



## **AGENDA**

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SESSION 12

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA  
([www.mississauga.ca](http://www.mississauga.ca))

WEDNESDAY, June 20, 2012 – 9:00 A.M.

COUNCIL CHAMBER  
300 CITY CENTRE DRIVE  
MISSISSAUGA, ONTARIO L5B 3C1

Contact: Carmela Radice, Legislative Coordinator, Office of the City Clerk  
Telephone: 905-615-3200, ext. 5426; [carmela.radice@mississauga.ca](mailto:carmela.radice@mississauga.ca)

**Note: Council will recess for lunch between 12 noon and 1:00 p.m.**

**1. CALL TO ORDER**

**2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST**

**3. MINUTES OF PREVIOUS COUNCIL MEETINGS**

(a) June 6, 2012

**4. APPROVAL OF AGENDA**

**5. PRESENTATIONS**

(a) Dr. Arthur Wood Award

David Raakman, Vice Chair of the Mississauga Traffic Safety Council will present the Dr. Arthur Wood Award.

(b) Wildewood Award for School Zone Safety (Kiss and Ride) 2011/2012

David Brown, Chair of the Mississauga Traffic Safety Council will present the WildeWood Award for School Zone Safety (Kiss and Ride Award).

(c) Long Service Recognition Award

Ron Shaw, President of the Canadian Association of Municipal Administrators will present the Long Service Award to Janice Baker, City Manager and Chief Administrative Officer.

**6. DEPUTATIONS**

(a) Tax Adjustments

There may be persons in attendance who wish to address Council re: Tax Adjustments pursuant to Sections 357 and 358 of the *Municipal Act*.

Corporate Report R-1

(b) Mississauga Traffic Safety Council Annual Report

David Brown, Chair of the Mississauga Traffic Safety Council will present the Mississauga Traffic Safety Council's annual report.

(c) War of 1812 Commemoration

Brenda O'Neil, President of Heritage Mississauga will speak to the historical event of the War of 1812.

(d) Mississauga Celebration Square's 2012 Canada Day

Melissa Agius, Manager of Celebration Square will highlight this year's Canada Day events.

(e) Streetsville's Business Improvement Association (BIA) 2012 Canada Day

Pat Donaldson, General Manager of the Streetsville's BIA will highlight this year's Canada Day events.

(f) Port Credit Business Improvement Association (BIA) 2012 Canada Day

John Bozzo, Chair of Port Credit's BIA Canada Day will highlight this year's Canada Day events.

**7. PUBLIC QUESTION PERIOD – 15 Minute Limit**

(In accordance with Section 36 of the City of Mississauga Procedure By-law 0412-2003, as amended, Council may grant permission to a person who is present at Council and wishes to address Council on a matter on the Agenda. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by Council to deal with any matter not on the Agenda.)

**8. CORPORATE REPORTS**

R-1 Report dated May 30, 2012, from Commissioner of Corporate Services and Treasurer re: **Tax Adjustments Pursuant to Sections 357 and 358.**

Recommendation

That the tax adjustments outlined in Appendix 1 attached to the report dated May 30, 2012 from the Commissioner of Corporate Services and Treasurer for applications for cancellation or refund of taxes pursuant to Sections 357 & 358 of the *Municipal Act*, be adopted.

Motion

- R-2 Report dated June 5, 2012, from the Commissioner of Planning and Building re: **Official Plan Amendment, Rezoning and Draft Plan of Subdivision Applications; to permit 104 townhouse dwellings on a CEC private road 5881 Creditview Road east side of Creditview Road, south of Britannia Road West. Owner/Applicant: National Homes (Creditview) Inc. Addendum Supplementary Report Ward 6 Bill 51**

Recommendation

That the Report dated June 5, 2012, from the Commissioner of Planning and Building regarding applications under files OZ 11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc., 5881 Creditview Road east side of Creditview Road, south of Britannia Road West, be adopted in accordance with the following:

That Council Resolution 0125-2012 be modified to delete and replace Item 3 with the following:

3. That the application to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) to permit 104 townhouse dwellings on a CEC private road in accordance with the proposed zoning standards described in the Supplementary Report dated April 30, 2011, be approved subject to the following conditions:

- (a) That the draft plan of subdivision be approved.
- (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
- (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for this plan."

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

- (d) That the rear yard setback for blocks 11, 12 and 13 be in accordance with Schedule S-3 of this report.
- (e) That the minimum lot area for corner lots be 127 m<sup>2</sup> (1,367 sq. ft.)
- (f) That the minimum lot frontage for corner lots be 5.1 m (21 ft.)

Motion

- R-3 Report dated June 13, 2012, from the City Solicitor re: **Appointment of an Integrity Commissioner for a Term of Five Years.**

Recommendation

That a by-law be enacted to authorize the Mayor and City Clerk to execute an agreement with Mr. Robert J. Swayze, Barrister and Solicitor, in a form satisfactory to Legal Services, as authorized by Section 223.3 of the *Municipal Act, 2001* to perform the duties and responsibilities of that office for a non-renewable 5-year term, as outlined in the report of the City Solicitor to the Governance Committee dated February 17, 2012 titled "Integrity Commissioner – Request for Proposals".

Motion

**9. COMMITTEE REPORTS**

- (a) Planning and Development Committee Report 10 -2012 dated June 11, 2012.

Motion

- (b) General Committee Report 12-2012 dated June 13, 2012.

Motion

- (c) Public Meeting extracts from the Planning & Development Committee meeting dated June 11, 2012:
- (i) Information Report - Official Plan Amendment and Rezoning Applications -To permit a dental office in a residential dwelling, with one resident dentist, one non-resident dentist and a maximum of three employees; 5306 Creditview Road, West side of Creditview Road, south of Carolyn Road Owner: Navin and Vandana Ratra Applicant: Weston Consulting Group Inc. Bill 51 (Ward 6)  
File: OZ 11/011 W6
  - (ii) Official Plan Amendment and Rezoning Applications - To permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway Owner: 675553 Ontario Inc. (Viewmark Homes) and the City of Mississauga Applicant: Jim Lethbridge, Lethbridge Lawson Inc., Bill 51 (Ward 7)  
File: OZ 07/022 W7

To be received

10. **UNFINISHED BUSINESS**

11. **PETITIONS**

12. **CORRESPONDENCE**

- (a) Information Items: I-1-I-4
- (b) Direction Item

**13. MOTIONS**

- (a) To approve recommendations from the following Committee Reports:
- (i) Recommendations PDC-0037-2012 to PDC-0040-2012 contained in the Planning and Development Committee Report 10-2012 dated June 11, 2012.
  - (ii) Recommendations GC-0433-2012 to GC-0471-2012 inclusive contained in the General Committee Report 12-2012 dated June 13, 2012.
- (b) To close to the public a portion of the Council meeting to be held on June 20, 2012, to deal with various matters. (See Item 18 Closed Session).
- (c) To adopt the tax adjustments outlined in Appendix 1 attached to the report dated May 30, 2012 from the Commissioner of Corporate Services & Treasurer for applications for cancellation or refund of taxes pursuant to Sections 357 & 358 of the *Municipal Act*.

Corporate Report R-1

- (d) To adopt the modifications and replace Item 3 outlined in the recommendations in the report dated June 5, 2012 from the Commissioner of Planning and Building for OZ11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc.

Corporate Report R-2

- (e) To authorize the Mayor and City Clerk to execute an agreement with Mr. Robert J. Swayze, Barrister and Solicitor to perform the duties and responsibilities of Integrity Commissioner for a non-renewable 5-year term.

Corporate Report R-3

**14. BY-LAWS**

- B-1 A by-law to authorize the execution of a Permission to Enter Agreement between Edilou Holdings Inc., Sierra Lane (2000) Development Inc., and The Corporation of the City of Mississauga where the Corporation of the City of Mississauga is registered owner of the Sierra Lands and holds same in trust for Sierra and where Edilou and Sierra have agreed that Edilou may have access over Sierra Lands for the purpose of constructing the extension of the road currently known as Banff Court under City File T-M10002 W10 and Registered Plan 43R-19399 (Ward 10).

Resolution 0124-2012/May 23, 2012

- B-2 A by-law to establish certain lands as part of the municipal highway system for Registered Plan 43M-1704 in the vicinity of Hurontario Street and Derry Road West (Ward 5).
- B-3 A by-law to establish certain lands as part of the municipal highway system for Registered Plan 43M-1537 in the vicinity of Eglinton Avenue West and Ridgeway Drive (Ward 8).
- B-4 A by-law to amend By-law 0187-2009 being By-law to exempt certain lands from Part –Lot Control amending section 2 of By-law 0187-2009 time period specified for the expiration of By-law 0187-2009 with respect to Lots 1, 8, 17, 18, 19, 27, 29, 39, 40, 41 and 62 Registered Plan 43M-1788 until June 19, 2013. Owner: Forest Hill Homes (Derry) Ltd. Applicant: Hamish Wei (Ward11).
- B-5 A by-law to remove lands located 6803 Silverthorn Mill Avenue from part-lot control, Owner: 2142301 Ontario Inc. and 2189034 Ontario Inc. Registered Plan 43M-1843 Applicant: Michael Wortel, Hush Inc. (Ward 10).
- B-6 A by-law to amend By-law number 0225-2007, as amended, for the proposed rezoning application under file OZ 11/006 W9, Owner: Home Depot Holdings Inc. Applicant: Mackenzie Keast, HMBC, (south side of Argentia, east of Winston Churchill Boulevard ) (Ward 9).

Resolution 0060-2012/March 28, 2012



- B-7 A by-law to authorize the execution of a Development Agreement between Home Depot Holdings Inc. and The Corporation of the City of Mississauga south side of Argentia Road, east of Winston Churchill Boulevard OZ11/006 W9 Owner: Home Depot Holdings Inc. Applicant: Mackenzie Keast, HMBC (Ward 9).

Resolution 0060-2012/March 28, 2012

- B-8 A by-law to amend By-law number 0225-2007, as amended, for the proposed rezoning application under file OZ 11/007 W6, T-M11004, Owner and Applicant: National Homes (Creditview) Inc. (east side of Tenth Line West between Thomas Street and Tacc Drive) (Ward 6).

Resolution 0125-2012/May 23, 2012

- B-9 A by-law to adopt Mississauga Plan (Official Plan) amendment No. 127 specifically east side of Tenth Line West between Thomas Street and Tacc Drive, Owner and Applicant: National Homes (Creditview) Inc. OZ 11/007 W6 (Ward 6).

Resolution 0125-2012/May 23, 2012

- B-10 A by-law to authorize the execution of the Boat Launch Management Agreement between the City of Mississauga and the Credit River Anglers Association.

GC-0435-2012/June 13, 2012

- B-11 A by-law to transfer funds from the Parkland Dedication Reserve Fund (Account 32121) to the Parkland Over-Dedication Compensation – EMDC project (PN12-334) and to authorize the withdrawal therefrom.

GC-0447-2012/June 13, 2012

- B-12 A by-law to authorize the Commissioner of Community Services and the City Clerk to execute an Extension and Amending Agreement with SMG Canada ULC to allow for the management of the Mississauga Spectator Arena Complex for a one (1) year term.

GC-0469-2012/June 13, 2012

**15. OTHER BUSINESS**

**16. INQUIRIES**

**17. NOTICE OF MOTION**

M-1 To endorse the Federation of Canadian Municipalities (FCM) campaign and urge the Minister of Transport, Infrastructure and Communities to work with FCM to ensure the new long-term infrastructure plan meets the core infrastructure needs of cities and communities.

**18. CLOSED SESSION**

- (a) Pursuant to the *Municipal Act*, Section 239. (2)
- (i) A proposed or pending acquisition or disposition of land by the municipality or local board re: **“Surplus Land Declaration for the purpose of sale to the Conservatory Group – 110 Dundas Street West (former Central Library) (Ward 7).**
  - (ii) Personal matters about an identifiable individual, including municipal or local board employees re: **Citizen Appointment to Property Standards Committee**

**19. CONFIRMATORY BY-LAW**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on June 20, 2012.

**20. ADJOURNMENT**



# Corporate Report

Clerk's Files

Originator's Files

COUNCIL AGENDA  
JUN 20 2012

**DATE:** May 30, 2012

**TO:** Mayor and Members of Council  
Meeting Date: June 20, 2012

**FROM:** Brenda R. Breault, CMA, MBA  
Commissioner of Corporate Services and Treasurer

**SUBJECT:** Tax Adjustments Pursuant to Sections 357 and 358

**RECOMMENDATION:** That the tax adjustments outlined in Appendix 1 attached to the report dated May 30, 2012 from the Commissioner of Corporate Services and Treasurer for applications for cancellation or refund of taxes pursuant to Sections 357 & 358 of the *Municipal Act*, be adopted.

**BACKGROUND:** Sections 357 & 358 of the *Municipal Act*, 2001, S.O. 2001, c.25 allow a property owner or the Treasurer to make application for the cancellation, reduction or refund of taxes for a number of specific reasons. Taxes may be adjusted when a building has been demolished or razed by fire or if a property has become exempt, changed class or has been overcharged by reason of gross or manifest error.

**COMMENTS:** A total of 42 applications for tax adjustments have been prepared for Council's consideration on Wednesday, June 20, 2012.

The total cancellation or refund of taxes as recommended is \$477,699.07. Appendix 1 outlines the tax cancellations being

recommended by property and summarizes by appeal reason the number of applications and tax dollars recommended for reduction.

**FINANCIAL IMPACT:** The City's portion of the cancellations resulting from the Section 357 and 358 tax adjustments is \$92,493.45.

**CONCLUSION:** Tax appeals for 2009, 2010, 2011 & 2012 taxation years are listed in Appendix 1. The *Municipal Act* requires Council to approve the tax adjustments.

**ATTACHMENTS:** Appendix 1: Tax Appeals Pursuant to the *Municipal Act* For Hearing On June 20, 2012.



Brenda R. Breault, CMA, MBA  
Commissioner of Corporate Services & Treasurer

*Prepared By: Connie Mesih, Manager, Revenue and Taxation*

**Tax Appeals Pursuant to the Municipal Act Appendix 1**  
**For Hearing On June 20, 2012**  
 Corporate Services

May 30, 2012

Appeal No.	Roll Number	Owner	Location	Reason for Appeal	Tax Adjustment Totals
<b>Section 357 : 2011</b>					
8151	05-01-0-012-16000-0000	BOZZO PETER	1397 GOLDTHORPE RD	Gross/manifest error	-1,624.41
8011	05-01-0-013-06700-0000	PICCOLO GIACOMO	167 PINWOOD TRAIL	Demolished/razed-fire	-303.56
8145	05-02-0-040-14700-0000	CANADIAN TIRE CORPORATION	1212 SOUTHDOWN RD	Demolished/razed-fire	-6,284.65
8081	05-04-0-097-16690-0000	CITY OF MISSISSAUGA	0 BARBERTOWN RD	Gross/manifest error	-2,165.39
7905	05-04-0-097-25810-0000	3883281 CANADA INC	1919 MINNESOTA CRT	Demolished/razed-fire	-69,589.06
8017	05-04-0-117-01544-0000	SUMMIT KENNEDY INC	0 LEATHERLEAF DR	Gross/manifest error	-2,531.67
8211	05-04-0-117-09010-0000	CANADIAN PROPERTY HOLDINGS	420 AMBASSADOR DR	Class Change	-19,216.65
8020	05-04-0-117-31101-0000	SUMMIT KENNEDY INC	0 FEATHERGRASS CRES	Gross/manifest error	-2,288.60
8169	05-04-0-144-00200-0000	SPACEMAKER LIMITED	3069 WOLFEDALE RD	Class Change	-22,448.27
8150	05-04-0-144-09610-0000	1245978 ONTARIO LIMITED	3440 WOLFEDALE RD	Gross/manifest error	-17,149.02
8113	05-04-0-159-65702-0000	IRONSIDE WILLIAM	2438 YORKTOWN CIR	Demolished/razed-fire	-220.61
8173	05-04-0-200-24178-0000	SINGH JASBIR	35 TRAILWOOD DR	Gross/manifest error	-48.14
8144	05-05-0-108-00700-0000	ORLANDO CORPORATION LTD	3090 AMERICAN DR	Demolished/razed-fire	0.00
7999	05-05-0-110-12700-0000	WESTWOOD-DALEWOOD LIMITED	3520 ETUDE DR	Demolished/razed-fire	-17,624.30
8166	05-05-0-113-16275-0000	FRISCO BAY WHITE LABEL ATM	0 AIRPORT RD	Became Exempt	-11,317.82
8164	05-05-0-113-60053-0000	SKYSERVICE AIRLINES INC	0 AIRPORT RD	Gross/manifest error	-20,233.12
8167	05-05-0-113-60116-0000	VIRGIN AMERICA INC	0 AIRPORT RD	Became Exempt	-575.24
8147	05-05-0-116-02120-0000	ROSEGATE HOLDINGS INC	5195 MAINGATE DR	Class Change	-8,133.38
8039	05-05-0-116-15300-0000	SCHWARTZ BERNARD	5868 DIXIE RD	Became Exempt	-71.22
8168	05-05-0-117-16200-0000	559981 ONTARIO LIMITED	1850 BRITANNIA RD E	Gross/manifest error	-14,166.11
8146	05-05-0-118-06200-0000	STEVON HOLDINGS LTD	6390 NORTHWEST DR	Gross/manifest error	-168,470.07
8051	05-06-0-126-09901-0000	PROVINCE OF ONTARIO MINISTER OF ENERGY AND INFRASTRUCTURE	0 PARKER DR	Gross/manifest error	-8,687.58
7962	05-06-0-127-07200-0000	2095272 ONTARIO INC	21 QUEENSWAY W	Became Exempt	0.00
7964	05-06-0-127-07600-0000	HEALTHCARE PROPERTIES HOLDINGS LTD	89 QUEENSWAY W	Became Exempt	0.00
8109	05-06-0-128-17600-0000	DOWSE SUSANNE	2446 ROSEMARY DR	Gross/manifest error	-2,465.48
8154	05-07-0-054-11400-0000	MAND GURPAL	2049 DIXIE RD	Demolished/razed-fire	0.00
7963	05-07-0-054-12800-0000	CURTIS PROPERTIES (DIXIE)	2301 DIXIE RD	Became Exempt	-437.59
7997	05-12-0-004-04530-0000	CITY OF MISSISSAUGA	0 CHURCH ST	Gross/manifest error	-4,297.81

R-1(b)

R-1(c)

**Tax Appeals Pursuant to the Municipal Act Appendix 1**  
**For Hearing On June 20, 2012**  
 Corporate Services

May 30, 2012

Appeal No.	Roll Number	Owner	Location	Reason for Appeal	Tax Adjustment Totals
<b>Total</b>					<u>-400,349.75</u>
<b>Section 357 : 2012</b>					
8204	05-02-0-025-13524-0000	MISSISSAUGA CITY	0 TEMAGAMI CRES	Gross/manifest error	-4,265.51
8156	05-04-0-098-21636-0000	HARVEST FAMILY CHURCH INC	2700 ARGENTIA RD	Became Exempt	-28,462.68
8194	05-06-0-128-17600-0000	DOWSE SUSANNE	2446 ROSEMARY DR	Gross/manifest error	-2,585.73
8203	05-12-0-004-04530-0000	CITY OF MISSISSAUGA	0 CHURCH ST	Gross/manifest error	-4,407.07
<b>Total</b>					<u>-39,720.99</u>
<b>Section Total</b>					<b>-440,070.74</b>
<b>Section 358 : 2009</b>					
8019	05-04-0-117-01544-0000	SUMMIT KENNEDY INC	0 LEATHERLEAF DR	Gross/manifest error	-2,187.83
8022	05-04-0-117-31101-0000	SUMMIT KENNEDY INC	0 FETHERGRASS CRES	Gross/manifest error	-1,803.68
8049	05-06-0-126-09901-0000	PROVINCE OF ONTARIO MINISTER OF ENERGY AND INFRASTRUCTURE	0 PARKER DR	Gross/manifest error	-8,725.86
<b>Total</b>					<u>-12,717.37</u>

**Tax Appeals Pursuant to the Municipal Act Appendix 1**  
**For Hearing On June 20, 2012**  
 Corporate Services

May 30, 2012

Appeal No.	Roll Number	Owner	Location	Reason for Appeal	Tax Adjustment Totals
<b>Section 358 : 2010</b>					
8018	05-04-0-117-01544-0000	SUMMIT KENNEDY INC	0 LEATHERLEAF DR	Gross/manifest error	-2,347.25
8130	05-04-0-117-04170-0000	BCIMC REALTY CORPORATION	6200 KENWAY DR	Gross/manifest error	-4,490.98
8129	05-04-0-117-4190-0000	BCIMC REALTY CORPORATION	6100 KENWAY DR	Gross/manifest error	-3,812.81
8021	05-04-0-117-31101-0000	SUMMIT KENNEDY INC	0 FEATHERGRASS CRES	Gross/manifest error	-2,037.90
8050	05-06-0-126-09901-0000	PROVINCE OF ONTARIO MINISTER OF ENERGEY AND INFRASTRUCTURE	0 PARKER DR	Gross/manifest error	-8,642.62
8108	05-06-0-128-17600-0000	DOWSE SUSANNE	2446 ROSEMARY DR	Gross/manifest error	-2,547.03
Total					<u>-23,878.59</u>
 <b>Section 358 : 2011</b>					
8205	05-01-0-009-14800-0000	ALEXANDER MICHAEL	1311 LAKEBREEZE DR	Gross/manifest error	-1,032.37
Total					<u>-1,032.37</u>
<b>Section Total</b>					<b>-37,628.33</b>

R-1(a)

R-1(e)

**Tax Appeals Pursuant to the Municipal Act Appendix 1**  
**For Hearing On June 20, 2012**  
Corporate Services

May 30, 2012

**Tax Adjustment Totals**

Section 357	2011	-400,349.75
	2012	-39,720.99
Section 358	2009	-12,717.37
	2010	-23,878.59
	2011	-1,032.37
Grand Total		-477,699.07



**Tax Appeals Pursuant to the Municipal Act    Appendix 1**  
**For Hearing On June 20, 2012**  
Corporate Services

May 30, 2012

**Summary of Tax Adjustments by Type**

<u>Count</u>	<u>Description</u>	<u>Amount</u>
7	Became exempt	-40,864.55
3	Class change	-49,798.30
6	Demolished/razed-fire	-76,397.88
1	Demolished/razed-unusable	-17,624.30
25	Gross/manifest error	<u>-293,014.04</u>
	Total	-477,699.07

P-1(f)



# Corporate Report

Clerk's Files

R-2

Originator's  
Files OZ 11/007 W6  
T-M11004 W6

**DATE:** June 5, 2012



**TO:** Mayor and Members of Council  
Meeting Date: June 20, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Official Plan Amendment, Rezoning and Draft Plan of  
Subdivision Applications  
To permit 104 townhouse dwellings on a CEC private road  
5881 Creditview Road  
East side of Creditview Road, south of Britannia Road West  
Owner/Applicant: National Homes (Creditview) Inc.  
Bill 51**

**Addendum Supplementary Report**

**Ward 6**

**RECOMMENDATION:** That the Report dated June 5, 2012, from the Commissioner of Planning and Building regarding applications under files OZ 11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc., 5881 Creditview Road, east side of Creditview Road, south of Britannia Road West, be adopted in accordance with the following:

That Council Resolution 0125-2012 be modified to delete and replace Item 3 with the following:

3. That the application to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) to permit 104 townhouse dwellings on a CEC private road in accordance with the proposed zoning standards described in the Supplementary

Report dated April 30, 2011, be approved subject to the following conditions:

- (a) That the draft plan of subdivision be approved.
- (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.

