTIONS**

- 16.1 To express sincere condolences to the family of Salvatore “Sal” Roti, Transit Operator who passed away on April 3, 2024
- 16.2 To close to the public a portion of the Council meeting to be held on April 17, 2024 to deal with various matters. (See Item 21 Closed Session)

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

- 17.1 A by-law to Adopt Mississauga Official Plan Amendment No. 169 OZ/OPA 23-1 W3  
PDC-0004-2024/January 22, 2024
- 17.2 A by-law to amend Rezoning By-law Number 0225-2007, as amended OZ/OPA 23-1 W3  
PDC-0004-2024/January 22, 2024
- 17.3 A by-law to authorize the street name change from Hydro Road to Jim Tovey Boulevard  
Item 10.1
- 17.4 A by-law to amend By-law No. 555-2000, as amended, being the Traffic By-law  
March 25, 2020/GC-0133-2020
- 17.5 A by-law to authorize the execution of a Funding Agreement between the City of Mississauga and Hospice Mississauga related to the funding of Hospice Mississauga’s new building infrastructure  
December 6, 2023/0262-2023
- 17.6 A by-law to establish certain lands as part of the municipal highway system - 551 Avonhead Road (Ward 5)  
SP 22/83 & OZ 21-7
- 17.7 A by-law to establish certain lands as part of the municipal highway system - 2085 North Sheridan Way (Ward 2)  
B27/21 W2
- 17.8 A by-law to establish certain lands as part of the municipal highway system -1200 Aerowood Drive (Ward 5)  
CDM-M 22-2
- 17.9 A by-law to establish certain lands as part of the municipal highway system - 902 Clarkson Road South (Ward 2)  
B86/22

- 17.10 A by-law to establish certain lands as part of the municipal highway system - 5264 Creditview Road (Ward 6)
- B 63/21 & B64/21
- 17.11 A by-law to amend By-law 0199-2023 being the User Fees and Charges By-law, to amend certain 2024 MiWay Fees and Charges
- April 10, 2024/GC-0185-2024
- 17.12 A by-law to authorize the execution of an Agreement of Purchase and Sale
- April 10, 2024/GC-0195-2024
- 17.13 A by-law to transfer funds from various reserves and reserve funds to and from various capital projects approved in the Capital Works in Progress (WIP) Update as at December 31, 2023 report
- GC-0188-2024/April 10,2024
- 18. MATTERS PERTAINING TO REGION OF PEEL COUNCIL**
- 19. COUNCILLORS' ENQUIRIES**
- 20. OTHER BUSINESS/ANNOUNCEMENTS**
- 21. CLOSED SESSION**
- 21.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
- Instructions on a settlement offer regarding the appeals to the Ontario Land Tribunal by 70 Park Street East Inc. regarding Official Plan and Zoning By-law Amendments for the lands located at 23, 25, 27, 29 and 31 Helene Street North, 53 Queen Street East
- \*21.1.1 Correspondence related to item 21.1 - Addendum to 23, 25, 27, 29 and 31 Helene Street North, 53 Queen Street East, and 70 Park Street East, Mississauga, Ontario
- 21.2 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
- Instructions on a proposed settlement of the appeals to the Ontario Land Tribunal by 65 Agnes Inc. with respect to the lands located at 65-71 Agnes Street, (Ward 7)
- \*21.2.1 Correspondence related to item 21.2 - Addendum to 65 - 71 Agnes Street
- 21.3 Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory:
- Update on Peel Transition (Verbal)
- 21.4 Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory:
- Lakeview Minister's Zoning Order Update (Verbal)

**22. CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on April 17, 2024 which includes: recommendations, any reports of committees and of local boards, each motion and resolution passed and other actions taken by the Council.

**23. ADJOURNMENT**

# National Volunteer Week

Lesley Swan, Senior Marketing Consultant,  
Strategic Communications and Initiatives

Veroy Clarke, Community Development  
Coordinator, Library



## Volunteering at the City

The City of Mississauga offers volunteer opportunities to:

- Students wanting to complete high school volunteer hours
- Residents who would like to be part of the City's community initiatives

# What our volunteers do

Citizen Appointment to Committees

Cat Reader

Volunteer Cultural Ambassador

Stroke Breakers

Dog Walker

Event Volunteer

Foster Parent

Meet & Greet

MiWay Student Ambassador

Natural Ice Rink Volunteer

TAG volunteer

Cultural Ambassador

Mascot Guide Person

Community Green Leader

Tech Helper

Summer Gardening Volunteer

Skating Program Volunteer

Junior Instructor

Community Event Volunteer

Tree Planting Volunteer

## Volunteering by the Numbers

**2022**

**8,142  
Volunteers**

**65,349  
Hours**

**\$980,235  
Est. Value**

**2023**

**11,300  
Volunteers**

**75,008  
Hours**

**\$1,125,120  
Est. Value**

# Volunteer Canada 2024 National Volunteer Week

*Thank you to all  
our volunteers*

*Every moment matters*

[mississauga.ca/volunteer](https://mississauga.ca/volunteer)





# Volunteer Community of Practice

- City representatives from:
  - Library Services
  - Parks/Forestry/Environment
  - Recreation & Culture
  - Human Resources
  - MiWay
  - Extended Leadership Team
- Also supported by Legal, Risk Management, Strategic Communications, IT, Health & Safety, Records & Corporate Business Services.

# Volunteer Community of Practice Established Standards



## Current Volunteer Opportunities

- Citizen Appointments to Committees
- Indoor/Outdoor Pools
- MiWay Student Ambassador Program
- Forestry
- Skating
- Parks – Events
- Museums/Small Arms Inspection Building

**[mississauga.ca/volunteer](https://mississauga.ca/volunteer)**



# City of Mississauga

## Corporate Report



<p>Date: March 20, 2024</p> <p>To: Chair and Members of Council</p> <p>From: Raj Sheth, P.Eng, Commissioner of Corporate Services</p>	<p>Originator's files: Clerks File: RT.13.HYD (Ward 1)</p>
	<p>Meeting date: April 17, 2024</p>

### Subject

Proposed Street Name Change from Hydro Road to Jim Tovey Boulevard

### Recommendation

That a by-law be enacted to rename Hydro Road, legally described and registered as Part of Lot 7 Concession 3 South of Dundas Street Geographic Township of Toronto as in Instrument TT125925, being Hydro Road, from its current name to Jim Tovey Boulevard, and that the street be double signed by the Transportation and Works Department for a period of one year after renaming occurs.

### Background

A report dated February 2, 2024 entitled "Renaming Hydro Road to Jim Tovey Boulevard (Ward 1)" from the Commissioner of Transportation and Works was presented to the General Committee at its meeting on February 21, 2024 and Recommendation GC-0087-2024 was subsequently approved by Council on February 28, 2024. This report recommended that Council approve the renaming of Hydro Road to Jim Tovey Boulevard (Ward 1) and directed the Clerk's Office to advertise the name change and notify all emergency services agencies as set out in the Street Names Policy (10-02-01).

### Comments

*In accordance with the authority granted through Section 8, 11(3) and 27 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, and in accordance with Mississauga By-law 0215-2008, as amended, which prescribes the form, manner and times public notice shall be given, notice of the proposed street name change has been published in The Mississauga News (digital site) and posted on the City of Mississauga's website ([www.mississauga.ca](http://www.mississauga.ca)) on March 12, 2024 until April 16, 2024 and mailed to owners, emergency services, utilities and agencies.*

The Notice invited anyone who feels they would be adversely affected by the name change to submit their written objections on or before April 4, 2024.

There were no letters of objection received by the prescribed date.

## Financial Impact

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

## Conclusion

On February 28, 2024, Council adopted General Committee Recommendation GC-0087-2024 that Council approve the renaming of Hydro Road to Jim Tovey Boulevard (Ward 1). The Clerk's Office has not received any written objection letters on or before the deadline of April 4, 2024 as advertised in the public notice published in the Mississauga News (digital site), City's website and mailed to owners, emergency services, utilities and agencies.

## Attachments

Appendix 1: Sketch dated March 4, 2024 showing all of Hydro Road, legally described and registered as Part of Lot 7 Concession 3 South of Dundas Street Geographic Township of Toronto as in Instrument TT125925, being Hydro Road.



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Raj Sheth, P.Eng, Commissioner of Corporate Services

Prepared by: Angie Melo, Legislative Coordinator

HYDRO ROAD

TO BE RENAMED

Appendix 1  
Ward 1 City  
Zone 01

JIM TOVEY BOULEVARD



## **REPORT 4 -2024**

To: ACTING MAYOR AND MEMBERS OF COUNCIL

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

### **PDC-0010-2024**

That the sign variance application under File 23-9687 VAR (W3), Gilda Collins, 1034 Eglinton Avenue East, to permit one billboard sign with one electronic changing copy sign face (electronic billboard sign) be approved.

### **PDC-0011-2024**

1. That the mandatory and voluntary Green Development Standards metrics, as detailed in Appendices 4 and 5, respectively, that apply to all residential and non-residential site plan applications described in the body of the report dated March 20, 2024, from the Commissioner of Planning and Building, be approved.
2. That eleven oral submissions be received.

### **PDC-0012-2024**

1. That the proposal to amend Zoning By-law 0225-2007 to reduce minimum resident per unit parking requirements for apartments and dwelling units provided by a public authority and non-profit provider along the Hazel McCallion Line, north of the QEW, in accordance with the report dated March 20, 2024, titled "Zoning By-law Amendment to Reduce Residential Parking Requirements along the Hazel McCallion Line", from the Commissioner of Planning and Building, be approved.
2. That notwithstanding planning protocol, this report regarding the proposed Zoning By-law 0225-2007 be considered both the public meeting and a recommendation report.
3. That the implementing Zoning By-law be brought to a future City Council meeting.
4. That one oral submission be received.

### **PDC-0013-2024**

That the proposed amendments to Mississauga Official Plan and Site Plan Control By-law 0293-2006, as detailed in Appendix 1 of the report dated March 20, 2024 from the Commissioner of Planning and Building, be approved in accordance with the following:



1. That implementing Official Plan and Site Plan Control By-law amendments be enacted at a future City Council Meeting.
2. That notwithstanding planning protocol, that this report regarding the proposed amendments to Mississauga Official Plan and Site Plan Control By-law 0293-2006, as amended, be considered both the public meeting and a combined information and recommendation report.

## **REPORT 8 - 2024**

To: ACTING MAYOR AND MEMBERS OF COUNCIL

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

### **GC-0181-2024**

That the deputation and associated presentation by Kafia Abdulkader, Supervisor, Culture Programs and Andrea Josic, 2024-2026 Youth Poet Laureate, regarding the City's 5th Youth Poet Laureate, be received.

### **GC-0182-2024**

That the deputation and associated presentation by Amory Ngan, Manager Forestry regarding the report entitled "Forestry Service Update" from the Commissioner of Community Services, dated April 10, 2024, be received.

### **GC-0183-2024**

That the following items were approved on the consent agenda:

- 10.2 MiWay Fare Program Extension- Free Child and One Dollar (\$1.00) All Day Senior Fare"
- 10.3 Single Source Award for a Human Resources Grievances and Investigations Solution from Sodales Solutions Inc.
- 10.4 Single Source Award for SAP Products and Services (SAP Canada Inc.)
- 10.5 Capital Works in Progress (WIP) Update as at December 31, 2023
- 11.1 Environmental Action Committee Report 1 – 2024 – dated April 2, 2024
- 16.1 A proposed or pending acquisition or disposition of land by the municipality or local board: Authority to execute an Agreement of Purchase and Sale for the acquisition of a property for Park Purposes (Ward 8)
- 16.2 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board: City Park (McLaughlin) Inc. v. The Corporation of the City of Mississauga [Divisional Court File No. 034/24], (Ward 11)

### **GC-0184-2024**

That the report entitled "Forestry Service Update" from the Commissioner of Community Services, dated April 10, 2024 be received for information.

### **GC-0185-2024**

1. That the MiWay fare discount pilot program that provides free child fares and one-dollar (\$1.00) all day senior fares be extended until December 31, 2024.

2. That a by-law be enacted to amend Schedule “B-3” (Transportation and Works – MiWay Fares) of the User Fees and Charges By-law 0199-2023 as outlined in the Corporate Report dated March 07, 2024, from the Commissioner of Transportation and Works, entitled “MiWay Fare Program Extension- Free Child and One Dollar (\$1.00) All Day Senior Fare”.

**GC-0186-2024**

1. That Council approve the single source procurement for a Human Resources Grievances and Investigations solution from Sodales Solutions Inc. for the modules identified in the corporate report entitled “Single Source Award for a Human Resources Grievances and Investigations Solution from Sodales Solutions Inc.”, dated March 4, 2024, from the Commissioner of Corporate Services, for a period of five (5) years with an option to extend for an additional five (5) years, from May 1, 2024 to April 30, 2034; and
2. That the Chief Procurement Officer or designate be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and Sodales Solutions Inc. for an estimated amount of \$850,000 exclusive of taxes, in accordance with the City’s Procurement By-law 0013-2022, as amended.

**GC-0187-2024**

1. That Council approve the single source procurement for SAP Products and Services, as described in Appendix 1, for a period of ten (10) years, January 1, 2024 to December 31, 2033, as detailed in the corporate report entitled “Single Source Award for SAP Products and Services (SAP Canada Inc.)”, dated February 29, 2024, from the Commissioner of Corporate Services; and
2. That the Chief Procurement Officer or designate be authorized to execute all contracts and related ancillary documents with respect to the purchase between the City and SAP Canada Inc. for an estimated amount of \$20 million exclusive of taxes, in accordance with the City’s Procurement By-law 0013-2022, as amended.

**GC-0188-2024**

1. That the report dated January 19, 2024 entitled “Capital Works in Progress (WIP) Update as at December 31, 2023 from the City Manager and Chief Administrative Officer including Appendices 1 to 5 be approved.
2. That the Treasurer be authorized to fund and close the capital projects as identified in this report as outlined in Appendix 2.
3. That all necessary by-laws be enacted.

**GC-0189-2024**

That in compliance with Provincial legislation governing municipal investment practices, the “2023 Treasurer’s Annual Report on Investment” dated March 12, 2024 from the City

Manager and Chief Administrative Officer be received for information.

GC-0190-2024

That the deputation and associated presentation from Wesley Anderson, Manager Business Planning & Financial Services and Bailey Church, Partner, Public Sector, KPMG regarding the City of Mississauga Sustainability Reporting dated April 2024, be received.

(EAC-0001-2024)

GC-0191-2024

That the deputation and associated presentation from Matt Brunette, Program Manager, Energy Performance, Toronto and Region Conservation Authority regarding the Futureproof Your Fleet Program Overview dated April 2024, be received.

(EAC-0002-2024)

GC-0192-2024

That the deputation and associated presentation from Liz Speller, Senior Project Manager, Watershed Planning and Reporting Toronto and Region Conservation Authority regarding the Etobicoke Creek Watershed Plan Overview and Key Messages dated April 2, 2024, be received.

(EAC-0003-2024)

GC-0193-2024

That the deputation and associated presentation from Diane Gibson, Supervisor, Environmental Sustainability regarding the Litter Campaign Summary, dated April 2, 2024, be received.

(EAC-0004-2024)

GC-0194-2024

That the Environmental Action Committee Work Plan dated March 2024, be approved.

(EAC-0005-2024)

GC-0195-2024

1. That the Commissioner of Corporate Services and the City Clerk, be authorized to execute an Agreement of Purchase and Sale (the "Agreement"), including all ancillary documents and subsequent amending or extension agreements, between the Corporation of the City of Mississauga (the "City"), as Purchaser and Lanek Limited ("Lanek"), as Vendor, for the purchase and leaseback of 1959 Folkway Drive, containing an area of approximately 7.63 acres (3.08 hectares), and legally described under the *Land Titles Act* as PIN 1338-1014 (LT) as Part of Lot 22 on Plan 1003, Parts 3 and 4 on Reference Plan 43R-34845, PIN 13386-0984 (LT) being Parcel Block 24-1 on Plan 43M672, and PIN13386-0295(LT) as Parcel Block E-1, Section M244; Part of Block E, Plan M244, together with Part Lot 19, Plan 1003, Parts 26 & 32, 43R5606 as in VS153219; together with Part Lots 29 & 32, Plan 1003, Parts 27, 28, 29, 30, 31, 33, 34, 35, 36, 37 & 38, Plan 43R5606 as in VS371576, City of Mississauga, Regional

Municipality of Peel, on the terms detailed herein and in a form and content satisfactory to the City Solicitor.

2. That a new capital project PN24406 Land Acquisition-Parkland (F-639) be created with a gross and net budget of \$11,101,977.00 and that funding be allocated from the Cash in Lieu of Parkland Reserve Fund Account #A32121, as outlined in the Corporate Report dated March 26, 2024 and entitled "Authority to execute an Agreement of Purchase and Sale for the acquisition of a property for Park Purposes (Ward 8)" from the Commissioner of Corporate Services.
3. That funding of \$11,101,977.00 be transferred from the Cash in Lieu Parkland Reserve Fund Account #A32121 to PN24406.
4. That all necessary By-laws be enacted.

#### GC-0196-2024

1. That City Council direct the City Solicitor to oppose the motion for leave to appeal filed in the Divisional Court by City Park (McLaughlin) Inc. with respect to the lands located at 6616 McLaughlin Road; and
2. That if leave to appeal is granted, the City Solicitor is authorized and directed to oppose the appeal.

## **REPORT 4 - 2024**

To: ACTING MAYOR AND MEMBERS OF COUNCIL

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

HAC-0030-2024

That the deputation and presentation by Vanessa Hicks, Associate, MHBC on item 9.1 Streetsville Heritage Conservation District Feasibility Study (Ward 11) on April 9, 2024, be received.

(HAC-0030-2024)

HAC-0031-2024

That the deputation and presentation by John Luhmus, Director, Plan Logic on Item 9.1 Streetsville Heritage Conservation District Feasibility Study (Ward 11) on April 9, 2024, be received.

(HAC-0031-2024)

HAC-0032-2024

That the following items were approved on consent:

- 9.2 - Proposed Heritage Designation of 1160 Clarkson Road North (Ward 2)
- 9.3 - Legal Description Update for the Heritage Designation of 7564/7800 Tenth Line (Ward 9)

(HAC-0032-2024)

HAC-0033-2024

That the Phase 1 "Streetsville Heritage Conservation District Feasibility Study (Ward 11)" background report dated March 8, 2024 from the Commissioner of Community Services be approved with the following amendments to the recommendation:

1. That the City proceed with preparing a Heritage Conservation District Plan and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That the property located at 1666 Britannia Road be removed from the Streetsville Heritage Conservation District and that its removal would not weaken or limit the Streetsville Heritage Conservation District in its goals.
3. That the property located at 69 Queen Street South known as Trinity Anglican Church be investigated for further heritage protection by City staff as it is not within the proposed boundaries of the Streetsville Heritage Conservation District; and

4. That staff be requested to investigate with Trinity Anglican Church the designation of their cemetery under Part IV of the Ontario Heritage Act as it holds the founding members of the Village of Streetsville.

(HAC-0033-2024)

(Ward 11)

HAC-0034-2024

That the property at 1160 Clarkson Road North (Ward 2) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(HAC-0034-2024)

(Ward 2)

HAC-0035-2024

That the legal description of heritage designation By-law 857-79 be updated to reflect the revised property boundary as per the 2023 severance, as per the Corporate Report from the Commissioner of Community Services, dated February 27, 2024, and all necessary by-laws be enacted.

(HAC-0035-2024)

HAC-0036-2024

That the request to demolish a portion of the property at 3359 Mississauga Road (Ward 8) as outlined in the report from the Commissioner of Community Services dated February 27, 2024, be approved.

(HAC-0036-2024)

(Ward 8)

HAC-0037-2024

1. That the Memorandum dated April 4, 2024 from Martha Cameron, Legislative Coordinator with respect to details of the 2024 Ontario Heritage Conference being held from June 13 to 15, 2024 in Gravenhurst, Ontario, be approved.
2. That one member of the Heritage Advisory Committee be authorized to attend the 2024 Ontario Heritage Conference from June 13 to June 15, 2024 in Gravenhurst, Ontario and that the approximate costs associated with attending the Conference include registration in the amount of \$370.00, accommodation of \$1,000.00 for two nights stay, per diem of \$75.00 per day and travel in an estimated cost of \$300.00, for an approximate cost of \$2,100.00, be allocated in the 2024 Council Committee Budget.

(HAC-0037-2024)



April 8, 2024

**Matt Mahoney, Acting Mayor and Councillor  
City of Mississauga**

Dear Mr. Mahoney,

I understand the challenges that our decision to cease operations at Heritage Glen Retirement Residence has caused the residents and their families. Chartwell has been, and continues to be, committed to support them during this transition and our focus is on providing that support. Timely and regular communication with all affected stakeholders, engagement of third-party transition specialists, financial assistance in excess of regulatory requirements, and offers of discounted accommodation at other Chartwell residences are just some of the examples of this commitment.

In less than three weeks, our teams have successfully found alternative accommodations for 83 of the impacted residents. We are committed to working with the remaining residents in the same respectful manner and we are confident that we will find acceptable alternative accommodations for them within the time frame outlined in our notice.

However, like you, we share a sincere concern related to the important group of residents whose rent requirements and care needs are either significantly below the cost of living in a traditional retirement residence or who require a long-term care placement. We have attempted to work with city and regional staff to prioritize this group of residents for urgent relocation to subsidized housing spaces or long-term care beds operated by the City of Mississauga. Your help would undoubtedly go a long way in supporting those constituents.

While the aging infrastructure of the building made it unsustainable to continue as a retirement residence, which had been operating at less than 60% capacity and has been declining for several years, its future use as a multi-residential building will add much needed capacity to Mississauga's rental inventory for all age groups, including seniors. In fact, while the vacancy rate of retirement residences in Peel is approximately 15%, the multi-residential vacancy rate for the Greater Toronto region is only 1.5%. This conversion will add much needed inventory to Mississauga's housing stock.

We remain committed to fully supporting our residents through this transition and hope to count on your support.

Sincerely,

Vlad Volodarski  
Chief Executive Officer

#### Head Office

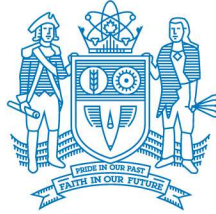
7070 Derrycresc Drive, Mississauga, ON L5W 0G5

tel. 905-501-9219 • fax. 905-501-0813 [CHARTwell.COM](https://www.chartwell.com)

making people's lives **BETTER**



**Matt Mahoney**  
Acting Mayor  
Councillor, Ward 8  
City of Mississauga



300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
matt.mahoney@mississauga.ca  
mattmahoney.ca

April 4, 2024

Hon. Paul Calandra  
Minister of Municipal Affairs and Housing  
College Park, 17<sup>th</sup> Floor  
777 Bay Street  
Toronto, ON M7A 2J3

**RE: Evictions at Chartwell Heritage Glen Seniors Residence**

Dear Minister Calandra,

On behalf of City Council and the soon to be evicted residents of Chartwell Heritage Glen Seniors Residence at 6509, 6515, and 6521 Glen Erin Drive in Mississauga, I am asking for your support to make changes to provincial legislation and proclaim into force the amendments to the *Residential Tenancies Act* set out under Bill 97. These residents should be protected and a situation like this should never happen again.

As you may have seen in the media, Chartwell has sold the property at the aforementioned address, which will no longer be used as a retirement home. Over 200 seniors have now been evicted and have been forced to find alternative living arrangements. This has led to immense stress and uncertainty for them and their families. The notice provided by Chartwell was insufficient as many residents did not find out until recently that the property had been sold and that they would no longer have a place to call home. While Chartwell has given each resident three month's worth of rent, new accommodations will be at least double their current rent paid. This is not fair to the residents of Heritage Glen and will leave many in a precarious position.

The City of Mississauga has limited powers to address this situation, however the provincial government does. As such, we are asking you and your government to proclaim into force immediately the amendments in Bill 97 that amend the *Residential Tenancies Act* to address these types of evictions. We would also ask that you review this situation in particular and take any action necessary to ensure it does not happen again elsewhere in Mississauga or across the province.

While the site will be the home of new housing units, the displacement of existing residents is unacceptable and unfair. Thank you for your time and attention to this matter.

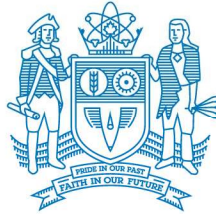
Regards,

A handwritten signature in black ink, appearing to read 'Matt Mahoney', with a horizontal line underneath.

