



AGENDA

SESSION 20

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA
(www.mississauga.ca)

WEDNESDAY, NOVEMBER 28, 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

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) November 14, 2012

4. **APPROVAL OF AGENDA**

5. **PRESENTATIONS**

- (a) Queens Diamond Jubilee Medal

Mayor McCallion and Councillor Crombie will present the Queens Diamond Jubilee Medals.

- (b) Let Your Green Show – Greenest Ward Award

Brenda Osborne, Manager of Environmental Management and Simone Banz, Planning Manager, Integrated Planning Division, Region of Peel will provide an overview of the Let Your Green Show.ca campaign and will present the Greenest Ward Award for the campaign's first phase, Grow Local / Eat Local and Mayor McCallion will present the award.

6. **DEPUTATIONS**

- (a) Tax Adjustments

There may be persons in attendance who wish to address Council re: Tax Adjustments pursuant to Sections 359.1 of the *Municipal Act*.

Corporate Report R-1

- (b) Living Arts Centre – Annual Business Plan and Budget

Chuck Ealey, Chair, Lovleen Bassan, Vice Chair LAC Board Ron Lenyk, Chief Executive Officer, will present the Living Arts Centre Annual Business Plan and Budget.

(c) Watershed Update – Conservation Halton

Ken Phillips, CAO and John Vice, Chair of Conservation Halton will provide an update on the Watershed – Conservation Halton.

(d) 2012 Skate Canada International

John Solarski, Coordinator of Local Promotion and Outreach will provide details of the 2012 Skate Canada International Competition.

(e) Sheridan Public Safety Volunteer Internship Program

Sheshand Singh, Public Safety Volunteer Coordinator at Sheridan Institute of Technology and Advanced Learning School of Community and Liberal Arts will speak to the Public Safety Volunteer Internship Program.

(f) Family Education Centre

Kaya Daley and Dalveen Padda will speak having a youth centre in Malton.

(g) Mississauga Cycling Advisory Committee (MCAC)

Jeff Wachman, Chair of Mississauga Cycling Advisory Committee will present their annual report.

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 November 12, 2012, from the Commissioner of Corporate Services and Treasurer re: **Tax Adjustments Pursuant to Section 359.1.**

Recommendation

That the 2012 prior annualized adjusted taxes outlined in Appendix 1, attached to the report dated November 14, 2012 from the Commissioner of Corporate Services & Treasurer pursuant to Section 359.1 of the *Municipal Act*, be adopted, and the 2012 final taxes for the properties be recalculated accordingly.

Motion

- R-2 Report dated November 9 2012, from the Commissioner of Corporate Services and Treasurer re: **Apportionment of Taxes.**

Recommendation

That the recommended apportionment of taxes and payments set out in Appendix 1 of the report dated November 9, 2012 from the Commissioner of Corporate Services & Treasurer be approved.

Motion

- R-3 Report dated November 14, 2012, from the Commissioner of Corporate Services and Treasurer re: **Tax Adjustment - 1649 Springwell Avenue Roll # 2105 02 0 039 04500.**

Recommendation

That the report dated November 14, 2012, from the Commissioner of Corporate Services and Treasurer entitled Tax Adjustment - 1649 Springwell Avenue, Roll # 2105 02 0 039 04500, be received for information.

Motion

- R-4 Report dated November 5, 2012, from the Commissioner of Planning and Building re: **Official Plan Amendment and Rezoning Applications to permit the development six single storey free-standing restaurant buildings in conjunction with already permitted offices, 5100 Satellite Drive, North of Eglinton Avenue East, between Spectrum Way and Satellite Drive, Owner: Skymark Square Lands Inc. (HOOPP Realty Inc.) Applicant: John D. Rogers & Associates Inc. Bill 51, Supplementary Report (Ward 5)**

Recommendation

That the Report dated November 5, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/005 W5, Skymark Square Lands Inc. (HOOPP Realty Inc.), 5100 Satellite Drive, north of Eglinton Avenue East, between Spectrum Way and Satellite Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 "Business Employment – Special Site 1" to "Business Employment – Special Site" to permit the development of six (6) single storey free-standing restaurant buildings in conjunction with already permitted offices, be approved.
3. In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Business Employment – Special Site 1(Airport Corporate Centre)" to "Business Employment – Special Site (Airport Corporate Centre)" to permit the development of six (6) single storey free-standing restaurants with already permitted offices.
4. That the application to change the Zoning from "E1-19" to "E1-Exception" to permit the development of six (6) single storey free-standing restaurant buildings in conjunction with already permitted offices, be approved subject to the following conditions:

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- (a) That the permitted uses and development standards shall conform to the "E1-Exception" zone provisions outlined in Appendix S-3;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
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.