- (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for this plan."

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

- (d) That the rear yard setback for blocks 11, 12 and 13 be in accordance with Schedule S-3 of this report.
- (e) That the minimum lot area for corner lots be 127 m<sup>2</sup> (1,367 sq. ft.)
- (f) That the minimum lot frontage for corner lots be 5.1 m (21 ft.)

**REPORT HIGHLIGHTS:**

- On May 23, 2012 City Council approved the subject applications, which included proposed zoning standards for the townhouse dwellings, including minimum lot frontage and area requirements for corner lots.
- The applicant has advised that the endorsed zoning standards for corner lots do not adequately address the Revised Concept Plan that was attached to the Supplementary Report and has requested that these zone standards be modified to reflect their proposed development.
- The proposed revisions are acceptable from a planning standpoint and should be approved.

**BACKGROUND:**

On May 23, 2012, Council considered the Supplementary Report for the above-noted applications and adopted Resolution 0125-2012 which is attached as Appendix S-2, approving the applications as proposed. Subsequently, the applicant has advised that the approved zone standards in regard to minimum lot frontage and area requirements for 5 of the corner lots do not conform with the Revised Concept Plan that was attached as Appendix S-3 to the Supplementary Report. Accordingly, a formal request was made to modify the applicable zone standards to allow for reductions in the minimum lot frontage and area requirements for corner lots.

**COMMENTS:**

As documented in Appendix S-1 - Supplementary Report, the applicant requested that site specific zoning by-law standards be applied to the subject lands, including a Minimum Lot Area – Corner Lot of 179.9 m<sup>2</sup> (1,936.5 sq. ft.) and a Minimum Lot Frontage – Corner Lot of 6.45 m (21 ft.).

In correspondence dated June 5, 2012, National Homes (Creditview) Inc. requested the application be modified to accommodate a Minimum Lot Area – Corner Lot of 127 m<sup>2</sup> (1,367 sq. ft.) and a Minimum Lot Area – Corner Lot of 5.1 m (16.7 ft.).

The revised zoning standards would rectify transcription errors within the application materials provided by National Homes (Creditview) Inc. in support of these applications. The Revised

Concept Plan, attached to the Supplementary Report as Appendix S-3, has not been modified. The implementing Zoning By-law for the development accommodating these changes has also been placed on the June 20, 2012 Council agenda for approval.

**FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:**

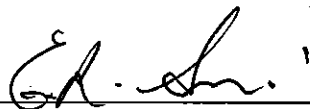
In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the applicant's proposed revisions to the Council endorsed zoning standards for corner lots are considered minor, it is recommended that no further public meeting need be held regarding the proposed changes

The proposed revisions to the corner lot zoning standards reflect the Revised Concept Plan that was attached to the Supplementary Report and are appropriate to accommodate the requested townhouse development. Accordingly, the revised application is acceptable from a planning standpoint and should be approved.

**ATTACHMENTS:**

Appendix S-1: Council Resolution 0125-2012

Appendix S-2: Supplementary Report



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: John Hardcastle, Development Planner*



**National Homes (Creditview Inc.)**

**Council Resolution 0125-2012**

That the Report dated April 30, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc., 5881 Creditview Road, east side of Creditview Road, south of Britannia Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan from "Residential Low Density II" to "Residential Medium Density I" to permit 104 townhouse dwellings on a CEC private road, be approved.
3. That the application to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) to permit 104 townhouse dwellings on a CEC private road in accordance with the proposed zoning standards described in the Supplementary Report dated April 30, 2011, be approved subject to the following conditions:
  - (a) That the draft plan of subdivision be approved.
  - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
  - (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for this plan."

"That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98, requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the

**National Homes (Creditview Inc.)**

**File: OZ 11/007 W6  
T-M11004 W6**

developer/applicant and the Dufferin-Peel Catholic District School Board, not apply to the subject lands."

- (d) That the rear yard setback for blocks 11, 12 and 13 be in accordance with Schedule S-3 of this report.
4. That the Plan of Subdivision under file T-M11004 W6, be recommended for approval subject to the conditions contained in Appendix S-7, attached to the report dated April 30, 2012, from the Commissioner of Planning and Building:
  5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
  6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential Low Density II" to "Residential Medium Density I".



# Corporate Report

Clerk's Files

R-2(f)

Originator's

Files OZ 11/007 W6  
T-M11004 W6

## COUNCIL

MAY 23 2012

**DATE:** April 30, 2012

**TO:** Mayor and Members of Council  
Meeting Date: May 23, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Official Plan Amendment, Rezoning and Draft Plan of  
Subdivision Applications**  
**To permit 104 townhouse dwellings on a CEC private road  
5881 Creditview Road**  
**East side of Creditview Road, south of Britannia Road West**  
**Owner/Applicant: National Homes (Creditview) Inc.**  
**Bill 51**

Supplementary Report

Ward 6

**RECOMMENDATION:** That the Report dated April 30, 2012, from the Commissioner of Planning and Building recommending approval of the applications under Files OZ 11/007 W6 and T-M11004 W6, National Homes (Creditview) Inc., 5881 Creditview Road, east side of Creditview Road, south of Britannia Road West, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any



further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Residential Low Density II" to "Residential Medium Density I" to permit 104 townhouse dwellings on a CEC private road, be approved.
3. That the application to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) to permit 104 townhouse dwellings on a CEC private road in accordance with the proposed zoning standards described in the Supplementary Report dated April 30, 2011, be approved subject to the following conditions:

- (a) That the draft plan of subdivision be approved.
- (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
- (c) In accordance with Council Resolution 152-98:

"Prior to final approval, the City of Mississauga shall be advised by the Peel District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District School Board for this plan."

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

4. That the Plan of Subdivision under file T-M11004 W6, be recommended for approval subject to the conditions contained in Appendix S-7, attached to the report dated April 30, 2012, from the Commissioner of Planning and Building:
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
6. That the Region of Peel be requested to make appropriate modifications to the new Mississauga Official Plan through the Regional approval process to redesignate the lands from "Residential Low Density II" to "Residential Medium Density I".

**BACKGROUND:**

A public meeting was held by the Planning and Development Committee on February 13, 2012, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the Public Meeting, the Planning and Development Committee passed Recommendation PDC-0012-2012 which was subsequently adopted by Council and is attached as Appendix S-2.

Since the Public Meeting, the applicant has made minor revisions to the proposal to address the concerns raised by the community and at Planning and Development Committee meeting. The rear yards of the proposed townhouses abutting the homes on Garcia Road have been increased and one additional visitor parking space has been provided.

**COMMENTS:**

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

**COMMUNITY ISSUES****Comment**

Concerns were raised regarding the impact of additional traffic arising from the proposal.

**Response**

An acceptable Traffic Impact Study has been provided in support of the applications which demonstrate that the additional vehicular traffic generated by the proposal can be adequately accommodated in the existing street network.

**Comment**

Concerns were raised regarding the adequacy of the number of visitor parking spaces proposed and the resultant increase in visitors parking on adjacent streets.

**Response**

Since the Public Meeting, one additional visitor parking space has been added to ensure conformity with the Zoning By-law requirement of 0.25 visitor parking spaces per unit. A total of 26 visitor parking spaces are provided.

**Comment**

Concerns were raised regarding the number of units, the height of the units and privacy impacts on existing units to the south and east.

**Response**

The proposed number and height of the proposed townhouse units is in keeping with the density of the area and similar to the townhouses to the north.

The 3-storey height of the units adjacent to existing 2-storey semi-detached dwellings is an appropriate transition. The applicant has also amended the roof line of the units to de-emphasize the third storey with mansard roofs as shown on Appendix S-5.

To address the concern regarding privacy and overlook, the applicant has increased the rear yard setback of the units that abut Weir Chase to provide a greater distance between the existing and proposed units.

**Comment**

There is concern that the proposal will exacerbate existing capacity issues at local schools.

**Response**

The Dufferin-Peel Catholic District School Board has indicated that they have no concerns with the proposal. The Peel Board of Education has indicated that as a condition of approval, the standard school accommodation condition be applied.

**Comment**

There is concern both that Garcia Park is already over-utilized and the proposal will only exacerbate the situation.

**Response**

The applications propose to delete the requirement for a private amenity space within the townhouse condominium site and provide additional facilities in Garcia Park for the existing and proposed residents. Information regarding this proposal is detailed in Planning Comments section of this report.

**Comment**

Concerns were raised about the impact the additional population generated from this proposal would have on Rivergrove Community Centre.

**Response**

The proposed development is expected to generate an estimated additional 312 residents, who will be served by the River Grove and Frank McKechnie Community Centres, located in Service Area 2 as outlined in Future Directions for Recreation. These community centres have sufficient capacity to meet the service needs associated with this marginal increase in population growth.

**Comment**

Concerns were raised regarding noise and dust impacts that will occur during construction.

**Response**

While some disturbances associated with the construction of the new homes can be expected, all work will need to be undertaken in accordance with the City's Noise Control and other related by-laws.

**UPDATED AGENCY AND CITY DEPARTMENT  
COMMENTS****City Transportation and Works Department**

In comments updated April 20, 2012, this department stated that satisfactory Site Plan, Site Grading/Service Plan, Functional Servicing Report, Utility Plans and Environmental Noise Assessment have been submitted and reviewed with the applications.

The Traffic Impact Study dated May 2011, by BA Group in support of the development states that the added vehicular trips generated by this proposal will have limited impact on the surrounding road network and can be adequately accommodated.

A noise report and various addenda from YCA Engineering Limited have confirmed that with the appropriate acoustic mitigation measures and warning clauses, the development will be in compliance with City/Ministry of Environment criteria for transportation noise sources.

Site specific details will be addressed through the processing of a future site plan application.

#### **City Community Services Department**

Comments updated May 1, 2012, state that subsequent to the Public Meeting, the applicant has prepared a concept plan which proposes various capital improvements to the adjacent Garcia Park, including an expanded children's play area, shade structure, benches and additional plantings. The applicant will be responsible for all expenses associated with the proposed park improvements, all of which is to be undertaken at no expense to the City. The detail design with respect to park expansion and securities related to this work will be reviewed and finalized through the Park Development Agreement.

#### **PLANNING COMMENTS**

##### **Official Plan**

The proposal requires an amendment to the Mississauga Plan Policies for the East Credit District. As outlined in the Information Report, Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments (Section 5.3.2). Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

*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?*

- the proposal does not adversely impact or destabilize the overall intent, goals and objectives of the Official Plan as the intensity of the development is similar to other sites within the community.

*Are the lands suitable for the proposed uses, and are the proposed land uses compatible with existing and future uses of the surrounding lands?*

- the "Residential Medium Density I" designation represents an acceptable transition from the "Low Density II" designation to the south and east of the site and is the same designation as the lands to the north;
- the lands are suitable for the proposed use and compatible with the existing uses of the surrounding lands.

*Is there adequate infrastructure and community services to support the proposed development?*

- in support of the applications, environmental, functional servicing and traffic impact reviews along with comments received from other agencies indicate satisfactorily that there is adequate infrastructure and community services to support the proposed development.

### **New Mississauga Official Plan**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan

(2003) is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan (2011).

The new Mississauga Official Plan (2011) designates the site "Residential Low Density II", which permits detached and semi-detached dwellings and street townhouses, with no maximum density regulations. The proposed amendment to "Residential Medium Density" to permit townhouses on a common element condominium private road is considered an appropriate amendment as townhouses are a permitted use; however it is the tenure from freehold to condominium that distinguishes the different official plan designations.

**Zoning**

The proposed "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road) zone as shown in Appendix S-1 is appropriate subject to the following revisions to accommodate the proposed development of 104 townhouse dwellings on a common element condominium private road.

Since the Public Meeting, revisions have been made to the plan and proposed zoning that should be implemented through the exception zone proposed for the lands. The revisions include the following:

- visitor parking shall be provided in accordance with the "RM6" zoning by-law standard of 0.25 spaces/dwelling;
- the rear yards abutting the dwellings fronting on Weir Chase shall be a minimum of 8.3 m (27.2 ft.);
- the minimum setback to CEC visitor parking shall be 2.0 m (6.5 ft.);
- the minimum exterior side yard to a CEC private road shall be 2.6 m (8.5 ft.).



### **Site Plan Approval**

Through the site plan approval process, staff requires that a private amenity space be provided as part of any developments in excess of 20 residential units. Given the proximity of this site to Garcia Park, the applicant has requested an exemption from the private amenity space requirement and is instead proposing improvements to the park, including an expanded children's play area, shade structure, benches and additional plantings. Appendix S-6 illustrates the proposed park improvements. In consultation with the community, Ward 6 Councillor Ron Starr has indicated a preference for improvements to Garcia Park that will provide a benefit to the neighbourhood.

Community Services staff have reviewed the proposal and advise that the proposed park improvements can be accommodated within Garcia Park. The applicant will be responsible for all expenses associated with the proposed park improvements, all of which is to be undertaken at no expense to the City.

### **Draft Plan of Subdivision**

The proposed plan of subdivision was reviewed by City Departments and agencies and is acceptable subject to certain conditions as outlined in Appendix S-7.

Since the lands are the subject of a Draft Plan of Subdivision under File T-M11004 W6, development will be subject to the completion of services and registration of the plan.

### **FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

The park improvements proposed by the applicant will be fully their responsibility and none of the work will be at any expense to the City.

**CONCLUSION:**

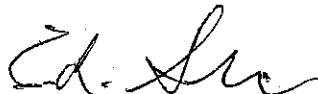
In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the modifications to the Concept Plan are minor, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment, rezoning and draft plan of subdivision are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for 104 townhouses on a CEC private road represents a development that is compatible with the surrounding land uses and provides appropriate setbacks to existing land uses.
2. The proposed "Medium Density I" designation and "RM6 - Exception" zoning are appropriate to accommodate the requested 104 townhouses on a CEC private road meets the intent, goals and objectives of the Official Plan.
3. The proposed Draft Plan of Subdivision provides for an efficient use of land and services and results in the orderly development of the lands at an appropriate density and scale.

**ATTACHMENTS:**

- Appendix S-1: Information Report
- Appendix S-2: Recommendation PDC-0012-2012
- Appendix S-3: Revised Concept Plan
- Appendix S-4: Revised Draft Plan of Subdivision
- Appendix S-5: Revised Rear Elevations
- Appendix S-6: Proposed Garcia Park Improvements
- Appendix S-7: Conditions of Draft Plan Approval



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Diana Rusnov, Development Manager*

R-2(a)

APPENDIX S-1



# Corporate Report

Clerk's Files

Originator's

Files OZ 11/007 W6

T-M11004 W6

**PDC** FEB 13 2012

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**DATE:** January 24, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 13, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment, Rezoning and Draft Plan of**  
**Subdivision Applications**  
**To permit 104 townhouse dwellings on a CEC private road**  
**5881 Creditview Road**  
**East side of Creditview Road, south of Britannia Road**  
**Owner/Applicant: National Homes (Creditview) Inc.**  
**Bill 51**

Public Meeting

Ward 6

---

**RECOMMENDATION:** That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding applications to amend the Official Plan from "Residential Low Density II" to "Residential Medium Density I" and to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), under file OZ 11/007 W6 and Draft Plan of Subdivision application, under T-M11004 W6, to permit 104 townhouse dwellings on a CEC private road, National Homes (Creditview) Inc., 5881 Creditview Road, be received for information.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments and a community meeting has been held.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	June 1, 2011
Applications complete:	June 21, 2011
Applications revised:	November 28, 2011
Existing Gross Floor Area:	1 420 m <sup>2</sup> (15,285.3 sq. ft.) – to be demolished
Height:	3 storeys
Lot Coverage:	38 %
Landscaped Area:	34 %
Net Density:	52.4 units/ha 21.2 units/acre
Proposed Gross Floor Area:	20 530.5 m <sup>2</sup> (220,995.7 sq. ft.)
Number of units:	104
Anticipated Population:	312* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	Resident: 208 @ 2.0 spaces/unit Visitor: 26 @ 0.25 spaces/unit Total: 234

<b>Development Proposal</b>	
Parking Provided:	Resident: 208 @ 2.0 spaces/unit Visitor: 25 @ 0.24 spaces/unit Total: 233
Supporting Documents:	Planning Justification Report Functional Servicing Report Phase 1 ESA Record of Site Condition Traffic Impact Study Acoustical Feasibility Study Arborist Report Parcel Registry Documentation Concept Plan & Elevations Draft Plan of Subdivision & Layout Plan Tree Plan Inventory Tree Preservation and Removal Plan Utility Plans Site Servicing & Grading Plan and Cross Sections

<b>Site Characteristics</b>	
Frontage:	128.97 m (423.1 ft.)
Depth:	154.79 m (507.8 ft.)
Net Lot Area:	1.9864 ha (4.9 ac.)
Existing Use:	Place of worship

### **Green Development Initiatives**

The applicant has identified that green development initiatives will be addressed through building technologies and energy efficient choices including the following: low flow toilettes, low flow shower heads, rough in for grey water recycling, power pipe energy recycling, energy star appliances, select green building materials and by achieving a minimum Energuide 80 Standard.

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

### **Neighbourhood Context**

The subject property is located in the East Credit District within an established residential neighbourhood. The surrounding area is characterized by a mix of detached, semi-detached and townhouse dwellings. The site is presently occupied by the Harvest Family Church, a place of worship building constructed in 1990. The site is generally flat, with significant landscaping, hard surface parking and mature trees.

The surrounding land uses are described as follows:

North: Townhouse dwellings  
East: Detached dwellings and Garcia Park  
South: Detached and semi-detached dwellings  
West: Beyond Creditview Road, detached dwellings

### **Current Mississauga Plan Designation and Policies for East Credit (May 5, 2003)**

"Residential - Low Density II" which permits detached, semi-detached and street townhouse dwellings within a density range of 18 to 30 units per net residential hectare (7.3 to 12.1 units per net residential acre). The applications are not in conformity with the existing land use designation. The proposed common element condominium townhouse dwellings are not permitted and the proposed density exceeds the range identified within the "Residential - Low Density II" designation.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

#### *Urban Design Policies*

Section 3.18.2.4 - Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.5 - Building, landscaping and site design will create visual and functional relationships between individual buildings, groups of buildings and open spaces.