Matt Mahoney  
Acting Mayor

CC., Hon. Rob Flack, MPP  
Hon. Nina Tangri, MPP  
Sheref Sabawy, MPP  
Deepak Anand, MPP  
Natalia Kusendova, MPP  
Rudy Cuzzetto, MPP  
Kaleed Rasheed, MPP

**Matt Mahoney**  
Acting Mayor  
Councillor, Ward 8  
City of Mississauga



300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
matt.mahoney@mississauga.ca  
mattmahoney.ca

April 4, 2024

Mr. Vlad Volodarski  
CEO  
Chartwell Retirement Residences  
7070 Derrycrest Drive  
Mississauga, ON L5W 0G5

**RE: Evictions at Chartwell Heritage Glen Seniors Residence**

Dear Mr. Volodarski,

I am writing to you on behalf of City Council and the residents of Chartwell Heritage Glen Seniors Residence at 6509, 6515, and 6521 Glen Erin Drive who have been unfairly evicted by your company. I am asking you to:

1. Increase the months of rent provided to each resident from three to six months;
2. Extend the eviction notice from 120 to 180 days; and
3. Offer to each resident a comparably sized unit in another Chartwell residence at their current rental rate.

The residents at your home are seniors, many on fixed incomes. It is not easy for them to just move to a new residence in the same area, as similar available accommodations are not abundant, and the monthly rental cost will be significantly more than they currently pay and have budgeted for. Many of these people are paying below market rent and are on long-term care wait lists.

On behalf of Council and the residents, I have written to the province to make changes immediately to address this situation and to ensure this does not happen again in Mississauga or across the province. As a provider of care to vulnerable people, you have a greater duty of care. I am asking you to do the right thing and look after these residents and ensure they find safe, affordable accommodation moving forward.

I look forward to hearing your reply to the concerns of Council, residents, and local community members in short order.

Regards,

A handwritten signature in blue ink, appearing to read "Matt Mahoney".

**Matt Mahoney**  
Acting Mayor



## Japan Festival CANADA 2024

### EVENT OUTLINE

**Date:** August 17th, 18th, 2024

**Venue:** Mississauga Celebration Square:

**Organized by:**

Japan Festival CANADA

Japan Expo Canada Inc.

## JAPAN FESTIVAL CANADA

Experience the vibrant essence of the land of the rising sun at Japan Festival CANADA, the largest cultural extravaganza dedicated to showcasing Japanese food, culture, and technology in North America.

In 2016 Japan Festival Mississauga attracted over 40,000 attendees, sparking widespread excitement across Canada and North America. Accordingly, in 2017 the event rebranded itself as Japan Festival CANADA. This change reflects our broader mission to foster cultural exchange and promote friendship between Canada and Japan while contributing to the development of bilateral relations between the two countries.

In 2019, the festival celebrated the 90th anniversary of Japan-Canada diplomatic relations, attracting over 90,000 visitors to commemorate the longstanding friendship between the two nations.

While the COVID-19 pandemic forced the event to go online in 2020 and 2021, Japan Festival CANADA resumed its physical presence in 2022, achieving its goal of attracting 100,000 attendees. In 2023, the event continued to thrive, welcoming over 100,000 visitors once again, solidifying its status as the premier Japanese cultural event in Canada and North America, both in terms of attendance and public interest.

### Japan Festival CANADA's Vision

Japan Festival CANADA aims to promote and showcase Japanese culture and technology to the world through the multicultural and diverse nation of Canada. Our primary goal is to unearth and highlight the value and charm of Japan that may at times go unnoticed by even its own people and help present a more captivating "Made-in-Japan" narrative. We strive to achieve this goal by offering a diverse range of experiences, including captivating stage performances featuring various genres of Japanese music and traditional arts, immersive video presentations highlighting the allure of Japanese tourism, and initiatives to support Japanese businesses and individuals thriving in Canada.

Moreover, fostering friendship between Japan and Canada is a cornerstone of Japan Festival CANADA's mission. By strengthening the bonds between the two nations politically, economically, and culturally, we aim to enhance international cooperation and promote exchanges between people, ultimately contributing to a more robust and enduring partnership between Japan and Canada on the global stage.

## Event Details:

Date	: August 17th, 18th, 2024
Venue	: Mississauga Celebration Square 300 City Centre Dr, Mississauga, ON L5B 3C1
Estimated number of visitors	: 100,000 (2 days in total)

## Theme and Concept of Japan Festival CANADA 2024

Experience the essence of Japan's cultural evolution as we embark on a journey into the future with Japan Festival CANADA 2024. Building upon the success of our milestone achievement in 2023, where we welcomed over 100,000 attendees and embarked on a transformative path forward, our commitment to innovation and connectivity remains unwavering.

Against the backdrop of global uncertainty fueled by the onset of the COVID-19 pandemic, Japan Festival CANADA serves as a beacon of unity and cultural exchange, bridging Japan and the world through the rich tapestry of Canada's multicultural landscape.

In 2024, our theme, "Forging New Connections in a New Era," underscores our dedication to exploring Japan's industrial prowess, technological advancements, cultural heritage, and culinary delights from a Canadian perspective. As we look ahead to the centennial celebration of Japan-Canada Diplomatic Relations in 2028-2029, we leverage the power of online platforms to amplify our message of friendship, cultural affinity, and economic cooperation on a global scale.

Moreover, our ongoing collaboration with Japanese festivals worldwide, initiated in 2023, continues to thrive under the leadership of Japan Festival CANADA, facilitating cross-cultural exchange and solidifying Japan's global presence.

Join us as we embark on a journey to deepen connections, celebrate diversity, and cultivate a brighter future for Japan and Canada, resonating across the globe with the enduring spirit of Japan Festival CANADA 2024.

## Our Plans for Japan Festival CANADA 2024

After a hiatus due to the COVID-19 pandemic, Japan Festival CANADA returned triumphantly, expanding into North America's largest Japanese festival, welcoming over 100,000 visitors over two days. The highlight of the 2023 edition was the revival of the Dream Project, a flagship initiative of Japan Festival CANADA, featuring the participation of former sumo wrestler and 69th Yokozuna, Hakuhō Shō (currently Miyaginoyama Oyakata), who shared the allure and spirit of sumo, Japan's national sport. Additionally, cultural ambassadors including the taiko ensemble 'GARYU' and the 'ENTORANCE102' yosakoi group from Japan showcased their talents on stage, electrifying the audience.

Looking ahead to 2024, the Dream Project continues with plans to invite cultural figures from Japan to directly engage with attendees through lectures and performances, offering glimpses of Japanese culture. Furthermore, Japan Festival CANADA, renowned for its extensive participation by Japanese businesses, will further enrich its exhibitions. In addition to Canadian-based companies, we welcome new participants planning expansions into Canada and North America. Through our online platform, we'll spotlight the craftsmanship of Japanese SMEs, promoting their high-value technology and products to the world. The culinary experience, while centered around authentic Japanese cuisine, will also incorporate multinational dishes, fostering cultural exchange between Japan and the world and presenting new possibilities in Japanese culinary culture.

Japan Festival CANADA 2024 serves as a beacon of the JAPAN brand emanating from Canada, a multicultural and multiracial nation, exploring the potential for global expansion.

## Future Plans

Japan Festival CANADA 2023 marked its 6th consecutive year as a live event, boasting the largest number of booths in its history and welcoming a record-breaking attendance. With over 100,000 visitors for the second consecutive year, the festival showcased its commitment to the pledge made in 2023 - to create a space where people can gather and connect. This continued success reflects the festival's strong relationship with Ontario and the Canadian community.

In an era where diversity is increasingly valued, the strong cultural ties between Canada and Japan hold significant importance. As we approach the centennial anniversary of Japan-Canada Diplomatic Relations in 2028-2029, Japan Festival CANADA aims to further solidify the cultural, economic, and political bonds between Japan and Canada through direct interactions among individuals.

Moreover, we are committed to expanding our activities beyond the boundaries of Japan and Canada by fostering partnerships with various "Japan Festivals" worldwide. In a world fragmented by the pandemic, Japan Festival CANADA, originating from the diverse nation of Canada, endeavours to once again unite the world by celebrating cultural diversity and shared experiences.



## Join Us On Our Journey

Japan Festival CANADA aims to introduce the value and excitement of Japan to people worldwide. In addition to participating in sponsorships, performances, and exhibitions at events, we actively engage in collaborative projects with companies and individuals. We sincerely invite anyone who resonates with the ideals and objectives of Japan Festival CANADA to join us and contribute.

Furthermore, Japan Festival CANADA is committed to promoting Japanese tourism in Canada and North America. We believe that we can offer effective proposals to municipalities aiming to expand inbound tourism and promote local products in Canada and North America. Please feel free to contact us for more information.

## Call for Sponsors

Japan Festival CANADA is seeking sponsors who align with the event's mission and can contribute to its success. As Canada's largest Japanese festival, it garners significant attention not only within Canada but also across North America. The event is endorsed by Canadian municipalities, government agencies, and businesses, all recognizing its role in fostering economic exchange between Japan and Canada. Additionally, organizations such as the Toronto Japanese Business Association and JETRO have extended their support, acknowledging its significance as a key Japanese cultural event in Canada.

If you are interested, please contact the following email address for inquiries.

## Inquiry

Japan Expo Canada Inc.

[info-general@japanfestivalcanada.com](mailto:info-general@japanfestivalcanada.com)

**NOTICE OF MOTION**

Moved by: Sue McFadden

Seconded by: Alvin Tedjo

WHEREAS the City of Mississauga approved a new policy with respect to the naming of assets in the public realm on April 3, 2024;

AND WHEREAS a moratorium on adding names to the Street Names Registry was in effect from January 2022 until April 3, 2024;

AND WHEREAS new names for parks, trails, street names and other public assets were proposed and approved by way of exception as required during the moratorium;

AND WHEREAS development in the City of Mississauga continued, including greenfield development of a new subdivision in Ward 10 with new streets, and the site plan process required the naming of streets prior to the end of the moratorium period;

AND WHEREAS a list of twenty-one (21) proposed street names was included on the development plan prior to the new asset-naming policy coming into effect;

AND WHEREAS several of these names are Indigenous in nature, coming from the Ojibway language, and have been vetted through the City's Heritage staff and the Mississaugas of the Credit First Nation;

AND WHEREAS the remainder of these names do not identify any specific individuals and would otherwise not contravene the previous policy nor the newly approved one;

AND WHEREAS all of these street names have been scanned to ensure there is no duplication within the Region of Peel;

NOW THEREFORE BE IT RESOLVED THAT the entire list of street names attached as Appendix 1 be immediately added to the Street Name Registry by way of exception to the newly approved policy for inclusion in the Derry-Britannia development in Ward 10.

Dated: April 10, 2024

A handwritten signature in cursive script, appearing to read "Sue McFadden".

**APPENDIX 1***Public Roads:*

Anatig  
Nish

*Private Condominium Laneways:*

Jidmoo  
Makwa  
Mik  
Mtig  
Moozo  
Mishiikenh  
Niibin  
Aliza  
Brianna  
Clemmer  
Coutlee  
Dryfhout  
Hugglestone  
Maliyah  
Meraï  
Nev  
Persaud  
Rachel  
Standing

**Brad Butt**

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

**City of Mississauga**

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

**Motion – April 17<sup>th</sup>, 2024**

Moved by: Councillor Brad Butt

Seconded by: Councillor Sue McFadden

WHEREAS Mr. Gary Clipperton was a long-time Streetsville and Mississauga resident, with deep roots in the community, who sadly passed away on May 2, 2023;

AND WHEREAS Mr. Clipperton was a dedicated schoolteacher, who inspired and encouraged students at Meadowvale, Lorne Park, Streetsville, Mayfield, and Cawthra schools, in the classroom and through his enthusiastic involvement in school music programs and as a coach for school football teams;

AND WHEREAS Mr. Clipperton was an accomplished athlete, who played varsity football for the University of Toronto, winning the inaugural Vanier Cup in 1965 and going on to play professionally for the Canadian Football League's Calgary Stampeders football team in 1967;

AND WHEREAS Mr. Clipperton was a dedicated and tireless community leader and volunteer, who was one of the founding directors and entertainment chairperson of the Streetsville Bread and Honey Festival—one of the largest festivals in Mississauga and Ontario—and he was also an original director of what was to become the Mississauga Food Bank;

AND WHEREAS Mr. Clipperton had a profound passion for music and the arts and supported the development and promotion of local music and the arts, as founder and director of the Streetsville Musicorp Inc. and its performing vocal section, Justus, which performed throughout Mississauga, Canada and internationally for 40 years, and he also served on the steering committee that created that the Meadowvale Theatre, a local venue for the arts in Mississauga;

AND WHEREAS Mr. Clipperton's talent and passion for music and his community leadership have been recognized with several distinguished honours and awards bestowed upon him over the years, including the prestigious Bicentennial award for exemplary volunteer work in the community in 1984; named Mississauga's musician of the year in 1985; and inducted to the Mississauga Legends Row in 2017;

AND WHEREAS Mr. Clipperton's outstanding achievements and significant contributions to Streetsville and Mississauga, which are indicated above, should be duly honoured and recognized in the Streetsville community, which he loved so dearly and served tirelessly, and where his roots are;

AND WHEREAS the Streetsville Village Square stage should be named in honour and commemoration of the late Mr. Gary Clipperton, to recognize and celebrate his outstanding achievements and significant contributions to the community and so his musical spirit and legacy can live on in the Village he loved;

AND WHEREAS the 2024 Bread and Honey Festival will be held from May 31 to June 2, 2024 and as Mr. Clipperton was one of the founding directors and entertainment chairperson of this Festival for many years, it is fitting that he should be honoured and recognized during the 2024 Festival;

AND WHEREAS on April 3, 2024, Council approved a process to guide municipal asset naming and commemoration activities, which is outlined in the *City Asset Naming Policies Equity, Diversity and Inclusion Review* Corporate Report to Council;

AND WHEREAS the Asset Naming procedure indicates that municipal assets may be named in honor of individuals with extra-ordinary achievement and/or significant contributions to Mississauga, five years posthumously;

THEREFORE BE IT RESOLVED THAT:

1. The process outlined in the Asset Naming Report be expedited as follows:
  - a) Public consultation for the Streetsville Village Square stage naming run in partnership between the Councillor's Office and appropriate City Staff to inform residents of Streetsville of the proposed naming and that feedback can be provided through [heritage.planning@mississauga.ca](mailto:heritage.planning@mississauga.ca) or at the May 14, 2024 Heritage Advisory Committee Meeting;
  - b) Staff be directed to bring a report to the May 14, 2024 Heritage Advisory Committee Meeting to have the matter be publicly discussed as outlined in the Asset Naming procedure;
  - c) Staff be directed to prepare a sign for the Streetsville Village Square stage, so that it may be unveiled at the 2024 Bread and Honey Festival (May 31 to June 2, 2024);
  - d) If any significant objection is received through the public consultation or at the Heritage Advisory Committee, that the matter be held for further review;
2. Council approve an exemption to the Asset Naming procedure requirement that municipal assets named in honor of individuals with extra-ordinary achievement and/or significant contributions to Mississauga must be done so five years posthumously to allow for the Streetsville Village Square stage to be named after Mr. Gary Clipperton.



Brad Butt, Councillor, Ward 11

### Expression of Sympathy

WHEREAS the Mayor, Members of Council and staff at the City of Mississauga are saddened to learn of the passing of Salvatore “Sal” Roti, Transit Operator, who passed away on April 3, 2024;

AND WHEREAS, Sal joined the Transportation and Works Department in 2000 and worked at MiWay for over 24 years;

AND WHEREAS Sal will be missed by his many colleagues who had the pleasure of working with him and described him as a kind operator;

AND WHEREAS Sal is survived by his wife (Olga) and his children;

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

**Amendment No. 169**  
**to**  
**Mississauga Official Plan**

By-law No. \_\_\_\_\_

A by-law to Adopt Mississauga Official Plan Amendment No. 169

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

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

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

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 169, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

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

1. The document attached hereto, constituting Amendment No. 169 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Signed \_\_\_\_\_  
MAYOR

Signed \_\_\_\_\_  
CLERK



**Amendment No. 169**  
**to**  
**Mississauga Official Plan**

The following text and Map "A" attached constitute Amendment No. 169.

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

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

Appendix II is a copy of the Planning and Building Department report dated January 3, 2024, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the land use designation of the subject lands from Mixed Use to Residential High Density.

## **LOCATION**

The lands affected by this Amendment are located on the northwest corner of Dundas Street East and Haines Road. The subject lands are located in the Applewood Neighbourhood Character Area, as identified in Mississauga Official Plan.

## **BASIS**

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

The subject lands are designated Mixed Use which permits a variety of uses including residential and commercial.

An Official Plan Amendment is required to change the land use designation of the subject lands from Mixed Use to Residential High Density since the proposal is primarily for residential uses with non-residential uses at grade only.

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

1. The proposal represents the intensification of an underutilized parcel and has been designed to be compatible with and sensitive to the surrounding area.
2. Dundas Street East is designated as an Intensification Corridor and a Higher Order Transit Corridor in Mississauga Official Plan (MOP) and higher density uses are to be directed to Corridors in Neighbourhoods.
3. The proposal increases the variety of housing options in the Applewood Neighbourhood and brings density to the future Bus Rapid Transit route while being consistent with the goals and objectives of the Dundas Connects Master Plan.

**DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

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

**IMPLEMENTATION**

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

The lands will be rezoned to implement this Amendment.

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

**INTERPRETATION**

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

This Amendment supplements the intent and policies of Mississauga Official Plan.



LAND USE DESIGNATIONS

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

BASE MAP INFORMATION

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

City Structure

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

AREA OF AMENDMENT

FROM:  
 MIXED USE

TO:  
 RESIDENTIAL HIGH DENSITY



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



## **APPENDIX I**

### **PUBLIC MEETING**

All property owners within a radius of 120 m of the subject lands were invited to attend a Public Meeting of the Planning and Development Committee held on June 26, 2023 in connection with this proposed Amendment.

Two members of the public made depositions. Comments from the public were generally directed towards the height of the apartment dwelling, increased traffic and the access from Haines Road, and the loss of the current retail and commercial space. These concerns were addressed at the meeting and in the Planning and Building Department report dated January 3, 2024 attached to this Amendment as Appendix II.

City of Mississauga  
**Corporate Report**



Date: January 3, 2024

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
OZ/OPA 23-1 W3

Meeting date:  
January 22, 2024

## Subject

### RECOMMENDATION REPORT (WARD 3)

**Official Plan Amendment and Rezoning applications to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhouses**

**799, 801, 803 and 805 Dundas Street East**

**Owner: KJC Properties Inc.**

**File: OZ/OPA 23-1 W3**

**Pre-Bill 109**

## Recommendation

1. That City Council considers the changes to the applications since the public meeting to be minor and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, any further notice regarding the proposed amendment is hereby waived.
2. That City Council amend Mississauga Official Plan to the **Residential High Density** designation for 799, 801, 803 and 805 Dundas Street East, in accordance with the provisions contained in the staff report dated January 3, 2024 from the Commissioner of Planning and Building.
3. That City Council amend Zoning By-law 0225-2007 to **H-RA3- Exception** (Apartments - Exception) for 799, 801, 803 and 805 Dundas Street East, in accordance with the provisions contained in the staff report dated January 3, 2024 from the Commissioner of Planning and Building.
4. That City Council direct the applicant to satisfy all requirements of the City and any other external agency concerned with the development.

5. That the "H" holding provision is to be removed from the **RA3 - Exception** (Apartments - Exception) zoning applicable to the subject lands, by further amendment upon confirmation from applicable agencies and City Departments that matters as outlined in the report dated January 3, 2024, from the Commissioner of Planning and Building have been satisfactorily addressed.
6. That City Council's approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.

## Executive Summary

- Official plan amendment and rezoning applications have been submitted to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhouses at 799, 801, 803 and 805 Dundas Street East
- The applicant has made minor revisions to the proposal to address issues raised at the Public Meeting and by staff, including:
  - Increased rear yard setbacks to the north
  - Grade changes to create a better interface along the Dundas Street East frontage
  - Other minor technical revisions
- Staff are satisfied with the changes to the proposal and find them to be acceptable from a planning standpoint, and recommend that the applications be approved

## Background

A public meeting was held by the Planning and Development Committee on June 26, 2023, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/Meeting.aspx?Id=b5ffb5a5-4588-4ef5-a5a7-c6620ed3fd7b&lang=English&Agenda=PostAgenda&Item=8&Tab=attachments>) was received for information. PDC-0048-2023 was then adopted by Council on June 28, 2023.

### RECOMMENDATION PDC-0048-2023

1. That the report dated June 2, 2023, from the Commissioner of Planning and Building regarding the applications by KJC Properties Inc., to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhomes, under File OZ/OPA 23-1 W3, 799, 801, 803 and 805 Dundas Street East, be received for information.



2. That two oral submissions be received.



Aerial image of 799, 801, 803 and 805 Dundas Street East

## Comments

### REVISED DEVELOPMENT PROPOSAL

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

- Increased rear yard setbacks to the north
- Grade changes to create a better interface along the Dundas Street East frontage
- Other minor technical revisions

### COMMUNITY ENGAGEMENT

Notice signs were placed on the subject lands advising of the proposed official plan and zoning change. All property owners within 120 m (393 ft.) were notified of the applications on March 20, 2023. A community meeting was held by Ward 3 Councillor, Chris Fonseca, on April 19, 2023 and 20 people attended the meeting and 11 written submissions were received. Supporting

studies were posted on the City's website at

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

The public meeting was held on June 26, 2023. Two members of the public made deputations regarding the applications. Responses to the issues raised at the public meeting and from correspondence received can be found in Appendix 2.

### PLANNING ANALYSIS SUMMARY

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

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

A detailed Planning Analysis is found in Appendix 2. The applications are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. An official plan amendment is required to redesignate the lands to the **Residential High Density** designation. Further, a Zoning By-law Amendment is required to change the zone from **C2** to **H-RA3-Exception**.

The proposed official plan and zoning by-law amendments implement the policy vision established by the Dundas Connects Master Plan, which provides direction for growth and redevelopment along the Dundas Street Corridor that supports transit while providing opportunities to accommodate growth and increase housing opportunities.

The proposed development respects the existing neighbourhood in terms of scale and transition and is located on an intensification corridor with planned rapid bus transit, making it a good location for intensification.

## Strategic Plan

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

## Financial Impact

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

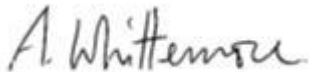
## Conclusion

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

## Attachments

Appendix 1: Information Report

Appendix 2: Detailed Planning Analysis



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

Prepared by: Andrea Dear MCIP, RPP, Development Planner

# City of Mississauga

# Corporate Report



Date: June 2, 2023

To: Chair and Members of Planning and Development Committee

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

Originator's file:  
OZ/OPA 23-1 W3

Meeting date:  
June 26, 2023

## Subject

### **PUBLIC MEETING INFORMATION REPORT (WARD 3)**

**Official Plan Amendment and Rezoning applications to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhomes**

**799, 801, 803 and 805 Dundas Street East, northwest corner of Dundas Street East and Haines Road**

**Owner: KJC Properties Inc.**

**File: OZ/OPA 23-1 W3**

**Pre-Bill 109**

## Recommendation

That the report dated June 2, 2023, from the Commissioner of Planning and Building regarding the applications by KJC Properties Inc., to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhomes, under File OZ/OPA 23-1 W3, 799, 801, 803 and 805 Dundas Street East, be received for information.

## Background

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

## PROPOSAL

The official plan amendment and rezoning applications are required to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhomes, with underground parking. The applicant is proposing

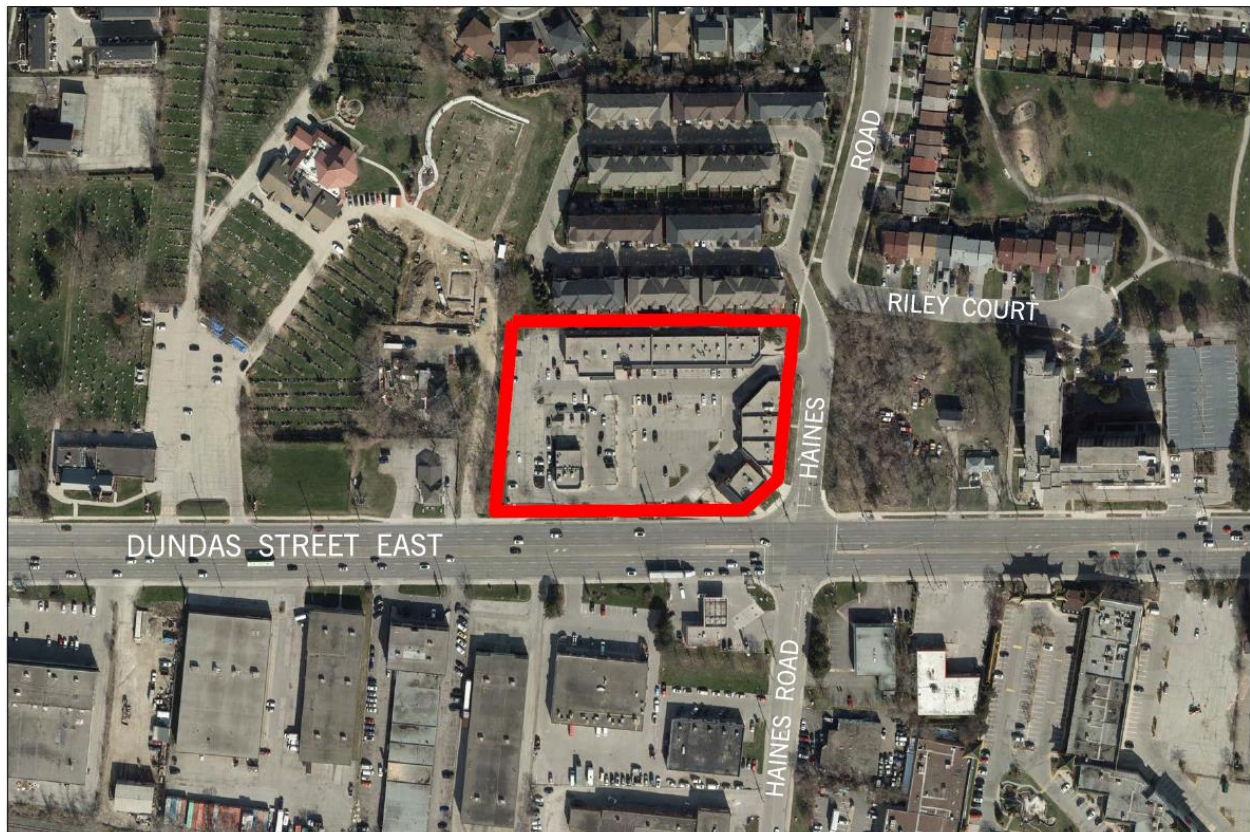


to amend the official plan to add a special site to the existing **Mixed Use** designation that applies to the property to permit stand alone residential dwellings and a variety of commercial and retail uses on the ground floor, and to increase the maximum building height to 12 storeys. The zoning by-law will also need to be amended, with the applicant proposing to change the zoning from **C2** (Neighbourhood Commercial) to **C4 - Exception** (Main Street Commercial - Exception) to implement this development proposal.