Motion

- R-5 Report dated November 16 2012, from the City Solicitor re: **License Amending Agreement between The Corporation of the City of Mississauga and 172965 Canada Limited (a subsidiary of Imperial Oil) for the installation of park benches along the Waterfront Trail.**

Recommendation

That a By-law be enacted authorizing the Mayor and the City Clerk to execute the attached License Amending Agreement between The Corporation of the City of Mississauga as Licensee and 172965 Canada Limited (a subsidiary of Imperial Oil) as Licensor, for the installation of two (2) park benches along the Waterfront Trail.

Motion

9. COMMITTEE REPORTS

- (a) Governance Committee Report 8-2012 dated November 12, 2012.

Motion

- (b) Planning and Development Committee Report 16-2012 dated November 19, 2012.

Motion

- (c) General Committee Report 19-2012 dated November 21, 2012.

Motion

- (d) Public Meeting extracts from the Planning & Development Committee meeting dated November 19, 2012:
 - (i) Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harborn Road. Owner: Gordon Wood Development Limited Applicant: IBI Group, Bill 51, (Ward 7) File: OZ 12/003 W7

To be received

10. UNFINISHED BUSINESS

11. PETITIONS

- P-1 Petition received on November 21, 2012 at the Office of the City Clerk containing approximately 334 signatures supporting the proposed addendum to the existing Tree By-law.

To be received

12. CORRESPONDENCE

- (a) Information Items: I-1-I-19
- (b) Direction Item

13. MOTIONS

- (a) To approve recommendations from the following Committee Reports:
 - (i) Recommendations GOV-0027-2012 to GOV-0032-2012 inclusive contained in the Governance Committee Report 8-2012 dated November 12, 2012.
 - (ii) Recommendations PDC-0065-2012 to PDC-0070-2012 inclusive contained in the Planning and Development Committee Report 16-2012 dated November 19, 2012.
 - (iii) Recommendations GC-0789-2012 to GC-0842-2012 inclusive contained in the General Committee Report 19-2012 dated November 21, 2012.

- (b) To close to the public a portion of the Council meeting to be held on November 28, 2012, to deal with various matters. (See Item 18 Closed Session).
- (c) To adopt the 2012 prior annualized adjusted taxes outlined in Appendix 1, attached to the report dated November 14, 2012 from the Commissioner of Corporate Services & Treasurer pursuant to Section 359.1 of the *Municipal Act*.

Corporate Report R-1

- (d) To approve the recommended apportionment of taxes and payments set out in Appendix 1 of the report dated November 9, 2012 from the Commissioner of Corporate Services & Treasurer.

Corporate Report R-2

- (e) To receive the report dated November 14, 2012, from the Commissioner of Corporate Services and Treasurer entitled Tax Adjustment - 1649 Springwell Avenue, Roll # 2105 02 0 039 04500, be received for information.

Corporate Report R-3

- (f) To adopt the Report dated November 5, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/005 W5, Skymark Square Lands Inc. (HOOPP Realty Inc.), 5100 Satellite Drive, north of Eglinton Avenue East, between Spectrum Way and Satellite Drive.

Corporate Report R-4

- (g) To enact a By-law authorizing the Mayor and the City Clerk to execute the attached License Amending Agreement between The Corporation of the City of Mississauga as Licensee and 172965 Canada Limited (a subsidiary of Imperial Oil) as Licensor, for the installation of two (2) park benches along the Waterfront Trail.

Corporate Report R-5

- (h) To provide a working lunch into the closed session whenever Council meetings continue beyond noon.

M-1

- (i) To address the use of communications devices by Members of Council at Council and Committee meetings.

M-2

14. BY-LAWS

- B-1 A by-law to authorize the Mayor and the City Clerk to execute a Licence Amending Agreement with 172965 Canada Limited (a subsidiary of Imperial Oil) for the installation of park benches along the Waterfront Trail.

Corporate Report R-4

- B-2 A by-law to authorize the execution of a Servicing Agreement for Municipal Works only and other related documents between Manuel Fernandes, Maria DaCunha and The Corporation of the City of Mississauga, 4067 Mississauga Road and 1742 Paddock Crescent Applicant and Owner: Manuel Fernandes and Maria Da Cunha ('B' 045/11 W8) (Ward 8).

'B' 045/11 W8

- B-3 A by-law to amend By-law 0225-2007, as amended "E2-86" being a City of Mississauga Zoning By-law by changing thereon from "E2-86" and "D" to "E2-86" the zoning of Part of Lot 8, Concession 2, North of Dundas Street (Ward 3).

PDC-0053-2011/November 9, 2011

- B-4 A by-law to authorize the execution of a Development Agreement between 763967 Ontario Incorporated and The Corporation of the City of Mississauga South of Eglinton Avenue East, east of Tomken Road (OZ 07/017 W3) (Ward 3).