#### *Residential Policies*

Section 3.13.5.1 - Lands designated for residential purposes, outside intensification areas, will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved.

Section 3.13.5.3 - Intensification outside intensification areas 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.

#### **Criteria for Site Specific Official Plan Amendments**

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- 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;
- the lands are suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

### **Mississauga Official Plan (2011)**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety and, as such, the existing Mississauga Plan (2003) remains in effect. The applications were originally submitted under the previous Official Plan which is the current plan in effect, but regard should be given to the new Mississauga Official Plan. The applicant is aware of the status of the City's new Mississauga Official Plan which designates the subject lands as "**Residential Low Density II**".

### **Proposed Official Plan Designation**

"**Residential Medium Density I**" to permit 104 townhouse dwellings on a CEC – private road with a density of 52.4 units per net residential hectare (21.2 units per net residential acre).

### **Existing Zoning**

"**RM2**" (**Semi-Detached Dwellings**), which permits detached dwellings in accordance with the "R5" zone regulations and semi-detached dwellings with minimum 6.8 m (22.3 ft.) lot frontage.

### **Proposed Zoning By-law Amendment**

"**RM6-Exception**" (**Townhouse Dwelling on CEC - Private Road**), to permit 104 townhouse dwellings.

As part of the rezoning, the applicant is proposing that standards be applied in accordance with Appendix I-10.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 6 Councillor, Ron Starr on November 7, 2011.



The following is a summary of issues raised by the community at the meeting:

- The possibility of traffic congestion on adjacent roads as a result of the development;
- Visitor parking gravitating to off-site locations;
- Units are too tall;
- Privacy impacts on existing units to the south and east;
- Too many units;
- Will exacerbate existing capacity issues at local schools;
- Adjacent Garcia Park is already over-utilized;
- Noise, dust and odour impacts will occur during construction;
- Garcia Park closure during park upgrade; and,
- Construction timeframes.

#### **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-8 and school accommodation information is contained in Appendix I-9. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

##### **Communal Amenity Area**

The proposed development is required to accommodate a 520 m<sup>2</sup> (5,597.4 sq. ft.) communal amenity area on-site to meet City standards. In response to this requirement, the applicant is proposing a financial contribution to the City to maintain or upgrade the facilities within Garcia Park, abutting to the east. Details pertaining to the proposed contributions have not been provided to date.

##### **Site Layout and Development Standards**

The concept plan (Appendix I-5) depicts noise attenuation barriers to protect the rear yard amenity areas of the units flanking Creditview Road. The noise fences have been shown on a buffer block to be conveyed to the City. The City will not take ownership

of these barriers or be responsible for their long term maintenance and as such, the plans must be revised to include the barriers on a common element block to be owned and maintained by the condominium corporation. Townhouse blocks adjacent to the common element block, on which the noise barriers are located shall be setback an appropriate distance to accommodate rear yard access, drainage and servicing requirements within the privately held lands.

Additional comments have been provided to the applicant pertaining to the appropriateness of the proposed "RM6-Exception" zone standards, layout and configuration of the common element and townhouse blocks, on-site pedestrian connections and location of the community mailbox. These matters must be resolved prior to the preparation of a Supplementary Report.

#### **OTHER INFORMATION**

##### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to stormwater management and easement requirements which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

##### **FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

##### **CONCLUSION:**

All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

R-2(y)

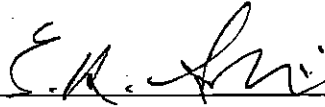
File: OZ 11/007 W6  
T-M11004 W6  
January 24, 2012

Planning and Development Committee

- 9 -

**ATTACHMENTS:**

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of East Credit District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Draft Plan of Subdivision
- Appendix I-7: Elevations
- Appendix I-8: Agency Comments
- Appendix I-9: School Accommodation
- Appendix I-10: Proposed Zone Standards
- Appendix I-11: General Context Map



Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: John Hardcastle, Development Planner*

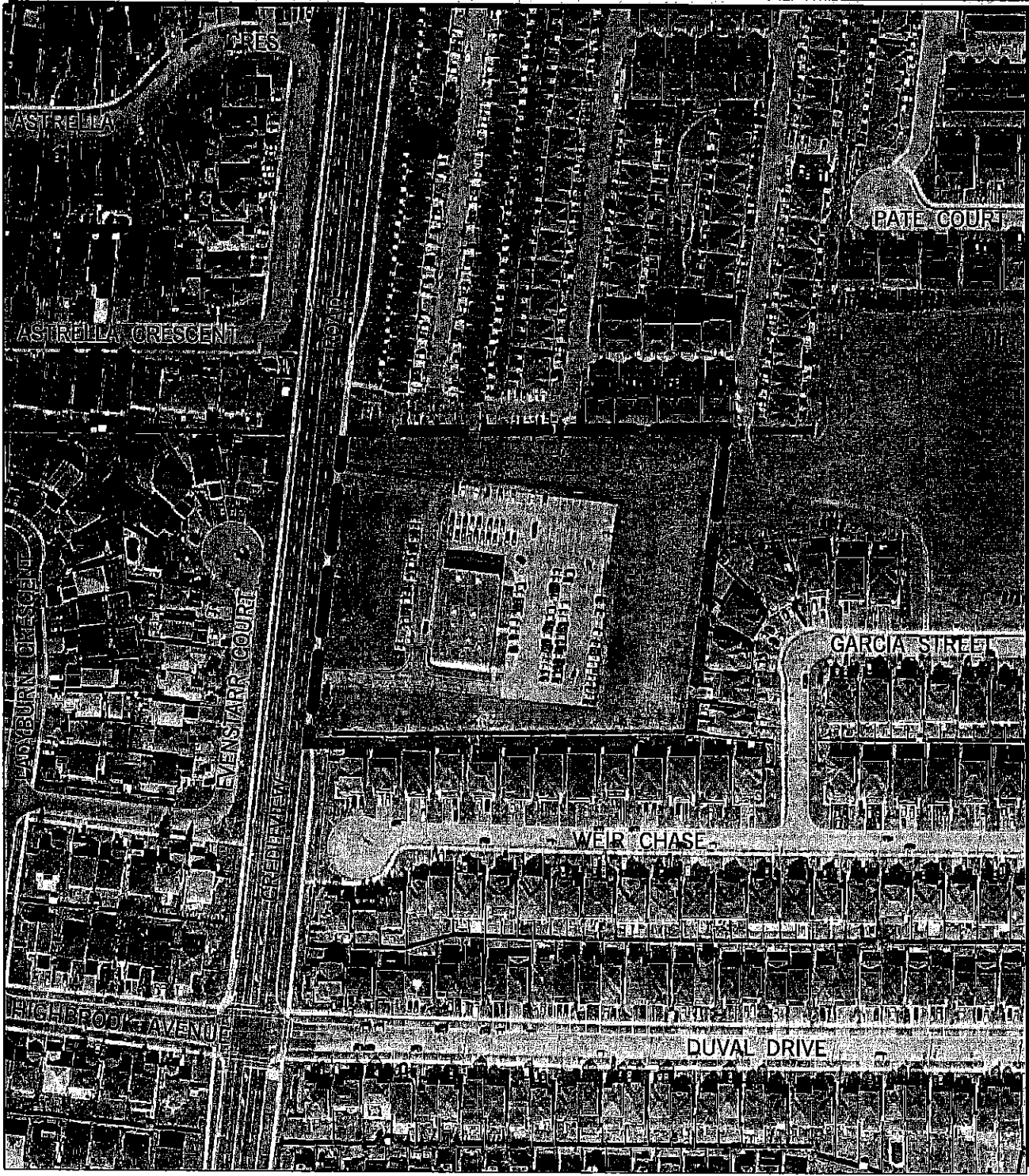
National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

### Site History

- January 26, 1966 – The Ontario Municipal Board approved the City of Mississauga Comprehensive Zoning By-law 5500. The subject lands are zoned "A" (Agricultural).
- April 5, 1988 – Ministry of Municipal Affairs and Housing approved the modified East Credit Secondary Plan. The subject lands are designated "Residential Low Density II", permitting detached, semi-detached and other types of freehold dwellings.
- July 26, 1988 – Site Plan Application SP 243/86 was approved to permit the construction of a place of worship.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "RM2" (Semi-Detached Dwellings).

R-22(a)(a)



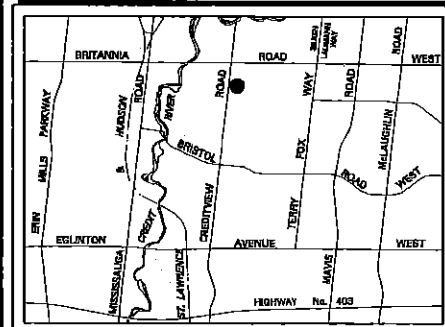
LEGEND:

 SUBJECT LANDS

DATE OF AERIAL PHOTO: SPRING 2010



SUBJECT: **NATIONAL HOMES  
(CREDITVIEW) INC.**

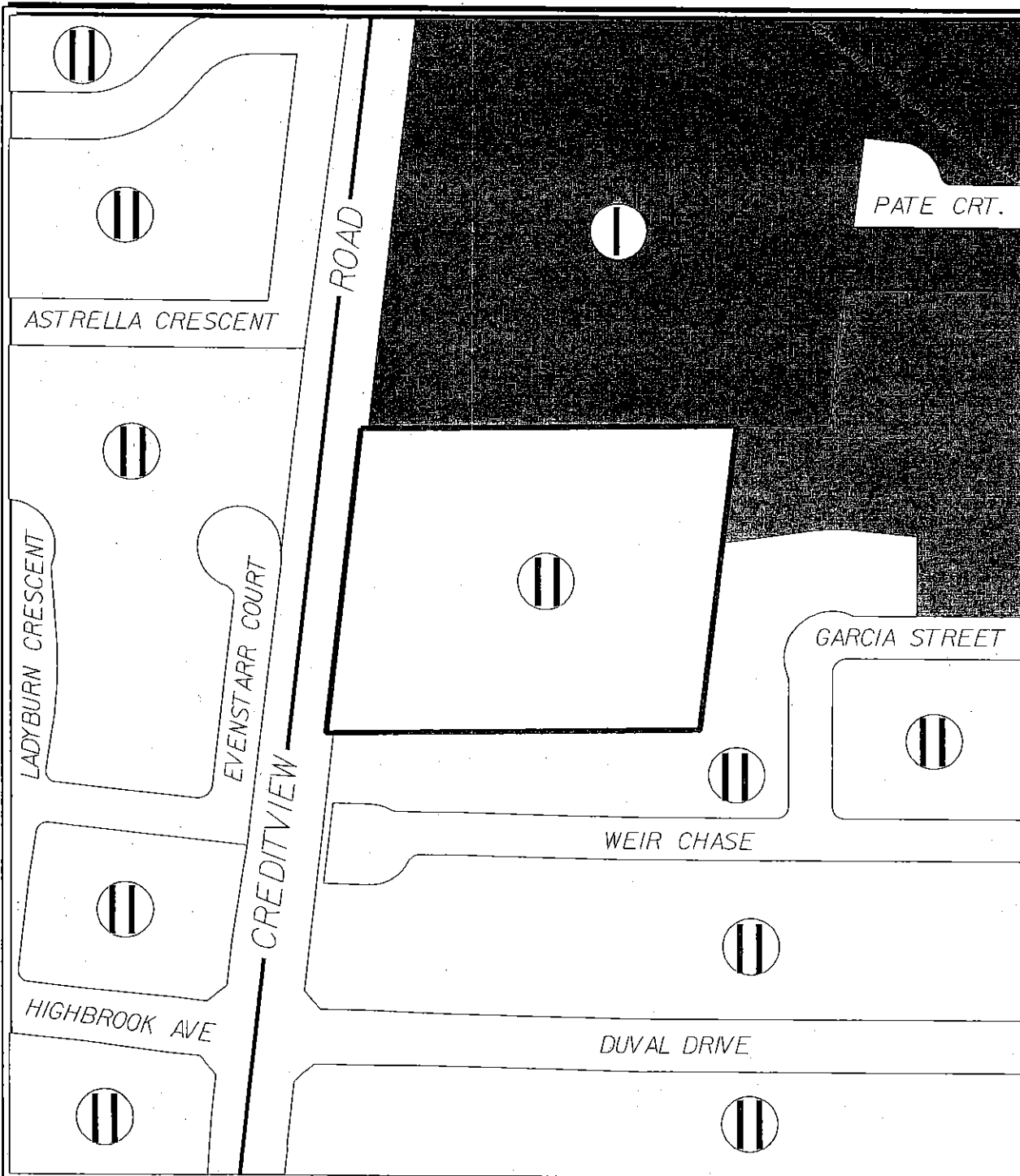


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PDC DATE:  
2012 02 13  
DRAWN BY:  
B. KRUGER

APPENDIX I-2

 **MISSISSAUGA**  
Planning and Building

Produced by  
**T&W, Geomatics**



**PART OF EAST CREDIT DISTRICT LAND USE MAP  
EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN**

**LAND USE DESIGNATIONS**

- Residential - Low Density I
- Residential - Low Density II
- Residential - Medium Density I
- Residential - High Density I
- General Retail Commercial
- Convenience Retail Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West

**TRANSPORTATION LEGEND**

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Solely Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Bus Rapid Transit Station
- Bus Rapid Transit Station
- Major Transit Corridor

*Amendment No. 65 Appended to the Ontario Municipal Board.  
Removing Eglinton Avenue as a Major Transit Corridor*

**LAND USE LEGEND**

- LRP/A Operating Area Boundary - See Aerial Noise Policies
- Lands Exempt From LRP/A Operating Area
- City - Cemetery
- Golf Course
- Existing Stormwater Management Facility
- 1996 NERB/2000 NEF Corporate Noise Contours
- Planning District

Special Site Areas (See Special Site Policies)

*Appended to the Ontario Municipal Board*

**Note:**

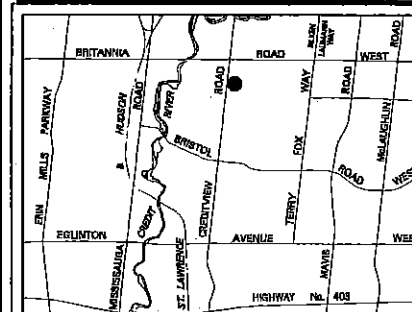
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Corporate Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available. For accurate reference the composite NERB/2000 NEF map produced by Transport Canada at a scale of 1:50,000 should be consulted.



**SUBJECT LANDS**



**SUBJECT: NATIONAL HOMES (CREDITVIEW) INC.**



**FILE NO:  
OZ 11007 W6  
T-M11004 W6**

**DWG. NO:  
11007L**

**SCALE:  
NTS**

**PDC DATE:  
2012 02 13**

**DRAWN BY:  
B. KRUGER**

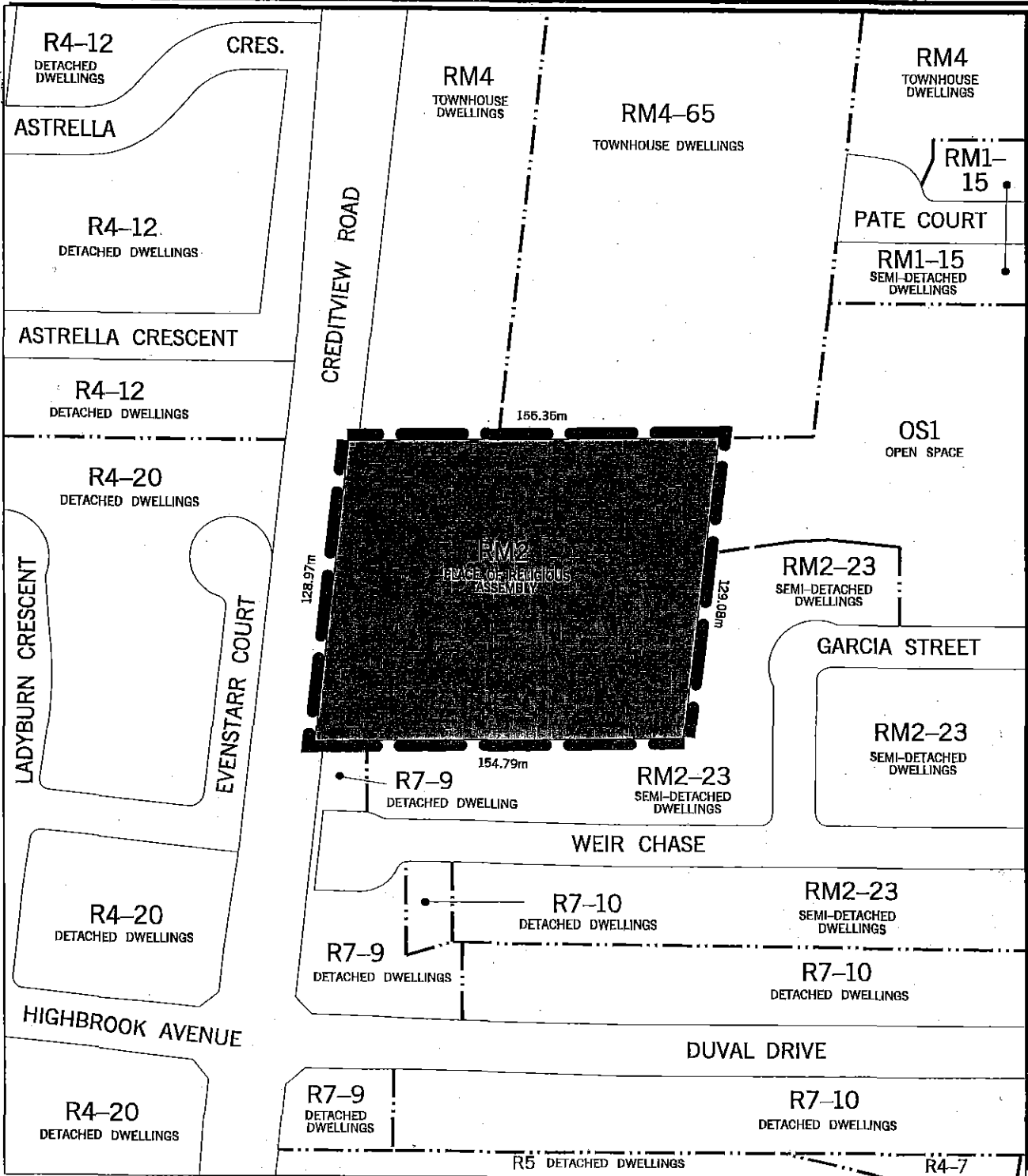
**APPENDIX I-3**

**MISSISSAUGA  
Planning and Building**

*Produced by  
T&W, Geomatics*

R-22(6)167

2-26060



**LEGEND:**

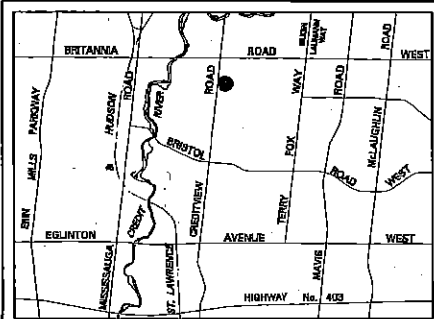


PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY II" TO "RESIDENTIAL MEDIUM DENSITY I" AND PROPOSED REZONING FROM "RM2" (SEMI-DETACHED DWELLINGS) TO "RM6-EXCEPTION" (TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 104 TOWNHOUSE DWELLINGS ON A CEC-PRIVATE ROAD.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY SHADING WITHIN THE APPLICATION AREA.  
THIS IS NOT A PLAN OF SURVEY.