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

## Comments

The property is located on the northwest corner of Dundas Street East and Haines Road within the Applewood Neighbourhood Character Area. The site is currently occupied by a local retail plaza comprised of two, one storey multi unit commercial buildings, a restaurant pad with an accessory drive-through and surface parking.



Aerial image of 799, 801, 803 and 805 Dundas Street East



Applicant's rendering of the proposed 12 storey apartment building

## LAND USE POLICIES AND REGULATIONS

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

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

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies, which

support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

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

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

Additional information and details are found in Appendix 1, Section 4.

### **AGENCY AND CITY DEPARTMENT COMMENTS**

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

## **Financial Impact**


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

## **Conclusion**

All agency and City department comments have been received. The Planning and Building Department will make a recommendation on this project after the public meeting has been held and the issues have been resolved. The matters to be addressed include: provision of additional technical information, including details of the proposed mix of at-grade non-residential uses; appropriateness of the proposed zoning regulations; and, compatibility of the proposal with the surrounding context.

## **Attachments**

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Andrea Dear MCIP, RPP, Development Planner

## **Detailed Information and Preliminary Planning Analysis**

**Owner: KJC Properties Inc.**

**799, 801, 803 and 805 Dundas Street East**

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## 1. Proposed Development

The applicant proposes to develop the property with a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhomes, with underground parking. Official plan amendment and rezoning applications are required to permit the proposed development (refer to Section 4 for details concerning the proposed amendments).

Development Proposal	
Applications submitted:	Received: November 24, 2022 Deemed complete: March 3, 2023
Developer/ Owner:	KJC Properties Inc.
Applicant:	Glen Schnarr and Associates
Number of units: 12 storey apartment 3 storey townhomes Total	399 units 20 units 419 units
Unit Breakdown Apartment	Jr. One Bedroom: 13 One Bedroom: 279 Two Bedroom: 88 Three Bedroom: 19
Unit Breakdown Townhomes	Three Bedroom: 18 Four Bedroom: 2
Existing Gross Floor Area:	multi-tenant commercial buildings - 2,513 m <sup>2</sup> (27,054 ft <sup>2</sup> ) Tim Hortons - 227.6 m <sup>2</sup> (2,450 ft <sup>2</sup> )
Proposed Gross Floor Area: Residential Non-Residential Total	 32,905.8 m <sup>2</sup> (354, 195 ft <sup>2</sup> ) 1,969.3 m <sup>2</sup> (21,197 ft <sup>2</sup> ) 36,647 m <sup>2</sup> (394,465 ft <sup>2</sup> )

Development Proposal		
Height:	12 storeys / 43.9 m (144 ft.) and 3 storeys / 9.3 m (30.5 ft.)	
Lot Coverage:	42.2%	
Floor Space Index:	2.88	
Landscaped Area:	39.7%	
Anticipated Population:	Apartment: 874 Townhomes: 61 Total: 935	
Parking (apartment): resident spaces	Required 0.1/unit = 399 spaces	Provided 0.95/unit = 379 spaces
combined visitor/non- residential spaces	0.20/unit = 80 spaces	0.20/unit = 80 spaces
Total	479 spaces	459 spaces
Parking (townhomes): resident spaces	Required 2.0/unit = 40 spaces	Provided 2.0/unit = 40 spaces
visitor spaces	0.25/unit = 5 spaces	0.2/unit = 4 spaces
Total	45 spaces	44 spaces
Green Initiatives:	<ul style="list-style-type: none"> <li>• Rainwater Harvesting</li> <li>• Green Roofs</li> <li>• Native Vegetation</li> <li>• Bird Friendly Lighting</li> <li>• Water Efficient fixtures</li> </ul>	

## Supporting Studies and Plans

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

- Planning Justification
- Draft Official Plan and Zoning By-law Amendments
- Concept Site Plans
- Site Survey
- Architectural Drawings (including Elevations)
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Noise Assessment
- Housing Report
- Arborist Report
- Tree Inventory and Preservation Plan
- Functional Servicing Report

- Grading and Servicing Plans
- Stormwater Management Report
- Hydrogeological Investigation
- Phase I and Phase II Environmental Site Assessment
- Transportation Impact Study

## Application Status

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

A community meeting was held by Ward 3 Councillor, Chris Fonseca, on April 19, 2023. Refer to Section 6 of this appendix for a summary of comments received at the community meeting and from written submissions received about the applications.

## Concept Plan



# South Elevation

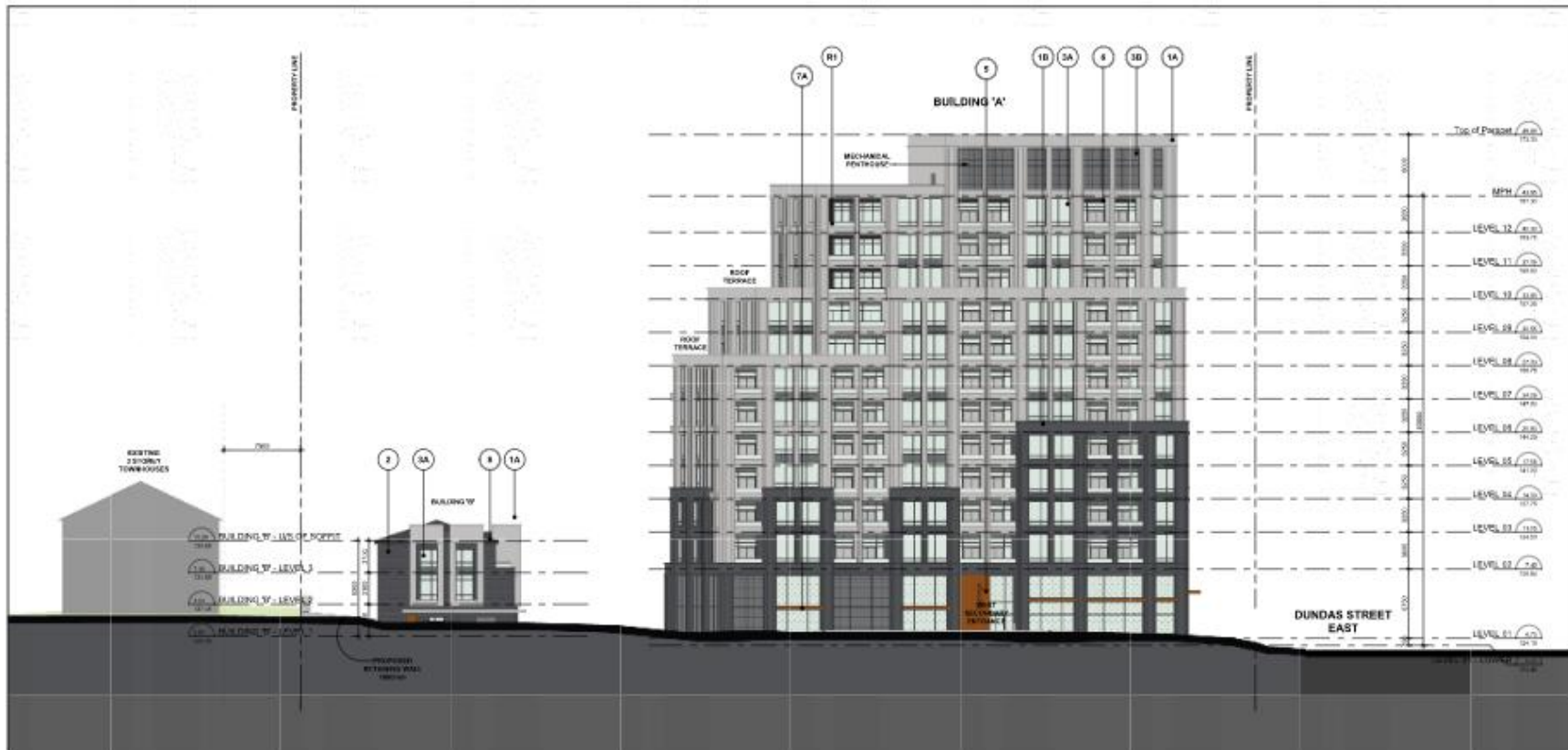


## East Elevation



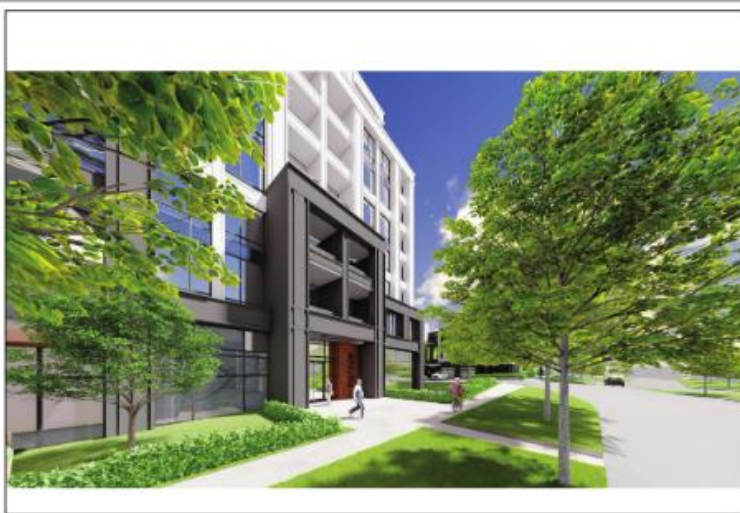


## West Elevation



## Applicant's Renderings





East View - Primary Residential Entrance Along Haines Road

NTS 4  
SAT.03



South View - Lower Retail Entrance Along Dundas Street East

NTS 2  
SAT.03



North East View - Upper Retail Entrance at Parking

NTS 3  
SAT.03



North West View - Upper Retail Entrance at Parking

NTS 1  
SAT.03



## 2. Site Description

### Site Information

The property is located at the northwest corner of Dundas Street East and Haines Road, within the Applewood Neighbourhood Character Area. The site is currently occupied by a one storey commercial plaza consisting of two multi-tenant buildings and one stand-alone restaurant use with an accessory drive-through. The site contains a significant amount of surface parking and existing accesses to the site are located at the northeast corner from Haines Road and at the mid-point of the frontage on Dundas Street East. The site is slightly higher than the elevation of the Dundas Street East right-of-way.



Aerial of 799, 801, 803 and 805 Dundas Street East

Property Size and Use	
Frontage on Dundas Street E:	122 m (400 ft.)
Frontage on Haines Road:	78 m (226 ft.)
Depth:	78 m (226 ft.)
Gross Lot Area:	1.27 ha (3.14 ac.)
Existing Uses:	Variety of retail and service commercial uses including medical offices, pharmacy, personal service shops, a dry cleaners and restaurants.



Photo of the site looking west



Photo of the site looking east



Photo of the site from Haines Road



Photo of the site from the west

## Site History

- 1987-1988 – The existing commercial plaza and stand-alone restaurant were constructed
- 2001 - Addition of the drive-through to the existing stand-alone restaurant (Tim Horton's).
- June 20, 2007 – Zoning By-law 0225-2007 came into force. The subject lands were zoned **C2** (Neighbourhood Commercial) which permits a variety of commercial and retail uses, including, but not limited to retail store, restaurant, medical office and pharmacy.
- November 14, 2012 – Mississauga Official Plan (MOP) came into force, which designated the lands **Mixed Use** in the Applewood Neighbourhood Character Area.
- June 20, 2018 – Dundas Connects Master Plan (DCMP) was endorsed by Mississauga City Council as the recommended vision for the Dundas Corridor.
- August 10, 2022 – Mississauga Council adopts Official Plan Amendment (OPA) No. 141 which implements the recommendations of the 2018 Council adopted Dundas Connects Master Plan (DCMP) with policies pertaining to the Dundas Street corridor.
- August 10, 2022 – Mississauga Council adopts Official Plan Amendments No. 142 to 144, which add policies pertaining to Major Transit Station Areas, including those pertaining to

maximum building heights. Regional Council approval is required for these amendments to come into effect.

- February 23, 2023 - Region Council referred the City's Major Transit Station Area Official Plan Amendments back to regional staff to confer further with the City and Province.

## 3. Site Context

### Surrounding Land Uses

The subject property is located in the Applewood Neighbourhood Character Area and is surrounded by a mix of uses, including residential, retail and service commercial.

Immediately north of the property is a three storey townhouse development, beyond which are a mix of detached and semi-detached homes. To the west of the site is Cedar Creek Lane and St. John's Cemetery. To the south is Dundas Street East and on the south side of the street are a variety commercial buildings. Beyond Haines Road to the east are detached houses and some eight and 16 storey apartment buildings.

The surrounding land uses are:

North: Three storey townhomes

East: Haines Road and detached lots

South: Dundas Street East and retail and service commercial uses

West: Cedar Creek Lane and St. John's Cemetery

### Neighbourhood Context

The Applewood Neighbourhood Character Area is an area that evolved over the last 50 years from predominantly agricultural uses including a number of apple orchards to a mixed use neighbourhood with a variety of housing forms, schools, retail and service commercial uses and recreational facilities.

Dundas Street East is classified as an Arterial Road in MOP with an ultimate right-of-way width of 42 metres (137.8 ft.), while Haines Road is classified as a Minor Collector, which has a typical width of up to 26 metres (85.3 ft.). The subject lands have frontage on both Dundas Street East and Haines Road.

Additionally, Dundas Street East is identified as an Intensification Corridor and a Higher Order Transit Corridor by the in-effect MOP. These classifications recognize that Dundas Street East is to incorporate future transit connections, including the planned Dundas Bus Rapid Transit (BRT).





Aerial Photo of 799, 801, 803 and 805 Dundas Street East

## Demographics

Based on the 2016 census, the existing population of the Applewood Neighbourhood area is 36,655 with a median age of this area being 41 (compared to the City's median age of 40). 66% of the neighbourhood population are of working age (15 to 64 years of age), with 17% children (0-14 years) and 17% seniors (65 years and over). By 2031 and 2041, the population for this area is forecasted to be 40,600 and 41,800 respectively. The average household size is 3 persons with 44% of people living in apartments in buildings that are five storeys or more. The mix of housing tenure for the area is 7,535 units (56%) owned and 5,855 units (44%) rented with a vacancy rate of approximately 0.9%\*. In addition, the number of jobs within this Character Area is 2,237. Total employment combined with the population results in a PPJ for Applewood Neighbourhood of 56 persons plus jobs per ha.

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

## Other Development Applications

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

- OZ/OPA 22-18 W1 – 1000 Dundas Street East and 1024 Dundas Street East – application in process for a 16 and a

20 storey apartment building with non-residential uses proposed on the ground floor

- OZ/OPA 20/003 W3 – 1840 and 1850 Bloor Street East – applications in process for an 18 storey apartment with non-residential uses on the ground floor
- OZ 18-/005 W3 – 1315 Silver Spear Road – application in process for an 8 storey apartment building
- OZ 17/014 W3 – 1750 Bloor Street and 3315 Fieldgate Drive – application approved for a 15 storey apartment building on May 4, 2022.

These applications are well within the anticipated population forecasted for the node.

## Community and Transportation Services

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

The 2022 Parks Plan notes that Applewood NHD has a parkland deficiency of 3.8 ha (9.4 ac.) and does not meet the minimum provision target of 1.2 ha (2.9 ac.) of parkland per 1000 people. The current development proposal includes a privately owned publicly accessible space (POPS) along the west property line. However, staff note in lieu of a POPS, which are not eligible for parkland dedication credits under current Parkland Conveyance By-law 0317-2022, an unencumbered public park be incorporated as part of this residential development. It is further

noted that although Hawkins Glen (P-158), being City owned parkland, is approximately 300 m (984.2 ft.) from the subject site which includes a play site, additional parkland on the subject development site will help address the parkland need and deficiency within the Applewood Neighbourhood Character Area.

The site is within 2.0 km (1.2 miles) of the Dixie GO station, which provides two-way, morning and evening peak time service every 30 minutes. The site is also located within 2.4 km (1.5 miles) of Hurontario Street and the future Hurontario Light Rail Transit route, which is under construction.

Further, the following major MiWay bus routes currently service the site:

- Route 1 – Dundas
- Route 101 – Dundas Express
- Route 101A – Dundas Express
- Route 51 - Tomken

There are walkways and multi-use trails in the area including one in Hawkins Glen Park to the west and Cherry Hill Park to the north. There are walkways on Haines Road and sidewalks on other residential roads in the area.

#### 4. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these applications have been reviewed and summarized in the table below. Only key policies relevant to the applications have been

included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
<b>Provincial Policy Statement (PPS)</b>	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p> <p>On April 6, 2023 the Ministry of Municipal Affairs and Housing released the new Provincial Planning Statement for comment. The Provincial Planning Statement will replace both the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. At the time of writing this report, the new Provincial Planning Statement is not in force and effect.</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
<b>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b>	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan,</p>	<p>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide</p>



Policy Document	Legislative Authority/Applicability	Key Policies
	subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)	<p>convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
<b>Region of Peel Official Plan (ROP)</b>	<p>With the approval from the Ministry of Municipal Affairs and Housing, the Region of Peel's new Official Plan came into effect on November 4, 2022 and will be used to evaluate the proposal.</p> <p>MOP is the primary instrument used to evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the application meets the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments, which are discussed in Section 8 of this Appendix.</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System. The portions of the lands associated with the Credit River are considered Core Areas of the Greenlands System.</p> <p>General objectives of ROP, as outlined in Section 5.6, include:</p> <ul style="list-style-type: none"> <li>• achieving sustainable development;</li> <li>• establishing healthy complete communities;</li> <li>• achieving intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services;</li> <li>• achieving an urban form and densities that are pedestrian-friendly and transit supportive;</li> <li>• promoting crime prevention and improvement in the quality of life;</li> <li>• protecting, restoring, and enhancing the natural environment;</li> <li>• allowing opportunities for residents to live in their own communities as they age;</li> <li>• preserving and protecting lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate; and,</li> <li>• providing for a wide range of goods and services to meet the needs of those living and working in the Urban System.</li> </ul> <p>Identify, protect, restore and enhance the long-term ecological function and biodiversity of the Greenlands System. (ROP 2.14.1)</p> <p>Development and site alteration within the Core Areas of the Greenlands System are prohibited, with the exception of limited wildlife management, conservation, and passive recreational type uses. (ROP 2.14.15)</p> <p>Detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		through the local planning approval process, in consultation with the Region and relevant agencies. An amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. (ROP 7.3.4)

## Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. The City's MOP review is currently underway to ensure consistency with and conformity to changes in legislation and planning policy documents, including recent changes to the *Planning Act*, the 2020 PPS, the Growth Plan 2019 and Amendment No.1 (2020), and the Region of Peel's new Official Plan.

The Dundas Corridor Policy Implementation Project and Major Transit Station Area report was considered by Council, resulting in the adoption of OPA Nos. 141 and 142 on August 10, 2022. These OPAs were appealed by affected landowners to the Ontario Land Tribunal (OLT). In addition, Major Transit Station Area related policies, including maximum building heights, were also adopted by Council on August 10th through OPA Nos. 143 and 144, and are awaiting Region of Peel approval. The approved height for this site is a maximum of 12 storeys.

## Existing Designation

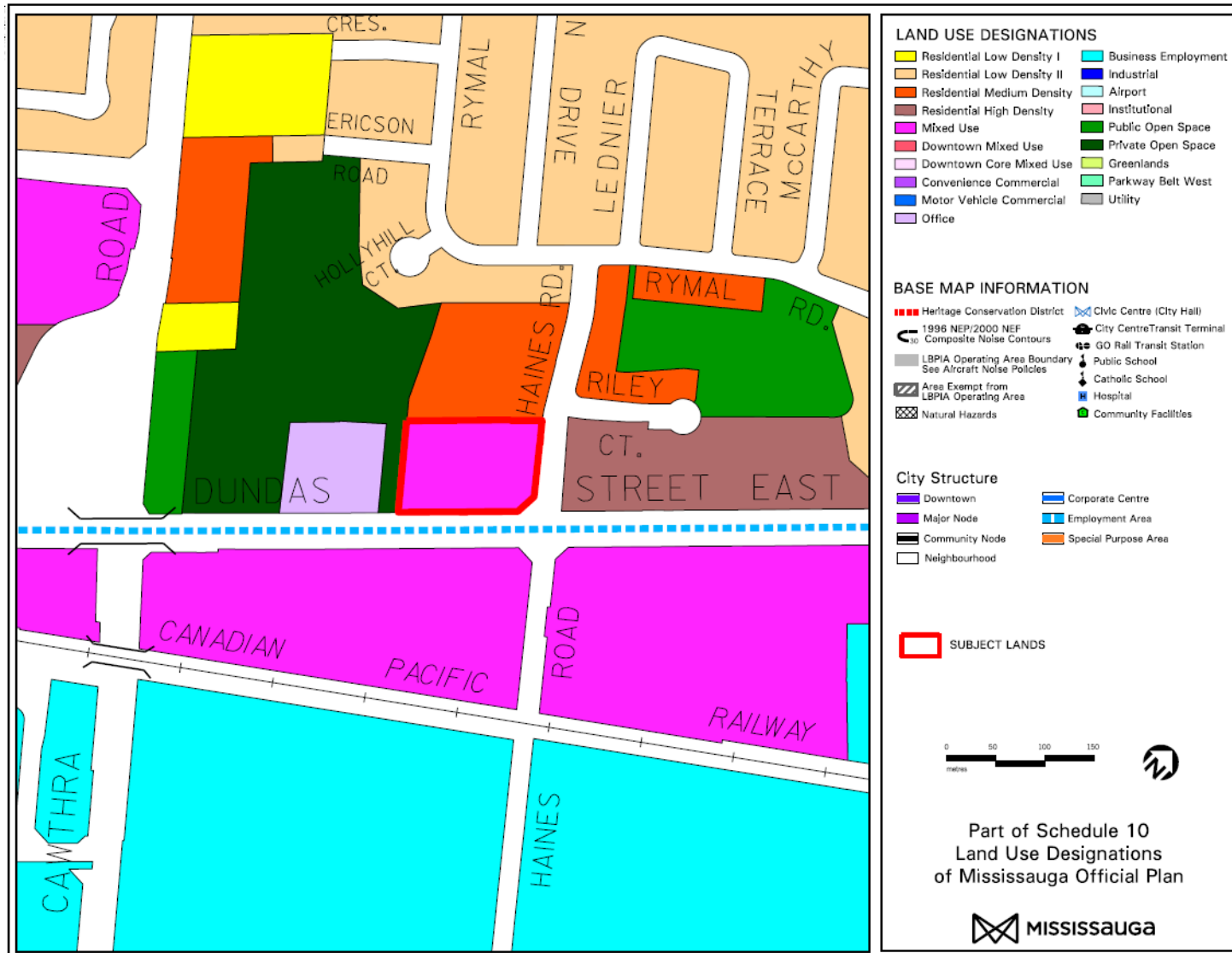
The lands are located within the Applewood Neighbourhood Character Area and are designated **Mixed Use**. The **Mixed Use** designation permits a variety of commercial and retail uses such as a financial institution, retail store, motor vehicle rental, overnight accommodation, restaurant and residential in conjunction with other permitted uses.