PDC-0053-2011/November 9, 2011

- B-5 A by-law to authorize the execution of an Assumption Agreement between Daniels CCW Corporation, Peel Standard Condominium Corporation No. 938 and The Corporation of the City of Mississauga 365 & 375 Prince of Wales Drive (H OZ 09/006 W4) (Ward 4).

Resolution 0255-2010/September 29, 2010

- B-6 A by-law to establish and require payment of rental fees for the use of Parks and Marinas for the 2013-2014 season.

BC-0034-2012/October 17, 2012

- B-7 A by-law to establish and require payment of fees and charges for Recreation Programs for the 2013-2014 recreation season.

BC-0031-2012/October 17, 2012

- B-8 A by-law to appoint members to the Board of Management of the Streetsville Business Improvement Area and to amend 0267-2011, as amended to appoint Jessica Iatomasi to Promotions/Hospitality (Ward 11).

Information Item I-4

- B-9 A by-law to amend the Business Licensing By-law 1-06 as amended, to license commercial tanning facilities.

GC-0791-2012/November 21, 2012

- B-10 A by-law to authorize the execution of a RogersTV Robotic Camera Systems Agreement between the Corporation of the City of Mississauga and Rogers Television, a Division of Rogers Communications Partnerships Inc.

GC-0804-2012/November 21, 2012

- B-11 A by-law to authorize the Mayor and the Clerk to enter into a tax arrears extension agreement with the owner of 6086 Windfleet Crescent to extend the period of time for payment of the cancellation price (Ward 11).

GC-0808-2012/November 21, 2012

- B-12 A by-law Designating an area as a Heritage Conservation Study Area, Meadowvale Village Heritage Conservation Area at 2nd Line and Old Derry Road (Ward 11).

GC-0834-2012/November 21, 2012

- B-13 A by-law to establish and require payment of fees and charges for Cemeteries for 2013 and to repeal By-law 0302-2011.

BC-0033-2012/October 17, 2012

- B-14 A by-law to establish and require payment of various fees and charges and to repeal By-law 0307-2011.

BC-0025-2012/October 17, 2012

15. OTHER BUSINESS**16. INQUIRIES****17. NOTICE OF MOTION****18. CLOSED SESSION**

(a) Pursuant to the *Municipal Act*, Section 239 (2)

- (i) Litigation or potential, including matters before administrative tribunals, affecting the municipality or local board re: (1) "A"387/12 – James and Elizabeth Gurowka – 1422 Wateska Boulevard – Ward 2 (2) "A"395/12 – George and Molcy Arangattu – 6356 Newcombe Drive – Ward 11 (3) "A"442/12 – Jalal Alled – 1865 Ivygate Court – Ward 8 – Appeal filed by Legal Services at the request of the Transportation and Works Department.

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 November 28, 2012.

20. ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

R-1

COUNCIL AGENDA

NOV 28 2012

DATE: November 12, 2012

TO: Mayor and Members of Council
Meeting Date: November 28, 2012

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

SUBJECT: **Tax Adjustments Pursuant to Section 359.1**

RECOMMENDATION: That the 2012 prior annualized adjusted taxes outlined in Appendix 1, attached to the report dated November 14, 2012 from the Commissioner of Corporate Services & Treasurer pursuant to Section 359.1 of the *Municipal Act*, be adopted, and the 2012 final taxes for the properties be recalculated accordingly.

BACKGROUND: Section 359.1 of the *Municipal Act*, 2001, S.O. 2001, c. 25 allows a municipality to adjust the prior annualized taxes used in the calculation of capped and clawed back taxes for a property where there was an error made in a previous year, to reflect what the taxes would have been in the previous year if the error had not occurred.

COMMENTS: A total of 8 applications for tax adjustments have been prepared for Council's consideration on Wednesday, November 28, 2012.

Errors in a prior year's capping calculation for the properties outlined in Appendix 1 have resulted in the 2012 taxes for these properties being incorrect. Section 359.1 of the *Municipal Act*, 2001, S.O. 2001, c. 25 allows a municipality to correct the capping

for the current year to reflect what the taxes should be if the error had not occurred in a previous year.

The property owners have been sent notification and have the right to appeal the decision of Council to the Assessment Review Board.

FINANCIAL IMPACT: The City's share of the revenue resulting from the Section 359.1 tax adjustments is \$89,013.42.

CONCLUSION: Errors in the capping calculation in a previous year have resulted in the 2012 taxes being incorrect for the properties listed in Appendix 1. Errors include adjustments resulting from appeals and supplementary taxes for previous years. Section 359.1 of the *Municipal Act* allows the municipality to revise the prior annualized taxes used for calculating the current year's taxes in order to correct the error on a go forward basis. The prior annualized taxes used for calculating the 2012 taxes for these properties should be adjusted, as recommended in Appendix 1, and the 2012 final taxes recalculated accordingly.

ATTACHMENTS: Appendix 1: Tax Appeals Pursuant to Section 359.1 of the *Municipal Act* for hearing on November 28, 2012.