**SUBJECT: NATIONAL HOMES**



FILE NO:  
OZ 11007 W6  
T-M11004 W6

DWG. NO:  
11007R

SCALE:  
1:3000

PDC DATE:  
2012 02 13

DRAWN BY:  
B. KRUGER

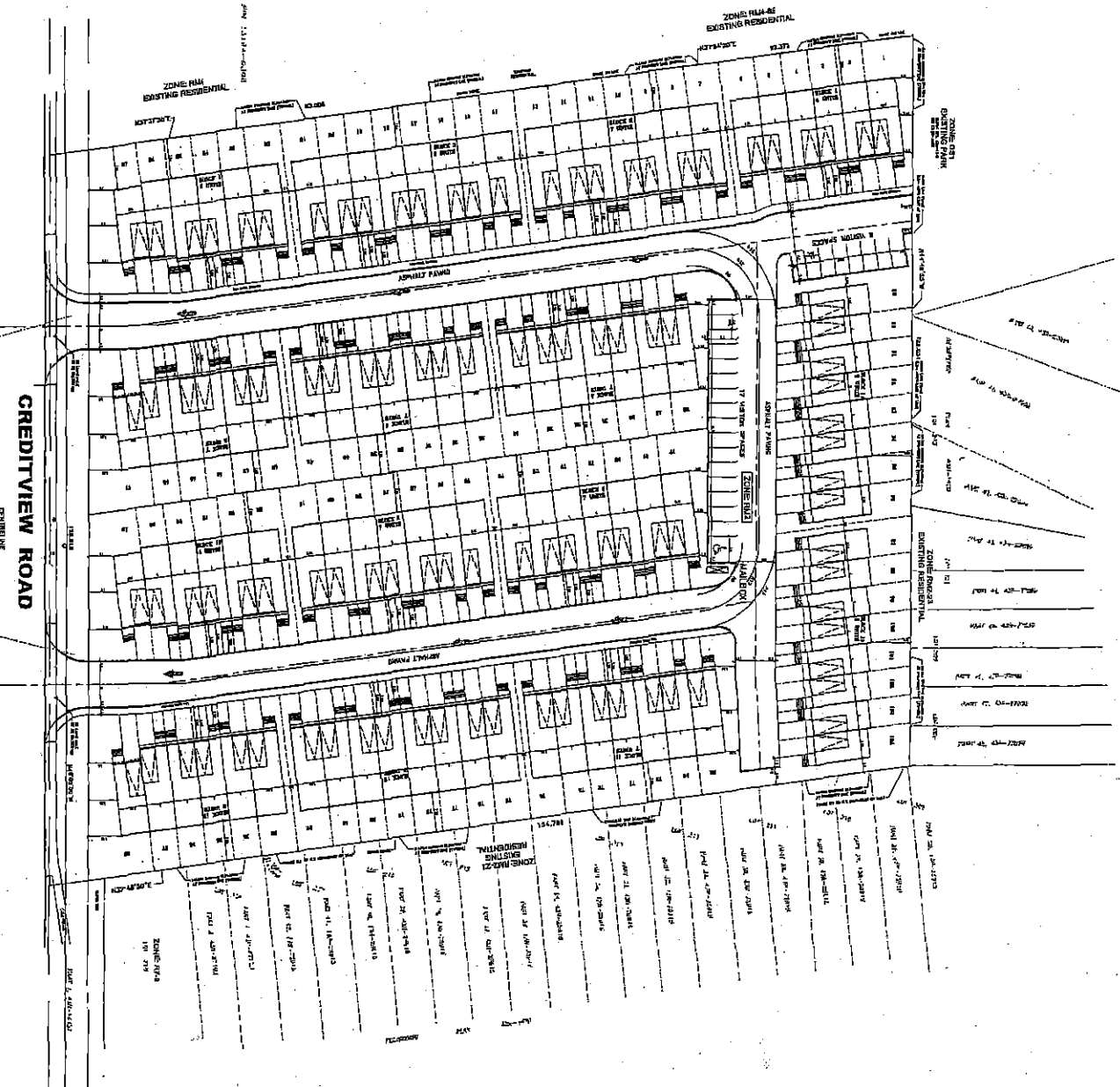
**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

APPENDIX I-4

CONCEPT PLAN

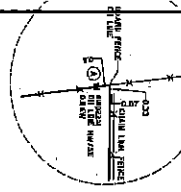
Survey by  
J.D. BARNES Ltd.  
481 WHEATLAND AVENUE, SUITE 2, MILTON, ONTARIO  
T. 905.885.8855 F. 905.885.8858 www.jdbarnes.com





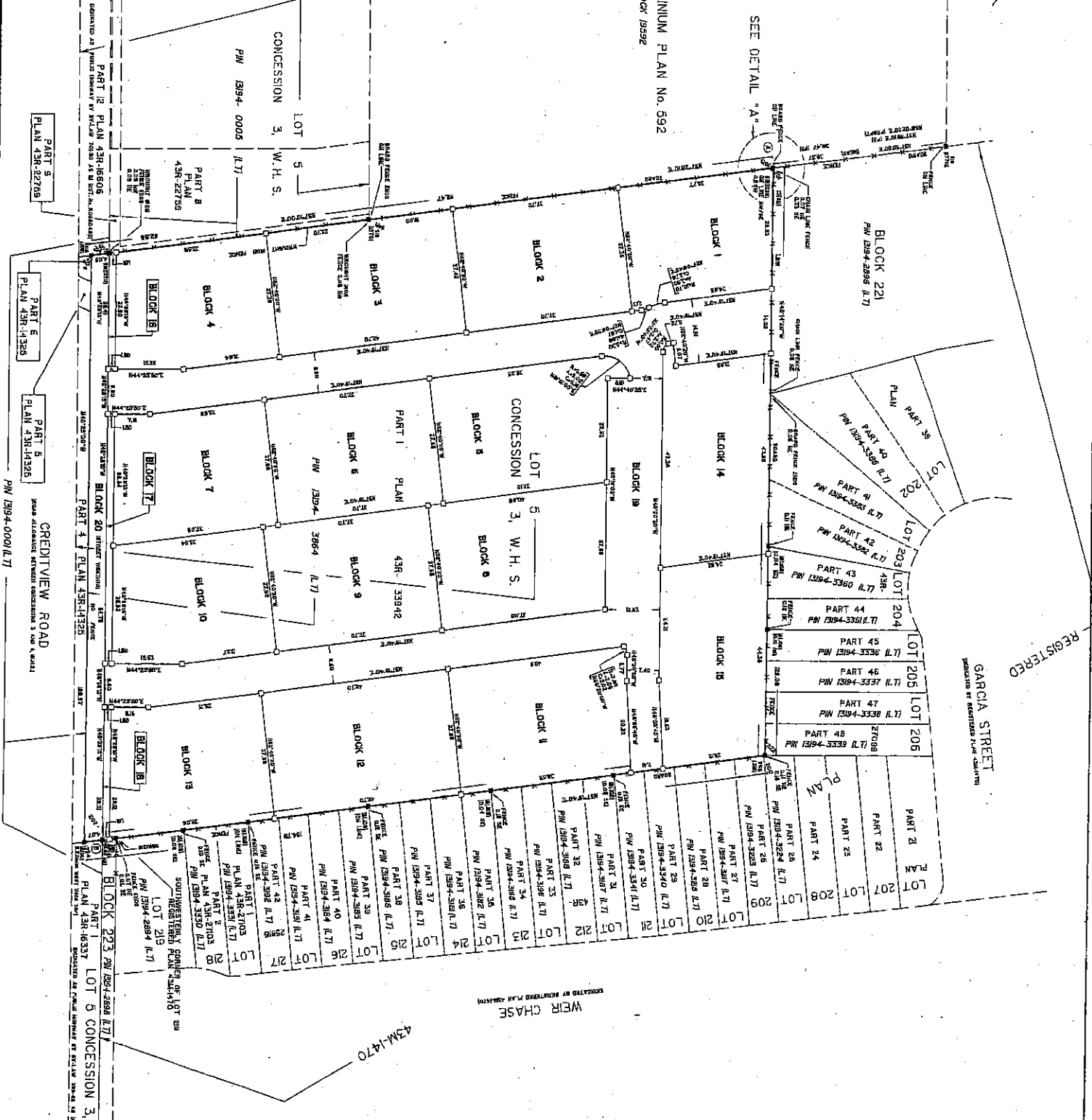
D-2(e)(e)

DRAFT PLAN OF SUBDIVISION



PEEL CONDOMINIUM PLAN No. 592  
BLOCK 15/92

SEE DETAIL "A"

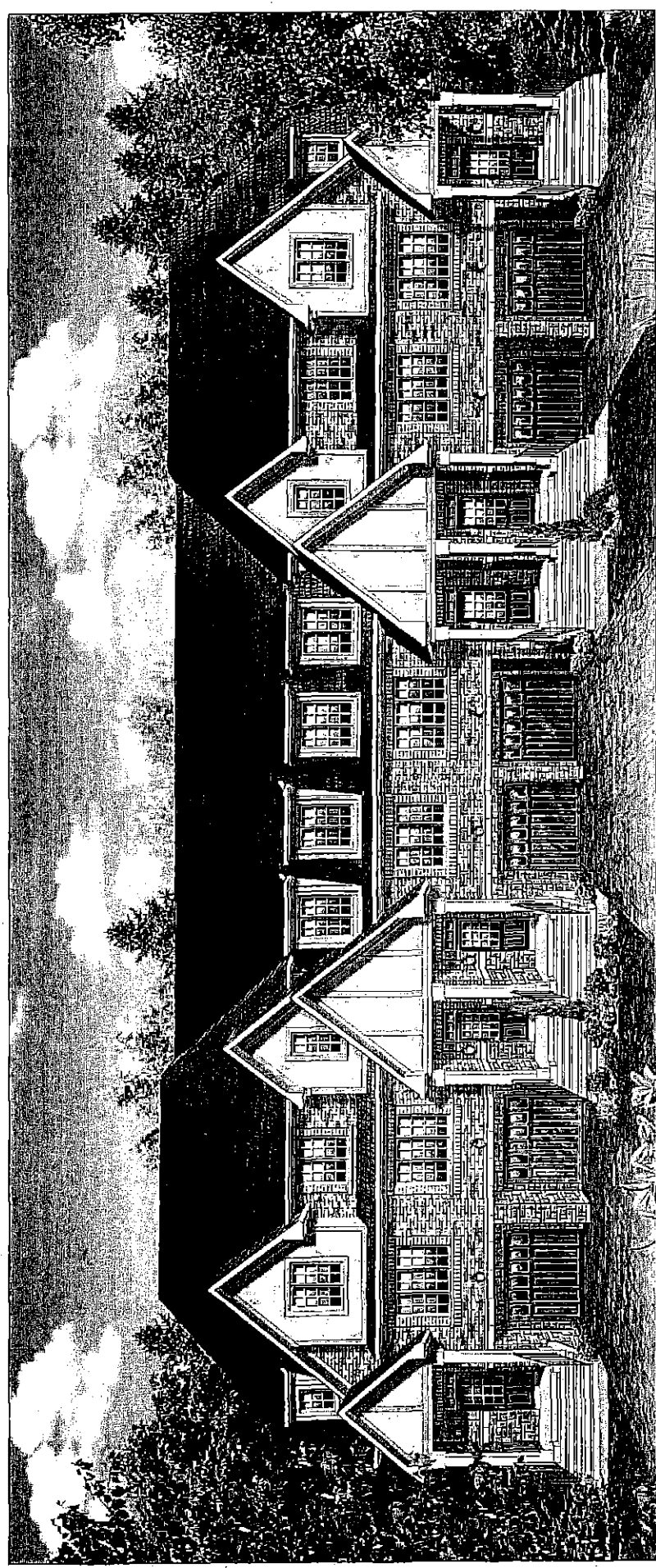


REGISTERED

GARCIA STREET  
REGISTERED BY REGISTERED PLAN 4404/01

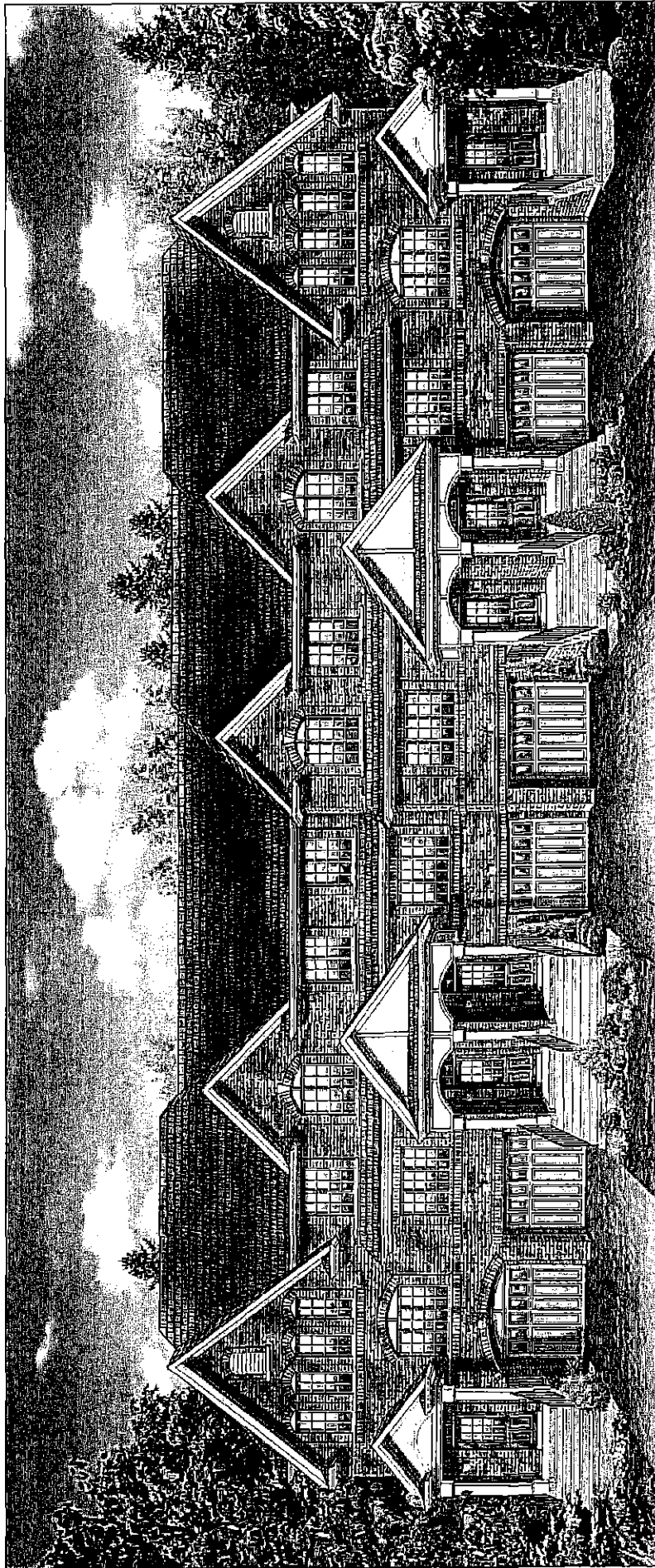
WEIR CHASE  
REGISTERED BY REGISTERED PLAN 4404/01

43M-1470



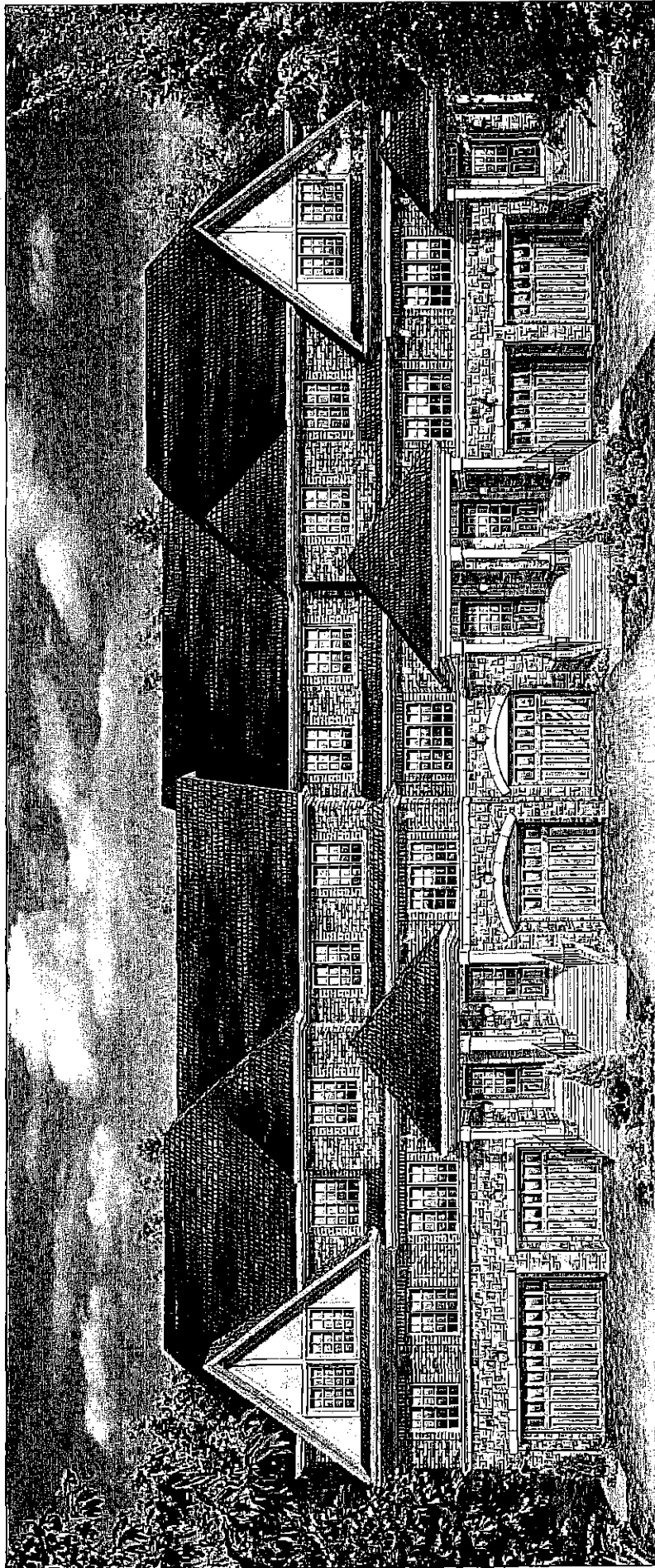
Concept Elevation A

**NATIONAL**  
H · O · N · E · S  
You are the blueprint™



Concept Elevation B

**NATIONAL**  
H O M E S  
You are the blueprint™



Concept Elevation C

**NATIONAL**  
H · O · M · E · S  
You are the blueprint™

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

## Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (January 11, 2012)	<p>Curbside waste collection will be provided by the Region of Peel. Municipal sanitary sewers consist of a 250 mm (10 in.) diameter sanitary sewer along Evenstarr Court which will require an extension to the site. Water facilities consist of a 300 mm (12 in.) diameter watermain located on Creditview Road which will require looping along the private CEC private road within proposed development.</p> <p>The developer will be required to enter into a Condominium Water Servicing Agreement with the local Municipality and Region for the construction of sewer and water associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.</p> <p>The applicant shall grant/obtain (at no cost to the Region) all necessary easements for proposed/ existing Regional infrastructure located in the vicinity of the proposed development.</p> <p>The developer is to provide a revised Functional Servicing Report addressing comments provided by the Region of Peel in July 2011 prior to approval.</p>
The Dufferin-Peel Catholic District School Board and the Peel District School Board (December 13, 2011 and December 15, 2011)	<p>The Peel District School Board indicated that there is no available capacity to accommodate students generated by these applications. Accordingly, the Board has requested that in the event that the applications are approved, the standard school accommodation condition in accordance with City of Mississauga Resolution 152-98, adopted by Council on May 27, 1998 be applied.</p> <p>The Dufferin-Peel Catholic 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</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
	<p>Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>Among other things, this condition requires that a Bill 51 development application include the following as a condition of approval:</p> <p>"Prior to final approval, the City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Board for this plan."</p> <p>The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchasers that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bussed to schools, according to the Board's Transportation Policy.</p>
<p>City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (January 6, 2012)</p>	<p>Garcia Park (P-446) is adjacent to the subject property, this park contains a play site, two minor soccer fields, park pathways and a parking lot.</p> <p>To provide a more direct public pedestrian connection between the subject lands and the park, access by way of an easement to be registered in favour of the City over the subject lands will be required.</p> <p>As identified in the Functional Servicing Report (May, 2011), a storm water sewer connection is proposed within Garcia Park. Should this application be approved, fencing, protective hoarding, and associated securities for the adjacent park will be required. Arrangements will be made to secure for any clean-up and reinstatement works that may be required within the adjacent park.</p> <p>Prior to registration of plan of subdivision, a cash contribution for street tree planting will be required. Further, prior to the</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
	<p>issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p>
<p>City Transportation and Works Department (January 12, 2012)</p>	<p>The applicant is to revise the supporting materials to illustrate appropriate acoustical barriers and buffer blocks along Creditview Road and increase the separation distance between the parking area/back of the curb and Blocks 5, 8, 11 and 14. A 1.5 m (4.9 ft.) sidewalk will be required adjacent to the easterly limits of Blocks 5 and 8 to facilitate a pedestrian connection from the units on the southerly limit of the plan to the amenity area for the development located within the park to the north east. All plans and details are to be consistent with one another.</p> <p>The Traffic Analysis and the Record of Site Condition are currently under review. Further detailed comments/conditions will be provided prior to the preparation of the Supplementary Report, pending receipt and review of the foregoing.</p>
<p>GTAA (December 19, 2011)</p>	<p>The 104 CEC townhouse dwellings proposed for the site at 5881 Creditview Road in Mississauga, are within the allowable height limits associated with the Regulations.</p>
<p>Bell Canada (August 22, 2011)</p>	<p>Satisfactory provisions within the agreement shall be provided granting Bell Canada any easements that may be required for telecommunication services. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.</p> <p>Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.</p>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

Agency / Comment Date	Comment
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>City Community Services Department – Culture Division  City Community Services Department – Fire and Emergency Services  City Economic Development Office  Canada Post Corporation  Enersource Hydro Mississauga  Enbridge Gas Distribution  Credit Valley Hospital</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>City Realty Services  Peel Regional Police  Hydro One Networks Inc.  Conseil Scolaire de District Catholique Centre-Sud  Conseil Scolaire de District Centre-Sud-Ouest  Rogers Cable  Trillium Hospital</p>



R-2(m)(m)

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>25 Kindergarten to Grade 5</li> <li>13 Grade 6 to Grade 8</li> <li>17 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>Whitehorn Public School                   <ul style="list-style-type: none"> <li>Enrolment: 720</li> <li>Capacity: 650</li> <li>Portables: 0</li> </ul> </li> <li>Fallingbrook Middle School                   <ul style="list-style-type: none"> <li>Enrolment: 760</li> <li>Capacity: 315</li> <li>Portables: 6</li> </ul> </li> <li>Rick Hansen Secondary School                   <ul style="list-style-type: none"> <li>Enrolment: 1,950</li> <li>Capacity: 1,725</li> <li>Portables: 6</li> </ul> </li> </ul> </li> </ul> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> <li>• Student Yield:               <ul style="list-style-type: none"> <li>7 Junior Kindergarten to Grade 8</li> <li>3 Grade 9 to Grade 12/OAC</li> </ul> </li> <li>• School Accommodation:               <ul style="list-style-type: none"> <li>St. Raymond                   <ul style="list-style-type: none"> <li>Enrolment: 625</li> <li>Capacity: 627</li> <li>Portables: 0</li> </ul> </li> <li>St. Joseph                   <ul style="list-style-type: none"> <li>Enrolment: 1757</li> <li>Capacity: 1269</li> <li>Portables: 22</li> </ul> </li> </ul> </li> </ul>

National Homes (Creditview) Inc.