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

## Proposed Designation

The applicant is proposing to add a Special Site to the existing **Mixed Use** designation that applies to the property to permit the proposed 12 storey apartment with non-residential uses at grade and the three storey townhomes. The applicant will need to demonstrate consistency with the intent of MOP, and shall have regards for the appropriateness of the proposed built form in terms of compatibility with the surrounding context.

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



Excerpt of Applewood Neighbourhood Character Area

## Relevant Mississauga Official Plan Policies

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

	General Intent
<b>Chapter 5 Direct Growth</b>	<p>Mississauga will ensure there is adequate land capacity to accommodate growth that will be directed to appropriate locations with most of the growth directed to Intensification Areas. Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (Sections: 5.1.2, 5.1.3, 5.1.4, 5.1.6)</p> <p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. (Section 5.3.5.2)</p> <p>Where higher density uses are proposed, they should be located on sites identified by a local area review, along Corridors or in conjunction with existing apartment sites or commercial centres. (Section 5.3.5.3)</p> <p>Redevelopment of Mixed Use sites that result in a loss of commercial floor space will not be permitted unless it can be demonstrated that the planned function of the existing non-residential component will be maintained after redevelopment. (Section 5.3.5.4)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p> <p>Development on Corridors should be compact, mixed use and transit friendly and appropriate to the context of the surrounding Neighbourhood. (Section 5.4.4)</p> <p>Where higher density uses within Neighbourhoods are directed to Corridors, development will be required to have regard for the character of the Neighbourhoods and provide appropriate transitions in height, built form and density to the surrounding lands. (Section 5.4.5)</p> <p>Hurontario Street and Dundas Street have been identified as Intensification Corridors. These are Intensification Areas. Additional Intensification Corridors may be identified in the future. (Section 5.4.11)</p> <p>Not all segments of Intensification Corridors are appropriate for intensification. Planning studies for Intensification Corridors will identify</p>

	<p><b>General Intent</b></p> <p>appropriate locations for intensification and the appropriate densities, land uses and building heights. (Section 5.4.12)</p> <p>The focus for intensification will be Intensification Areas, which are the Downtown, Major Nodes, Community Nodes, Corporate Centres, Intensification Corridors and Major Transit Station Areas, as shown on Schedule 2: Intensification Areas. Planning studies will delineate the boundaries of Intensification Corridors and Major Transit Station Areas and identify appropriate densities, land uses and building heights. (Sections 5.5.1 and 5.5.3)</p> <p>Intensification Areas will be planned to reflect their role in the City Structure hierarchy and promote the qualities of complete communities. (Sections 5.5.4 and 5.5.5)</p> <p>A mix of medium and high density housing, community infrastructure, employment, and commercial uses, including mixed use residential/commercial buildings and offices will be encouraged. However, not all of these uses will be permitted in all areas. (Section 5.5.7)</p> <p>Major Transit Station Areas will be subject to a minimum building height of two storeys and a maximum building height specified in the City Structure element in which it is located, unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through planning studies. (Section 5.5.13)</p> <p>Major Transit Station Areas will be planned and designed to provide access from various transportation modes to the transit facility, including consideration of pedestrians, bicycle parking and commuter pick-up/drop-off areas. (Section 5.5.16)</p>
<b>Chapter 6 Value The Environment</b>	<p>In addition to the parkland identified on Schedules 4: Parks and Open Spaces and 10: Land Use Designations, additional public parkland may be acquired through the processing of development applications or through purchase. (Section 6.3.73)</p> <p>Land conveyed to Mississauga for use as public parkland and/or Greenlands will be in a condition that is acceptable to the city. (Section 6.3.74)</p>
<b>Chapter 7 Complete Communities</b>	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> <li>a. the development of a range of housing choices in terms of type, tenure and price;</li> <li>b. the production of a variety of affordable dwelling types for both the ownership and rental markets; and</li> <li>c. the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</li> </ul> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p> <p>An owner of new development or redevelopment proposing 50 or more residential units or 3,600 square metres or more of gross floor area (GFA) for residential purposes, and located within an IZ Area as identified on Map 7-1: Inclusionary Zoning (IZ) Areas of this Plan,</p>

	<p><b>General Intent</b></p> <p>and subject to an Inclusionary Zoning By-law, is required to include affordable ownership housing units or affordable rental housing units for moderate income households, as follows:</p> <p>a. the minimum required percentage of gross floor area for residential purposes in ownership housing to be set-aside as affordable ownership housing units or affordable rental housing units for moderate-income households is established in Table 7-1;</p> <p>Extract from Table 7-1:</p> <table><tr><th><b>IZ Area as identified on Map 7-1</b></th><th><b>Tenure of Affordable Housing Units</b></th><th><b>Applies January 1, 2023 to December 31, 2023</b></th><th><b>Applies January 1, 2024 to December 31, 2024</b></th><th><b>Applies January 1, 2025</b></th></tr><tr><td><b>IZ Area 2</b></td><td><b>Affordable Ownership Housing Units</b></td><td>3%</td><td>5%</td><td>7%</td></tr></table> <p>The suite mix of the affordable housing unit component will generally be a balanced mix of one bedroom units and family sized units (two- and three-bedroom units), to provide a range of unit types suitable for individuals and families. Bachelor units will not qualify as affordable housing units for the purposes of Inclusionary Zoning requirements. Further unit size and suite mix requirements may be established through Implementation Guidelines. (Section 5.3.4)</p> <p>Inclusionary Zoning requirements may be met on an offsite location, at the discretion of the City through a site-specific zoning by-law amendment, subject to achieving certain conditions. (Section 7.3.8)</p>	<b>IZ Area as identified on Map 7-1</b>	<b>Tenure of Affordable Housing Units</b>	<b>Applies January 1, 2023 to December 31, 2023</b>	<b>Applies January 1, 2024 to December 31, 2024</b>	<b>Applies January 1, 2025</b>	<b>IZ Area 2</b>	<b>Affordable Ownership Housing Units</b>	3%	5%	7%
<b>IZ Area as identified on Map 7-1</b>	<b>Tenure of Affordable Housing Units</b>	<b>Applies January 1, 2023 to December 31, 2023</b>	<b>Applies January 1, 2024 to December 31, 2024</b>	<b>Applies January 1, 2025</b>							
<b>IZ Area 2</b>	<b>Affordable Ownership Housing Units</b>	3%	5%	7%							
<b>Chapter 9</b> <b>Build A Desirable Urban Form</b>	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Development on Corridors will be consistent with existing or planned character, seek opportunities to enhance the Corridor and provide appropriate transitions to neighbouring uses. (Section 9.1.5)</p> <p>Mississauga will encourage a high quality, compact and urban built form to reduce the impact of extensive parking areas, enhance pedestrian circulation, complement adjacent uses, and distinguish the significance of the Intensification Areas from surrounding areas. (Section 9.2.1.4)</p> <p>The preferred location of tall buildings will be in proximity to existing and planned Major Transit Station Areas (Section 9.2.1.8)</p> <p>Where the right-of-way width exceeds 20 m, a greater building height may be required to achieve appropriate street enclosure in relation to the right-of-way width. Appropriate height and built form transitions will be required between sites and their surrounding areas. (Sections 9.2.1.9 and 9.2.1.10)</p>										

	<p><b>General Intent</b></p> <p>Tall buildings will be appropriately spaces to provide privacy and permit light and sky views. (Section 9.2.1.13)</p> <p>In appropriate locations, tall buildings will be required to incorporate podiums to mitigate wind impacts on the pedestrian environment and maximize sunlight on the public realm. (Section 9.2.1.14)</p> <p>Tall buildings will address pedestrian scale through building articulation, massing and materials. Tall buildings will minimize adverse microclimatic impacts on the public realm and private amenity areas. Principal streets should have continuous building frontages that provide continuity of built form from one property to the next with minimal gaps between buildings. (Sections 9.2.1.15, 9.2.1.16 and 9.2.1.17)</p> <p>Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections. (Section 9.2.1.25)</p> <p>For non-residential uses, at grade windows will be required facing major streets and must be transparent. (Section 9.2.1.26)</p> <p>Built form will relate to and be integrated with the streetline, with minimal building setbacks where spatial enclosure and street related activity is desired. (Section 9.2.1.28)</p> <p>Development will have a compatible bulk, massing and scale of built form to provide an integrated streetscape. (Section 9.2.1.29)</p> <p>Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (Section 9.5.1.5)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>Where direct vehicular access to development is not permitted from major roads, buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from a side street, service road or rear laneways. (Section 9.5.2.4)</p>
<p><b>Chapter 11 General Land Use Designations</b></p>	<p>The planned function of lands designated Mixed Use is to provide a variety of retail, service and other uses to support the surrounding residents and businesses. Development on Mixed Use sites that includes residential uses will be required to contain a mixture of permitted uses. (Section 11.2.6.2)</p> <p>Developments that consist primarily of residential uses, with non-residential uses at grade only, will be required to submit an Official Plan Amendment for the appropriate residential designation. (Section 11.2.6.3)</p> <p>Residential uses will be permitted in the same building with another permitted use but dwelling units will not be permitted on the ground floor. (Section 11.2.6.4)</p>



	<p><b>General Intent</b></p> <p>Residential uses will not include detached, semi-detached or duplex dwellings. (Section 11.2.6.5)</p> <p>If a development application includes buildings that are considered Residential High Density and are not combined with other permitted uses, a development master plan is required. (Section 11.2.6.6)</p> <p>Lands designated Residential High Density will permit the following use:</p> <ul style="list-style-type: none"> <li>a. apartment dwelling</li> <li>b. uses permitted in the Residential Medium Density designation, accessory to apartment dwellings on the same property; and</li> <li>c. uses permitted in the Convenience Commercial designation are permitted at grade in apartment dwellings, except for commercial parking facilities, gas bars, and drive-through facilities. (Section 11.2.5.6)</li> </ul> <p>Accessory offices for physicians, dentists, health professionals, and drugless practitioners will only be permitted in detached and semi-detached dwellings provided the dwelling is their principal private residence. (11.2.5.7)</p> <p>Second units within detached dwellings, semi-detached dwellings and townhouse dwellings will be permitted, where appropriate. (11.2.5.8)</p>
<b>Chapter 16 Neighbourhoods</b>	<p>For lands within a Neighbourhood, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements or until such time as alternative building heights are determined through the review of Character Area policies. (Section 16.1.1.1)</p> <p>Proposals for heights more than four storeys or different than established in the Character Area policies, will only be considered where it can be demonstrated to the City's satisfaction, that: a. an appropriate transition in heights that respects the surrounding context will be achieved; b. the development proposal enhances the existing or planned development; c. the City Structure hierarchy is maintained; and d. the development proposal is consistent with the policies of this Plan. (Section 16.1.1.2)</p>
<b>Chapter 19 Implementation</b>	<p>This section contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:</p> <ul style="list-style-type: none"> <li>• the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;</li> <li>• that a municipal comprehensive review of the land use designation or a five year review is not required;</li> <li>• the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;</li> <li>• there are adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application;</li> <li>• a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation has been provided by the applicant. (Section 19.5.1).</li> </ul>

## Official Plan Amendments Implementing Dundas Connects & MTSA policies

Mississauga Council has adopted a series of Official Plan Amendments that implement the Dundas Connects Master Plan (DCMP) and MTSA policies. Although these amendments are not yet in effect, as they have either been appealed to the OLT or are still before the Region of Peel for approval, they still provide insight into the most current vision for redevelopment along the Dundas Street corridor.

With respect to MTSA policies that are currently at the Region for approval, it should be noted that on February 9, 2023 the Minister of Municipal Affairs and Housing wrote the Region and advised the proposed MTSA maximum height policies are contrary to the modifications the MMAH made to the in-effect Regional Official Plan. The MTSA official plan amendments have been referred back to regional staff for further discussion. City staff have met with the Province and are awaiting a formal response clarifying the comments outlined in their letter.

	General Intent
<p><b>OPA No. 141 - Dundas Connects Implementation</b></p> <p><b>Adopted By Council - August 2021</b></p> <p><b>Appealed September 1, 2022</b>  <b>Appealed By: a number of land owners in the area</b></p>	<ul style="list-style-type: none"> <li>Dundas Street will have a mix of residential, commercial and employment uses within a predominately mid-rise built form</li> <li>Development will be designed and located to: <ul style="list-style-type: none"> <li>a) ensure sufficient minimum ground floor building heights to accommodate changes over time</li> <li>b) incorporate podiums that are generally a minimum of 3 storeys and a maximum of 6 storeys except where building height is less than 9 storeys</li> <li>c) introduce flexible ground floor space</li> <li>d) achieve a consistent street wall</li> <li>e) promote mixed-use buildings</li> <li>f) prohibit surface parking</li> <li>g) incorporate underground parking</li> <li>h) achieve transition to surrounding lands designated low density residential</li> <li>i) incorporate setbacks between the podium and tower</li> <li>j) maintain separation distances to ensure sufficient access to sunlight, sky views and privacy, achieve noise attenuation through site design (Section 5.4.18)</li> </ul> </li> <li>An expanded parkland and open space system will be determined through the development application process (Section 5.4.21)</li> </ul>

	General Intent
	<ul style="list-style-type: none"> <li>Dundas Street East is a higher-order transit corridor that crosses through a number of protected Major Transit Station Areas. Lands along and adjacent to Dundas Street East have the potential to accommodate future growth within mixed use development, providing a range of housing types and affordability options. Emphasis on connectivity and multi-modal access along the corridor will be integrated with appropriate built form and an enhanced parks and open space system, as per the Dundas Corridor policies of this Plan. (Section 16.2.2.2)</li> </ul>
<b>OPA No 142 – Dundas Major Transit Station Areas</b>  <b>Adopted by Council - August 2021</b>  <b>Currently at the Region for Approval</b>	<ul style="list-style-type: none"> <li>Development will contribute to the creation of a predominately mid-rise corridor, with maximum building heights of 12 storeys except in key locations where additional height is permitted, up to a maximum of 25 storeys. Specific height requirements for the corridor are identified in the Major Transit Station Area Section of the Plan. (Section 5.4.17)</li> </ul>
<b>OPA No 143 – Major Transit Station Areas</b>  <b>Adopted by Council - August 2021</b>  <b>Currently at the Region for Approval</b>	<ul style="list-style-type: none"> <li>Introduces the term Protected Major Transit Area which is a Major Transit Station Area identified in the Region of Peel Official Plan (Glossary Section)</li> <li>Each Major Transit Station Area is unique and will be planned based on its local context, growth potential and limitations (Section 5.7)</li> <li>Inclusionary zoning applies to Protected Major Transit Station Areas (5.7.1.6)</li> <li>The amendment speaks to issues including: <ul style="list-style-type: none"> <li>- compatibility (e.g. development will be compatible and mitigate impacts) (section 5.7.5)</li> <li>- urban design (e.g. development will minimize surface parking) (section 5.7.6)</li> <li>- connectivity (e.g. development will contribute to an interconnected street pattern that is multi-modal) (Section 5.7.7),</li> <li>- community infrastructure such as city-owned playgrounds will be required within 400 m of new development, unimpeded by major pedestrian barriers (Section 5.7.8), and</li> <li>- servicing development will be phased to ensure appropriate infrastructure is in place (Section 5.7.9)</li> </ul> </li> </ul>

	General Intent
<b>OPA No 144 – Major Transit Station Areas</b>  <b>Adopted by Council - August 2021</b>  <b>Currently at the Region for Approval</b>	<ul style="list-style-type: none"> <li>• Redevelopment within Mixed Use that results in a loss of non-residential floor space will not be permitted unless it can be demonstrated that the planned function of the non-residential component will be maintained (Section 5.7.2.2)</li> <li>• Maintaining non-residential planned function means a concentration of convenient commercial uses and employment opportunities (Section 5.7.2.3)</li> <li>• Development will contribute towards the creation of transit supportive communities by, amongst other things, including a broad and balanced mix of land uses with a range of residential and non-residential uses, providing housing choices, including a balanced mix of office and retail uses (Section 5.7.2.4)</li> <li>• The OPA identifies the subject lands as being within the Dundas Street Bus Rapid Transit Corridor Cawthra Station Area with a minimum residents and jobs (PPJ) of 160 combined per hectare, a minimum FSI of 1.0, a permitted building height of 3 to 12 storeys and designated Mixed Use (5.7.3 and 5.7.4 and Map C7)</li> <li>• The minimum Floor Space Index (FSI) will be achieved over the long-term, and is a cumulative measure of planned density across the lands within a Protected Major Transit Station Area. Individual development proposals do not need to meet the minimum FSI. (Section 5.7.3.3)</li> </ul>

## Mississauga Zoning By-law

### Existing Zoning

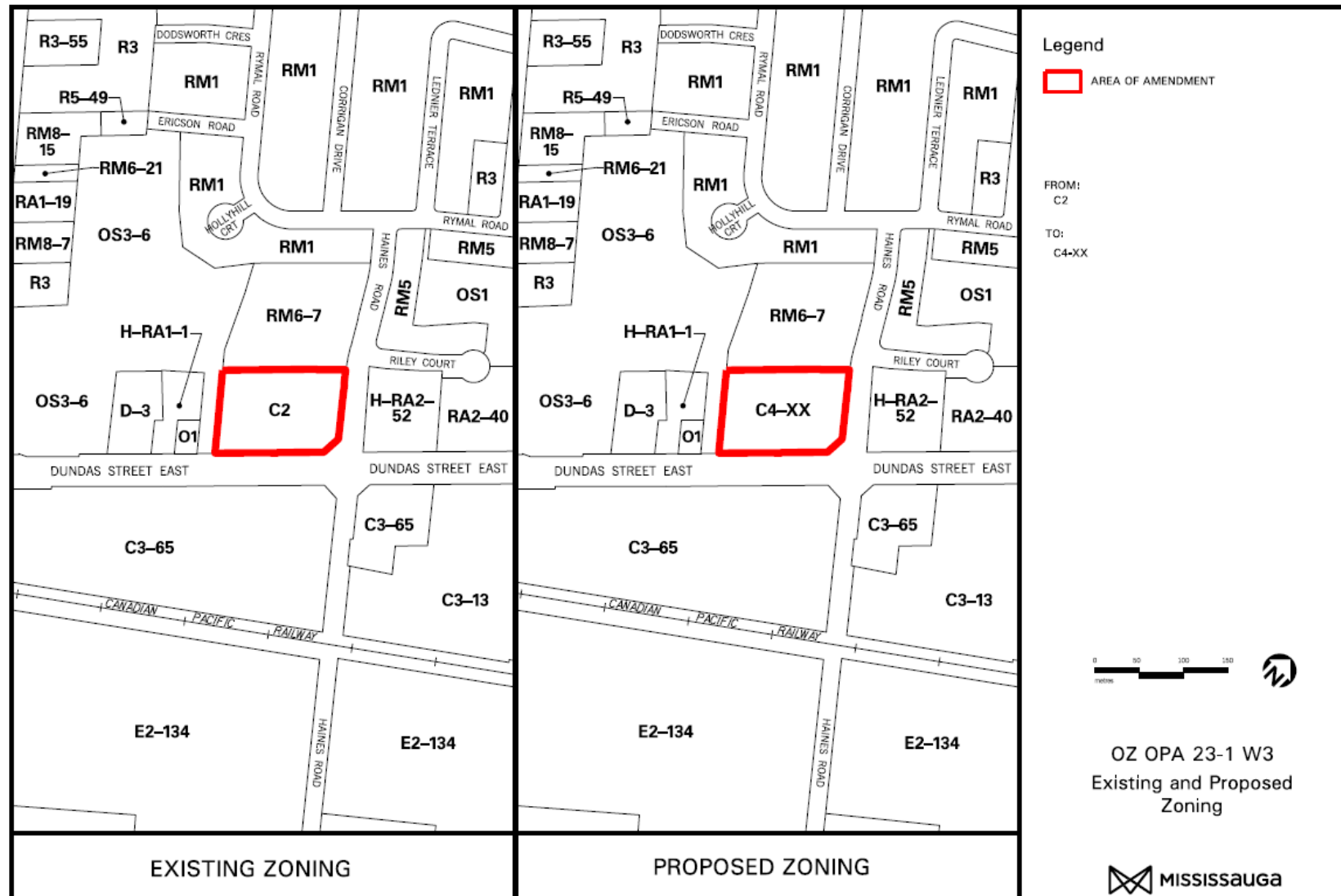
The subject property is currently zoned **C2** (Neighbourhood Commercial), which permits a variety of commercial and retail uses, including, but not limited to retail store, restaurant, medical office and pharmacy.

### Proposed Zoning

The applicant is proposing to zone the property **C4 – Exception** (Mainstreet Commercial – Exception) to permit the proposed 12 storey

apartment with non-residential uses on the ground floor and the three storey townhomes.

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



Excerpt of Zoning Map 20

### Proposed Zoning Regulations

Zone Regulations	Existing C2 Zone Regulations	Proposed C4 Base Zone Regulations	Proposed C4 Exception Zone Regulations
Minimum Separation Distance – for a restaurant or take out restaurant	60.0 m (196.8 ft.)	60.0 m (196.8 ft.)	Shall not apply
Temporary Outdoor Patios - Minimum distance from accessible parking space to the edge of a temporary outdoor patio	1.0 m (3.3 ft.)	1.0 m (3.3 ft.)	Shall not apply
Centreline Setbacks – where a lot abuts a ROW or a 0.3 m reserve abutting a ROW the nearest part of a building or structure to the centerline of the ROW	30.0 m (98.4 ft.) ROW – 15.0 (49.2 ft.) m + Required Yard/Setback	30.0 m (98.4 ft.) ROW – 15.0 m (49.2 ft.) + Required Yard/Setback	Shall not apply
Rooftop Balcony set back from all exterior edges of a building or structure	1.2 m (3.9 ft.)	1.2 m (3.9 ft.)	0.0 m (0.0 ft.)
Permitted uses	Retail Store Restaurant Convenience Restaurant Take-out Restaurant Veterinary Clinic Animal Care Establishment Funeral Establishment Service Establishment Commercial School Financial Institution Medical Office Office Recreational Establishment Entertainment Establishment	Retail Store less than or equal to 600 m <sup>2</sup> GFA – non- residential Retail Store greater than 600 m <sup>2</sup> GFA – non-residential Restaurant Take-Out Restaurant Veterinary Clinic Animal Care Establishment Funeral Establishment Personal Service Establishment Commercial School Financial Institution	Dwelling units in stand alone residential buildings Daycare Education and Training Facility Office Personal Service Establishment Recreational Establishment Restaurant Take-out Restaurant; Temporary Outdoor Patio Veterinary Clinic

Zone Regulations	Existing C2 Zone Regulations	Proposed C4 Base Zone Regulations	Proposed C4 Exception Zone Regulations
	Private Club University/College	Repair Establishment Beverage / Food Preparation Establishment Medical Office Office Overnight Accommodation Recreational Establishment Entertainment Establishment Private Club University / College Parking Lot Apartment Dwelling Unit located above the first storey of a commercial building	
Minimum front yard	4.5 m (14.7 ft.)	4.0 m (13.1 ft.)	Shall not apply
Minimum exterior side yard	4.5 m (14.7 ft.)	3.0 m (9.8 ft.)	Shall not apply
Maximum building <b>heights</b>	20.0 m (65.6 ft.) and 4 <b>storeys</b> (sloped roof) 16.5 m (54.1 ft.) and 4 <b>storeys</b> (flat roof)	12.5 m (41.0 ft.) and 3 <b>storeys</b>	43.9 m (144 ft.) and 12 <b>storeys</b> 9.3 m (30.5 ft.) and 3 <b>storeys</b>
Minimum depth of a landscaped buffer abutting a lot line	4.5 m (14.7 ft.)	4.5 m (14.7 ft.)	1.5 m (4.9 ft.)
Maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey	n/a	25%	Shall not apply
Maximum length of a building streetwall that may be set back beyond the	n/a	30%	Shall not apply

Zone Regulations	Existing C2 Zone Regulations	Proposed C4 Base Zone Regulations	Proposed C4 Exception Zone Regulations
maximum front and maximum exterior side yard			
	Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.		

### Affordable Housing

On August 10, 2022, City Council adopted Inclusionary Zoning (IZ) Official Plan policies and zoning provisions to help get more affordable housing built in Mississauga. Applicant's proposing residential developments or re-developments with 50 or more residential units or 3,600 m<sup>2</sup> (38,750 ft<sup>2</sup>) or more of residential gross floor area and located within an IZ Area as identified in the Zoning By-law are required to include affordable ownership housing units or affordable rental housing units for moderate income households. The subject property is located in IZ Area 2 and therefore is to provide a minimum of 3% of the gross floor area as affordable ownership housing units for moderate income households.

In accordance with article 2.1.34.1(6)(2) of zoning by-law 0225-2007, a proposal is exempt from IZ if a rezoning application is filed prior to IZ coming into effect, and a subsequent site plan application is filed within two years of the date of filing of the application.

IZ came into effect on January 1, 2023. The rezoning application associated with this proposal was filed on November 24, 2022. Provided the site plan application is filed by November 24, 2024 this proposed development is exempt from IZ.

Should the proposal be exempt from IZ, the size of the proposed development is such that the City would still be seeking an affordable housing component within the proposed development, in accordance with the Council approved *Making Room for the Middle – A Housing Strategy for Mississauga* (October 2017).