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

Prepared By: Connie Mesih, Manager, Revenue and Taxation

Reference Number	Roll Number	Property Location	Legal Description	Tax Class	Recommended 2012 Prior Annualized Adjusted Taxes
Section 359.1: 2012					
187	040-116-25020	5640 Kennedy Rd	PL M453 PT BLK 9 RP 43R22525 PT 2	Commercial	\$54,498.72
188	040-117-24004	450 EXPORT BLVD	PL 43M1631 PT BLK 2 AND RP 43R32263 PTS 8 10 12 15 TO 18	Commercial	\$623,808.62
189	050-113-02600	6841 AIRPORT RD	CON 7 EHS PT LT10	Commercial	\$11,142.51
190	050-113-02700	6853 AIRPORT RD	CON 7 EHS PT LT10	Commercial	\$25,750.46
191	050-113-02800	0 AIRPORT RD	TORONTO GORE CON 7 EHS PT LT10 RP 43R3786 PTS 8,9,13 RP 43R10500 PT 1	Commercial	\$216,343.84
192	050-113-16229	0 AIRPORT RD	PEARSON TERMINALS 1572900 ONTARIO INC	Commercial	\$22,233.61
193	050-115-78025	2680 MATHESON BLVD E	PL 43M533 PT BLKS 3 AND 4 RP 43R27430 PTS 3 AND 4 9 AND 10	Commercial	\$638,246.93
194	120-006-09800	29 TANNERY ST	PL STR 1 PT LTS 6 AND 7 RP 43R17093 PT PT 2	Commercial	\$38,621.72

R-1(C6)



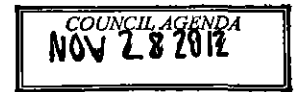
Corporate Report

Clerk's Files

Originator's
Files

2-2

FA.36



DATE: November 9, 2012

TO: Mayor and Members of Council
Meeting Date: November 28, 2012

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

SUBJECT: **Apportionment of Taxes**

RECOMMENDATION: That the recommended apportionment of taxes and payments set out in Appendix 1 of the report dated November 9, 2012 from the Commissioner of Corporate Services & Treasurer be approved.

BACKGROUND: Section 356 of the *Municipal Act* allows a local municipality to apportion taxes if land which was assessed in one block at the return of the assessment roll is subsequently divided into two or more parcels and to direct what proportion of any payment of taxes is to be applied to each of the parcels.

COMMENTS: The Municipal Property Assessment Corporation (MPAC) has advised of a number of properties that have been divided into parcels subsequent to the return of the assessment roll. Section 356 of the *Municipal Act* provides for taxes levied on the land to be apportioned to the newly created parcels. In addition, the municipality is to direct what proportion of any payment of taxes is to be applied to each of the parcels.

In accordance with section 356(1) of the *Municipal Act*, taxes levied on the land for the year in which the property is divided and any unpaid taxes for years prior to that year have been proportionately

apportioned to the newly created parcels based on the relative assessed value of the parcels as determined by MPAC. Supplementary taxes levied for the year in which the property was divided have been allocated to the parcel to which they pertain.

All payments applied to the property tax account being apportioned, from the year of the land division to date, must be allocated to the appropriate parcels. Payments have been allocated based on the parcel that payment was intended for or distributed proportionately among the parcels if the payment was intended for the entire block.


A Summary of Apportionment of Taxes listing newly created parcels and the recommended apportionment of taxes and payments is provided as Appendix 1.

Owners of the apportioned lands have been sent notification. Property owners have the right to appeal the decision of Council to the Assessment Review Board.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: There are a number of properties that were assessed in one block at the return of the assessment roll and subsequently divided into parcels. The *Municipal Act* requires Council to approve the apportionment of taxes and allocation of payments subsequent to the division of property.

ATTACHMENTS: Appendix 1: Summary of Apportionment of Taxes under the *Municipal Act* for hearing November 28, 2012.



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

Prepared By: Connie Mesih, Manager, Revenue and Taxation

P-2(b)

Summary of Apportionment of Taxes under the Municipal Act For Hearing on November 28, 2012