File: OZ 11/007 W6 and T-M11004 W6

## Proposed Zone Standards

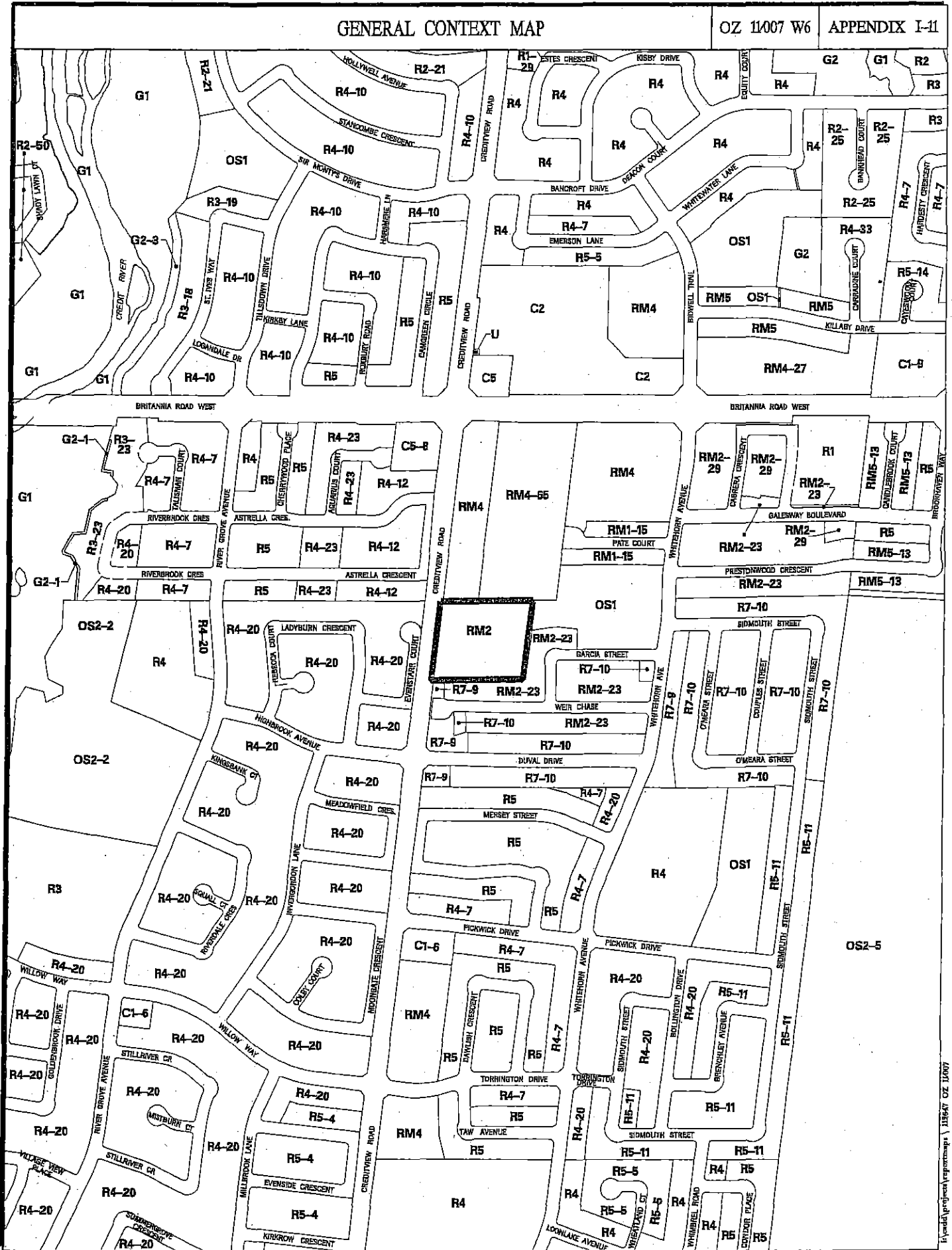
	<b>"RM6" Required Zoning By-law Standard</b>	<b>Proposed "RM6- Exception" Standard</b>
Visitor Parking	0.25 spaces/dwelling	0.24 spaces/dwelling
Minimum Lot Area – Corner Lot	190 m <sup>2</sup> (2,045 sq. ft.)	179.9 m <sup>2</sup> (1,936.5 sq. ft.)
Minimum Lot Frontage – Corner Lot	8.3 m (27.2 ft.)	6.45 m (21 ft.)
Minimum Exterior Side Yard – Creditview Road	7.5 m (24.6 ft.)	4.5 m (14.8 ft.)
Minimum Exterior Side Yard – CEC Private Road	4.5 m (14.8 ft.)	2.45 m (8 ft.)
Minimum Interior Side Yard – Unattached Side	1.5 m (4.9 ft.)	1.2 m (3.9 ft.)
Minimum Rear Yard Setback	7.5 m (24.6 ft.)	7.0 m (23 ft.)
Minimum Setback to CEC Visitor Parking	3.3 m (10.8 ft.)	1.3 m (4.3 ft.)

D-2(0)(0)

# GENERAL CONTEXT MAP

OZ 11007 W6

APPENDIX I-11



**National Homes (Creditview) Inc.**

**Files: OZ 11/007 W6  
T-M11004 W6**

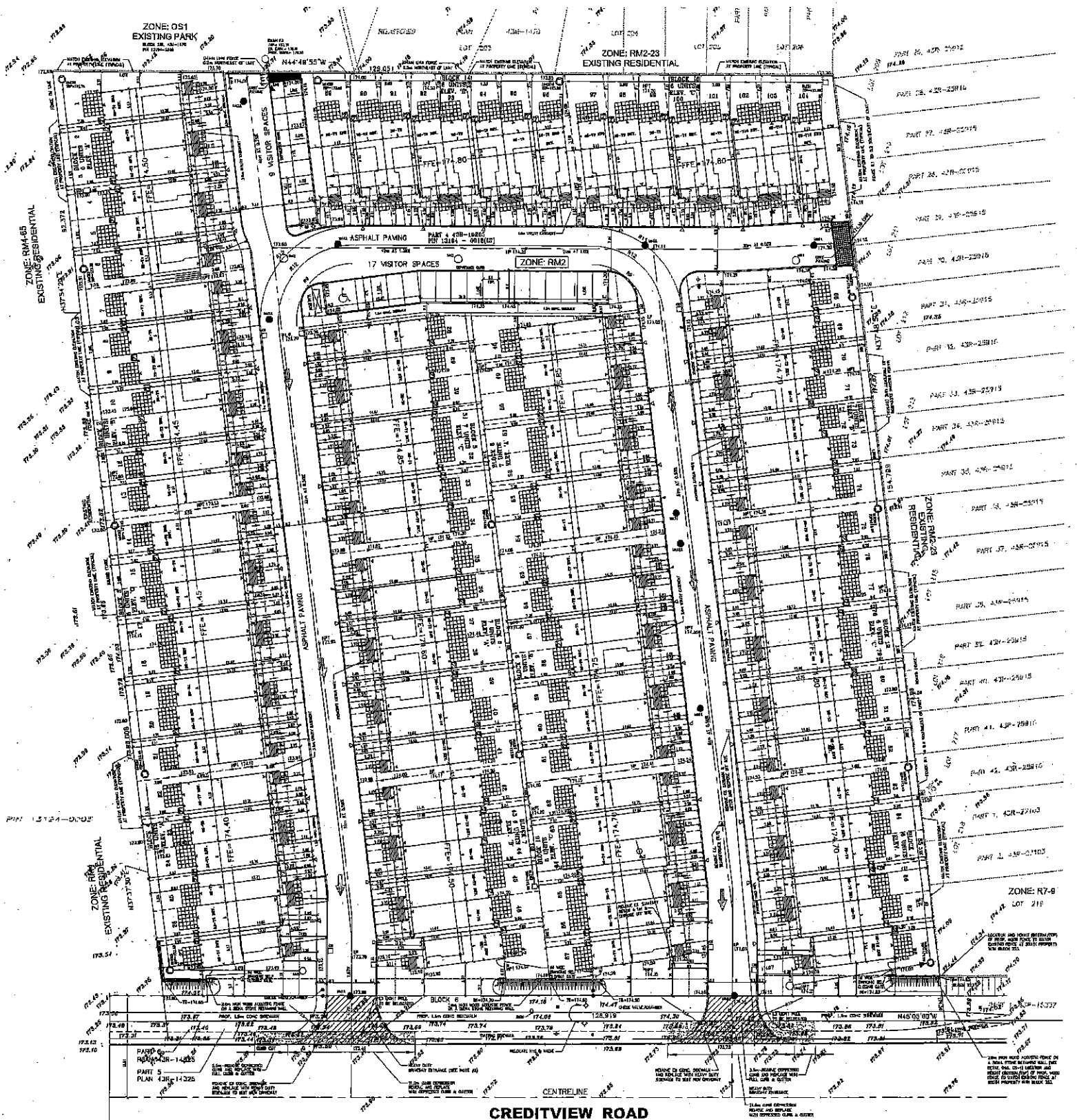
**Recommendation PDC-0012-2012**

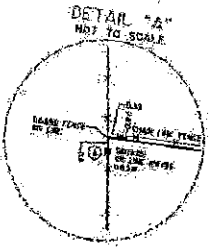
- "1. That the Report dated January 24, 2012, from the Commissioner of Planning and Building regarding applications to amend the Official Plan from "Residential Low Density II" to "Residential Medium Density I" and to change the Zoning from "RM2" (Semi-Detached Dwellings) to "RM6-Exception" (Townhouse Dwellings on a CEC - Private Road), under file OZ 11/007 W6 and Draft Plan of Subdivision application, under T-M11004 W6, to permit 104 townhouse dwellings on a CEC private road, National Homes (Creditview) Inc., 5881 Creditview Road, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That the following correspondences be received:
  - (a) Email dated February 3, 2012, from Gina Manenella
  - (b) Email dated February 9, 2012, from Vince De Angelis
  - (c) Email and attachments dated February 9, 2012, from Cheryl Yetter
  - (d) Email dated February 11, 2012, from Cecilia C.
  - (e) Email dated February 13, 2012, from Mihir Shah
  - (f) Email dated February 13, 2012, from Saturnina D'sa"

R-2(a)(a)

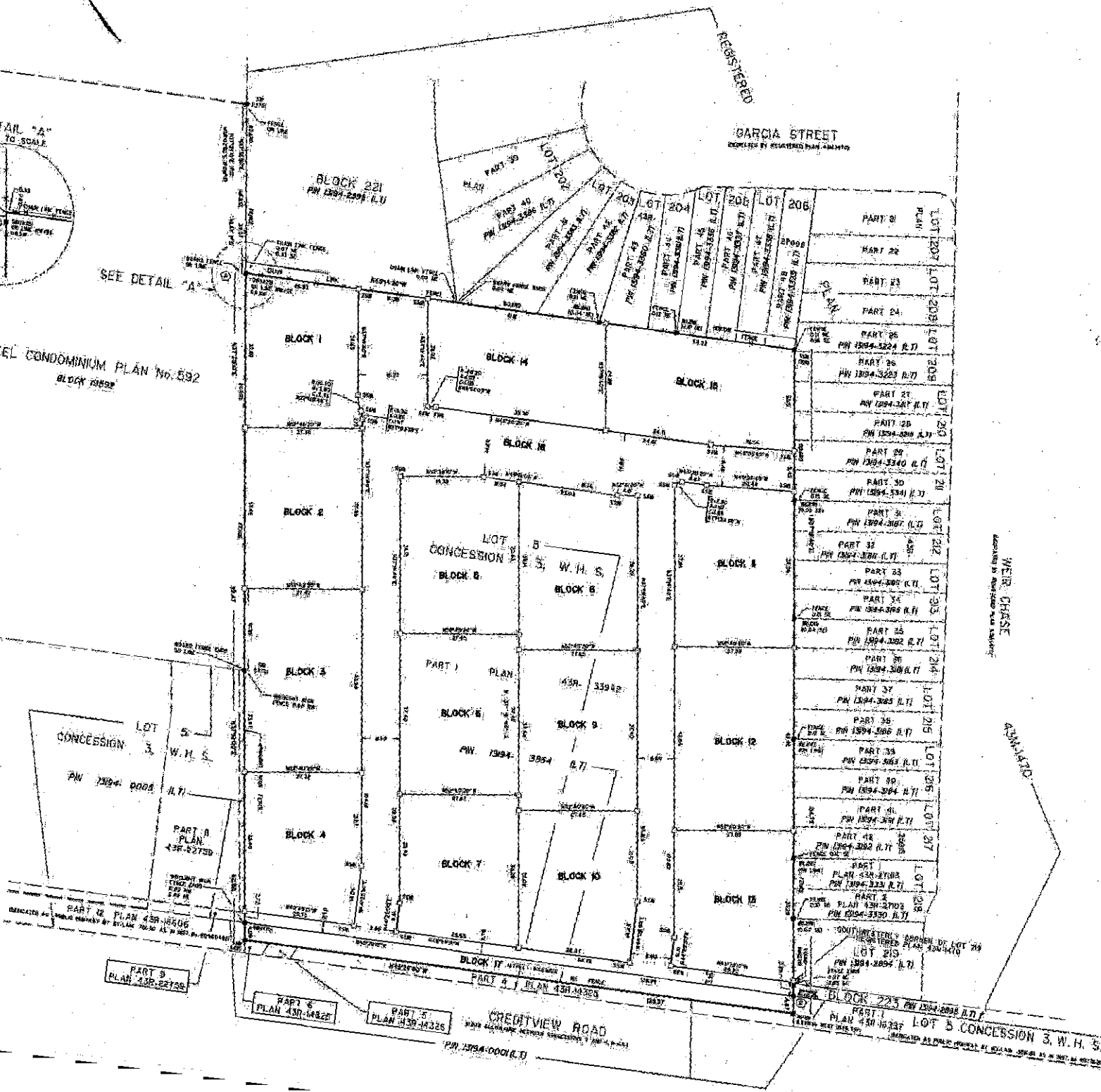
REVISED CONCEPT PLAN

APPENDIX S-3





PEEL CONDOMINIUM PLAN No. 592  
BLOCK 1082



REVISED DRAFT PLAN OF SUBDIVISION

APPENDIX S  
P-267

WEIR CREEK

CREDITVIEW ROAD

GARCIA STREET  
REGISTERED BY REGISTERED PLAN 414110

CREDITVIEW ROAD

PART 12 PLAN 438-14306  
REGISTERED AS SHOWN EXCEPT BY BY-LAW 70242 AS IN PART 9 OF 80411440

SOUTH-WESTERNLY CORNER OF LOT 78  
REGISTERED PLAN 4304110  
LOT 219  
PN 1294-2297 R.T.

BLOCK 225 PN 1294-2298 R.T.  
PART 1 PLAN 438-14327 LOT 5 CONCESSION 3 W.H.S.  
REGISTERED AS SHOWN EXCEPT BY BY-LAW 70242 AS IN PART 9 OF 80411440



MODEL 3S-T9 'B2'

MODEL 3S-T9 'B'  
(SHOWN REVERSED)

MODEL 3S-T9 'B2'

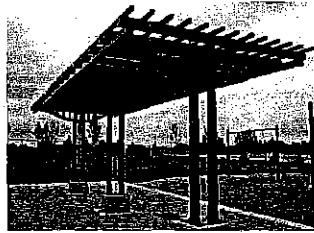
MODEL 3S-T9 'B'  
(SHOWN REVERSED)

MODEL 3S-T9 'B2'

MODEL 3S-T9 'B'  
(SHOWN REVERSED)

MODEL 3S-

TYPICAL REAR ELEVATION  
BLOCKS 14 AND 15



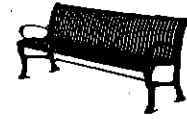
SEATING AREA IMAGE



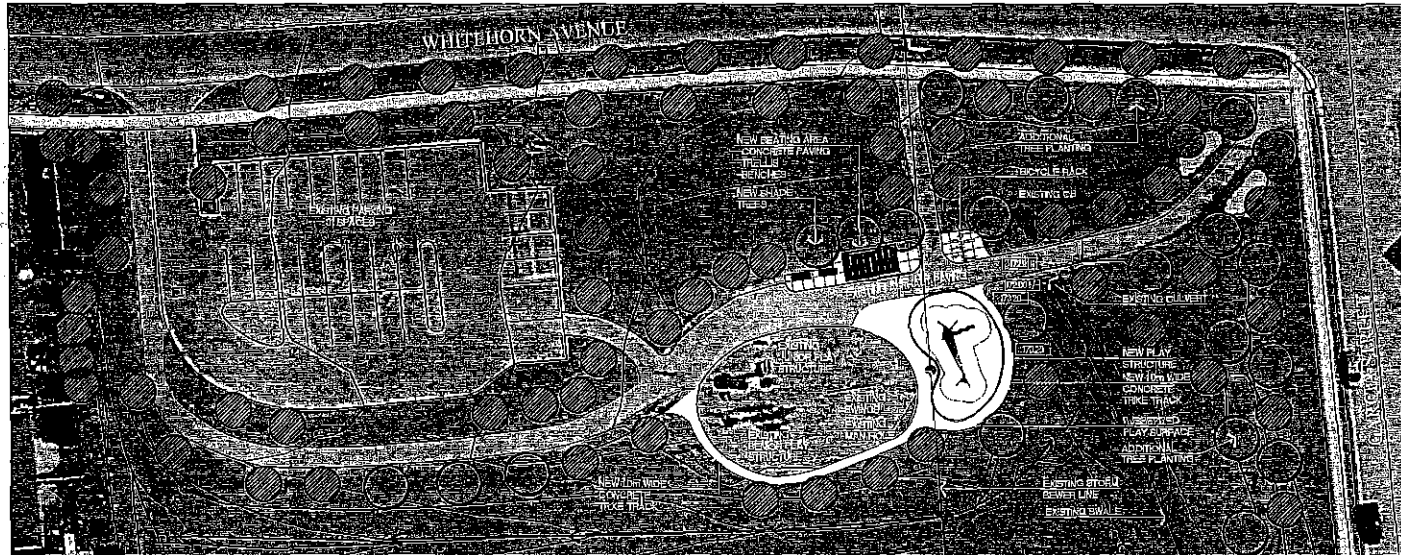
SEATING AREA IMAGE



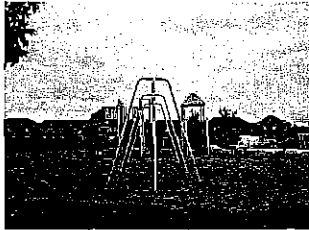
BICYCLE RACK (7 LOOPS)



BENCH



EXISTING PLAY STRUCTURE



EXISTING SWING SET & PLAY STRUCTURE



NEW PLAYGROUND IMAGE



NEW PLAY STRUCTURE



SCALE - 1:250

NATIONAL HOMES

GARCIA PARK IMPROVEMENT PLAN  
 OPTIONAL NEW PLAY STRUCTURE  
 WHITEHORN AVENUE & GARCIA STREET  
 MISSISSAUGA, ONTARIO  
 SBK PROJECT No.: 12-4054



APPENDIX S-6  
 D-22(+)(A)





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**SCHEDULE A  
CONDITIONS OF APPROVAL**

**FILE:** T-M11004 W6

**SUBJECT:** **Draft Plan of Subdivision  
Part of Lot 5, Concession 3, West of Hurontario Street  
East side of Creditview Road, south of Britannia Road  
West  
5881 Creditview Road  
City of Mississauga  
National Homes (Creditview) Inc.**

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Approval of a draft plan of subdivision granted under Section 51 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, will be valid until approval is either withdrawn or the plan is registered. Approval may be withdrawn by the Commissioner, Planning and Building Department if approval of the final plan has not been given three (3) years after the date of approval of the draft plan.