## 5. School Accommodation

### The Peel District School Board

Student Yield	School Accommodation		
37 Kindergarten to Grade 5	Dixie Public School	Tomken Road Middle School	Applewood Heights Secondary School
10 Grade 6 to Grade 8	Enrolment: 355	Enrolment: 893	Enrolment: 1233
6 Grade 9 to Grade 12	Capacity: 507	Capacity: 947	Capacity: 1284
	Portables: 0	Portables: 0	Portables: 2

### The Dufferin-Peel Catholic District School Board

Student Yield	School Accommodation	
8 Kindergarten to Grade 8	St. Thomas More Elementary	Philip Pocock Secondary
7 Grade 9 to Grade 12	Enrolment: 545	Enrolment: 1152
	Capacity: 648	Capacity: 1257
	Portables: 0	Portables: 0

## 6. Community Questions and Comments

A community meeting was held by Ward 3 Councillor, Chris Fonseca, on April 19, 2023. There were 20 residents in attendance.

The following comments made by the community as well as any others raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

Concerns raised include the excessive height and massing of the proposed 12 storey apartment building, potential shadow and overlook conditions, excessive density, increased traffic, possible street parking and trespass. In addition to these, some residents expressed concerns about the access and potential connection of Haines Road. In its current condition, Haines Road does not continue from Dundas Street East to Rymal Road. Some area residents were concerned that this application might cause this condition to change.

## 7. Development Issues

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

Agency / Comment Date	Comments
Region of Peel (March 31, 2023)	<p>An existing 300 mm diameter watermain is located on Dundas St E. An existing 250 mm diameter watermain is located on Haines Rd. An existing 900 mm diameter watermain is also located Haines Rd, however, due to the size and function of the 900 mm diameter watermain on Haines Rd, connection will not be permitted (Watermain Design Criteria 6.1). An existing 375 mm diameter sanitary sewer is located on Cedar Creek Lane. An existing 250 mm diameter sanitary sewer is located on Haines Rd.</p> <p>City of Mississauga Staff are working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council. The following are our recommendations:</p> <ul style="list-style-type: none"> <li>- Recommend bicycle parking near building entrance</li> <li>- Consider landscape walkways with pedestrian scaled lighting (up to 4.6 m in height) within the site and connecting to the residential community to the north</li> <li>- Explore unbundled parking by selling or leasing parking spaces separately from residential units</li> <li>- Give consideration to preferential parking for carpool and/or carshare vehicle spaces</li> <li>- Explore a pedestrian connection to existing residential community to the north</li> <li>- Consider age friendly development design guidelines when designing spaces for multi-generational use</li> <li>- A minimum 2 m wide walkway along the 12-storey building is recommended while a 1.5 m wide walkway abutting the proposed townhouses is recommended as referenced in the Peel Health Development Assessment User Guide</li> </ul> <p>The Region of Peel will provide Front-End collection of Garbage and Recyclable Materials subject to Section 2.0 and 4.0 of the Waste Collection Design Standards Manual requirements being met and labelled on the Waste Management Plan drawings.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (March 14, 2023)	Based on the Dufferin-Peel Catholic District School Board's School Accommodation Criteria, the Board is satisfied with the current provision of educational facilities for the catchment area in which the subject application is located. The City of Mississauga school accommodation condition need not be applied.
Peel District School Board (March 28, 2023)	City of Mississauga, Council Resolution 152-98 applies to this application, therefore prior to final approval, the City of Mississauga shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan
City Community Services Department – Park Planning Section (March 3, 2023)	<p>Prior to the issuance of building permits, for each lot or block, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act and in accordance with the City's Policies and By-laws.</p> <p>Community Services has requested a public park on site. Based on Bill 23, 10% of the land is to be dedicated to the City for</p>

Agency / Comment Date	Comments
	<p>a Park.</p> <p>Park Criteria: The park should be planned in keeping with the City's Park's criteria:</p> <ul style="list-style-type: none"> <li>• Incorporated to meet City's parkland needs;</li> <li>• Have adequate frontage on at least one public street;</li> <li>• Have a shape and size appropriate to meet park programming needs;</li> <li>• Have complimentary adjacent built form and uses;</li> <li>• Address user comfort through framed spaces, comfortable edges and desirable environment factors (such as sun and wind); and</li> <li>• Satisfy CPTED principles by having desirable views to, through and from the park.</li> </ul>
<p>City Planning Strategies – Housing (March 29, 2023)</p>	<p>Pursuant to the exemption provision outlined in Article 2.1.34.1(6)(3) of Mississauga Zoning By-law 0225-2007, a proposal is exempt from Inclusionary Zoning (IZ) if a rezoning application is filed prior to IZ coming into effect, AND a subsequent site plan application is filed within 2 years of the date of filing of the application.</p> <p>IZ came into effect on January 1, 2023. The rezoning application associated with this proposal, (OZ/OPA 23-1 W3) was filed on November 24, 2022. Provided the site plan application is filed by November 24, 2024 this proposed development is exempt from IZ.</p> <p>A comment will be added to the rezoning file to indicate the current exemption status. The City will determine the final exemption status at the time of the site plan application filing.</p> <p>The applicant has failed to address any additional provisions to provide for the range of housing options as contemplated by the Housing Reports TOR.</p> <p>The Housing Reports TOR outlines various options to ensure the proposal provides a range of housing options. These include providing middle-income affordable ownership units, affordable rental units, off-site land contributions, or financial contributions to affordable middle income housing elsewhere.</p> <p>While it is appreciated that the anticipated unit mix includes larger family-sized two, three and four bedroom units, the applicant is encouraged to explore opportunities to include more two bedroom and three bedroom units. Information is needed on pricing and affordability period (i.e., 25 years or more).</p> <p>The applicant is strongly encouraged to consider one of the above methods to contribute to the range and affordability of housing options within the proposal.</p>
<p>City Transportation and Works Department (April 28, 2023)</p>	<p>Technical reports and drawings have been submitted and are under review to ensure that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance could be satisfactorily addressed to confirm the feasibility of the project, in accordance with City requirements.</p> <p>Based on a review of the materials submitted to date, the owner has been requested to provide additional technical details</p>

Agency / Comment Date	Comments
	<p>and revisions prior to the City making a recommendation on the application, as follows:</p> <p><b>Stormwater</b></p> <p>A Functional Servicing and Stormwater Management Report prepared by Husson Engineering and Management, dated November 2022, was submitted in support of the proposed development. The purpose of the report is to evaluate the proposed development impact on the municipal drainage system (e.g. storm sewers, watercourses, etc.) and to mitigate the quality and quantity impacts of stormwater run-off generated from the site. Mitigation measures may include new infrastructure and/or on-site stormwater management controls.</p> <p>The applicant is proposing to construct a private storm sewer to service the development lands, with a connection to the City of Mississauga's infrastructure on Dundas St E as well as on-site stormwater management controls for the post-development discharge. An existing municipal storm sewer within the site is also proposed to be realigned to increase the developable area.</p> <p>The applicant is required to provide further technical information to:</p> <ul style="list-style-type: none"> <li>• demonstrate the feasibility of the proposed storm sewer as well as the storm sewer realignment</li> <li>• demonstrate that the 5mm water balance through Low Impact Development (LID) will be achieved</li> <li>• demonstrate that the water quality measures will be met for stormwater discharge</li> <li>• demonstrate that there will be no impact on the existing drainage system including how groundwater will be managed on site</li> </ul> <p><b>Traffic</b></p> <p>A Traffic Impact Study (TIS), prepared by Crozier Consulting Engineers dated October 2022, was submitted in support of the proposed development. A full review and audit was completed by Transportation and Works staff. Based on the information provided to date, staff are not satisfied with the study and require further clarification on the information provided.</p> <p>The applicant is required to provide the following information as part of subsequent submissions, to the satisfaction of the Transportation and Works Department:</p> <ul style="list-style-type: none"> <li>• Provide an updated Traffic Impact Study addressing all staff comments</li> <li>• Review the driveway access to ensure it would operate safely and efficiently</li> <li>• Provide the future property lines following required land dedications</li> <li>• Address any traffic concerns from the Community related to the proposed development</li> </ul>

Agency / Comment Date	Comments
	<p><b>Environmental Compliance</b></p> <p>A Phase Two Environmental Site Assessment (ESA), dated August 31, 2022 and prepared by Haddad Geotechnical Inc., was submitted in support of the proposed development. The report indicates that no further environmental investigation is required; however the following documents are to be submitted for further review:</p> <ul style="list-style-type: none"> <li>• A letter of reliance for the Phase Two ESA</li> <li>• A copy of the Phase One ESA, dated June 17, 2022, along with a letter of reliance</li> <li>• A Storm Sewer Use By-law Acknowledgement form</li> <li>• A written document prepared by a Professional Engineer that includes a plan to decommission the wells or proof of decommissioning</li> <li>• A written documentation prepared by a Qualified Person (as defined in Section 5 of Ontario Regulation 153/04, as amended) stating the geotechnical and environmental suitability of the fill materials located on-site</li> <li>• A letter or report prepared by a Qualified Person, stating that land to be dedicated to the City is environmentally suitable for the proposed use</li> </ul> <p>As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition (RSC) is required to be filed in accordance with O. Reg. 153/04 prior to enactment of the rezoning by-law. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks.</p> <p><b>Noise</b></p> <p>A Transportation Traffic Noise Assessment, prepared by Gradient Wind and dated September 22, 2022, was received for review. This study evaluates the potential impact to the development, and recommends mitigation measures to reduce any negative impacts. Noise sources considered in this study that may have an impact on this development include road and rail traffic. The study is to be revised to include off-site stationary noise impact on the development.</p> <p><b>Engineering Plans/Drawings</b></p> <p>The applicant has submitted a number of technical plans and drawings, which are to be revised as part of subsequent submissions, in accordance with City standards. Additional drawings and plans will be required to confirm the road widening on Dundas St E and proposed new municipal storm sewer realignment and easement.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p style="padding-left: 40px;">- City of Mississauga - Fire Services</p>

Agency / Comment Date	Comments
	<ul style="list-style-type: none"> <li>- City of Mississauga - Arborist – City Property</li> <li>- City of Mississauga - Arborist – Private Property</li> <li>- City of Mississauga – MiWay Transit</li> <li>- Alectra</li> <li>- Bell Canada</li> <li>- Rogers</li> <li>- Canada Post</li> <li>- CS Viamonde</li> <li>- Enbridge</li> <li>- Greater Toronto Airport Authority</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Ministry of Transportation</li> <li>- Trans-Northern Pipeline</li> </ul>

## Development Requirements

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

## 8. Community Benefits Charge

Schedule 17 of Bill 197, *COVID-19 Economic Recovery Act*, 2020, amended the *Planning Act*. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the *Planning*

*Act* now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy.

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

As the subject proposal is more than 5 storeys and does contain 10 or more residential units in total, the CBC is applicable and will be payable at the time of first building permit.

## **9. Next Steps**

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

- Are the policies and principles of MOP maintained by this project?
- Is the proposed development compatible with, and is an appropriate transition achieved to, the existing and planned context given the proposed massing, building height, and rear yard setbacks to the existing townhomes?
- Are the proposed zoning by-law exception standards appropriate?
- Have the supporting technical studies adequately addressed all concerns?

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

## Recommendation Report Detailed Planning Analysis

**Owner: KJC Properties Inc.**

**799, 801, 803 and 805 Dundas Street East**

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## 1. Community Comments

Comments from the public were generally directed towards the height of the apartment building, increased traffic and the Haines Road access concerns, and the loss of the current retail and commercial space. Below is a summary and response to the specific comments heard.

### Comment

The height of the proposed apartment building is excessive

### Response

The proposed building is located on the Dundas Street East frontage. Dundas Street East is an Intensification Corridor with proposed higher order transit. The council endorsed Dundas Connects Master Plan contemplates 12 storeys in this location.

### Comment

There will be an increase in traffic which will add to an already busy area.

### Response

A Traffic Impact Study was submitted in support of the application which concludes that the estimated traffic generated by the proposed development will allow the intersection in the area to operate at acceptable levels of service with minimal impact to existing traffic conditions. See updated Transportation and Works Department comments below.

### Comment

The access from Haines Road to Riley Court should not be reopened.

### Response

This application does not contemplate the reopening of the access from Haines Road to Riley Court.

### Comment

The redevelopment of the site will result in the loss of the long standing retail and commercial plaza that exists on the site today.

### Response

The application proposes commercial and retail uses on the ground floor of the apartment building. The land owners are encouraged to engage in discussion with the existing tenants to see if any arrangements can be made to move into the new space.

## 2. Updated Agency and City Department Comments

### UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

The applications were circulated to all City departments and commenting agencies on March 3, 2023. A second submission was made on July 11, 2023. A third partial submission was made on December 18, 2023. A summary of the comments are contained in the Information Report attached as Appendix 1. Below are updated comments.

### **Transportation and Works**

Comments updated December 5, 2023, state that engineering matters related to noise, grading, servicing, stormwater management, traffic and environmental compliance have been satisfactorily addressed to confirm the feasibility of the project in accordance with City requirements.

Should the application be approved by Council, the owner will be required to provide additional technical details and revisions to drawings and studies. It should be noted that the extent of any proposed municipal infrastructure will be required to be addressed through an 'H' Holding Provision.

### **Stormwater**

The Functional Servicing and Stormwater Management Report, prepared by Husson dated June 2023, indicates that an increase in stormwater runoff will occur with the redevelopment of the site. In order to mitigate the impact on the receiving municipal storm drainage system, on-site stormwater management controls for the post-development discharge are required.

In general, the applicant has demonstrated a satisfactory stormwater servicing concept. There is an existing 1500 mm (60 in) diameter municipal storm sewer located within an easement on-site which will be realigned to accommodate site development. This sewer outlets to the existing 1650 mm (65 in) diameter municipal storm sewer located on Dundas St E. Water reuse onsite is being pursued via irrigation as a low

impact development design feature. An updated Functional Servicing and Stormwater Management Report is required to address staff comments, which can be provided as part of the detailed design of municipal infrastructure through a Holding Provision Removal application.

### **Traffic**

Two traffic impact study (TIS) submissions were provided by Crozier Consulting Engineers in support of the proposed development. The final study, dated June 2023, complied with the City's TIS guidelines and is deemed satisfactory. The study concluded that the proposed development is anticipated to generate 131 (71 in, 60 out) and 76 (21 in, 55 out) net two-way vehicle trips during the weekday A.M. and P.M. peak hour, in 2027 respectively. In addition, the development will provide a vehicular and pedestrian connection between Haines Road and Cedar Creek Lane.

With the estimated traffic generated by the proposed development, the study area intersections are expected to operate at acceptable levels of service with minimal impact to existing traffic conditions.

### **Environmental Compliance**

A Phase One Environmental Site Assessment (ESA), dated June 17, 2022, and a Phase Two ESA, dated August 31, 2022, both prepared by Haddad Geotechnical Inc., were submitted in

support of the proposed development. The reports indicate that no further environmental investigation is required.

As the land use is changing from a less sensitive to a more sensitive use, a Record of Site Condition (RSC) is required to be filed in accordance with O. Reg. 153/04 prior to enactment of the rezoning by-law. A copy of the RSC and all supporting documentation must be provided to the City once it has been acknowledged by the Ontario Ministry of the Environment, Conservation and Parks.

### **Noise**

A Transportation Traffic Noise Assessment, dated May 24, 2023, was prepared by Gradient Wind. The report assessed impacts of road and rail traffic noise, as well as stationary noise impacts from the surrounding area.

Due to traffic from Dundas St E and the nearby CP rail line, noise levels will exceed MECP guidelines. Impacts from nearby stationary sources are deemed negligible in comparison to transportation noise. To meet MECP guidelines for indoor noise levels, warning clauses will be required in the development agreement along with STC rated glazing elements and exterior walls, as well as provisions for central air conditioning. Additionally, acoustical barriers will be required to meet MECP guidelines in outdoor living areas.

Prior to site plan approval and once the building mechanical design has been sufficiently advanced, impacts of the development on surrounding areas and itself will be assessed in a revised report.

### **Holding Provision Conditions**

Should the application be approved by City Council, outstanding technical matters will need to be satisfactorily addressed to facilitate the implementation of the zoning by-law as part of an "H" Holding Provision Removal application, which can be lifted upon:

- Execution of a satisfactory Development Agreement with Municipal Infrastructure Schedules, including approval of the realigned municipal storm sewer and easement onsite
- Receipt of an updated Functional Servicing and Stormwater Management Report
- Receipt of satisfactory environmental studies and documents including a plan to decommission the wells or proof of decommissioning by a Professional Engineer, written documentation prepared by a Qualified Person (as defined in Section 5 of Ontario Regulation 153/04, as amended) stating the geotechnical and environmental suitability of the fill materials located on-site, and a letter or report prepared by a Qualified Person, stating that land to be dedicated

to the City is environmentally suitable for the proposed use

- Receipt of a Record of Site Condition and supporting documentation
- Provision for a daylight triangle at the intersection of Dundas Street East and Haines Road
- Provision for a road allowance widening towards the ultimate 42.0 metre (137.8 ft.) right-of-way of Dundas Street East, as identified in the Official Plan
- Provision for a Public Vehicular and Pedestrian Access Easement

### **School Accommodation**

In comments, dated December 20, 2023, the Dufferin-Peel Catholic District School Board and the Peel District School Board responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition, as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities, need not be applied for this development application.

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

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

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

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

### **4. Consistency with PPS**

The Public Meeting Report dated June 2, 2023 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

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

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

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

The subject site and proposal represents an opportunity to modestly intensify and increase the range of housing in the area. The proposed development represents an efficient land use pattern that avoids environmental health or safety concerns. As outlined in this report, the proposed development supports the general intent of the PPS.

## **5. Conformity with Growth Plan**

The Growth Plan was updated August 28, 2020, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

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

The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale. The proposed development provides a well suited built form along Dundas Street East and appropriate transition to the existing lower density development to the north and east. The proposed development conforms to the Growth Plan as it is intensifying an underutilized site and utilizing existing municipal infrastructure.

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

## **6. Region of Peel Official Plan**

As summarized in the public meeting report dated June 2, 2023 (Appendix 1), the proposed development does not require an amendment to the Region of Peel Official Plan. The subject

property is located within the Urban System of the Region of Peel. General Objectives in Section 5.6 and General Policies in Section 5.6.15 direct development and redevelopment to the Urban System to achieve pedestrian friendly and transit supportive development. Further, the site is identified as a Major Transit Station Area in the Regional Official Plan and the General Objective and Policies in Section 5.6.19

The proposed development conforms to the ROP as the property is within the Urban System and a Major Transit Station Area. The proposal achieves an intensified and compact built form that efficiently uses land, services and public infrastructure.

## 7. Mississauga Official Plan (MOP)

The proposal requires an amendment to the Mississauga Official Plan Policies for the Applewood Neighbourhood Character Area, to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhouses at 799, 801, 803 and 805 Dundas Street East. Section 19.5.1 of Mississauga Official Plan provides the following criteria for evaluating site specific Official Plan Amendments:

- ***Will the proposal adversely impact or destabilize the overall intent, goals and objectives of the Official Plan; and the development or functioning of the remaining lands which have the same designation, or neighbouring lands?***

- ***Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?***
- ***Are there adequate engineering services, community infrastructure and multi-modal transportation systems to support the proposed application?***
- ***Has a planning rationale with reference to Mississauga Official Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?***

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

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

### *Directing Growth*

The subject site is located in the Applewood Neighbourhood Character Area. Although Neighbourhoods are generally not appropriate areas for significant intensification, MOP acknowledges that Neighbourhoods will not remain static and that new development should be sensitive to the existing and planned character.

The subject site is designated **Mixed Use**, which permits a variety of commercial and retail uses such as a financial institution, retail store, motor vehicle rental, overnight

accommodation, restaurant and residential uses in conjunction with other permitted uses. The site is currently occupied by a one storey commercial plaza consisting of two multi-tenant buildings and one stand-alone restaurant use with an accessory drive-through. The site contains a significant amount of surface parking and existing accesses to the site are located at the northeast corner from Haines Road and at the mid-point of the frontage on Dundas Street East. The site is slightly higher than the elevation of the Dundas Street East right-of-way.

The site is located in the Cawthra Major Transit Station Area (MTSA).

The site is located on Dundas Street East, which is identified as an Intensification Corridor in Mississauga Official Plan (MOP) and is planned to accommodate bus rapid transit. Section 5.1.4 states that most of Mississauga's future growth will be directed to Intensification Areas. Further, Section 5.1.6 states that Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. The proposed development includes commercial uses on the ground floor of the condominium, as well as a mix of dwelling unit types, ranging from bachelor units to three and four bedroom townhome units.

The subject site is located within a Neighbourhood and Section 5.3 of MOP has a number of policies related to intensification within neighbourhoods. It is anticipated that residential intensification in neighbourhoods will occur through the redevelopment of existing commercial sites with mixed use developments (Section 5.3.5.2). Further, where higher densities

are proposed, they should be located along corridors and any loss of non-residential uses, should be maintained (Sections 5.3.5.3 and 5.3.5.4). MOP allows for the consideration of intensification within neighbourhoods as long as development is compatible in built form and scale to the surrounding neighbourhood and is sensitive to the existing neighbourhood form by providing appropriate transitions in use, built form, density and scale (Sections 5.3.5.5 and 5.3.5.6).

The proposed development has been designed with the 12 storey building fronting directly onto Dundas Street East with the townhouses to the rear that are similar to the scale and setbacks of the existing townhouses to the north. Based on the location of the property along Dundas Street East and the proposed design, staff are of the opinion that the subject site is appropriate for residential intensification and higher density uses.

#### *Compatibility with the Neighbourhood*

Intensification within Neighbourhoods is to be compatible in built form and scale to surrounding development and will be sensitive to the existing and planned context. The site is located within the Applewood Neighbourhood Character Area. A range of uses are permitted, including residential, commercial, retail and institutional uses. The surrounding lands along the south side of Dundas Street East are designated **Mixed Use** and contains a variety of uses including commercial, retail and personal service uses. The lands along the north side of Dundas Street East are designated **Office, Open Space** and **Residential High**

**Density.** The lands to the immediate north of the property are designated **Residential Medium Density**.

The proposed amendment would result in the land use designation changing to the **Residential High Density** designation to permit stand alone residential dwellings and a variety of commercial and retail uses on the ground floor, and to increase the maximum building height to 12 storeys.

Mississauga Official Plan requires that infill and redevelopment within Neighbourhoods respect the existing and planned character and should enhance the corridor and provide appropriate transition to the neighbouring uses (Sections 9.1.3 and 9.1.5). Further, MOP states that taller buildings may be permitted if the municipal right-of-way exceeds 20 metres (65.6 ft.) in width and that tall buildings are to be located in proximity to existing or planned major transit station areas. Dundas Street East is planned for bus rapid transit and has a designated right-of-way of 45 metres (147.6 ft.) (Sections 9.2.1.9 and 9.2.1.10).

Section 16 of MOP has a number of objectives and policies to help shape the future development within established neighbourhoods. Applewood is recognized as a mature and well-established neighbourhood with a mix of detached semi-detached, townhouse and apartment dwellings, with the apartments being predominantly located along arterial and major roads. Dundas Street is also designated an Intensification Corridor where higher densities and a greater mix of uses are encouraged to support higher-order transit and to create a sense of place and create a complete, healthy community.

Dundas Street East is intended to accommodate increased height and density while providing a continuous street frontage with no parking located between the building and the street to encourage pedestrian activity (Sections 16.2.2.2, 16.2.2.3 and 16.2.2.4). The proposed 12 storey condominium component of the development is situated parallel to Dundas Street East with parking behind and underground. The ground floor has been designed with a continuous building face and to allow for ease of pedestrian access to the proposed retail and commercial spaces.

The proposed townhouses mimic the development pattern of the existing townhouses to the north creating a consistent rear yard condition and provide an appropriate transition to the proposed 12 storey condominium. The non-residential uses proposed on the ground floor will help to realize the pedestrian friendly design along Dundas Street East as envisioned in the Council endorsed Dundas Connects Master Plan.

#### *Services and Infrastructure*

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

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

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



- Route 1 – Dundas
- Route 101 – Dundas Express
- Route 101A – Dundas Express
- Route 51 - Tomken

The subject lands are serviced by an existing bus route (Route 1) operated by Mississauga Transit ('MiWay'). Route 1 (Dundas) has an existing bus stop in front of the subject lands, at the intersection of Dundas Street East and Haines Road. Route 1 has a service frequency of approximately 12 minutes and operates between Kipling Station and Laird Road.

Additional existing bus routes operate in the surrounding area. Collectively, the subject lands are located within a comfortable walking distance of various existing bus routes. Residents are able to easily access street-level transit services. As such, residents are able to easily transfer to a variety of routes, providing residents with easy, convenient access to various destinations and areas of Mississauga and beyond.