Alison Ross
(905)896-5000

Corporate Services Revenue

November 9, 2012 10:31

Apportionment No	Roll No	Location	Legal Dscr	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
8459	05-07-0-164-20601-0000	1067 GREAVES AVE	PLAN C23 PT LOT 40 RP 43R33811 PT(s) 2	2012	152,500	1,439.15	- 146.60
	05-07-0-164-20602-0000	1069 GREAVES AVE	PLAN C23 PT LOT 40 RP 43R33811 PT(s) 1	2012	152,500	1,439.15	- 639.59
8460	05-04-0-116-35605-0000	5876 COOPERS AVE	PLAN 43M425 PT BLKS 16 AND 17 RP 43R12648 PT(s) 1 AND 2	2012	7,940,000	174,382.81	
	05-04-0-116-35610-0000	5825 COOPERS AVE	PLAN 43M425 PT BLKS 16 AND 17 RP 43R14478 PT(s) 1 AND 2	2012	9,152,000	201,001.44	- 25.00
	05-04-0-116-35615-0000	5716 COOPERS AVE	PLAN 43M425 PT BLKS 16 AND 17 RP 43R11769 PT(s) 1 TO 5	2012	9,738,000	215,003.94	
8461	05-01-0-008-04105-0000	1421 TROTWOOD AVE	PLAN F20 PT LOT 247 RP 43R34076 PT(s) 1	2012	245,000	2,312.06	
	05-01-0-008-04110-0000	1425 TROTWOOD AVE	PLAN F20 PT LOT 247 RP 43R34076 PT(s) 2	2012	245,000	2,312.06	
8462	05-05-0-116-15300-0000	5868 DIXIE RD	TORONTO CON 3 EHS PT LOT 5 RP 43R14379 PT PARTS 1 AND 2 AND RP 43R34180 PT(s) 1 AND 2	2012	2,548,000	56,168.93	- 56,302.10
8463	05-11-0-002-10400-0000	29 ALPHA MILLS RD	TORONTO CON 4 WHS PT LOT 7 RP 43R33430 PT(s) 1 AND 2	2012	285,000	2,692.54	- 2,833.53
8464	05-06-0-125-21201-0000	40 HARBORN RD	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 1 AND 20	2012	215,149	2,030.35	
	05-06-0-125-21203-0000	36 HARBORN RD	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 2 AND 21	2012	198,674	1,874.88	

**Summary of Apportionment of Taxes under the Municipal Act
For Hearing on November 28, 2012**

R-2160

Apportionment No	Roll No	Location	Legal Dscr	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
8464	05-06-0-125-21205-0000	32 HARBORN RD	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 3	2012	198,674	1,874.88	
	05-06-0-125-21207-0000	28 HARBORN RD	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 4 AND 12	2012	221,933	2,094.38	
	05-06-0-125-21209-0000	17 PREMIUM WAY	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 5 13 AND 22	2012	211,273	1,993.77	
	05-06-0-125-21211-0000	19 PREMIUM WAY	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 6 14 AND 23	2012	188,013	1,774.28	
	05-06-0-125-21213-0000	21 PREMIUM WAY	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 7 15 AND 24	2012	189,952	1,792.57	
	05-06-0-125-21215-0000	23 PREMIUM WAY	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 8 AND 16	2012	191,890	1,810.86	
	05-06-0-125-21217-0000	25 PREMIUM WAY	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 9 AND 17	2012	192,859	1,820.01	
	05-06-0-125-21219-0000	27 PREMIUM WAY	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 10 AND 18	2012	191,890	1,810.86	
	05-06-0-125-21221-0000	29 PREMIUM WAY	MISSISSAUGA RANGE 3 CIR PT LOT 1 RP 43R33274 PT(s) 11 AND 19	2012	229,693	2,167.60	
8465	05-07-0-165-06002-0000	722 GARDNER AVE	PLAN C23 PT LOT 128 RP 43R32242 PT(S) 1	2012	291,145	2,747.53	
	05-07-0-165-06001-0000	718 GARDNER AVE	PLAN C23 PT LOT 128 PT LANEWAY RP 43R32242 PT(s) 2 AND 3	2012	296,855	2,801.41	
8466	05-04-0-098-25852-0000	255 LONGSIDE DR	TORONTO CON 1 WHS PT LOT 10 RP 43R33904 PT(s) 1	2012	2,583,000	39,710.50	- 46,438.23