**NOTE:** City is "The Corporation of the City of Mississauga"  
Region is "The Regional Municipality of Peel"

The City has not required either the dedication of land for park or other public recreational purposes, or a payment of money in lieu of such conveyance as a condition of subdivision draft approval authorized by Section 51.1 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The City will require payment of cash-in-lieu for park or other public recreational purposes as a condition of development for each lot and block, prior to the issuance of building permits pursuant to Section 42(6) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and in accordance with the City's policies and by-laws.

- 1.0 Approval of the draft plan applies to the plan dated April 18, 2012.
- 2.0 That the owner agree, in writing, to satisfy all the requirements, financial and otherwise of the City and the Region.
- 3.0 That the applicant/owner shall enter into Servicing, Development and any other necessary agreements, satisfactory to the City, Region or any other appropriate authority, prior to ANY development within the plan. These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site development plan and landscape plan approvals and conservation. THE DETAILS OF THESE REQUIREMENTS ARE CONTAINED IN COMMENTS IN RESPONSE TO THE CIRCULATION OF THE PLAN FROM AUTHORITIES.

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AGENCIES, AND DEPARTMENTS OF THE CITY AND REGION WHICH HAVE BEEN FORWARDED TO THE APPLICANT OR HIS CONSULTANTS, AND WHICH COMMENTS FORM PART OF THESE CONDITIONS.

- 4.0 All processing and administrative fees shall be paid prior to the registration of the plan. Such fees will be charged at prevailing rates of approved City and Regional Policies and By-laws on the day of payment.
- 5.0 The applicant/owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, sight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, Region or other authority.
- 6.0 The applicant/owner shall provide all outstanding reports, plans or studies required by agency and departmental comments.
- 7.0 That a Zoning By-law for the development of these lands shall have been passed under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and be in full force and effect prior to registration of the plan.
- 8.0 That in accordance with CPD Resolution 0121-91, that a minimum of three car spaces per dwelling, including those in a garage be required and a minimum of 0.25 visitor parking space per dwelling be required on the street for the subject development.
- 9.0 The proposed streets shall be named to the satisfaction of the City and the Region. In this regard, a list of street names shall be submitted to the City Transportation and Works Department as soon as possible after draft plan approval has been received and prior to any servicing submissions. The owner is advised to refer to the Region of Peel Street Names Index to avoid proposing street names which conflict with the approved or existing street names on the basis of duplication, spelling, pronunciation, and similar sounding.
- 10.0 Prior to final approval, the Engineer is required to submit, to the satisfaction of the Region, all engineering drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".
- 11.0 Prior to final approval or preservicing, the developer will be required to monitor wells, subject to the homeowner's permission, within the zone of influence, and to submit results to the satisfaction of the Region.
- 12.0 Prior to preservicing and/or execution of the Servicing Agreement, the developer shall name to the satisfaction of the City Transportation and Works Department the telecommunications provider.
- 13.0 Prior to execution of the Servicing Agreement, the developer must submit in writing, evidence to the Commissioner of the City Transportation and Works Department, that satisfactory arrangements have been made with the telecommunications provider, Cable TV and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

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- 14.0 Prior to the registration of the plan of subdivision, satisfactory arrangements shall have been made with the Park Planning Section of the Community Services Department with respect to the conveyance of easements for public pedestrian access, connecting the lands to be redeveloped to the park (Garcia Park) located to the east.
- 15.0 Prior to the registration of the plan of subdivision, satisfactory arrangements shall have been made with the Park Planning Section of the Community Services Department for the execution of a Parks Development Agreement with respect to the detail design of the park improvements for Garcia Park and securities related to this work.
- 16.0 That prior to signing of the final plan, the Commissioner of Planning and Building is to be advised that all of the above noted conditions have been carried out to the satisfaction of the appropriate agencies and the City.

**THE REQUIREMENTS OF THE CITY WILL BE EFFECTIVE FOR THIRTY-SIX (36) MONTHS FROM THE DATE THE CONDITIONS ARE APPROVED BY THE COMMISSIONER, PLANNING AND BUILDING DEPARTMENT. AFTER THIS DATE REVISED CONDITIONS WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING REQUIREMENTS MENTIONED IN SCHEDULE A, CONDITIONS OF APPROVAL, THE STANDARDS IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.**



# Corporate Report

Clerk's Files

Originator's  
Files

R-3

COUNCIL AGENDA  
JUN 20 2012

---

**DATE:** June 13, 2012

**TO:** Mayor and Members of Council  
Meeting Date: June 20, 2012

**FROM:** Mary Ellen Bench, BA, JD, CS  
City Solicitor

**SUBJECT:** **Appointment of an Integrity Commissioner for a Term of Five Years**

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**RECOMMENDATION:** That a by-law be enacted to authorize the Mayor and City Clerk to execute an agreement with Mr. Robert J. Swayze, Barrister and Solicitor, in a form satisfactory to Legal Services, as authorized by Section 223.3 of the *Municipal Act, 2001* to perform the duties and responsibilities of that office for a non-renewable 5-year term, as outlined in the report of the City Solicitor to the Governance Committee dated February 17, 2012 titled "Integrity Commissioner – Request for Proposals".

**REPORT  
HIGHLIGHTS:**

- City Council at its meeting of March 7, 2012 authorized the issuance of a Request for Proposal (RFP) seeking applicants for the position of Integrity Commissioner for a five-year term.
- The Request for Proposal was issued on April 13, 2012 and advertised extensively.
- Following the closing of the Request for Proposals on May 8, 2012, the Governance Committee considered all the applicants at its meeting of May 14, 2012.
- Interviews were held with selected candidates on May 30, 2012.

- City Council at its meeting of June 3, 2012 considered the recommendation of the Governance Committee and instructed the City Solicitor to negotiate the final terms of a professional services agreement with Mr. Swayze.

**BACKGROUND:**

City Council at its meeting of September 29, 2010 adopted the Council Code of Conduct effective at the commencement of the new term of City Council, being December 1, 2010. At that time, City Council also appointed Mr. George Rust-D'Eye, Barrister and Solicitor, to act as interim Integrity Commissioner for a period of one year and until the City advertised for the position of Integrity Commissioner, interviewed for that position and entered into an agreement to retain an independent Integrity Commissioner for a five-year term. Consideration of this appointment was delayed pending the release of the report of the Mississauga Judicial Inquiry and Commissioner Cunningham's recommendations regarding the Code of Conduct and Integrity Commissioner model used in the City of Mississauga.

At its meeting of March 7, 2012 City Council accepted the report of the Governance Committee reaffirming the mandate of the Integrity Commissioner, being to act as an advisor to members of Council on matters relating to ethics and the Council Code of Conduct, to act as an educational resource to members of Council in this respect, and to independently receive and investigate complaints respecting a possible breach of the Council Code of Conduct by a member of Council.

At that time City Council also authorized staff to issue a Request for Proposal seeking applicants for the position of Integrity Commissioner for a five-year term.

**COMMENTS:**

The Request for Proposal ("RFP") seeking applicants for the position of Integrity Commissioner was issued on April 13, 2012 and after being advertised extensively, closed on May 8, 2012. Four applications were received and considered by the Governance Committee at its meeting of May 14, 2012. The members of the Governance Committee interviewed selected candidates on May 30, 2012. In accordance with City Council's instructions, the City

Solicitor has approached the selected candidate, Mr. Robert J. Swayze, Barrister and Solicitor, for the purpose of negotiating the final terms of an agreement based on his response to the RFP.

In accordance with the RFP, the key criteria that all proponents were evaluated on consisted of an assessment of their qualifications, the proposed fee structure, the work plan submitted, how the candidates would respond to conflicts if they were to arise, their acceptance of the City's standard personal service agreement terms, and an assessment of sample written advice as an Integrity Commissioner, which all candidates were requested to provide. The Governance Committee then proposed a question to the candidates to be interviewed, which required them to produce a written response within 24 hours. This written response was reviewed as part of the assessment. Finally, selected candidates were interviewed.

In terms of fee structure, all applicants were requested to respond with alternative fee structures such as block fees for specific projects and were also requested to specify how responses that require less than 1 hour to prepare, would be handled.

The successful candidate, Robert J. Swayze, possesses significant experience in the practice of municipal law, both in private practice and as previous City Solicitor in two municipalities. Mr. Swayze currently serves as Integrity Commissioner to a number of municipalities including Oakville, Guelph, Brantford, Port Hope and Carlton Place.

The key terms of the agreement are as follows:

- able to meet requirements to be available on a part-time, flexible, as needed basis;
- will perform advisory, complaints investigation and adjudication and educational roles;
- in performing these duties will at all times act independently and will report directly to Council, including the preparation of an annual report respecting the advice, education and investigations carried out in the previous year, and developments or recommendations of significance related to the role of the City's Integrity Commissioner;

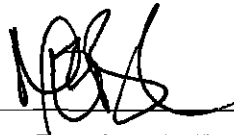
- appointed for a five-year, non-renewable term commencing July 1, 2012. This is done in order to ensure that the Integrity Commissioner remains independent and does not become too familiar with members of City Council and staff and is consistent with the recommendations of Commissioner Cunningham;
- fees will include:
  - a \$24,000 annual retainer, which will cover the costs of all inquiries that do not require extensive research (less than one hour);
  - \$1,500 block fee for providing educational sessions of (½ day);
  - \$280 per hour for services outside of the above;
  - disbursements are to be reimbursed at cost;
- confirms that the Integrity Commissioner is entitled to have access to all books, financial records, electronic data, reports and other materials belonging to the municipality that the Integrity Commissioner believes are necessary to carry out his mandate;
- all materials provided to the Integrity Commissioner shall be kept confidential, except as otherwise required by law;
- both parties have the right to terminate the agreement. The City can terminate by Council resolution.

Mr. Swayze has confirmed that he is available to assume the role of the City of Mississauga Integrity Commissioner effective July 1, 2012. As noted in the report of the City Solicitor to the Chair and Members of Governance Committee dated April 10, 2012 titled "Appointment of Integrity Commissioner – Update" it is anticipated that staff can work with Mr. Swayze over the summer and report back to Council in the fall concerning recommendations to amend the Code of Conduct for Mayor and Members of Council, in respect of Commissioner Cunningham's report and subsequent input from the Governance Committee, for consideration by the Governance Committee in the fall.

**FINANCIAL IMPACT:** The sum of \$100,000 has been budgeted for the role of Integrity Commissioner in each future calendar year and no additional funding is anticipated to be required.

**CONCLUSION:**

A request for proposal for the appointment of an independent Integrity Commissioner for a five-year term commencing on July 1, 2012 was issued on April 13, 2012 and by the closing four proponents responded. The Governance Committee considered all four applicants at its meeting of May 14, 2012 and interviews were held with select candidates on May 30, 2012. Mr. Robert J. Swayze was selected to be the City's Integrity Commissioner and this report sets out the terms of the professional services agreement with Mr. Swayze and recommends his appointment.



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Mary Ellen Bench, BA, JD, CS  
City Solicitor

*Prepared By: Mary Ellen Bench, City Solicitor*



REPORT 10 – 2012

COUNCIL AGENDA  
JUN 20 2012

TO: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its tenth report of 2012 and recommends:

PDC-0037-2012

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 12-00439  
Ward 1  
Port Credit Wellness Centre  
333 Lakeshore Road West

To permit the following:

- (i) Four (4) fascia signs above the first storey,  
one on each of the building elevations.

- (b) Sign Variance Application 12-00240  
Ward 3  
Research in Motion  
4701 and 4715 Tahoe Blvd.

To permit the following:

- (i) Two (2) fascia signs for each building located  
On the 5<sup>th</sup> floor of the 6 storey buildings.

- (c) Sign Variance Application 12-00232  
Ward 5  
Light Presbyterian Church  
6965 Professional Court

To permit the following:

- (i) One (1) ground sign with a sign area of 11.71  
sq. m. (126 sq. ft.) and a height of 6.86 m.  
(22.5 ft) fronting Derry Road.

- (d) Sign Variance Application 12-00112  
Ward 11  
Walkers Fishmarket Inc.  
6531 Mississauga Rd.

To permit the following:

- (i) One (1) sign located on the side of a patio.

- (e) Sign Variance Application 12-00209  
Ward 11  
RBC  
7020 Saint Barbara Blvd.

To permit the following:

- (i) Two (2) directional signs having a height of 1.37 m (4.4 ft.).

- (f) Sign Variance Application 11-07022  
Ward 7  
TransGlobe  
3122 Hurontario Street

To permit the following:

- (i) Four (4) fascia signs on the building.  
BL.03-SIG (2012)

PDC-0038-2012

1. That the Report dated May 22, 2012, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential – Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site" and "Greenbelt", as amended, and to change the Zoning from "R3" (Detached Dwelling) to "R3 – Exception" (Detached Dwelling) and "G1" (Greenbelt), to permit a dental office in a residential dwelling, with one resident dentist, one non-resident dentist and a maximum of three employees under file OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That the following correspondences be received:
  - (a) Letters dated May 30, 2012 from Michael Iacovou, Resident

- 
- (b) Letter, un-dated from Tung Dai Tran, Resident
  - (c) Email and letter dated June 7, 2012 from Kevin Saldanha, Resident
  - (d) Letter dated June 6, 2012 from Hung Giang, Resident
  - (e) Letter dated June 7, 2012 from Britt Bretteher, Resident
  - (f) Letter dated May 30, 2012 from Jose Olea, Resident
  - (g) Letter dated May 30, 2012 from Abdul Masri, Resident
  - (h) Letter dated May 30, 2012 from Fisun Shevket, Resident
  - (i) Letter, un-dated from Dr. The Huy Nguyen, Resident
  - (j) Letter, un-dated from Usha Mahau, Resident
  - (k) Letter, un-dated, from James C. Mephram and Helen J. Mephram, Residents
  - (l) Letter, un-dated, from Mir Alam, Resident
  - (m) Letter, un-dated from Diethard Boeticher, Resident
  - (n) Letter dated June 6, 2012 from Bickram Ramlakhan, Resident

File: OZ 10/003 W1

PDC-0039-2012

1. That the application to amend Mississauga Plan from "Mainstreet Retail Commercial" to "Mainstreet Retail Commercial – Special Site" in conformity with the provisions outlined in Appendix S-3, be approved.
2. That the application to change the Zoning from "C4" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial) to permit 4 storeys of retail commercial/office, a 10 storey, 56 unit residential condominium apartment with street level retail commercial uses and the retention of Montgomery House be approved subject to the following conditions:
  - (a) That the permitted uses and development standards shall conform to those outlined in Appendices S-4 and S-5;
  - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98, requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Peel District and

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Dufferin-Peel Separate School Boards, not apply to the subject lands;

- (c) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
3. That in accordance with the provisions of Section 37 of the *Planning Act*, an agreement between Centre City Capital Limited, William G. James and the City shall be executed, in the event that the Official Plan Amendment and Zoning By-law Amendment as recommended are approved. The agreement shall be consistent with the recommendations contained in this report.
4. In the event that Mississauga Official Plan (2011) comes into force and effect as it pertains to the subject lands, that Mississauga Official Plan (2011) be amended for these lands from "Mixed Use" to "Mixed Use – Special Site" consistent with the provisions outlined in Appendix S-3.
5. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
6. That the following correspondences be received:
  - (a) Email dated June 10, 2012 from Helen Shuttleworth, Resident
  - (b) Email and letter dated June 8, 2012 from Denise Baker, Townsend and Associates

File: OZ 08/009 W1

PDC-0040-2012

WHEREAS there are no buildings located along Cawthra Road that exceed four storeys in height;

AND WHEREAS the Mississauga Plan Section 3.2.3.2 identifies that the scale and massing should be priorities in assessing residential developments;

AND WHEREAS the Mississauga Plan Section 3.13.5.4 states that any consideration to heights in excess of four storeys will only be considered where it can be demonstrated that an appropriate transition in heights that respects the surrounding context will be achieved;

AND WHEREAS the Mississauga Plan Section 3.13.6.17 states that development proposals will demonstrate compatibility and integration with surrounding land uses by ensuring that an effective transition in built form is provided between areas of different development densities and scale;

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AND WHEREAS the Mississauga Plan Section 5.4.5 states that development will be required to have regard for the character of the Neighbourhood and provide appropriate transitions in height, built form and density to the surrounding lands;

AND WHEREAS the Mississauga Plan Section 5.3.5.6 states that development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale;

AND WHEREAS the Mississauga Plan Section 3.18.7.5 states that building and site designs will provide adequate outdoor amenity space to suit the needs of building users;

AND WHEREAS the Mississauga Plan Section 3.13.6.23 states that development should minimize the use of surface parking in favour of underground or aboveground structured parking;

AND WHEREAS there is currently no north-south public transit options available along Cawthra Road between Burnhamthorpe Road and Bloor St;

AND WHEREAS within the Mississauga Valleys Planning District, Residential High Density II lands are generally located in the vicinity of Hurontario Street, and there are no examples of Residential High Density II lands abutting low density residential development;

AND WHEREAS the proposed amendment cannot be supported as the density, scale and massing of the proposal is excessive for the given context;

AND WHEREAS the density being sought has led to constraints in the surface treatments of parking, outdoor amenity area, landscaping and buffers;

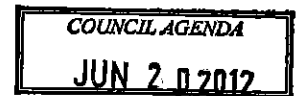
NOW THEREFORE LET IT BE RESOLVED THAT:

1. That the application to amend the Mississauga Plan from "Motor Vehicle Commercial" to "Residential High Density II – Special Site" to permit a 169 unit, 6 storey retirement dwelling with a 7<sup>th</sup> storey mechanical room and amenity area, be refused.
2. That the application to change the Zoning from "RM4" (Townhouse Dwellings) and "C5-3" (Motor Vehicle Commercial – Exception) to "RA2 Exception" to permit a 169 unit, 6 storey retirement dwelling with a 7<sup>th</sup> storey mechanical room and amenity area in accordance with the proposed zoning standards described in the Information Report, be refused.
3. That the Planning and Development Committee not endorse the Planning and Building Department recommended alternative proposal;

4. That the Mississauga Plan be amended from "Residential Medium Density I" and "Motor Vehicle Commercial" to "Residential High Density I – Special Site" to permit a retirement dwelling with a maximum height of 4 storeys.
5. That the Zoning be changed from "RM4" (Townhouse Dwellings) and "C5-3" (Motor Vehicle Commercial - Exception) to "RA1-Exception" (Apartment Dwellings - Exception) to permit a retirement dwelling with a maximum height of 4 storeys.
6. That City Council direct Legal Services to obtain an outside planning consultant, and that Legal Services and the outside planning consultant attend any Ontario Municipal Board proceedings which may take place in connection with the applications and in support of the recommendations outlined in this resolution.
6. That the following correspondences be received:
  - (a) Email dated June 10, 2012 from Leora Windrim, Resident
  - (b) Email dated June 11, 2012 from Brian Lehen and Iwona Obrzut, Residents
  - (c) Email dated June 11, 2012 from Mehraban Ahoorai, Resident
  - (d) Email dated June 11, 2012 from Anne Cherptak, Resident

File: OZ 10/008 W4

## REPORT 12 - 2012



TO: THE MAYOR & MEMBERS OF COUNCIL

General Committee of Council presents its twelfth Report of 2012 and recommends:

GC-0433-2012

That the request from Dr. Jamie Garvey for an exemption to the Animal Care and Control By-law 0098-04 to permit a billy goat at 3075 Kirwin Avenue be received and referred to staff for a report back to General Committee.

(Ward 7)

GC-0434-2012

That the deputation by Kristina Zietsma, Supervisor, Community Programs, Joanne Foote, Youth Plan Coordinator and Dana Wilson, Research Coordinator, Peel Children and Youth Initiative with respect to the Youth Friendly Community Application, be received.