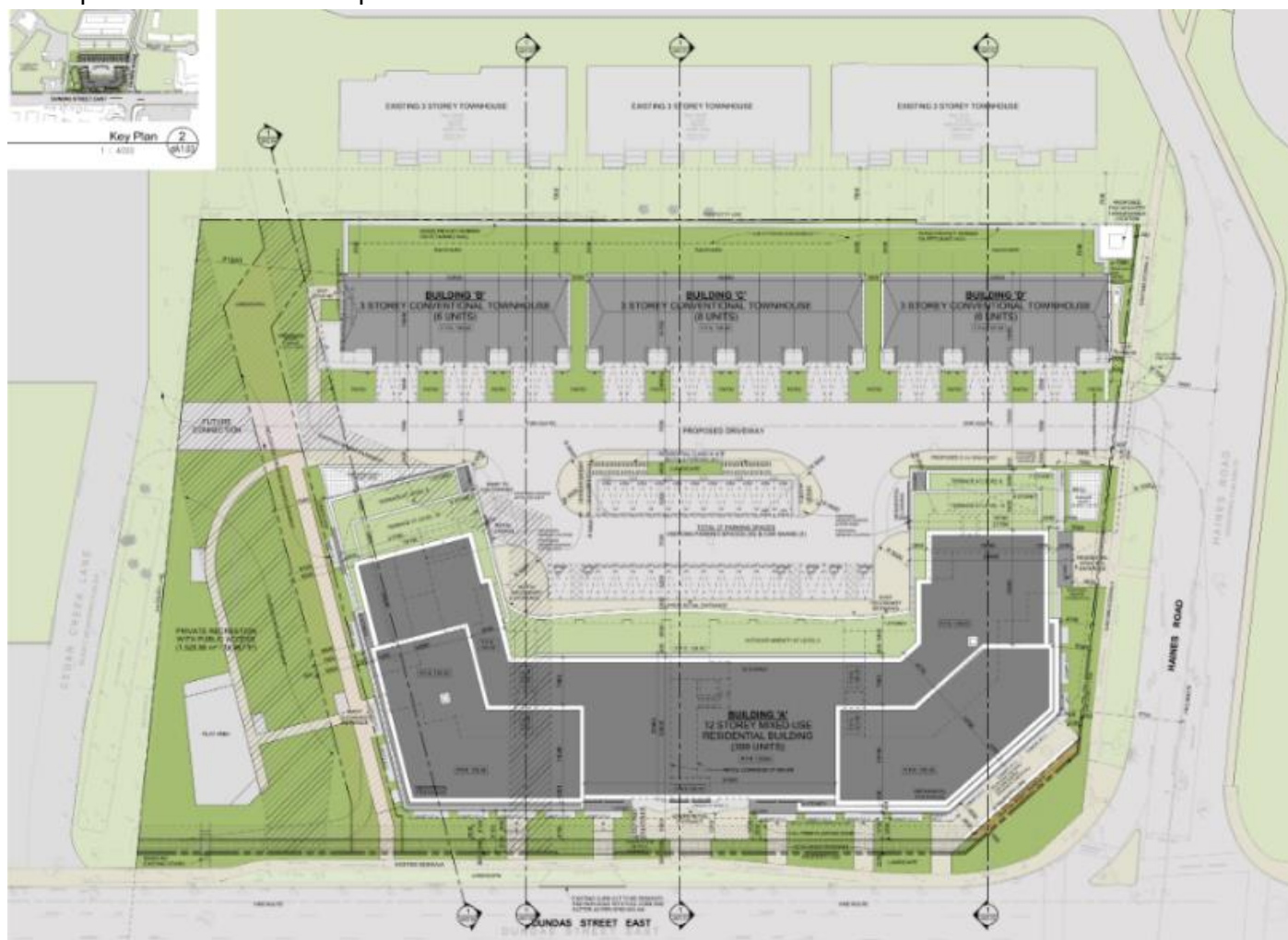
In addition to the above-noted existing transit services, the subject lands are directly in front of the planned Dundas Bus Rapid Transit ('BRT') network. Once complete, the Dundas BRT network will provide connectivity across Mississauga and beyond.

The property is also served by a number of recreational and commercial amenities. There are several greenspaces located within walking distance of the site, including Hawkins Glen Park, Cherry Hill Park, Cedarbrae Park and Applewood Heights Park. The Site is also located within a 500 metre (0.3 mile) radius of extensive retail areas along the Dundas Street corridor. This retail area includes a diversity of uses which support the day-to-day needs of residents.

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

## 8. Revised Site Plan

The applicant has provided a revised site plan as follows:



## 9. Zoning

The proposed **RA3 - Exception** (Apartments - Exception) is appropriate to accommodate the proposed a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhouses with an FSI of 3.0.

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

**Proposed Zoning Regulations**

Zone Regulations	Proposed Base Zone Regulations - RA3 (Apartments)	Proposed Amended - RA3 – Exception (Apartments)
Permitted Uses	Apartment Long-Term Care Building Retirement Building	Educational and Training Facility Financial Institution Recreational Establishment Restaurant Take-out restaurant Temporary Outdoor Patio Veterinary Clinic
Maximum Floor Space Index	1.0	3.0
Maximum Height	38.0 m (124.7 ft.) and 12 storeys	50.0 m (164.0 ft.) and 12 storeys

Zone Regulations	Proposed Base Zone Regulations - RA3 (Apartments)	Proposed Amended - RA3 – Exception (Apartments)
Minimum <b>front</b> and <b>exterior side yards</b> for that portion of the dwelling with a <b>height</b> greater than 26.0 m (85.3 ft.)	10.5 m (34.4 ft.)	<b>Front yard:</b> 3.0 m (9.8 ft.)  <b>Exterior side yard:</b> 3.4 m (11.1 ft.)
Minimum depth of a <b>landscape buffer</b> measured from any other <b>lot line</b>	3.0 m (9.8 ft.)	2.0 m (6.5 ft.)
Minimum aisle width	7.0 m (22.9 ft.)	6.8 m (22.3 ft.)
Minimum separation distance for <b>Restaurant or Take-Out Restaurant</b> uses from <b>Residential Zones</b>	60.0 m (197 ft.)	Shall not apply
Minimum distance from	1.0 m (3.3 ft.)	Shall not apply

Zone Regulations	Proposed Base Zone Regulations - RA3 (Apartments)	Proposed Amended - RA3 – Exception (Apartments)
a <b>temporary outdoor patio</b> to an <b>accessible parking space</b>		
Centreline setbacks for a designated right-of-way width of 30.0 m	15.0 m (49.2 ft.) + the required yard setback	Shall not apply
Rooftop <b>balcony</b> shall be set back from all exterior edges of a <b>building</b> or <b>structure</b>	1.2 m (3.9 ft.)	0.0 m (0.0 ft.)
Required number of <b>parking spaces</b>	<p>Condominium apartment: 1.0 resident spaces per unit and 0.2 visitor spaces per unit</p> <p>Condominium <b>Townhouse</b>: 2.0 residential space per unit and 0.25 visitor spaces per unit</p>	<p>Condominium dwelling: 0.90 resident spaces per unit</p> <p>Condominium <b>Townhouse</b>: 2.0 visitor spaces per unit</p>

Zone Regulations	Proposed Base Zone Regulations - RA3 (Apartments)	Proposed Amended - RA3 – Exception (Apartments)
	<p><b>Financial Institution</b> – 4.0 spaces per 100 m<sup>2</sup> (1,076.3 ft.<sup>2</sup>) <b>GFA – non residential</b>;</p> <p><b>Office</b> – 2.8 spaces per 100 m<sup>2</sup> (1,076.3 ft.<sup>2</sup>) <b>GFA – non residential</b>;</p> <p><b>Medical Office</b> – 4.5 spaces per 100 m<sup>2</sup> (1,076.3 ft.<sup>2</sup>) <b>GFA – non residential</b>;</p> <p><b>Service Establishment</b> – 4.0 spaces per 100 m<sup>2</sup> (1,076.3 ft.<sup>2</sup>) <b>GFA – non residential</b>;</p> <p><b>Retail Store</b> – 4.0 spaces per 100 m<sup>2</sup> (1,076.3 ft.<sup>2</sup>) <b>GFA – non residential</b>;</p> <p><b>Restaurant and Convenience Restaurant</b> – 3.0 spaces per 100 square metres GFA for spaces greater than 100 square metres but less than 220 square metres; or 6.0 spaces over 220 square metres</p>	<p>Shared visitor and non-residential: shall be provided as the greater of 0.2 visitor spaces per residential apartment dwelling unit, 0.25 visitor spaces per condominium townhouse <b>dwelling unit</b> or 3.5 spaces per 100 m<sup>2</sup> (1,076.3 ft.<sup>2</sup>) <b>non-residential GFA</b></p>

Zone Regulations	Proposed Base Zone Regulations - RA3 (Apartments)	Proposed Amended - RA3 – Exception (Apartments)
	<p><b>Take-Out Restaurant</b> – 4.0 spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA – non residential</b>;</p> <p>Other Non-Residential <b>Uses</b> Not Specified – 5.4 spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA – non residential</b></p>	
Required Number of <b>Bicycle Parking Spaces</b> for Non-Residential <b>Uses</b>	<p><b>Recreational establishment</b> – 0.1 (Class A) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Recreational establishment</b> – 0.1 (Class B) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b></p> <p><b>Financial institution</b> – 0.1 (Class A) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Financial institution</b> – 2.0 (Class B) spaces</p> <p><b>Restaurant</b> – 0.15 (Class A) spaces per 100</p>	<p>0.15 Class A bicycle parking spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non- residential</b> and 0.2 Class B bicycle parking spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non- residential</b></p>

Zone Regulations	Proposed Base Zone Regulations - RA3 (Apartments)	Proposed Amended - RA3 – Exception (Apartments)
	<p>m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Restaurant</b> – 0.2 (Class B) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Take-Out Restaurant</b> – 0.15 (Class A) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Take-Out Restaurant</b> – 0.2 (Class B) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Retail Store</b> – 0.15 (Class A) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Retail Store</b> – 0.2 (Class B) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p> <p><b>Service Establishment</b>– 0.15 (Class A) spaces per 100 m<sup>2</sup> (1,076.3 ft<sup>2</sup>) <b>GFA-non-residential</b>;</p>	

Zone Regulations	Proposed Base Zone Regulations - RA3 (Apartments)	Proposed Amended - RA3 – Exception (Apartments)
	Service Establishment – 0.2 (Class B) spaces per 100 m <sup>2</sup> (1,076.3 ft <sup>2</sup> ) <b>GFA-non-residential</b>	

## 10. Community Benefits Charge

Schedule 17 of Bill 197, COVID-19 Economic Recovery Act, 2020, amended the Planning Act. The Section 37 Height/Density Bonus provisions are replaced with the Community Benefit Charge (CBC) provisions, implemented by a CBC By-law passed by Council. Section 37 of the Planning Act now allows municipalities to impose a CBC on land to fund costs related to growth. Funds collected under CBC will be to fund projects City-wide and Council will be requested at budget time each year to spend or allocate CBC funds to specific projects in accordance with the CBC Strategy and Corporate Policy. In response to this legislative change, Council passed the City's new CBC By-law on June 22, 2022, which will be administered by the Corporate Services Department, Finance Division. The By-law specifies to which types of development and redevelopment the charge applies, the amount of the charge, exemptions and timing of charge payment. The CBC is 4% of the value of the land. A land appraisal is required in order to determine the applicable CBC in each case. As the subject proposal is more than 5 storeys and does contain 10 or more

residential units in total, the CBC is applicable and will be payable at the time of first building permit.

## 11. "H" Holding Provision

Should the application be approved by City Council, outstanding technical matters will need to be satisfactorily addressed to facilitate the implementation of the zoning by-law as part of an "H" Holding Provision Removal application, which can be lifted upon:

- Execution of a satisfactory Development Agreement with Municipal Infrastructure Schedules, including approval of the realigned municipal storm sewer and easement onsite
- Receipt of an updated Functional Servicing and Stormwater Management Report
- Receipt of satisfactory environmental studies and all supporting documentation to satisfy requirements for lands being dedicated to the City
- Receipt of a Record of Site Condition and supporting documentation
- Provision for a daylight triangle at the intersection of Dundas Street East and Haines Road

- Provision for a road allowance widening towards the ultimate 42.0 metre right-of-way of Dundas Street East, as identified in the Official Plan
- Provision for a Public Vehicular and Pedestrian Access Easement
- Receipt of revised Architectural drawings
- Receipt of revised Sun/Shadow Study

## 12. Site Plan

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

While the applicant has worked with City departments to address many site plan related issues through review of the rezoning concept plan, further revisions will be needed to address matters such as building setback and soil volume details, noise attenuation features, underground exhaust vent locations and transformer location.

## 13. Conclusion

In conclusion, City staff has evaluated the applications to permit a 12 storey condominium apartment building with non-residential uses on the ground floor and three blocks of three storey condominium townhouses at 799, 801, 803 and 805

Dundas Street East against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The application is seeking to intensify an underutilized parcel within the Applewood Neighbourhood Character Area in accordance with the **Residential High Rise** designation of MOP. The subject site is located along an Intensification Corridor and Higher Order Transit Corridor and the compact development is transit supportive. The proposal is compatible with adjacent uses and provides for a built form that supports a mix of housing types, tenures while providing an appropriate transition to the adjacent uses.

Staff are of the opinion that the applications are consistent with and conform to Provincial, Region and City planning instruments. Staff has no objection to the approval of these official plan and rezoning applications subject to the recommendations provided in the staff report.

A by-law to Adopt Mississauga Official Plan Amendment No. 169

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

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

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

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 169, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

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

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

1. The document attached hereto, constituting Amendment No. 169 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
MEM
Michal E. Minkowski
Date: April 4, 2024
File: OZ/OPA 23-1 W3

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



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

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

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

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

4.15.4.20	Exception: RA3-20	Map # 20	By-law:
In a RA3-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.4.20.1	(1) <b>Townhouse</b> (2) <b>Restaurant</b> (3) <b>Take-out Restaurant</b> (4) <b>Seasonal Outdoor Patio</b> (5) <b>Veterinary Clinic</b> (6) <b>Recreational Establishment</b> (7) <b>Education and Training Facility</b>		
<b>Regulations</b>			
4.15.4.20.2	The provisions contained in Table 2.1.14.1 and Subsection 2.1.30 of this By-law shall not apply		
4.15.4.20.3	The non-residential <b>uses</b> contained in Sentence 4.15.4.20.1 of this Exception shall not be permitted above the <b>first storey</b>		
4.15.4.20.4	The non-residential <b>uses</b> contained in Sentence 4.15.4.20.1 of this Exception shall only be located within a <b>building, structure</b> or part thereof, used for an <b>apartment</b>		
4.15.4.20.5	Maximum <b>floor space index - apartment zone</b>		3.0
4.15.4.20.6	Minimum number of resident <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.9
4.15.4.20.7	Minimum number of combined visitor and non-residential <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.2
4.15.4.20.8	Minimum <b>aisle</b> width		6.8 m

4.15.4.20	Exception: RA3-20	Map # 20	By-law:
4.15.4.20.9	Minimum <b>amenity area</b> to be provided in one contiguous area within a <b>building</b>		702 m <sup>2</sup>
4.15.4.20.10	Minimum <b>amenity area</b> to be provided in one contiguous area on a second floor rooftop		359 m <sup>2</sup>
4.15.4.20.11	All site development plans shall comply with Schedule RA3-20 of this Exception		
<b>Holding Provisions</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA3-20 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"><li>(1) delivery of an executed Development Agreement, including approval of the realigned municipal storm sewer and easement on-site, in a form and on terms satisfactory to the City of Mississauga ("City");</li><li>(2) receipt of an updated Functional Servicing and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department;</li><li>(3) provision for a daylight triangle at the intersection of Dundas Street East and Haines Road, to the satisfaction of the City's Transportation and Works Department;</li><li>(4) provision for a road allowance widening towards the ultimate 42.0 m right-of-way of Dundas Street East, as identified in Mississauga Official Plan;</li><li>(5) receipt of satisfactory environmental studies and all supporting documentation for the lands to be dedicated to the City, to the satisfaction of the City's Transportation and Works Department;</li><li>(6) receipt of a Record of Site Condition (RSC) and supporting documentation for all lands to be dedicated to the City to the satisfaction of the City's Transportation and Works Department;</li><li>(7) provision of a public vehicular and pedestrian access easement through the subject site to facilitate a future connection between Haines Road and Cedar Creek Lane, to the satisfaction of the City's Transportation and Works Department;</li><li>(8) receipt of revised architectural drawings to the satisfaction of the City's Planning and Building Department;</li><li>(9) receipt of a revised Sun/Shadow Study to the satisfaction of the City's Planning and Building Department.</li></ol>			

2. Map Number 20 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C2" to "H-RA3-20", the zoning of Part of Lot 10, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA3-20" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "H-RA3-20" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 169 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
MEM
Michal E. Minkowski
Date: April 4, 2024
File: OZ/OPA 23-1 W3

\_\_\_\_\_  
MAYOR

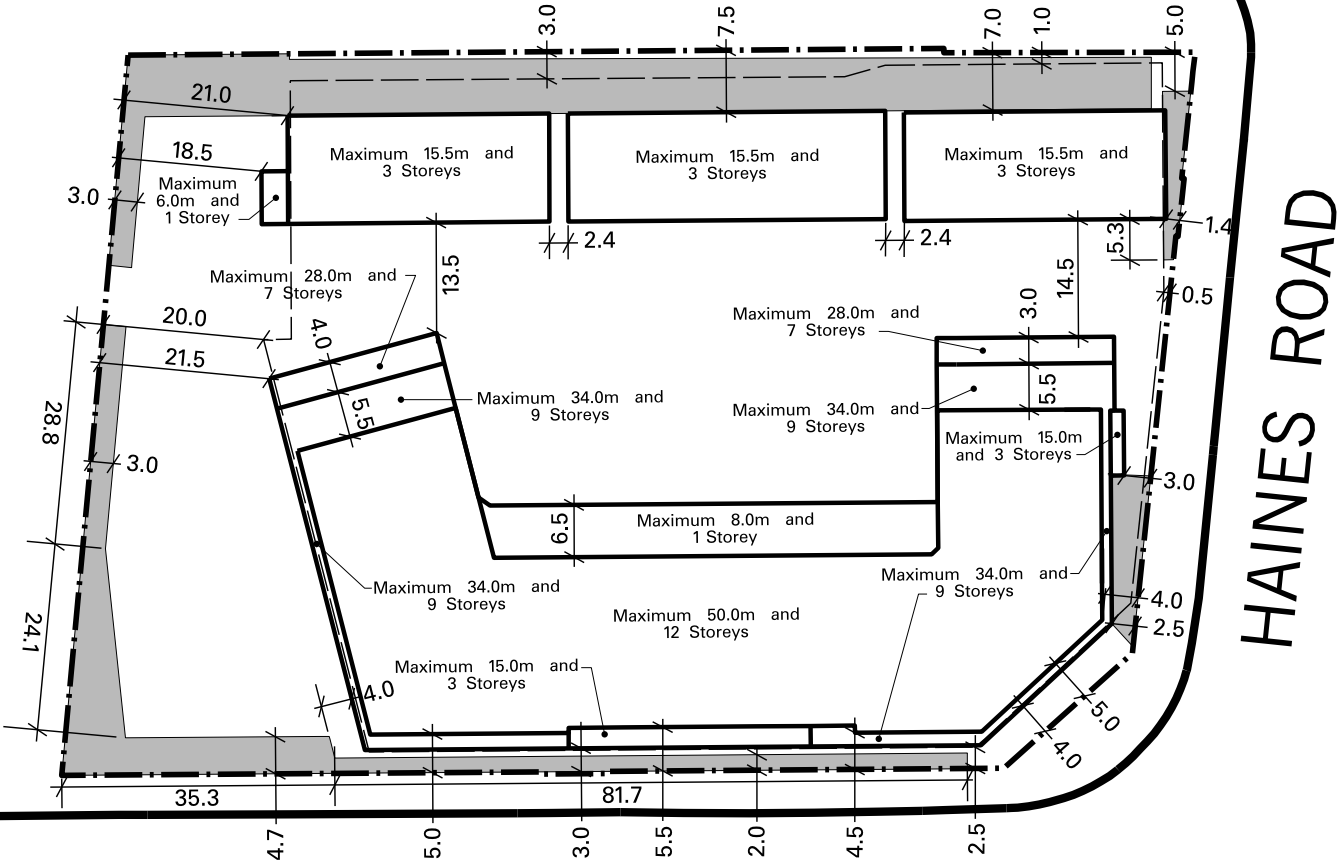
\_\_\_\_\_  
CLERK





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

This is not a Plan of Survey



- BUILDABLE AREA
- ZONE BOUNDARY
- LANDSCAPED BUFFER
- LIMIT OF UNDERGROUND PARKING

THIS IS SCHEDULE "RA3-20"

AS ATTACHED TO BY-LAW \_\_\_\_\_

## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a 12 storey apartment building containing 399 dwelling units with non-residential uses at grade and 20 three storey townhouses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C2" (Neighbourhood Commercial) to "H-RA3-20" (Apartments - Exception with a Holding Provision).

"C2" permits a variety of commercial and retail uses.

Upon removal of the "H" provision, the "RA3-20" zone will permit a 12 storey apartment building containing 399 dwelling units with non-residential uses at grade and 20 three storey townhouses with a maximum floor space index of 3.0.

### Location of Lands Affected

Northwest corner of Dundas Street East and Haines Road, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Andrea Dear of the City Planning and Building Department at 905-615-3200 ext. 8615.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ-OPA 23-1 W3.by-law.ad.jmcc.docx>

A by-law to authorize the street name change from Hydro Road to  
Jim Tovey Boulevard

WHEREAS pursuant to Section 9 of the *Municipal Act 2001*, S.O. 2001, Chapter 25 as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purposes of exercising its authority under this or any other Act;

AND WHEREAS pursuant to Section 11(3)1 of the *Municipal Act 2001*, S.O. 2001, Chapter 25 as amended, a lower tier municipality may pass bylaws respecting highways, including parking and traffic on highways;

AND WHEREAS the Council of The Corporation of the City of Mississauga wishes to change the name of the public highway known as Hydro Road to Jim Tovey Boulevard, in Ward 1, in the City of Mississauga, in the Regional Municipality of Peel;


AND WHEREAS on February 28, 2024 the Council of The Corporation of the City of Mississauga adopted Recommendation GC-0087-2024, that Council approve the renaming of Hydro Road to Jim Tovey Boulevard (Ward 1) as described on Schedule “A”;

AND WHEREAS pursuant to Notice By-law 0215-2008, notice of the proposed highway name change was published in The Mississauga News (digital site) and all emergency services were notified;

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

- 1. That the public highway named Hydro Road, as described in Schedule "A" attached hereto and forming part of this by-law, shall hereinafter be renamed and known as Jim Tovey Boulevard;
- 2. That a certified copy of this by-law be registered in the appropriate Land Registry Office.

ENACTED and PASSED this                      day of    , 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Domenic Tudino
Date: April 9, 2024
File:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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

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

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

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

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

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

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3 BETWEEN	COLUMN 4 TIMES PERMITTED
Envoy Drive	Both	Entire roadway	Anytime

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

**ENACTED** and **PASSED** this 17<sup>th</sup> day of April, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: April 9, 2024
File: BL.01-24.02

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



A by-law to authorize the execution of a  
Funding Agreement between  
The Corporation of the City of Mississauga  
and Hospice Mississauga related to the  
funding of Hospice Mississauga's new  
building infrastructure

**WHEREAS** Hospice Mississauga is a non-profit organization in Mississauga that provides palliative care to residents;

**AND WHEREAS** Hospice Mississauga intends to build a 41,000 square feet facility with 12 beds and office space, expected to cost \$45 million with land and \$7 million in hand;


**AND WHEREAS** on December 6<sup>th</sup>, 2023, Council for The Corporation of the City of Mississauga ("the City") adopted Resolution 0262-2023 to pledge a donation of approximately \$146,900 from the City's Election Donations Trust account and a further donation of \$1 million towards Hospice Mississauga's new building infrastructure and related financing costs;

**AND WHEREAS** the City and Hospice Mississauga wish to enter into a funding agreement in order to give effect to Resolution 0262-2023;

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

- 1. That the Mayor and City Clerk be authorized to execute a funding agreement between The Corporation of the City of Mississauga and Hospice Mississauga for funding towards Hospice Mississauga's operations and new building infrastructure, including amendment and all necessary agreements or documents ancillary thereto, all in a form satisfactory to the City Solicitor.