**Summary of Apportionment of Taxes under the Municipal Act
For Hearing on November 28, 2012**

Apportionment No	Roll No	Location	Legal Dscr	Tax Year	Assessment	Recommended Apportionment of Taxes	Recommended Apportionment of Payments
8466	05-04-0-098-25862-0000	0 DERRY RD W	TORONTO CON 1 WHS PT LOT 10 RP 43R33904 PT(s) 2 TO 5	2012	422,000	6,487.74	
8467	05-02-0-021-11602-0000	890 MEADOW WOOD RD	PLAN D13 PT LOTS 8 TO 10 RP 43R34084 PT(s) 1 TO 7	2012	1,046,940	9,879.96	- 416.51
	05-02-0-021-11670-0000	0 MEADOW WOOD RD	PLAN D13 PT LOTS 8 AND 9 RP 43R34084 PT(s) 8 TO 11	2012	417,060	3,935.78	
8468	05-13-0-007-07703-0000	255 HILLSIDE DR	PLAN 477 LOTS 3 AND 4 RP 43R30418 PT(s) 2 AND 3	2012	218,085	2,058.07	- 700.45
	05-13-0-007-07701-0000	83 THOMAS ST	PLAN 477 PT LOT 3 RP 43R30418 PT(s) 4	2012	295,802	2,791.47	- 1,860.25
	05-13-0-007-07702-0000	251 HILLSIDE DR	PLAN 477 PT LOT 4 RP 43R30418 PT(S) 1	2012	306,113	2,888.76	- 2,888.78
8470	05-02-0-048-18220-0000	1271 SAGINAW CRES	TORONTO RANGE 2 CIR PT LOT 12 RP 43R33289 PT(s) 3	2012	315,663	2,978.91	- 1,530.87
	05-02-0-048-18230-0000	1275 SAGINAW CRES	TORONTO RANGE 2 CIR PT LOT 12 PLAN M242 BLK B RP 43R33289 PT(s) 1 AND 2	2012	316,337	2,985.26	- 1,534.13
8472	05-07-0-054-12800-0000	2301 DIXIE RD	TORONTO CON 1 SDS PT LOT 5 RP 43R18279 PT PART 1 AND PLAN EXP 2004606 PT(s) 1 AND 5	2012	5,090,000	130,151.46	- 131,713.90
Total						887,213.37	- 247,029.94

P-2(c)



Corporate Report

Clerk's Files

Originator's
Files

R-3



DATE: November 14, 2012

TO: Mayor and Members of Council
Meeting Date: November 28, 2012

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

SUBJECT: **Tax Adjustment - 1649 Springwell Avenue**
Roll #2105 02 0 039 04500

RECOMMENDATION: That the report dated November 14, 2012 from the Commissioner of Corporate Services and Treasurer entitled Tax Adjustment - 1649 Springwell Avenue, Roll #2105 02 0 039 04500 be received for information.

BACKGROUND: A deputation was made by Helen Spiliotopoulos at the Council meeting of November 14, 2012 regarding tax adjustments pertaining to her property, 1649 Springwell Avenue, Roll #2105 02 0 039 04500. Ms. Spiliotopoulos indicated in her deputation that she was satisfied with the result of appeal numbers 8261, 8260 and 8259 for the years 2012, 2011 and 2010 that were subsequently approved by Council at that meeting. However, she was also seeking tax adjustments for 2008 and 2009.

Ms. Spiliotopoulos advised Council that she purchased her property in November 2007 and that the property contained a buried swimming pool. Ms. Spiliotopoulos stated that she had spoken with City staff shortly after the purchase to confirm that the value of the pool was not included in the property assessment. Ms. Spiliotopoulos subsequently learned that the pool was in fact included in her property assessment valuation but since the appeal period had passed she was unable to have the valuation corrected. As a result she was unable to obtain a

tax adjustment for the 2008 and 2009 tax years. Ms. Spiliotopoulos asserted that the City should provide her with an adjustment as the City had supplied her with incorrect information when she phoned after the purchase of her property.

Council referred the matter back to staff per GC 0251-2012.

COMMENTS:

Section 358(1) of the *Municipal Act* states “Upon application to the treasurer of a local municipality made in accordance with this section, the local municipality may cancel, reduce or refund all or part of the taxes levied on land in one or both of the two years preceding the year in which the application is made for any overcharge caused by a gross or manifest error in the preparation of the assessment roll that is clerical or factual in nature, including the transposition of figures, a typographical error or similar errors, but not an error in judgement in assessing the property.”

Section 358(3) states “An application must be filed with the treasurer between March 1 and December 31 of a year and may apply to taxes levied for one or both of the two years preceding the year in which the application is made and the application shall indicate to which year or years it applies.”

Legal Services has confirmed that Sections 358(1) and (3) require that an application be filed with the Treasurer before the due date set out in Section 358(3). An appeal can only be heard by Council when it is filed with the Treasurer in accordance with the timelines specified in the Act.

The deadline for filing an appeal relating to 2008 taxes was December 31, 2010 and for 2009, the deadline was December 31, 2011. Ms. Spiliotopoulos did not file applications to appeal the 2008 and 2009 property taxes until July 3, 2012.

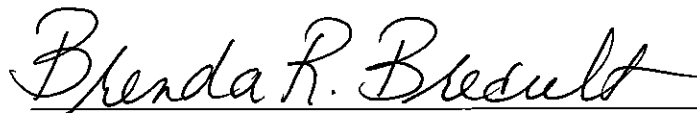
Staff have reviewed call logs and tax system file notes and have no record of any call having been received from Ms. Spiliotopoulos about her property assessment. Staff do not have access to assessment data beyond the assessed value of the property so they would have been unable to advise whether a pool was included or excluded from the property valuation.

MPAC has reviewed their logs and have stated that they first made contact with Ms. Spiliotopoulos on June 21, 2012 when she telephoned to advise them of the buried pool. MPAC e-mailed her on June 25, 2012 advising that application could be made to the City for a tax adjustment. Ms. Spiliotopoulos called MPAC back on July 3, 2012 to advise that she had filed the application with the City.