GC-0435-2012

That a by-law be enacted to authorize the Commissioner of Community Services and the City Clerk to execute an agreement between the City of Mississauga and the Credit River Anglers Association covering management of the boat launch ramps at Lakefront Promenade Park and Credit Village Marina, in a form satisfactory to the City Solicitor.

(Ward 1)

GC-0436-2012

That the Corporate Report dated May 25, 2012 from the Commissioner of Community Services in response to the petition received by Council in late April in regards to the older adult rate for the Aquafitness program, be received for information.

GC-0437-2012

That the report titled "A Mississauga Casino – Potential Implications" dated June 5, 2012 from the Commissioner of Planning and Building, be received for information.

GC-0438-2012

That the City of Mississauga continue working with the Ministry of the Environment and other community stakeholders on an air zone pilot project within Oakville-Clarkson and appoint the Manager of Environment, Environmental Management Section, Community Services Department as the City's representative on the new Oakville-Clarkson Air Zone Management Advisory Committee.

(Wards 1 and 2)

GC-0439-2012

1. That the corporate report dated May 29, 2012 from the Commissioner of Transportation and Works with respect to an amendment to the Animal Care and Control By-law 0098-04, as amended be referred back to staff for further consultation.
2. That the correspondence dated June 10, 2012 from Ms. Nancy Azzopardi, Mr. Mario Bordin and Ms. Luciana Bordin regarding the issue of birdfeeders, be received for information.

## GC-0440-2012

That the necessary by-law be enacted to authorize the Commissioner of Transportation and Works to enter into a Memorandum of Understanding with the Region of Peel and the Ontario Cycling Association, in a form satisfactory to Legal Services, outlining the way in which the City and Region are working in cooperation to make CanBike cycling safety programs available in Mississauga, as outlined in the report dated May 28, 2012 to General Committee from the Commissioner of Transportation and Works.

## GC-0441-2012

1. That the Commissioner of Transportation and Works be authorized to notify Enersource Hydro Mississauga Services Inc. (EHMS) that the City will not renew the Streetlighting Services Agreement for an additional 5-year renewal term;
2. That the Commissioner of Transportation and Works be authorized to negotiate with EHMS the terms and conditions of a new 5-year renewal term for the provision of Streetlighting Services; and
3. That the new agreement negotiated with EHMS for the provision Streetlighting Services commencing January 1, 2014 be brought to General Committee for approval.

## GC-0442-2012

That the name **Smittys** be approved for use in the City of Mississauga, and be added to the City of Mississauga Approved Street Name Reserve List.

## GC-0443-2012

That the names **Inner Circle, Outer Circle, Middle Road, Five Minute Walk, Residence Road, Principals Road** and **The Collegeway** be approved as street names for the private roads within the University of Toronto Mississauga campus, located north of Dundas Street West and East of Mississauga Road.  
(Ward 8)

## GC-0444-2012

That the Corporate Report dated May 24, 2012 from the Commissioner of Transportation and Works with respect to a request for traffic control signals at the intersection on Erin Centre Boulevard and Churchill Meadows Boulevard be referred back to staff for more information and report back to General Committee.  
(Ward 10)

## GC-0445-2012

That the City of Mississauga assume the municipal works as constructed by the developer under the terms of the Servicing Agreement for City File "B" 034 TO 036/06, *Grossi Group (Mississauga) Developments Inc.*, (lands located North of Lamplight Way, West of Second Line West, East of Early Settler Row and South of Old Derry Road) and that the Letter of Credit in the amount of \$61,073.00 be returned to the developer.  
(Ward 11)



## GC-0446-2012

That the Development Agreement for Plan T-11005 located south of Thomas Street, east of Tenth Line West, indicate that a Road Component of the Other Services Development Charge Credit in the amount of \$75,400.00 be afforded to Argo Park Developments Corp. for their cost associated with the sidewalk construction on the east side of Tenth Line West across the frontage of this plan.

(Ward 10)

## GC-0447-2012

1. That PN 12-334, Parkland Over-Dedication Compensation - EMDC, be established with a gross and net budget of \$3,200,000 in order to compensate the developer for the over-dedication of parkland in the Churchill Meadows Planning District resulting in accordance with the Parkland Conveyance Agreement dated July 15, 2006, and that funds of \$3,200,000 be allocated from the Cash-in-Lieu of Parkland Dedication Reserve Fund (Account 32121) into the Parkland Over-Dedication Compensation-EMDC project (PN 12-334).

2. That all necessary by-laws be enacted.

(Wards 10 and 11)

## GC-0448-2012

That the following naming request be considered for the period of 30 days:

Park 493 in Ward 11 be named "Horseshoe Park".

(Ward 11)

## GC-0449-2012

That the memorandum dated May 25, 2012 from the Commissioner of Transportation and Works providing a status update on the permanent closure of City Centre Drive, be received for information.

(MCSEC-0020-2012)

## GC-0450-2012

That the final Mississauga Celebration Square 2012 Event schedule, be received for information.

(MCSEC-0021-2012)

## GC-0451-2012

1. That the PowerPoint presentation, dated June 5, 2012 and entitled "Peel Region Urban Forest Strategy," by Meaghan Eastwood, Terrestrial Ecologist, Research and Development Section, Ecology Division, Toronto and Region Conservation Authority, to the Environmental Advisory Committee on June 5, 2012 be received; and

2. That the Environmental Advisory Committee endorses the Peel Region Urban Forest Strategy, allowing for the implementation of the actions outlined in the strategy, in support of developing urban forest targets for the Region of Peel.

(EAC-0027-2012)

GC-0452-2012

That the email message dated June 1, 2012 from Lucas Krist, Peel Environmental Youth Alliance and Environmental Advisory Committee Member, with respect to Mr. Krist's comments regarding the Environmental Advisory Committee's June 5, 2012 agenda be received. (EAC-0028-2012)

GC-0453-2012

That the PowerPoint presentation dated June 5, 2012 and entitled "Credit River Parks Strategy," by Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning, Park Planning Section, and Mark Schollen, Schollen & Company Inc. Landscape Architects and Ecological Restoration Consultants, to the Environmental Advisory Committee on June 5, 2012 be received. (EAC-0029-2012)

GC-0454-2012

1. That the PowerPoint presentation, dated June 5, 2012 and entitled "Let Your Green Show Awareness Campaign," by Brenda Osborne, Manager, Environment, to the Environmental Advisory Committee on June 5, 2012 be received;
2. That the Environmental Advisory Committee endorses the new Living Green Master Plan awareness campaign outlined in the report dated May 18, 2012, from the Commissioner of Community Services, titled Let Your Green Show Awareness Campaign; and
3. That the Environmental Advisory Committee members help champion implementation of the awareness campaign by encouraging residents to help turn Mississauga green and their neighbourhood to win the Greenest Ward Award. (EAC-0030-2012)

GC-0455-2012

That the report dated May 11, 2012, from the Commissioner of Community Services, titled Mississauga Urban Design Awards Environmental Sustainability Judging Criteria, be received. (EAC-0031-2012)

GC-0456-2012

That the Memorandum dated May 7, 2012 from John Calvert, Director, Policy Planning Division, Planning and Building Department, with respect to the Natural Areas Survey 2011 update be received. (EAC-0032-2012)

GC-0457-2012

That the Memorandum dated May 17, 2012 from Brenda Osborne, Manager, Environment, with respect to social media opportunity – Clean Air Partnership blog be received. (EAC-0033-2012)

GC-0458-2012

That the Memorandum dated May 17, 2012 from Brenda Osborne, Manager, Environment, with respect to October 2012 off-site options be received. (EAC-0034-2012)

GC-0459-2012

That the email message dated May 22, 2012 from Councillor Pat Mullin, Ward 2, with respect to the Toronto District School Board's green solar energy arrangement with AMP Solar Limited Partnership be received.

(EAC-0035-2012)

GC-0460-2012

That the chart from Environmental Management staff with respect to upcoming agenda items and Environmental Advisory Committee (EAC) role be received.

(EAC-0036-2012)

GC-0461-2012

That the Environmental Advisory Committee supports the appointment of Brenda Osborne, Manager, Environment, to the Oakville-Clarkson Air Zone Management Advisory Committee.

(EAC-0037-2012)

GC-0462-2012

That the chart dated June 5, 2012 from Julie Lavertu, Legislative Coordinator, Environmental Advisory Committee, with respect to the status of outstanding issues from the Environmental Advisory Committee (EAC) be received.

(EAC-0038-2012)

GC-0463-2012

1. That the report from the Commissioner, Transportation and Works Department, dated May 22, 2012 titled "Enforcement of Shark Fin By-law 268-11, as amended" be received for information.
2. That Compliance and Licensing Enforcement staff enforce Shark Fin By-law 268-11, as amended (the By-law), on a reactive basis to complaints received in the manner set out in the Enforcement Action Plan outlined in the report from the Commissioner, Transportation and Works Department, dated May 22, 2012 titled "Enforcement of Shark Fin By-law 268-11, as amended".

(SFC-0007-2012)

GC-0464-2012

That the letter dated March 29, 2012, from the City of Stratford endorses the City of Mississauga resolution encouraging a ban on the importation of shark fin foodstuff, be received for information.

(SFC-0008-2012)

GC-0465-2012

That the email dated April 24, 2012, from the Federation of Canadian Municipalities on the Amendments to the Fisheries Act, be received for information.

(SFC-0009-2012)

GC-0466-2012

That Enforcement Division staff report to Council on the enforcement of the Shark Fin By-law 0268-2011 after a year of enforcement of the By-law.

(SFC-0010-2012)

GC-0467-2012

That the Shark Finning Committee of Council be disbanded, as the Committee has met its mandate.

(SFC-0011-2012)

GC-0468-2012

That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute a Memorandum of Agreement or such other agreement as may be deemed appropriate by the City Solicitor, including all documents ancillary thereto, and amending agreements as may be required, between Avion Motel Limited and the Corporation of the City of Mississauga, for the purpose of creating a driveway on a portion of the City owned land at 6375 Airport Road and upon completion, granting an easement in favour of the adjoining property, municipally known as 6355 Airport Road, owned by Avion Motel Limited for vehicular access on the said driveway. All agreements shall be in a form and content satisfactory to the City Solicitor.

(Ward 5)

GC-0469-2012

1. That a bylaw be enacted to authorize the Commissioner of Community Services and the City Clerk to enter into the Mississauga Spectator Arena Complex Management Extension and amending Agreement with SMG Canada ULC, in a form satisfactory to Legal Services, for the operation of the Hershey Spectator Arena Complex for a period of one year, with an expiry date of June 30, 2013, as outlined in the Corporate Report dated May 30, 2012.
2. Staff prepare and issue a *Request for Proposal*, in a form satisfactory to Material Management and Legal Services, for the operation and management of the Hershey Centre and the Hershey Sport Complex, to commence July 1, 2013, for a term to be determined.

(Ward 5)

GC-0470-2012

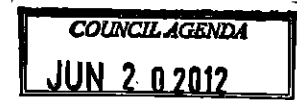
That the update on the status of Fire negotiations be received.

GC-0471-2012

That the educational session on the Hiring Retired City of Mississauga Employees Policy, be received for information.

Information Report - Official Plan  
Amendment and Rezoning Applications -  
To permit a dental office in a residential  
dwelling, with one resident dentist, one non-  
resident dentist and a maximum of three  
employees; 5306 Creditview Road, West  
side of Creditview Road, south of Carolyn  
Road, **Bill 51**

File: OZ 11/011 W6



- 1 -

June 11, 2012

This is an extract of the Planning and Development Committee meeting held on June 11, 2012.

2. PUBLIC MEETING

Information Report - Official Plan Amendment and Rezoning Applications -  
To permit a dental office in a residential dwelling, with one resident dentist, one  
non-resident dentist and a maximum of three employees; 5306 Creditview Road,  
West side of Creditview Road, south of Carolyn Road  
Owner: Navin and Vandana Ratra  
Applicant: Weston Consulting Group Inc. **Bill 51** (Ward 6)  
File: OZ 11/011 W6

Councillor George Carlson called this public meeting to order at 7:04 p.m.

Allan Young, Weston Consulting made a deputation with respect to the application noting that the property owner wished to expand the dental clinic currently operating on the premises to include a second dentist's chair, and room for a total of three staff. He further noted that adding a second storey to the existing building was proposed, that the existing driveway would be removed and that landscaping would be increased. Mr. Young also stipulated for the Planning and Development Committee that the number of parking spaces would be in compliance with municipal parking standards. He then spoke to the City's stipulation that lands at the rear of the property be dedicated to the City and requested that an easement be considered instead. Madam Mayor spoke to the matter and suggested that an encroachment agreement be considered which would allow the property owners to continue using the land. Marilyn Ball, Director, Development and Design, Planning and Building Department noted that an encroachment agreement could be considered.

Olga Juric identifying herself as a neighbour to the north of the subject lands addressed the Planning and Development Committee and noted her objection to the layout of the proposed parking lot. She explained that the proposed parking lot would abut her property and expressed concern with respect to a loss of privacy. Ms. Juric requested that the staff and applicant look at re-arranging the layout of the parking lot. Jonathan Famme, Planner, Planning and Building Department, stipulated that an aisle was required and therefore re-arranging the parking lot would require demolition which was not preferable to the applicant.

Information Report - Official Plan  
Amendment and Rezoning Applications -  
To permit a dental office in a residential  
dwelling, with one resident dentist, one non-  
resident dentist and a maximum of three  
employees; 5306 Creditview Road, West  
side of Creditview Road, south of Carolyn  
Road, **Bill 51**

File: OZ 11/011 W6

- 2 -

June 11, 2012

Councillor Ron Starr noted that the Planning and Development Committee had received many letters in support of the application and that noted that the proposal was compatible with the neighbourhood adding that an encroachment agreement could be considered.

Vandana Ratra, 5306 Creditview Road, addressed the Planning and Development Committee and noted that the business was being expanded to include a second dentist in anticipation of her son graduating as a dentist and joining the practice.

Councillor Ron Starr moved the following motion which was voted on and carried:

PDC-0038-2012

1. That the Report dated May 22, 2012, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential – Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site" and "Greenbelt", as amended, and to change the Zoning from "R3" (Detached Dwelling) to "R3 – Exception" (Detached Dwelling) and "G1" (Greenbelt), to permit a dental office in a residential dwelling, with one resident dentist, one non-resident dentist and a maximum of three employees under file OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, be received for information and, notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.
2. That the following correspondences be received:
  - (a) Letters dated May 30, 2012 from Michael Iacovou, Resident
  - (b) Letter, un-dated from Tung Dai Tran, Resident
  - (c) Email and letter dated June 7, 2012 from Kevin Saldanha, Resident
  - (d) Letter dated June 6, 2012 from Hung Giang, Resident
  - (e) Letter dated June 7, 2012 from Britt Bretteher, Resident
  - (f) Letter dated May 30, 2012 from Jose Olea, Resident

Information Report - Official Plan  
Amendment and Rezoning Applications -  
To permit a dental office in a residential  
dwelling, with one resident dentist, one non-  
resident dentist and a maximum of three  
employees; 5306 Creditview Road, West  
side of Creditview Road, south of Carolyn  
Road. **Bill 51**

File: OZ 11/011 W6

- 3 -

June 11, 2012

- (g) Letter dated May 30, 2012 from Abdul Masri, Resident
- (h) Letter dated May 30, 2012 from Fisun Shevket, Resident
- (i) Letter, un-dated from Dr. The Huy Nguyen, Resident
- (j) Letter, un-dated from Usha Mahau, Resident
- (k) Letter, un-dated, from James C. Mephram and Helen J. Mephram, Residents
- (l) Letter, un-dated, from Mir Alam, Resident
- (m) Letter, un-dated from Diethard Boeticher, Resident
- (n) Letter dated June 6, 2012 from Bickram Ramlakhan, Resident

APPROVED - (Councillor R. Starr)

File: OZ 11/0011 W6

This public meeting closed at 7:21 p.m.

Official Plan Amendment and Rezoning Applications - To permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway Owner: 675553 Ontario Inc. (Viewmark Homes) and the City of Mississauga, Bill 51 (Ward 7)  
File: OZ 07/022 W7



- 1 -

June 11, 2012

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This is an extract of the Planning and Development Committee meeting held on June 11, 2012.

4. PUBLIC MEETING AND SUPPLEMENTARY REPORT

Official Plan Amendment and Rezoning Applications

To permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development

90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway

Owner: 675553 Ontario Inc. (Viewmark Homes) and the City of Mississauga

Applicant: Jim Lethbridge, Lethbridge Lawson Inc., **Bill 51** (Ward 7)

File: OZ 07/022 W7

Councillor George Carlson called the public meeting to order at 8:04 p.m.

No members of the public wished to address the Planning and Development Committee with respect to the application and the committee did not require a staff presentation.

Councillor Nando Iannicca detailed the characteristics and history of the subject lands noting his support for the proposal.

Councillor Nando Iannicca moved the following motion which was voted on and carried:

PDC-0040-2012

That the Report dated May 22, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 07/022 W7, 675553 Ontario Inc. (Viewmark Homes), 90, 100 and 110 Dundas Street West, south side of Dundas Street West, east side of Confederation Parkway, be adopted in accordance with the following:



Official Plan Amendment and Rezoning Applications - To permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway Owner: 675553 Ontario Inc. (Viewmark Homes) and the City of Mississauga, Bill 51 (Ward 7)  
File: OZ 07/022 W7

- 2 -

June 11, 2012

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1. That the application to amend Mississauga Plan from "Mainstreet Retail Commercial – Special Site 12" to "Mainstreet Retail Commercial – Special Site", "Residential Medium Density II – Special Site" and "Residential High Density I – Special Site", to permit 117 townhouse dwellings and 23 mainstreet retail commercial live/work units and to identify a block for future Residential High Density development, be approved.
2. That the application to change the Zoning from "C4-8" (Mainstreet Retail Commercial) to "H-C4-Exception" (Mainstreet Retail Commercial), "H-RM6-Exception" (Townhouses on a CEC-Private Road) and "D" (Development) to permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development in accordance with the proposed standards described in this report, be approved subject to the following conditions:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;
  - (b) That satisfactory arrangements be made with the applicant regarding the acquisition of 110 Dundas Street for incorporation into the development plan.
3. That the "H" Holding provision is to be removed from the whole or any part of the lands zoned "H-C4-Exception" (Mainstreet Retail Commercial) and/or "H-RM6-Exception" (Townhouses on a CEC-Private Road), by further amendment, upon satisfaction of the following requirements:

Official Plan Amendment and Rezoning Applications - To permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway Owner: 675553 Ontario Inc. (Viewmark Homes) and the City of Mississauga, **Bill 51** (Ward 7)  
File: OZ 07/022 W7

- 3 -

June 11, 2012

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- (a) delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the installation or placement of all required municipal boulevard works, including the provision of required securities, the implementation of requirements/conditions prior to Site Plan approval, warning clauses, phasing and development provisions and such other provisions the City may require in relation to the proposed development;
- (b) Submission of a Functional Servicing Report and waste collection facility design to the satisfaction of the City of Mississauga and the Region of Peel;
- (c) Submission of satisfactory Grading and Servicing drawings, including appropriate cross-sections to clearly demonstrate the feasibility of grading to city standards and specifications;
- (d) Submission of original Environmental Site Assessments, Record of Site Condition and Letter of Reliance for final review and approval, and the completion of any recommended remediation undertakings;
- (e) Submission of a satisfactory Streetscape Plan for the Dundas Street West and Confederation Parkway frontages of the site, including municipal services, street tree plantings and other landscape features, supported by an underground composite Utility Plan based on the physical locates of all existing utilities/services within the municipal boulevard;
- (f) Enter into the appropriate agreements with the City of Mississauga and the Region of Peel and establish the necessary reciprocal easements for any shared services and facilities associated with the future condominium development;

Official Plan Amendment and Rezoning Applications - To permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway Owner: 675553 Ontario Inc. (Viewmark Homes) and the City of Mississauga, Bill 51 (Ward 7)  
File: OZ 07/022 W7

- 4 -

June 11, 2012

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- (g) Gratuitous dedication to the City of Mississauga of right-of-way widenings along the south side of Dundas Street West, the east side of Confederation Parkway, and the north side of King Street West;
  - (h) The provision of securities to the satisfaction of the City of Mississauga to guarantee the installation of air conditioning units and special acoustical building measures in accordance with the approved Noise Report;
  - (i) The provision of all required public easements to the City of Mississauga for vehicular, pedestrian, cycling and servicing, including the provision of related securities, fees and provisions;
  - (j) The City of Mississauga shall be advised by the School Boards that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for the subject development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 36 months of the Council decision.
  5. That City Council direct Legal Services and representatives from the appropriate City Departments to attend any Ontario Municipal Board proceedings which may take place in connection with these applications, in support of the recommendations outlined in the report dated May 22, 2012.
  6. That City Council provide the Planning and Building Department with the authority to instruct Legal Services staff on any modifications deemed necessary, where required, through the Ontario Municipal Board Hearing process.