**ENACTED** and **PASSED** this 17<sup>th</sup> day of April, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: April 9, 2024
File: LA.25-24.54

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

CLERK

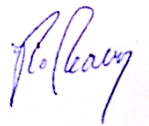
SCHEDULE 'A' TO BY-LAW \_\_\_\_\_

Summary:                   Lands to be established as part of Avonhead Road

Part of Lot 31, Concession 3 South of Dundas Street and part of Lot 32, Concession 3 South of Dundas Street (Geographic Township of Toronto)

(Ward 2, City Zone 4, in the vicinity of Winston Churchill Boulevard and Lakeshore Road West)

Legal Description:       In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Lot 31, Concession 3 South of Dundas Street and part of Lot 32, Concession 3 South of Dundas Street (Geographic Township of Toronto), designated as Part 1, Plan 43R-40314



Viorel Mares  
Ontario Land Surveyor

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga	<hr/>
MEM	
Michal E. Minkowski	<hr/>
Date: April 9, 2024	CLERK
File: B27-21 W2	

SCHEDULE 'A' TO BY-LAW \_\_\_\_\_

Summary:                   Lands to be established as part of North Sheridan Way  
Part of Block C, Registered Plan M-234

(Ward 2, City Zone 18, in the vicinity of Erin Mills Parkway and Queen Elizabeth Way)

Legal Description:       In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of part of Block C, Registered Plan M-234, designated as Parts 2, 3, 5, 7, 8, 10, 13, 15, 16, 47, 48, 49, 50 & 54, Plan 43R-39976



Viorel Mares  
Ontario Land Surveyor



SCHEDULE 'A' TO BY-LAW \_\_\_\_\_

Summary:                   Lands to be established as part of Aerowood Drive

                                  Part of Lot 3, Concession 3 East of Hurontario Street  
                                  (Geographic Township of Toronto)

                                  (Ward 5, City Zone 35W, in the vicinity of Dixie Road and Matheson  
                                  Boulevard East)

Legal Description:       In the City of Mississauga, Regional Municipality of Peel, Province of  
                                  Ontario, and being composed of part of Lot 3, Concession 3 East of  
                                  Hurontario Street (Geographic Township of Toronto), designated as Part  
                                  3, Plan 43R-40490.



Viorel Mares  
Ontario Land Surveyor

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

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

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

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

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

ENACTED AND PASSED this                      day of                      , 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
MEM
Michal E. Minkowski
Date: April 9, 2024
File: B86-22

\_\_\_\_\_  
MAYOR

CLERK



SCHEDULE 'A' TO BY-LAW \_\_\_\_\_

Summary:                   Lands to be established as part of Clarkson Road South

                                  Part of Lot 29, Concession 3 South of Dundas Street  
                                  (Geographic Township of Toronto)

                                  (Ward 2, City Zone 3, in the vicinity of Southdown Road and Lakeshore  
                                  Road West)

Legal Description:       In the City of Mississauga, Regional Municipality of Peel, Province of  
                                  Ontario, and being composed of part of Lot 29, Concession 3 South of  
                                  Dundas Street (Geographic Township of Toronto), designated as Part 3,  
                                  Plan 43R-40995



Viorel Mares  
Ontario Land Surveyor

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

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

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

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

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

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
MEM
Michal E. Minkowski
Date: April 9, 2024
File: B63-21 and B64-21

MAYOR

CLERK

SCHEDULE 'A' TO BY-LAW \_\_\_\_\_

Summary:                   Lands to be established as part of Creditview Road  
Part of Lot 11, Registered Plan A15  
  
(Ward 6, City Zone 38W, in the vicinity of Creditview Road and Eglinton  
Avenue West)

Legal Description:       In the City of Mississauga, Regional Municipality of Peel, Province of  
Ontario, and being composed of part of Lot 11, Registered Plan A15,  
designated as Part 1, Plan 43R-40345.



Viorel Mares  
Ontario Land Surveyor

A by-law to amend By-law 0199-2023,  
being the User Fees and Charges By-law,  
to amend certain 2024 MiWay Fees and  
Charges

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


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

**AND WHEREAS** Council for The Corporation of the City of Mississauga wishes to amend Schedule “B-3” (Transportation and Works – MiWay Fares) of the User Fees and Charges by-law 0199-2023 in order to extend the pilot program that provides free child fares and one-dollar all day senior fares until December 31, 2024;

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

- 1. That Schedule “B-3” to By-law 0199-2023 be deleted in its entirety and replaced with a new Schedule “B-3” attached as Appendix 1 to this By-law.

**ENACTED** and **PASSED** this                      day of                      2024.

Approved by Legal Services City Solicitor City of Mississauga

Tushar Sharma
Date: April 10, 2024
File: LA.25-24.97

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MAYOR

\_\_\_\_\_  
CLERK

**APPENDIX 1**  
**Schedule “B-3”**  
**Transportation and Works – MiWay Fares**

**Effective Date: January 1, 2024**

1. In this Schedule “B-3”:
  - (a) **“Transfer”** means a voucher issued to a passenger after the payment of the applicable exact fare which will permit the passenger to use and be transported by a bus of another route without payment of an additional fare, subject to the conditions of use found on the voucher.
2. The fares and tolls to be charged for passengers' use of the City's public bus transportation system and the applicable effective dates shall be as set out in this Schedule “B-3”
3. No discounts shall apply for early payment of any fare and toll set out in this Schedule “B-3”.
4. Payment for all fares and tolls is due at the time of purchase, unless otherwise posted by the City.
5. Any fare or toll shown as a "Cash Fare" in this Schedule “B-3” shall be paid in cash.

Fee Name	Unit	2024 Fee (Excluding HST)	Applicable Taxes (HST 13% or HST Exempt)
<b>Transit Fees &amp; Charges – Fares Revenue (HST Exempt)</b>			
Cash Fare-Adult	Per Adult	\$4.25	HST Exempt
PRESTO e-purse-Adult <sup>9</sup> (Age 20-64)	Per Adult	\$3.40	HST Exempt
Adult "Special Purpose" Tickets – 10 <sup>4</sup>	Per Adult	\$34.00	HST Exempt
PRESTO Monthly Pass – Adult <sup>10</sup>	Per Adult	\$141.00	HST Exempt
PRESTO Open Payment Fare <sup>9</sup>	Per Customer	\$4.25	HST Exempt
Cash Fare-Students - Youth (Age 13-19)	Per Student	\$4.25	HST Exempt
PRESTO e-purse-Students - Youth (Age 13-19) <sup>9</sup>	Per Student	\$2.65	HST Exempt
Youth <sup>10</sup> "Special Purpose" Tickets – 10 <sup>4</sup>	Per Student	\$26.50	HST Exempt
U-Pass 8-month fee (for eligible UTM students) <sup>1</sup>	Per Student	\$309.29	HST Exempt
Summer U-Pass fee (for eligible UTM students) <sup>1</sup>	Per Student	\$154.65	HST Exempt
Cash Fare-Seniors (65 years of age or older) <sup>9</sup>	Per Senior	\$1.00	HST Exempt
\$1 Senior Fare <sup>2</sup> (65 years of age or older)	Per Senior	\$1.00	HST Exempt
e-purse-Seniors (65 years of PRESTO age or older) <sup>9</sup>	Per Senior	\$1.00	HST Exempt
Senior "Special Purpose" Tickets – 10 <sup>4</sup>	Per Senior	\$10.00	HST Exempt
PRESTO Monthly Pass - Seniors (65 years of age or older)	Per Senior	\$65.00	HST Exempt
Cash Fare-Children (Age 6-12) <sup>9</sup>	Per Child	Free	HST Exempt

**APPENDIX 1**  
**Schedule “B-3”**  
**Transportation and Works – MiWay Fares**

**Effective Date: January 1, 2024**

Fee Name	Unit	2024 Fee (Excluding HST)	Applicable Taxes (HST 13% or HST Exempt)
PRESTO e-purse-Children (Age 6-12) <sup>9</sup>	Per Child	Free	HST Exempt
Child "Special Purpose" Tickets – 10 <sup>4</sup>	Per Child	Not Applicable	HST Exempt
PRESTO Fare Card – new and replacement	Per Customer	\$4.00	HST Exempt
PRESTO e-purse-GO Transit Fare Integration	Per Customer	Free	
Special Ed program - ticket and trainer passes	Per Student	Free	
Canadian Armed Forces Veterans and Companion on Special Events <sup>8</sup>	Per Customer	Free	
Person with Vision Loss (with C.N.I.B. Card)	Per Customer	Free	
Pre-School Children (with fare paying customer)	Per Child	Free	
Support Person (with fare paying customer)	Per Customer	Free	
Sauga Summer Pass	Per Youth	Free	
PRESTO loyalty program <sup>7</sup>	Per Customer	Free	
<b>Affordable Low Income Pilot Program<sup>3</sup></b>			
Discounted Adult Presto Monthly Pass <sup>10</sup>	Per Adult	\$70.50	HST Exempt
Discounted Senior Presto Monthly Pass	Per Senior	\$32.50	HST Exempt
<b>Transit Fees &amp; Charges – Non-Fare Revenue (HST Applicable)</b>			
Charter Rate (per hour, minimum charge 2 hours)-60 foot bus <sup>5</sup>	Per Customer	\$271.12	13%
Charter Rate (per hour, minimum charge 2 hours)-30 or 40 foot bus <sup>5</sup>	Per Customer	\$226.86	13%
Transitway Access Permit Fee <sup>6</sup>	Per Application	\$267.35	13%
MiWay Stop Infrastructure Permit Review Fee as part of ROP process <sup>6</sup>	Per Stop Location	\$427.76	13%

**Notes:**

<sup>1</sup> As per Council approved agreement. Current agreement approved through By-law 0010-2024 and expires August 31, 2025.

<sup>2</sup> MiWay discount program ends December 31, 2024.

<sup>3</sup> Provides eligible participants 50% discount from regular pass price.

<sup>4</sup> Special Purpose Tickets only available to Board of Education, Charitable/Not-for-Profit Organizations and Mississauga Foodbanks.  
Price from 2024 Fees and Charges By-law (\$32.00 for adult and \$24.50 for Youth) will expire on March 31, 2024. New prices are effective April 01, 2024. The \$10.00 for Senior and free child fare ends December 31, 2024.

<sup>5</sup> Charter fee is HST applicable.

<sup>6</sup> Permit Fee May be waived by the Commissioner of T&W for Internal Parties, for example but not limited to staff or City contractors.

<sup>7</sup> Once you pay for 11 rides during any one-week (Monday to Sunday) using your PRESTO card, you can ride free on MiWay for the remainder of the week. Fares paid on other transit services and discounted GO co-fare payments do not count toward this program. Transfers do not count as additional paid fares.

<sup>8</sup> Special events are Warriors Day and Remembrance Day.

<sup>9</sup> Prices from 2023 fees and charges Bylaw (\$3.20 e-purse for Adult, \$2.45 e-purse for Youth, \$4.00 cash fare and \$4.00 open payment fare) continue and end March 31, 2024. New prices are effective April 1, 2024. The \$1.00 for Senior and free child fare ends December 31, 2024.

<sup>10</sup> Prices from 2023 Fees and Charges By-law (\$131.00 for Adult pass and \$65.50 for Discounted Adult pass) continue and end March 31, 2024. New prices are effective April 1, 2024.


A by-law to authorize the execution of an  
Agreement of Purchase and Sale

WHEREAS The Corporation of the City of Mississauga, as Purchaser, desires to enter into an agreement of Purchase and Sale to acquire certain lands in the City of Mississauga;

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

1. That the Commissioner of Corporate Services and the City Clerk are hereby authorized to execute an Agreement of Purchase and Sale with respect to certain lands in the City of Mississauga, Regional Municipality of Peel, in Ward 8, as more particularly described and outlined in the In Camera Corporate Report dated March 26, 2024 entitled “Authority to execute an Agreement of Purchase and Sale for the acquisition of a property for Park Purposes (Ward 8)”, together with any ancillary documents or amending agreements as may be required, in form and content satisfactory to the City Solicitor.
2. That the Commissioner of Corporate Services and the City Clerk are hereby authorized to execute the Leaseback Agreement contained in a schedule to the said Agreement of Purchase and Sale with respect to certain lands in the City of Mississauga, Regional Municipality of Peel, in Ward 8, as more particularly described and outlined in the In Camera Corporate Report dated March 26, 2024 entitled “Authority to execute an Agreement of Purchase and Sale for the acquisition of a property for Park Purposes (Ward 8)”, together with any ancillary documents or amending agreements as may be required, in form and content satisfactory to the City Solicitor.

ENACTED and PASSED this                      day of                      , 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Samantha Chen
Date: April 10, 2024
File: PO.10-23.FOL.08

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

A by-law to transfer funds from various reserves  
and reserve funds to and from various capital  
projects approved in the Capital Works in Progress  
(WIP) Update as at December 31, 2023 report

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

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

AND WHEREAS the Council of The Corporation of Mississauga authorizes the transfer of portions of certain funds to certain projects and approves the transfer of portions of certain funds back to the balances of the Reserve Funds;

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

- 1. That the sum of \$19,109,210.95 be transferred from various Reserves and Reserve Funds to each project as set out in Schedule "A" attached hereto and that the said amounts may be withdrawn for the completion of these projects.
- 2. That the sum of \$45,452,561.97 be transferred to the balances of various Reserves and Reserve Funds from each project previously approved and as set out in Schedule "A" attached hereto.
- 3. That the projects, as set out in Schedule "A" attached hereto, which are indicated by "Y", shall be closed and that the funds not required for these projects be returned to the balances of the Reserve Funds as indicated in Schedule "A".

ENACTED AND PASSED this 17<sup>th</sup> day of April, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Tushar Sharma
Date: April 10, 2024
File: BL.01-24.04

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



17.3

**SCHEDULE "A" TO BY-LAW NUMBER \_\_\_\_\_**  
**TRANSFERS TO AND FROM RESERVES AND RESERVE FUNDS**  
**FOR VARIOUS CAPITAL BUDGET PROJECTS**

Project Number	SAP Parent Number	Project Name	Transfer from Reserve Fund	Transfer to Reserve Fund	Close Project "Y" or "N"
<b>30125 Fiscal Stability Reserve</b>					
CMPF007037	22332	Bridge Structural Evaluation Review		\$13,211.68	Y
CMPF007867	20280	Litter Mitigation Study		\$122.85	Y
CPBS00021	21600	Employee Survey-2021		\$529.60	Y
PB009004	22952	2020 Special Planning Studies		\$121,945.00	N
<b>30125 Fiscal Stability Reserve Total</b>				<b>\$135,809.13</b>	

**31315 DCA -Recreation and Parks Development**

CMPF00455	16312	Park Development - Scholars' Green (P_507) (Downtown 21)		\$269,999.96	N
CMPF00500	17312	Park Development - Not Yet Named (F_034) (Pinnacle)		\$251,521.84	N
CMPF007028	21336	Major Redevelopment - Gulleden Park	\$25,064.36		N
CMPF007988	21334	Major Redevelopment - Elmcreek Park	\$313,613.88		N

17.3

CMPF00215	13331	Multi-Use Trails - Design & Construction - Little Etobicoke Creek		\$180,000.00	N
CMPF00416	15303	Bicycle/Pedestrian System Development	\$4,135.35		N
CMPF006172	19340	Vehicles & Equipment	\$183.12		Y
CMPF00643	20340	Vehicles & Equipment		\$10,958.58	Y
CMPF03008	14308	Bicycle/Pedestrian System Development		\$381,389.31	Y
CMPF003928	22323	Park Development - Mattamy Sports Park (P-459) Phase 2B Development	\$660,000.00		N
CMPF007513	20322	Park Development - Harbour West - (P-112) Marina Park	\$291,868.84		N
CMPF009847	22337	Park Sanitation Infrastructure	\$554.76		Y
<b>31315 DCA -Recreation and Parks Development Total</b>			<b>\$201,550.62</b>		

**31335 DCA Roads and Related Infrastructure**

TWOE00165	19167	Cycling Program	\$384,943.00		N
TWBR00003	8159	Creditview Road over The Credit River Bridge Improvement (Cash Flow)		\$196,987.18	Y
TWOE00009	8171	Traffic Signal Equipment Enhancements		\$109,418.60	Y
TWMR00064	17101	Intersection Capital Program		\$55,701.27	Y
TWMR00078	21103	Preliminary Engineering Studies	\$74,553.29		Y
TWMR00080	22103	Preliminary Engineering Studies		\$60,455.36	Y
TWOE00087	14176	Multi-Use Trails along Hanlan Routes		\$293,578.28	Y
TWOE00103	15167	Cycling Program		\$7,240.26	Y

				<b>17.3</b>	
TWOE00163	18173	Traffic System and ITS		\$30,275.25	Y
TWMR000148	20102	Courtneypark Drive East / Highway 410 Interchange		\$1,938,715.82	Y
TWOE00495	18197	Property Acquisition	\$22,000.00		N
TWMR00192	18106	Burnhamthorpe Road E Reconstruction - East of Dixie to Etobicoke Creek Bridge		\$21,449.24	Y
TWOE06838	19186	Cycling Program (Structures)		\$7,143.21	Y
<b>31335 DCA Roads and Related Infrastructure Total</b>				<b>\$2,239,468.18</b>	

**31350 DCA -Stormwater Management Reserve Fund**

TWSD02576	18005	Cooksville Creek Erosion Control - Canadian Pacific Railway to Kirwin Avenue (EA/Design)	\$776.43		Y
TWSD00148	20145	Minor Erosion Control Works - Various Locations		\$641.48	Y
TWSD00150	20140	Monitoring and minor modification of Storm Water Management Facilities - Various Locations	\$1,300.00		N
TWSD00192	17004	Cooksville Creek Erosion Control - Queen Elizabeth Way to Elaine Trail		\$37,609.20	Y
TWSD00203	14142	New Facility - Cooksville Creek Pond #3702 - North of Matheson Boulevard (Park 317)		\$214,761.90	Y
TWSD00209	17020	Cooksville Creek Flood Storage Fac/Sandalwood Park(#309)		\$47.11	Y
TWSD00214	19004	Cooksville Creek Flood Storage Facility - Mississauga Valley		\$40,322.89	N
TWSD00251	17008	Cooksville Creek - Meadows Blvd. to Rathburn Rd. E.		\$9,589.29	Y
TWSD00315	15140	Cooksville Creek Erosion Control-Mississauga Valley Blvd to Downstream of Central Pky E (EA/Design)		\$2,019.54	Y

			17.3	
TWSD00325	22138	Storm Sewer Oversizing - Various Locations	\$270,000.00	Y
TWSD00376	17017	Pinnacle STM Facility (#3704) - near Hurontario & Eglinton	\$44,542.54	Y
TWSD007682	20020	Cooksville Creek Erosion Control - Upstream of Central Parkway Blvd.	\$8,774.50	Y
TWSD8812	22134	Cooksville Creek Erosion Control - CP Rail to Kirwin Avenue	\$1,094.07	N
<b>31350 DCA -Stormwater Management Reserve Fund Total</b>			<b>\$627,326.09</b>	

**33121 Tax -Capital Reserve Fund**

CMFS000149	22269	Design and Construction Station Renovation 108 (Streetsville)	\$56,000.00	N
CMFS008238	22267	Design and Construction Station Renovation 102 (Lakeview)	\$6,036.75	N
CMPF00455	16312	Park Development - Scholars' Green (P_507) (Downtown 21)	\$28,027.12	N
CMPF00500	17312	Park Development - Not Yet Named (F_034) (Pinnacle)	\$11,536.35	N
CMPF006905	19353	Various projects W11	\$3,763.86	Y
CMPF007028	21336	Major Redevelopment - Gulleden Park	\$7,946.01	N
CMPF007988	21334	Major Redevelopment - Elmcreek Park	\$6,386.12	N
CMPF00882	18339	Trail Reconstruction Program	\$3.00	Y
CMRC00081	21428	Renovations and rehabilitation projects	\$230,978.18	N
CMRC007861	20426	Clarkson School Pool Demolition	\$9,455.64	Y
CPFP007263	19794	Site and Parking Lot Renewals - Various Locations	\$123,472.28	Y
CPFP008815	21791	Fire Station 101 - Generator Modernization	\$96,097.41	Y

				<b>17.3</b>	
CPFP008827	21765	Facility Renewal - Huron Park CC		\$343,434.16	Y
CPFP008946	22723	Lifecycle Renewal - Living Arts Centre (LAC)		\$826.19	N
CPFP009892	23721	Facility Renewal - Paramount Fine Foods Centre	\$7,186,848.00		N
CPFP009893	23722	Facility Renewal - Paramount Fine Foods Centre Complex	\$1,898,784.00		N
CPFP009896	23701	Furniture & Relocations Services - City Wide 2023	\$225,000.00		N
TWOE06862	23189	Bicycle Parking Program		\$50,000.00	N
TWOE08521	21156	Cycling Program - Scenario C	\$100.00		Y
TWRR00036	18100	Roadway Rehabilitation - Major Roads	\$684,954.57		Y
TWRR00101	19126	Roadway Rehabilitation	\$636,838.67		Y
TWTR010300	23209	Central Annex Garage Electrical Modifications Study and Design	\$1,200,000.00		N
CMFS005657	22260	Refurbish Fire Vehicles		\$4,902.53	Y
CMFS009273	22250	Technical Rescue Equipment Replacement	\$35,708.49		Y
CMCL00065	19495	Heritage Facilities Maintenance		\$1,701.40	Y
CMPF00215	13331	Multi-Use Trails - Design & Construction - Little Etobicoke Creek		\$20,000.00	N
CMPF000685	20339	Trail Reconstruction Program		\$141,197.62	Y
CMPF00416	15303	Bicycle/Pedestrian System Development	\$459.48		N
CMPF00447	17301	Bridge Rehabilitation Program	\$3,909.63		Y
CMPF000957	20330	Sport Field and Court Rehabilitation		\$73,164.25	Y
CMPF00575	15317	Major Redevelopment - Paul Coffey Park (P_059)	\$81.36		Y

				17.3	
CMPF006172	19340	Vehicles & Equipment	\$20.35		Y
CMPF00643	20340	Vehicles & Equipment	\$2,170.03		Y
CMPF03008	14308	Bicycle/Pedestrian System Development		\$42,376.67	Y
CMPF04178	15338	Forest Management - Park Tree Asset Inventory		\$24.40	Y
CMPF04380	20335	Spray Pad Rehabilitation		\$4,927.54	Y
CMPF004435	23324	Bridge Rehabilitation Program	\$625,000.00		N
CMPF006113	20316	New Amenities - Shade Structures	\$50,000.00		N
CMPF006327	20317	Park Maintenance - Parking lots		\$130,000.00	Y
CMPF006575	21328	Landscape Repairs, Site Rehabilitation and Emergency Maintenance		\$119,000.00	N
CMPF007092	21310	Cemetery Rehabilitation Program		\$50,000.00	Y
CMPF007513	20322	Park Development - Harbour West - (P-112) Marina Park	\$8,131.16		N
CMPF007911	21314	Irrigation System Replacement		\$235.60	Y
CMPF008479	21333	JJ Plaus Pier Redevelopment		\$50,000.00	N
CMPF008481	21316	Parking Lot Gates- City-wide Parks	\$1,760.00		Y
CMPF008647	21345	EA and Trail works		\$162,554.00	Y
CMPF008656	21343	Trail lighting to complete connection	\$50,000.00		N
CMLS00066	19271	Renovations to various locations		\$9,743.60	Y
CMLS005016	20271	Renovations to various locations		\$48,750.00	N
CMLS006300	22273	South Common Library renovation - design & construction	\$56,940.00		N
CMLS007844	20277	Security Action Plan		\$15,000.00	N

				17.3	
CMLS008210	22272	Port Credit Library		\$800,000.00	N
CMRC00069	20424	Program Furniture and Equipment		\$785.45	Y
CMRC00098	23420	Lifecycle Replacement of Automatic External Defibrillators	\$107,000.00		N
CMRC00080	20428	Renovations and rehabilitation projects		\$22,948.69	Y
CPFP007158	19732	Arena Renewal - Paramount Fine Foods Centre		\$80,402.85	Y
CPFP007512	21720	Infrastructure and Performance Improvements (Accessibility)		\$625.92	Y
CPFP008175	20785	Building Controls Renewal - Various Locations		\$72,758.29	Y
CPFP008180	20780	Hoists Renewal - Transit Facilities		\$38,387.63	N
CPFP008153	21735	Meadowvale Theatre - Facility Renewal (Mechanical Systems)		\$45,828.00	Y
CPFP008807	21701	Furniture & Relocations Services - City Wide 2021	\$26,819.28		Y
CPFP008811	22712	Hoists Renewal - Transit Facilities 2021	\$37,763.93		N
CPFP008814	21790	Erin Meadows CC Pool and Library - Building Controls Installation		\$29,718.00	Y
CPFP008845	21798	Furniture & Relocations Services - City Wide 2021		\$21.74	Y
CPFP008942	22720	Lifecycle Various Renewal - Garry W. Morden Fire Training Centre	\$250,000.00		N
CPFP008938	22717	Lifecycle Various Renewal - Clarkson Depot Main Building		\$156,237.54	N
CPFP008935	22722	Building Automation System (BAS) Renewal Program at 7 Sites		\$33,600.00	N
CPFP009005	22732	Critical Expansion Joint Repair - Mississauga City Hall		\$6,403.65	Y
CPFP009011	22709	Recovery Planning and Moves to Support Corporate Offices	\$160,000.00		N
CPFP009875	23704	Facility Renewal - Benares Estate	\$100,000.00		N