The City received the tax appeal applications for 1649 Springwell Avenue from Ms. Spiliotopoulos on July 3, 2012.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The deadlines for filing tax appeals for 2008 and 2009 have passed and no application relating to those years may be accepted by the City. There is no evidence that the City provided erroneous information to the taxpayer in the past that would have precluded the need to file a tax appeal application with the City.



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

*Prepared By: Jeffrey J. Jackson, Director, Revenue & Materiel
Management*



Corporate Report

Clerk's Files

Originator's
Files OZ 12/005 W5

R-4

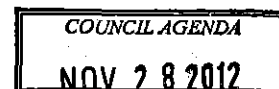
DATE: November 5, 2012

TO: Mayor and Members of Council
Meeting Date: November 28, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit the development six single storey free-standing
restaurant buildings in conjunction with already permitted
offices
5100 Satellite Drive
North of Eglinton Avenue East, between Spectrum Way and
Satellite Drive
Owner: Skymark Square Lands Inc. (HOOPP Realty Inc.)
Applicant: John D. Rogers & Associates Inc.
Bill 51

Supplementary Report **Ward 5**



RECOMMENDATION: That the Report dated November 5, 2012, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 12/005 W5, Skymark Square Lands Inc. (HOOPP Realty Inc.), 5100 Satellite Drive, north of Eglinton Avenue East, between Spectrum Way and Satellite Drive, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 "Business Employment – Special Site 1" to "Business Employment – Special Site" to permit the development of six (6) single storey free-standing restaurant buildings in conjunction with already permitted offices, be approved.
3. In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Business Employment – Special Site 1(Airport Corporate Centre)" to "Business Employment – Special Site (Airport Corporate Centre)" to permit the development of six (6) single storey free-standing restaurants with already permitted offices.
4. That the application to change the Zoning from "E1-19" to "E1-Exception" to permit the development of six (6) single storey free-standing restaurant buildings in conjunction with already permitted offices, be approved subject to the following conditions:
 - (a) That the permitted uses and development standards shall conform to the "E1-Exception" zone provisions outlined in Appendix S-3;
 - (b) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
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.

**REPORT
HIGHLIGHTS:**

- Applications for Official Plan Amendment and Rezoning have been submitted to permit six, one storey restaurant buildings as

R-4(b)

- part of the proposed development;
- A Public Meeting was held on June 25, 2012 and no comments were received from the community;
- The applicant has made satisfactory arrangements for the fulfillment of all requirements prior to the enactment of an implementing zoning by-law amendment; and,
- The applications are acceptable from a planning standpoint and should be approved.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on June 25, 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-0044-2012 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the Public Meeting and in response to comments, the proposed zoning standards have been modified to include minimum parapet building height requirements for free standing restaurants and take-out restaurants and to require main front building entrances to face abutting public roads and the Eglinton BRT Corridor. Recommended "E1-Exception" zone provisions are outlined in Appendix S-3.

In addition, gross floor area figures proposed for the site have been clarified and are as follows:

Development Proposal	
Gross Floor Area:	Restaurant Buildings: - Building 1 & 2: 926.2 m ² (9,970 sq. ft.) - Building 3 & 4: 926.5 m ² (9,973 sq. ft.) - Building 5A & 5B: 831.7 m ² (8,953 sq. ft.) - Building 6 & 7: 1 348.8 m ² (14,519 sq. ft.) - Building 8A & 8B: 730.3 m ² (7,862 sq. ft.) - Building 9 & 10: 888.0 m ² (9,559 sq. ft.) Total: 5 651.5 m ² (60,835 sq. ft.)

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Transportation and Works Department

Comments updated October 2, 2012 state that the Transportation Elements Review (traffic impact) report satisfactorily demonstrates that the traffic operations attributed to the subject development can be accommodated on the existing and planned road network.

In the event this application is approved by Council, the applicant will be required to enter into Servicing and Development Agreements to the satisfaction of the City and the Region of Peel for the gratuitous dedication, design and construction of the municipal roads and services, including any financial contributions, required in support of this development. Prior to the enactment of the By-Law a revised Functional Servicing Report, Turning Sight Distance Review, and site plan showing the existing and proposed bus stops will be required. A pavement/storm sewer evaluation report and utility plan/cross-section drawings for Skymark Avenue will also be required.

It was also noted that grading and servicing adjacent to the BRT station will require coordination with the BRT office. Details will be finalized through the Servicing submission process.