Official Plan Amendment and Rezoning Applications - To permit 117 townhouse dwellings, 23 mainstreet retail commercial live/work units and to identify a block for future development 90, 100 and 110 Dundas Street West, South side of Dundas Street West, east side of Confederation Parkway Owner: 675553 Ontario Inc. (Viewmark Homes) and the City of Mississauga, **Bill 51** (Ward 7)  
File: OZ 07/022 W7

- 5 -

June 11, 2012

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APPROVED – (Councillor N. Iannicca)  
File: OZ 07/022 W7

This public meeting closed at approximately 8:14 p.m.

**Crystal Greer**

**From:** Chris Mackie  
**Sent:** 2012/06/10 3:16 PM  
**To:** Hazel McCallion; Pat Mullin; Chris Fonseca; Frank Dale; Bonnie Crombie; Ron Starr; Nando Iannicca; Pat Saito; Sue McFadden; George Carlson; Jim Tovey; Katie Mahoney  
**Cc:** Paul Mitcham; Crystal Greer  
**Subject:** Proposed Amendments to the Tree By-Law



Mayor & Council  
 City of Mississauga

Madam Mayor & Councillors:

I am writing on behalf of the executive of the Cranberry Cove Port Credit Ratepayers' Association to express support for the proposed amendments to the current Tree By-Law.

Our association represents a small community on the west side of Port Credit south of Lakeshore Road which has traditionally enjoyed a heavy tree canopy. In recent years a number of large trees have been removed due to infill development or the wishes of a few property owners. We consider it important that the existing tree canopy be preserved and where feasible, enhanced.

We support the proposed amendments to the Tree By-Law with the exception of the provision that a property owner be required to plant a new tree for every 15 cm. of tree diameter removed. In the case of a large mature tree, this could require the owner to replant five or six new trees. Most of our residents do not have that space on their property and the cost to have the City plant those trees elsewhere is prohibitive. We support a policy of a one for one replacement, regardless of the size of the tree removed larger than 30 cm.

Thank you for considering our proposal.

Sincerely,  
 Chris Mackie  
 President, Cranberry Cove Port Credit Ratepayers' Association

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input type="checkbox"/> Planning & Building <input checked="" type="checkbox"/> Transportation & Works	For <input checked="" type="checkbox"/> Appropriate Action <input type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report

Leader of the Government  
in the House of Commons



Leader du gouvernement  
à la Chambre des communes

I-2  
COUNCIL AGENDA  
JUN 20 2012

Ottawa, Canada K1A 0A6

JUN 07 2012

Her Worship Hazel McCallion  
Mayor of the City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

RECEIVED

REGISTRY No.

DATE JUN 11 2012

FILE No.

MAYORS OFFICE

Dear Mayor McCallion:

Thank you for your correspondence to the Prime Minister about federal elections candidates' eligibility requirements, which was forwarded to me for reply. As Leader of the Government in the House of Commons and Minister responsible for the *Canada Elections Act*, I always appreciate hearing from Canadians.

The right to vote in a federal or provincial election, as well as the right to be qualified as a candidate in such an election, are guaranteed to every citizen of Canada by section 3 of the *Canadian Charter of Rights and Freedoms*. In accordance with section 1 of the *Charter*, these rights may only be subject to reasonable limits prescribed by law that may be demonstrably justified in a free and democratic society.

Section 65 of the *Canada Elections Act* restricts the ability of persons whose status or functions are incompatible with the status of candidate in a federal election to become such a candidate. Members of a provincial legislature are not able to be candidates for federal office. To do so, they must resign. However, no such restriction applies to members of municipal councils. As such, they can be candidates for federal office.

The participation of Canadians in federal elections – including by becoming candidates – is of the utmost importance for the health of our democracy. Restricting the right of members of municipal councils to run for federal office would deprive the House of Commons of a number of high quality potential candidates. For that reason, our Government believes that the current *Canada Elections Act's* eligibility requirements should be maintained.

However, you may wish to discuss this matter further with the Minister of Municipal Affairs and Housing of Ontario, the Honourable Kathleen Wynne, who is also Minister responsible for the *Municipal Act, 2001*, which contains eligibility requirements to hold office as member of a municipal council.

Canada

I-2(a)

With regard to Ontario's *Election Act, 1990*, may I suggest that you direct your request to the Honourable John Gerretsen, Attorney General of Ontario and Minister responsible for Ontario's provincial *Election Act*.

Sincerely,



The Honourable Peter Van Loan, P.C., M.P.  
Leader of the Government in the House of Commons

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services <input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	For <input type="checkbox"/> Appropriate Action <input checked="" type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report

I-2(b)



OFFICE OF THE MAYOR

December 22, 2011

The Right Honourable Stephen Harper  
Prime Minister of Canada  
80 Wellington Street  
Ottawa, Ontario  
K1A 0A2

Dear Mr. Prime Minister:

Re: Amendment to the Elections Act, 1990

The Council of the Corporation of the City of Mississauga at its meeting on December 14, 2011, adopted the enclosed Resolution 0291-2011 with respect to implementing legislative amendments to require municipal Councillors who seek federal or provincial office to resign from office.

The *Municipal Elections Act*, 1996 subsection 29 (1.1) requires that a Member of Legislative Assembly of Ontario or the Senate or the House of Commons of Canada to resign their seat by the close of nominations for the municipal election, otherwise the clerk must reject the nomination. However, the *Elections Act, 1990* has no legislative requirement that the municipal councillor(s) who seek federal office, resign.

On behalf of the members of Council, I request that you consider amending the legislative requirements to require municipal councillors who seek federal office resign from office in a like manner to the requirements of subsection 29 (1.1) of the *Municipal Elections Act*, 1996.

Sincerely,

HAZEL McCALLION, C.M., LL.D.  
MAYOR





I-2(c)

**cc: Marc Mayrand, Chief Electoral Officer  
Mississauga MPs  
Federation of Canadian Municipalities (FCM)  
Members of Council  
Karren Wallace, Municipal Services Office, Ministry of Municipal Affairs and  
Housing, Central Region**

**Enc.**

Attorney General  
McMurtry-Scott Building  
720 Bay Street  
11th Floor  
Toronto ON M7A 2S9  
Tel: 416-326-4000  
Fax: 416-326-4016

Procureur général  
Édifice McMurtry-Scott  
720, rue Bay  
11<sup>e</sup> étage  
Toronto ON M7A 2S9  
Tél.: 416-326-4000  
Télééc.: 416-326-4016



I-20d)

Our Reference #: M12-00841

March 2, 2012

Her Worship Hazel McCallion  
Mayor  
City of Mississauga  
300 City Centre Drive, 3<sup>rd</sup> Floor  
Mississauga, ON  
L5B 3C1

Dear Mayor McCallion:

Thank you for your letter concerning the resolution by Mississauga's Council, proposing that current legislation be amended to ensure that municipal councillors running for provincial or federal office resign before their nominations take effect.

Council's resolution raises an interesting point of election policy. As you know, the provincial government can make rules that concern running for provincial office. However, the federal government would have to deal with any rule for becoming a candidate for Parliament.

I appreciate your letting me know the views of your Council, and I will ensure ministry staff review the resolution.

Thank you again for writing.

Sincerely,

A handwritten signature in black ink, appearing to be "John Gerretsen".

John Gerretsen  
Attorney General

**RECEIVED**

REGISTRY No. 1028

DATE MAR 13 2012

FILE No. 11/227

**MAYORS OFFICE**

I-2(d)



RESOLUTION 0291-2011  
adopted by the Council of  
The Corporation of the City of Mississauga  
at its meeting on December 14, 2011

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0291-2011 Moved by: Ron Starr

Seconded by: Chris Fonseca

And Whereas the *Municipal Elections Act, 1996* and Regulations enacted under that legislation and the *Municipal Act, 2001* determines who can run for local office;

And Whereas the Province of Ontario's *Municipal Elections Act*, subsection 29 (1.1) of the Act requires a Member of the Legislative Assembly of Ontario or the Senate or House of Commons of Canada to resign their seat by the close of nominations for the municipal election, otherwise the clerk must reject their nomination;

And Whereas there is no legislative requirement for municipal councillors who wish to seek federal or provincial office to resign;

And Whereas when councillors seek federal or provincial office concerns arise about the ability for them to use their municipal office as an election platform and also about how effective they can be as a councillor when they are busy campaigning, and if elected the municipality is then faced with the prospect of an expensive by-election;

Therefore Be It Resolved:

That the Provincial government and Federal government be requested to implement legislative amendments to require municipal councillors who wish to seek federal or provincial office to resign from office in a like manner to the requirements of subsection 29 (1.1) of the *Municipal Elections Act, 1996*.



FEDERATION OF CANADIAN MUNICIPALITIES  
 FÉDÉRATION CANADIENNE DES MUNICIPALITÉS

I-3

COUNCIL AGENDA  
 JUN 20 2012

President  
 Président

Berry Vrbanovic  
 Councillor,  
 City of Kitchener, ON

May 29, 2012

First Vice-President  
 Première vice-présidente

Karen Leibovici  
 Councillor,  
 City of Edmonton, AB

Her Worship Mayor Hazel McCallion and Members of Council  
 City of Mississauga  
 300 City Centre Drive  
 Mississauga, ON  
 L5B 3C1

Second Vice-President  
 Deuxième vice-président

Claude Dauphin  
 Maire,  
 arrondissement de Lachine,  
 Ville de Montréal, QC

Project Title: Mississauga Environmental Master Plan  
 Application Number: GMF 10199

Third Vice-President  
 Troisième vice-président

Brad Woodside  
 Mayor,  
 City of Fredericton, NB

Dear Mayor McCallion and Members of Council:

We would like to inform you that a payment was made from FCM to the City of Mississauga in the amount of \$49,426.63. This amount constitutes payment for the third and final contribution in regard to the Green Municipal Fund Study Grant Agreement for the project mentioned above.

Past President  
 Président sortant

Hans Cunningham  
 Director,  
 Regional District of  
 Central Kootenay, BC

The FCM is grateful to the City of Mississauga for its initiative and its partnership with the Green Municipal Fund.

Chief Executive Officer  
 Chef de la direction

Brock Carlton  
 Ottawa, ON

Yours sincerely,

Brock Carlton  
 Chief Executive Officer

BC:vl

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services	For <input type="checkbox"/> Appropriate Action <input checked="" type="checkbox"/> Information <input type="checkbox"/> Reply <input type="checkbox"/> Report
<input type="checkbox"/> Corporate Services	
<input type="checkbox"/> Planning & Building	
<input type="checkbox"/> Transportation & Works	

RECEIVED

REGISTRY No.

DATE JUN 13 2012

FILE No.

MAYORS OFFICE

10, rue Rideau Street,  
 Ottawa, Ontario

Mailing address/  
 Adresse postale

24, rue Clarence Street,  
 Ottawa, Ontario K1N 5P3

T. 613-241-5221  
 F. 613-244-1515

www.fcm.ca



Please be informed of a proposed development in your neighbourhood



I-4

This is to inform you that the landowner at 0 Webb Drive, south side of Webb Drive, west of Kariya Drive and east of Duke of York Blvd. has applied to the City to permit an 18 storey residential building consisting of 307 apartment dwelling units with a six-storey podium, and three townhouse blocks consisting of 22 three-storey townhouse dwellings. Below is a short description of the applications. The City will be processing the applications as required by the Provincial Planning Act and we would welcome any comments you may have.

**COUNCIL AGENDA**  
**JUN 20 2012**

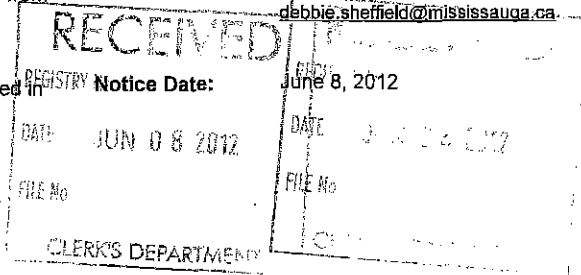
**Proposal:** File: OZ 12/007 W7

**Applicant:** MMM Group Limited

**Owner:** Baif Developments Limited

**More Information:** Debbie Sheffield, Project Coordinator, Planning & Building Department at 905-615-3200 Ext. 3927 or by e-mail at [debbie.sheffield@mississauga.ca](mailto:debbie.sheffield@mississauga.ca).

- This proposal will require an amendment to the Mississauga Plan Policies for the Fairview District from "Residential – High Density I" to "Residential High Density II – Special Site";
- An amendment to the 2011 Mississauga Official Plan (under appeal), which designates the subject property "Residential High Density", will be required to implement the current proposal;
- To change the zoning for the subject lands from "D" (Development) to "RA5 - Exception" (Apartment Dwellings);



The following studies/information were submitted in support of the applications:

- Survey, Concept Plan and Context Map
- Building Elevations
- Planning Justification Report
- Urban Design Study
- Sun Shadow Study
- Pedestrian Wind Conditions – Letter of Opinion
- Phase One Environmental Site Assessment
- Traffic Impact Study
- Functional Servicing Report
- Stormwater Management Report
- Noise and Vibration Impact Study
- Draft Official Plan Amendment and Zoning By-law

**Planning Act Requirements:**

The *Planning Act* requires that all complete applications be processed.

The above-noted application is now being circulated to City Departments and Public Agents for technical review.

Once this has been completed, a report summarizing the development and the comments received will be prepared by staff and presented at a Public Meeting.

Notice of the Public Meeting will be given in accordance with the *Planning Act* requirements.

  
Marilyn Ball, Director  
Development and Design Division  
Planning and Building Department

A recommendation on the application will not be presented until after the Public Meeting and all technical comments have been received.

Please contact Mississauga City Council, c/o Diana Haas, Office of the City Clerk, in writing by mail at 300 City Centre Drive, Mississauga ON L5B 3C1 or by e-mail at [diana.haas@mississauga.ca](mailto:diana.haas@mississauga.ca) if:

- you would like to forward your views on the proposed development. Written submissions will become part of the public record; or
- you wish to be notified of any upcoming meetings.

**More Information:**

Contact the person responsible for the file (noted above) for further details on the actual proposal.

The public may view planning documents and background material at the Planning and Building Department, 3<sup>rd</sup> floor, Mississauga Civic Centre between 8:30 a.m. and 4:30 p.m., Monday through Friday.

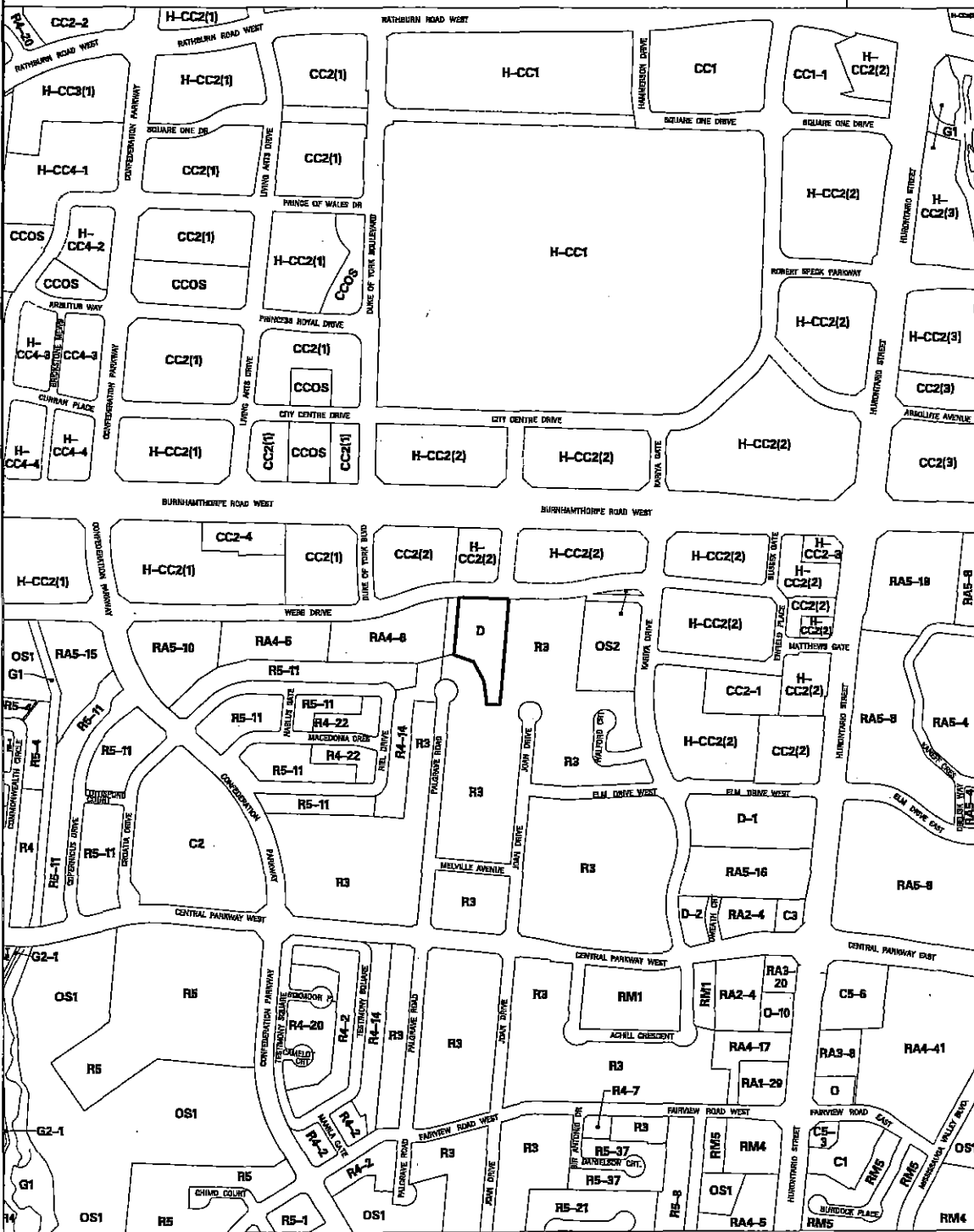
For residential applications, information regarding education and school accommodation is available from the Peel District School Board at 905-890-1099 or the Dufferin-Peel Catholic District School Board at 905-890-1221.

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Resolution / By-Law
<input type="checkbox"/> Community Services <input type="checkbox"/> Corporate Services	For <input type="checkbox"/> Appropriate Action <input type="checkbox"/> Information
<input type="checkbox"/> Planning & Building <input type="checkbox"/> Transportation & Works	<input type="checkbox"/> Reply <input type="checkbox"/> Report

I-4(a)

GENERAL CONTEXT MAP

OZ 12/007 W7



Map of the City of Sydney, New South Wales, showing the proposed zoning for the area shown on the map. The map is based on the information provided in the application and is not intended to be used for any other purpose.

Chris Fonseca M-1

June 13, 2012



WHEREAS, the Building Canada Plan and a number of important federal-provincial transfer agreements vital to Canada's cities and communities, will expire in March 2014;

AND WHEREAS, federal investments over the last few years have helped to slow the decline of our cities and communities, and the Government of Canada has committed to develop a new long-term plan for municipal infrastructure funding in consultation with municipal and provincial/territorial governments;

AND WHEREAS, a seamless transition from the Building Canada Plan to a new long term plan is necessary to ensure that municipalities can continue planning their capital spending effectively;

AND WHEREAS, the Federation of Canadian Municipalities (FCM) has launched a campaign to ensure the new plan reflects municipal priorities across the country and asks its member municipalities to pass a Council resolution supporting the campaign;

AND WHEREAS, the City of Mississauga has been at the forefront of raising awareness of the issue of the growing infrastructure deficit and the need for sustainable infrastructure funding to keep municipalities and the economy strong;

AND WHEREAS, the City of Mississauga owns \$8 billion in assets which will require additional funding to maintain a state of good repair as a result of aging;

AND WHEREAS, municipalities across Canada appreciate the leadership and financial support of the federal government through the Infrastructure Stimulus Fund (ISF) program and the federal Gas Tax Fund;

AND WHEREAS, the City of Mississauga has unfunded infrastructure needs that can only be met through the kind of long-term planning and investment made possible by a national plan;

NOW THEREFORE BE IT RESOLVED that Mississauga City Council endorses the FCM campaign and urges the Minister of Transport, Infrastructure and Communities to work with FCM to ensure the new long-term infrastructure plan meets the core infrastructure needs of cities and communities;

AND FURTHER THAT the Mississauga City Council urges the Minister of Transport, Infrastructure and Communities to ensure that the new long-term plan is fully in place when existing programs expire in 2014;

AND FURTHER THAT a copy of this resolution shall be sent to the Minister of Transport, Infrastructure and Communities, to the Province of Ontario's Minister of Municipal Affairs and Housing and the Minister of Infrastructure, to our local MPs and MPPs, to the Federation of Canadian Municipalities and to the Association of Municipalities of Ontario.