### 17.3

CPFP009881	23710	Facility Renewal - Huron Park Community Centre Pool & Arena	\$209,741.00	Y
CPFP009884	23713	Facility Renewal - Lakeview Library	\$300,000.00	N
CPIT004574	15517	Fire System Upgrade	\$136,252.98	Y
CPIT005728	17520	BOE Software and Maintenance	\$176,290.97	Y
CPIT005989	17545	Parks Infor Business Enhancement	\$492.46	Y
CPIT007413	21544	VCOM Mobile Radio 2021	\$42.50	Y
CPIT007425	21524	Network Fibre	\$26,169.75	Y
CPIT007463	22511	Desktop Operating System Upgrade M/S	\$1,829.86	Y
CPIT007588	21516	IT Resources for Enterprise Performance Measures	\$28,372.10	Y
CPIT008045	20560	Desktop Software Licenses 2020	\$6,652.31	Y
CPIT008054	20548	Parksmart - Auto Process	\$46,559.74	Y
CPIT008057	21561	SAP Legislative Changes and Enhancements	\$551.57	Y
CPIT008059	21518	SuccessFactors Sustainment Services	\$3,970.84	Y
CPIT008071	20505	VoIP Systems & Phones	\$30,851.19	Y
CPIT008072	20512	Server and Storage Replacement & Expansion	\$3,018.04	Y
CPIT008074	20515	Server Applications	\$6,815.98	Y
CPIT008079	20542	Network Security Infrastructure	\$25,094.50	Y
CPIT008080	21542	Network Security Infrastructure	\$98.49	Y
CPIT008764	22504	Network Wireless Infrastructure 2022	\$6,112.60	Y
CPIT008765	22500	Switches and Routers	\$1,167.34	Y



				<b>17.3</b>	
CPIT008781	22510	Special IT Equip - Includes Public		\$1,496.58	Y
CPIT008998	21534	Cisco Webex Licensing		\$5,799.91	Y
CPIT009144	22514	Fuel Pump Management Sytem Upgrade	\$20.55		Y
CPIT005900	19550	TXM Platform Maintenance		\$1,040,351.05	Y
CPIT008407	21506	TXM Support to Onboard Clients		\$415,703.72	Y
CPIT007432	21501	TXM Platform Maintenance		\$925,000.00	Y
CPIT007433	20556	TXM Platform Maintenance		\$1,020,276.11	Y
CPIT007629	20529	Smart City Master Plan Implementation		\$194,173.45	Y
CPBS008023	20602	Green and Sustainability Accounting Implementation		\$3,431.83	Y
CPLS008085	23602	Large Format rigid material Printer replacement- Print Shop	\$20,000.00		N
PB006371	18968	Municipal Growth Management		\$7,662.81	Y
PB008094	21954	Municipal Growth Management		\$56,879.32	Y
CMO08853	21860	MBEC Office Relocation	\$4,525.56		Y
PB006017	18961	Interactive Zoning By-Law		\$231,244.48	N
TWSD00315	15140	Cooksville Creek Erosion Control-Mississauga Valley Blvd to Downstream of Central Pky E (EA/Design)		\$58,566.75	Y
TWSD00342	16136	Rain Gauge Improvements		\$5,050.89	Y
TWBR00003	8159	Creditview Road over The Credit River Bridge Improvement (Cash Flow)		\$65,503.37	Y
TWBR00014	12151	Bridge Structure Detail Inspections & Design at various locations		\$149,232.76	Y
TWBR00019	13152	Pedestrian Overpass Ogden Avenue to North Service Road		\$121,609.46	Y

				17.3	
TWOE00009	8171	Traffic Signal Equipment Enhancements		\$11,816.32	Y
TWBR00031	18151	Bridge Structure Detail Inspections & Design at various locations	\$12,517.10		Y
TWOE00103	15167	Cycling Program		\$12,515.62	Y
TWOE00193	21194	Salt Management Program		\$8,795.94	Y
TWOE00209	22170	Field Equipment Replacement - Traffic Controllers		\$34.92	Y
TWOE00211	15174	Fire Pre-Emption Replacement Study		\$14,456.62	Y
TWRR00092	20100	Roadway Rehabilitation		\$424,600.00	Y
TWRR00103	21127	Roadway Rehabilitation		\$6,331.00	Y
TWOE00276	22195	Streetlighting		\$1.37	Y
TWOE00279	21185	Noise Wall Replacement	\$50,000.00		N
TWRR00062	19175	Parking Lot Rehabilitation		\$20,093.80	Y
TWRR00064	21175	Parking Lot Rehabilitation		\$16,926.64	Y
TWRR00102	20126	Roadway Rehabilitation	\$170,671.16		Y
TWRR00077	23175	Parking Lot Rehabilitation	\$270,000.00		N
TWOE00298	23161	Salt Management Program - Brine Systems	\$65,248.00		N
TWOE00319	23195	Streetlighting		\$9.33	Y
TWOE00335	22185	Noise Wall Replacements - Matheson Blvd W (Mavis Rd to McLaughlin Rd)	\$110,084.00		N
TWOE00385	16196	Road Weather Information System		\$36,658.66	Y
TWOE00398	23180	Streetlighting		\$169.29	Y

17.3					
TWOE00437	17176	BIA Waste Equipment		\$32,095.86	Y
TWRR00442	20175	Parking Lot Rehabilitation		\$15,453.18	Y
TWRR00443	22175	Parking Lot Rehabilitation		\$60,212.05	Y
TWOE006592	18196	Sidewalk Property Acquisitions		\$19,280.62	Y
TWOE006757	22182	Streetlighting		\$110.28	Y
CPIT007627	20565	Telematics-AVL/GPS Project		\$39,815.12	Y
TW008400	21178	West Credit Site		\$5,645.17	Y
TWOE008570	21115	BIA Waste Equipment	\$32,096.00		N
TWOE008584	23181	Streetlighting		\$30.97	Y
TWOE009999	22115	Sidewalks		\$1,231.04	Y
TWBR07716	21151	Bridge & Structure Renewal	\$5,064.72		N
TWTR003760	23220	Transit Change-off Vehicle Acquisitions - Replacement		\$38,139.87	Y
TWTR00217	15239	Mississauga Transitway - Downtown Transitway Connection - Preliminary Design		\$50,867.07	Y
TWMR07114	19105	Downtown Transitway Connection and Terminal	\$5.04		N
TWTR009582	23205	Transit Hybrid Midlife Rehab - Batteries		\$705.34	Y
TWTR009757	22234	Transit Facility Repairs (Minor)	\$5,468.57		Y
TWTR009765	22236	Transit Revenue Equipment - Replacement	\$4,100.37		Y
CPFP008171	20775	Various Emergency Repairs		\$594.43	Y
CPFP009007	22734	Critical Arena Plant Renewal - Tomken Twin Arena	\$7,714.56		Y
CPFP009012	22736	Critical Mechanical Renewal - Tomken Twin Arena (TTA)	\$3,266.75		Y

				17.3	
CPFP008163	21740	Streetsville Kinsmen Hall - Building Façade and Accessibility Improvements	\$22,623.71		N
CPFI005966	17607	Asset Management Plan	\$158,235.10		Y
TWOE00196	21116	Topographical Updating	\$96,583.47		Y
CMPF009047	20346	Cooksville Sign Project	\$120,887.72		Y
CMR001503	21420	BraeBen Golf Cart Replacement Program	\$11,264.00		Y
CMCL00069	20496	Meadowvale Theatre Renovation		\$288,921.69	N
TWBR07717	22150	Bridge & Structure Renewal	\$14,591.23		N
TWRR00047	22129	Roadway Rehabilitation	\$273,718.00		N
TWOE00359	22191	Cycling Program	\$92,512.00		N
TWRG009039	20093	STA Implementation Project	\$45,901.00		N
TWRG09877	22092	Apartment Building Pilot Project (MARC)	\$405,302.00		N
TWRG09923	22093	Proactive Property Standards Pilot Project	\$597,165.00		N
<b>33121 Tax -Capital Reserve Fund Total</b>			<b>\$7,041,723.35</b>		

#### 35992 Stormwater - Capital Reserve Fund

TWSD02576	18005	Cooksville Creek Erosion Control - Canadian Pacific Railway to Kirwin Avenue (EA/Design)	\$22,516.41		Y
TWSD00148	20145	Minor Erosion Control Works - Various Locations		\$11,119.06	Y
TWSD00150	20140	Monitoring and minor modification of Storm Water Management Facilities - Various Locations	\$24,700.00		N

				<b>17.3</b>	
TWSD00192	17004	Cooksville Creek Erosion Control - Queen Elizabeth Way to Elaine Trail		\$1,070,227.33	Y
TWSD00203	14142	New Facility - Cooksville Creek Pond #3702 - North of Matheson Boulevard (Park 317)		\$447,104.26	Y
TWSD00209	17020	Cooksville Creek Flood Storage Fac/Sandalwood Park(#309)		\$1,381.02	Y
TWSD00214	19004	Cooksville Creek Flood Storage Facility - Mississauga Valley		\$959,677.11	N
TWSD00251	17008	Cooksville Creek - Meadows Blvd. to Rathburn Rd. E.		\$272,753.97	Y
TWSD00341	16146	Lisgar Improvements - Dewatering Utility Trench & FDC Pumping Station		\$270,504.39	Y
TWSD00376	17017	Pinnacle STM Facility (#3704) - near Hurontario & Eglinton		\$1,265,532.05	Y
TWSD00453	20136	Storm Sewer Cross-Connection Rehabilitations - Various Locations	\$1,165.70		Y
TWSD007682	20020	Cooksville Creek Erosion Control - Upstream of Central Parkway Blvd.		\$177,916.98	Y
TWSD007689	20007	SWM Pond Dredging & Rehabilitation		\$312,349.37	Y
TWSD8812	22134	Cooksville Creek Erosion Control - CP Rail to Kirwin Avenue		\$22,198.93	N
TWSD8813	22005	Ninth Line Watercourse and Floodplain Study		\$200,000.00	Y
<b>35992 Stormwater - Capital Reserve Fund Total</b>				<b>\$4,962,382.36</b>	

**35592 Public Safety Fire Program Reserve Fund**

CMFS000217	23267	Design and Construction Station Renovation 114	\$1,800,000.00	N
CMFS000218	23269	Design and Construction Station Renovation 115 (Erin Mills)	\$650,000.00	N

			17.3	
CMFS010256	22268	New Fire Station Land Acquisition	\$10,000,000.00	N
<b>35592 Public Safety Fire Program Reserve Fund Total</b>			<b>\$7,550,000.00</b>	

**37100 Tax -Debt Management Reserve Fund - Tax Capital**

CPFP005973	17730	Civic Precinct	\$124.63	N
TWRR00036	18100	Roadway Rehabilitation - Major Roads	\$684,955.04	Y
TWRR00101	19126	Roadway Rehabilitation	\$1,340,712.02	Y
CMFS00083	21256	Replacement of fire vehicles	\$11,408.08	Y
CMPF000685	20339	Trail Reconstruction Program	\$53,678.98	Y
CMPF000957	20330	Sport Field and Court Rehabilitation	\$163,261.79	Y
CPFP007158	19732	Arena Renewal - Paramount Fine Foods Centre	\$124,911.79	Y
CPFP008175	20785	Building Controls Renewal - Various Locations	\$13,826.67	Y
TWBR00003	8159	Creditview Road over The Credit River Bridge Improvement (Cash Flow)	\$23,459.15	Y
TWOE00056	12172	LED Streetlighting Retrofit Project	\$129,503.45	N
TWRR00092	20100	Roadway Rehabilitation	\$3,187,882.19	Y
TWRR00450	19127	Roadway Rehabilitation	\$335,319.26	Y
TWMR00192	18106	Burnhamthorpe Road E Reconstruction - East of Dixie to Etobicoke Creek Bridge	\$63,817.91	Y
TWRR06893	19129	Roadway Rehabilitation	\$120,363.64	Y
TWRI07770	20104	Belbin Street from Preston Meadow to Nahani Way	\$201,160.56	Y

				17.3	
TWMR07114	19105	Downtown Transitway Connection and Terminal	\$27,691.56		N
<b>37100 Tax -Debt Management Reserve Fund - Tax Capital Total</b>				<b>\$5,917,863.12</b>	
<b>32121 CIL Cash In Lieu Of Parkland Dedication Reserve Fund</b>					
CMPF00643	20340	Vehicles & Equipment		\$5,772.41	Y
CMPF008784	20304	Land Acquisition – Parkland (F-585)		\$252,236.38	N
CMPF011044	24342	Park Development - Hancock Woodlands Building Redevelopment	\$1,500,000.00		N
CMPF010255	22303	Parkland Acquisitions Various		\$750,000.09	Y
CMPF00631	21306	Parkland Acquisition Program		\$8,871.72	Y
CMPF006599	18309	Hancock Woodlands - Various		\$313,110.93	Y
CMPF006901	19307	Land Acquisition-Loreland Ave		\$750,000.00	N
CMPF008784	20304	Land Acquisition – Parkland (F-585)		\$497,763.62	N
CMPF009858	21309	Land Acquisition – Parkland (F-616)		\$750,000.00	N
CMPF009861	21304	Land Acquisition Waterfront F-105		\$21,300.80	Y
<b>32121 CIL Cash In Lieu Of Parkland Dedication Reserve Fund Total</b>				<b>\$1,849,055.95</b>	
<b>35182 Canada Community Building Fund RF- AMO</b>					
CMFS000149	22269	Design and Construction Station Renovation 108 (Streetsville)	\$644,000.00		N
CMFS008238	22267	Design and Construction Station Renovation 102 (Lakeview)	\$193,963.25		N

				<b>17.3</b>	
CMPF00455	16312	Park Development - Scholars' Green (P_507) (Downtown 21)		\$1,972.92	N
CMPF00500	17312	Park Development - Not Yet Named (F_034) (Pinnacle)		\$36,941.81	N
CMPF006905	19353	Various projects W11		\$17,199.29	Y
CMPF00882	18339	Trail Reconstruction Program	\$3.00		Y
CMPF009064	21349	Various Park Improvements - Ward 1	\$119,646.12		N
CPFP008827	21765	Facility Renewal - Huron Park CC	\$177,671.62		Y
CPFP009892	23721	Facility Renewal - Paramount Fine Foods Centre		\$7,186,848.00	N
CPFP009893	23722	Facility Renewal - Paramount Fine Foods Centre Complex		\$1,898,784.00	N
TWOE06862	23189	Bicycle Parking Program	\$50,000.00		N
CMPF009880	21361	Various Parks Improvement - Ward 4		\$13,374.37	Y
CPFP007158	19732	Arena Renewal - Paramount Fine Foods Centre		\$56,647.39	Y
CPFP008180	20780	Hoists Renewal - Transit Facilities		\$480,866.37	N
TWBR00019	13152	Pedestrian Overpass Ogden Avenue to North Service Road		\$1,150,340.96	Y
TWOE00335	22185	Noise Wall Replacements - Matheson Blvd W (Mavis Rd to McLaughlin Rd)	\$74,916.00		N
TWBR00027	17150	Bridge Repairs		\$128,530.00	N
TWMR00192	18106	Burnhamthorpe Road E Reconstruction - East of Dixie to Etobicoke Creek Bridge		\$293,669.43	Y
TWBR07716	21151	Bridge & Structure Renewal	\$2,544,935.28		N
TWTR00151	20210	Transit Capital Equipment Acquisition - Maintenance Section		\$236.21	Y
TWMR07114	19105	Downtown Transitway Connection and Terminal	\$2,977.31		N



			17.3	
CPFP009007	22734	Critical Arena Plant Renewal - Tomken Twin Arena	\$7,714.56	Y
CPFP009012	22736	Critical Mechanical Renewal - Tomken Twin Arena (TTA)	\$3,266.75	Y
CPFP008163	21740	Streetsville Kinsmen Hall - Building Façade and Accessibility Improvements	\$22,623.71	N
CPFI005966	17607	Asset Management Plan	\$158,235.10	Y
CMPF009047	20346	Cooksville Sign Project	\$120,887.72	Y
TWOE00359	22191	Cycling Program	\$92,512.00	N
<b>35182 Canada Community Building Fund RF- AMO Total</b>			<b>\$7,862,538.01</b>	

**31330 DCA -Transit Reserve Fund**

TWTR010300	23209	Central Annex Garage Electrical Modifications Study and Design	\$1,200,000.00	N
TWTR002761	23219	Transit Change-off Vehicle Acquisitions - Growth	\$7,104.61	Y
TWTR00401	20246	Transit Bus Stops/Pads (Accessibility Plan) - Replacement	\$7,438.50	Y
TWTR008410	23237	Transit Other Vehicles (Vans/Cars/Trucks) Acquisitions - Growth	\$40,000.00	N
TWTR008621	22212	Central Parkway Transitway Station - Bus loop and washroom	\$244,239.71	N
<b>31330 DCA -Transit Reserve Fund Total</b>			<b>\$930,303.40</b>	

**35183 Canada Community Building RF -Region**

CMPF007028	21336	Major Redevelopment - Gulleden Park	\$36,989.63	N
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				<b>17.3</b>	
CPFP008153	21735	Meadowvale Theatre - Facility Renewal (Mechanical Systems)		\$252,136.87	Y
CPFP008811	22712	Hoists Renewal - Transit Facilities 2021	\$481,490.07		N
CPFP008814	21790	Erin Meadows CC Pool and Library - Building Controls Installation		\$300,000.00	Y
CPFP009881	23710	Facility Renewal - Huron Park Community Centre Pool & Arena	\$73,382.00		Y
TWOE00056	12172	LED Streetlighting Retrofit Project	\$2,136.55		N
TWRR00103	21127	Roadway Rehabilitation		\$520,519.33	Y
TWRR00102	20126	Roadway Rehabilitation		\$621,656.55	Y
TWTR002740	22222	Transit Route Supervisor Vehicle Acquisitions - Replacement		\$7,197.37	Y
TWTR00149	20215	Transit MiWay Signs		\$50,000.00	Y
TWTR04212	16202	Transit Bus Acquisitions - Service Growth		\$179,656.01	Y
TWTR008621	22212	Central Parkway Transitway Station - Bus loop and washroom	\$355,760.29		N
TWTR010577	23222	Transit Route Supervisor Vehicle Acquisitions - Replacement		\$10,307.93	Y
CMCL00069	20496	Meadowvale Theatre Renovation	\$288,921.69		N
TWBR07717	22150	Bridge & Structure Renewal		\$14,591.23	N
TWRR00047	22129	Roadway Rehabilitation		\$273,718.00	N
<b>35183 Canada Community Building RF -Region Total</b>				<b>\$991,103.06</b>	

#### 31357 DCA Development-Related Studies

PB006371	18968	Municipal Growth Management		\$2,224.69	Y
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			17.3	
PB008094	21954	Municipal Growth Management	\$118,133.96	Y
PB009004	22952	2020 Special Planning Studies	\$121,945.00	N
<b>31357 DCA Development-Related Studies Total</b>			<b>\$242,303.65</b>	

**35529 Tax -Courtneypark Artificial Turf/Synthetic Track Capital Asset Replacement Reserve Fund**

CMPF008856	24343	Courtney Park Track Maintenance	\$335,000.00	N
<b>35529 Tax -Courtneypark Artificial Turf/Synthetic Track Capital Asset Replacement Reserve Fund Total</b>			<b>\$335,000.00</b>	

**31325 DCA -Library Reserve Fund**

CMLS006300	22273	South Common Library renovation - design & construction	\$16,060.00	N
<b>31325 DCA -Library Reserve Fund Total</b>			<b>\$16,060.00</b>	

**35400 Section 37- Bonus Zoning**

CMPF00277	17307	Bridge Rehabilitation Program	\$134,817.74	Y
CMPF011098	23332	Ward 5 Park Developments – Various Locations	\$1,000,000.00	N
TWMR009985	23105	McLaughlin Road Improvements - Britannia Road West to Bristol Road West	\$1,000,000.00	N
<b>35400 Section 37- Bonus Zoning Total</b>			<b>\$134,817.74</b>	

**35219 Developer Contributions -Parks Reserve Fund**

				17.3	
CMPF009965	22359	Various Park Improvements- Ward 6		\$1,640.24	Y
<b>35219 Developer Contributions -Parks Reserve Fund Total</b>				<b>\$1,640.24</b>	
<b>35593 Paramount Ticket Surcharge Reserve Fund</b>					
CMRC00069	20424	Program Furniture and Equipment		\$59.55	Y
CMRC00080	20428	Renovations and rehabilitation projects	\$27,915.51		Y
<b>35593 Paramount Ticket Surcharge Reserve Fund Total</b>				<b>\$27,855.96</b>	
<b>35598 LAC - Capital Improvements Reserve Fund</b>					
CMCL009082	22491	Living Arts Centre Facility Services - General Upkeep/Painting	\$3,208.32		Y
CMCL009710	23491	Living Arts Centre Facility Services - General Upkeep/Painting		\$78.32	Y
<b>35598 LAC - Capital Improvements Reserve Fund Total</b>				<b>\$3,130.00</b>	
<b>30125 Fiscal Stability Reserve</b>					
CPFP008931	23705	Office Space Strategy Design & Construction	\$300,000.00		N
<b>30125 Fiscal Stability Reserve Total</b>				<b>\$300,000.00</b>	

**30135 Reserve for Election**

			17.3	
CPLS008890	21643	Election Result Wireless Transmission	\$362,835.92	Y
<b>30135 Reserve for Election Total</b>			<b>\$362,835.92</b>	
<b>30161 Reserve Building Revenue Stabilization</b>				
PB5658	17969	Digitization of Building permits	\$30,342.64	Y
PB007107	20956	Digitization of Building Permits	\$30,342.64	N
<b>30161 Reserve Building Revenue Stabilization Total</b>				
<b>37200 Stormwater - Debt Management Reserve Fund - Stormwater Capital</b>				
TWSD00251	17008	Cooksville Creek - Meadows Blvd. to Rathburn Rd. E.	\$0.08	Y
<b>37200 Stormwater - Debt Management Reserve Fund - Stormwater Capital Total</b>			<b>\$0.08</b>	
<b>35993 Stormwater - Pipe Reserve Fund</b>				
TWSD00512	19132	Roadway Rehabilitation Storm Sewer Contributions	\$404,672.02	Y
TWSD007685	20023	Storm Sewers Improvements - Britannia Rd E	\$45,913.51	Y
TWSD00411	21139	Storm Sewer Renewal	\$40,000.00	N
<b>35993 Stormwater - Pipe Reserve Fund Total</b>			<b>\$398,758.51</b>	
<b>35201 Developer Contributions -Capital and Maintenance Reserve Fund</b>				

			17.3	
TWOE00009	8171	Traffic Signal Equipment Enhancements	\$29,880.73	Y
TWOE00103	15167	Cycling Program	\$45.86	Y
<b>35201 Developer Contributions -Capital and Maintenance Reserve Fund Total</b>			<b>\$29,926.59</b>	

**35351 CIL Parking Section 40**

TWOE00106	15200	Pay & Display Parking Meters - City Centre & Lakeshore	\$96,480.80	Y
TWOE00401	16200	Pay&Display Parking Meters-Streetsville	\$125,265.65	Y
TWOE00432	17180	Pay & Display - Port Credit	\$399,784.34	Y
TWOE00433	17200	Pay & Display - Streetville	\$725,000.00	N
<b>35351 CIL Parking Section 40 Total</b>			<b>\$103,469.21</b>	

**31340 DCA- Public Works Buildings & Fleet Reserve Fund**

TWOE00267	21163	New Vehicles & Equipment	\$4,084.38	Y
TW008400	21178	West Credit Site	\$50,806.51	Y
<b>31340 DCA- Public Works Buildings &amp; Fleet Reserve Fund Total</b>			<b>\$46,722.13</b>	

**35180 Gas Tax -Federal Public Transit Reserve Fund**

TWTR003759	21219	Transit Change-Off Vehicle Acquisitions - Replacement 2021	\$658.61	Y
TWTR006035	21222	Transit Route Supervisor Vehicle Acquisitions - Replacement 2021	\$23,820.54	Y

			17.3	
TWTR00310	20237	Transit Other Vehicles (Vans/Cars/Trucks) Acquisitions - Replacement	\$85,000.00	Y
<b>35180 Gas Tax -Federal Public Transit Reserve Fund Total</b>			<b>\$109,479.15</b>	
<b>35187 Gas Tax -Provincial Move Ontario 2020 Higher Order Transit</b>				
TWMR07114	19105	Downtown Transitway Connection and Terminal	\$20,193.15	N
<b>35187 Gas Tax -Provincial Move Ontario 2020 Higher Order Transit Total</b>			<b>\$20,193.15</b>	
<b>TOTAL CITY TRANSFER FROM RESERVE FUNDS</b>			<b>\$19,109,210.95</b>	
<b>TOTAL CITY TRANSFER TO RESERVE FUND</b>			<b>\$45,452,561.97</b>	
<b>TOTAL CITY NET TRANSFER</b>				<b>(\$26,343,351.02)</b>