Region of Peel

Comments dated October 26, 2012 detailed Regional servicing facilities in the vicinity of the site, revision requirements to the Functional Servicing Report (FSR) necessary prior to Site Plan Approval in addition to advising that the Region has no objection to these applications proceeding, as outstanding technical requirements may be addressed through individual site plan applications required for these lands.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to the Mississauga Plan Policies for the Airport Corporate District. As outlined in the Information Report (Appendix S-1), Section 5.3.2.1 of Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments. 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 is consistent with the overall intent, goals and objectives of Mississauga Plan, which were reviewed in detail in conjunction with the development applications. An Official Plan Amendment is required as the proposal does not satisfy all of the Special Site 1 policies of the Airport Corporate District specifically pertaining to the free standing nature and height of the proposed restaurant buildings.

The application maintains the general intent of the Plan by proposing office development with high employment densities that will support the future BRT line and address the urban design objectives by providing a lengthy street wall and active restaurant frontages facing the BRT. Modifications made to the proposed zoning standards subsequent to the Public Meeting include the implementation of minimum building heights to the top of a parapet wall of 6.0 m (19.7 ft.), a height which is generally consistent with that of a 2 storey building, for all free standing restaurants and the requirement for main building entrances on site to face the BRT Corridor and/or adjacent streets. The proposal as modified is consistent with the intent of the Special Site 1 policies in terms of providing appropriate building massing and

encouraging active building elements along public streets and the BRT Corridor.

Efforts will be undertaken through the site plan approval process to further improve on site pedestrian connections, ground level building facades and landscape elements at key locations on site to improve the relationship of the proposed buildings with public streets and the BRT.

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 Special Site 1 policies were introduced to recognize the BRT and to ensure transit-oriented development within its vicinity through performance measures such as minimum heights, minimum floor space index and minimum street wall requirements. While the applications are inconsistent with the policies by proposing six single storey free-standing restaurant buildings that would be located within proximity of the future Spectrum BRT station, it should be noted that:

- The application also proposes four multi-storey office buildings on-site, all within 500 metres of and linked to a BRT station with pedestrian connections.
- The development has a FSI of 0.93, which satisfies the minimum of 0.5.
- Full build-out of the lands owned by Skymark Square Lands Inc., including those to the north of the future Skymark Avenue, can achieve a FSI of 1.08 and office development over the full build-out would represent an FSI of 1.03 alone.
- While the proposed restaurants are free-standing, they only represent 7% of the total proposed on-site GFA. The Zoning By-law allows an accessory use to represent a maximum of 20% of the overall GFA for an E1 zone. While accessory uses are typically located within the building of the principal use, the restaurants would operate as an accessory use to the office development. The central location for the restaurants is

acceptable as they will serve the needs of the entire site as well as the Airport Corporate District.

- While not continuous, the development does provide a street wall representing 70% of the frontage along the BRT line.
- An adequate supply of parking is provided through centrally located shared parking lots and above grade parking structures that will be minimally visible from the BRT corridor.

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

Updated comments from the Region of Peel and the City's Transportation and Works Department indicate that adequate infrastructure is either in place or being developed to support the proposal.

Has a planning rationale with reference to Mississauga Plan policies, other relevant policies, good planning principles and the merits of the proposed amendment in comparison with the existing designation been provided by the applicant?

Staff have reviewed the applicant's Planning Justification Report and are satisfied with the conclusions.

Is there a requirement for a comprehensive review of land use designations?

The required five year review of Mississauga Plan is complete and resulted in Mississauga Official Plan, which is currently under appeal to the Ontario Municipal Board, and is addressed in the following section. Consequently, a further comprehensive review is not required.

As a result of the above, the Planning and Building Department recommend that the Official Plan Amendment be approved.

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New Mississauga Official Plan

In the event that Mississauga Official Plan comes into force and effect as it pertains to the subject lands, it is recommended that Mississauga Official Plan be amended from "Business Employment – Special Site 1" (Airport Corporate Centre) to "Business Employment – Special Site" (Airport Corporate Centre) to permit one storey free standing restaurants within proximity to the Spectrum BRT Station.

Zoning

A reduced parking standard of 8.4 spaces/100 m² GFA for restaurant and take-out restaurant uses is proposed. An acceptable justification has been provided citing the proximity of the lands to the future Eglinton BRT, high pedestrian and bicycle modal share during daytime hours, off-set demand for parking between the restaurant and office uses and several transportation demand management measures to be implemented through the site plan approval process in support of the proposed reduction.

The proposed "E1-Exception" (Employment in Nodes) zone, modified in accordance with Appendix S-3, is therefore appropriate to accommodate the proposed development for free standing restaurants with a reduced parking requirement as part of an office development:

Green Development Initiatives

The applicant has identified that green development initiatives will be addressed through the inclusion of bio-swales, permeable paving where possible, rainwater harvesting for the proposed water feature, green roof(s) and solar panel energy generation. LEED Certification Gold is being targeted for the proposed development.

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 requested modifications by the applicant are minor, it is recommended that no further public meeting need be held regarding the proposed changes.

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

1. The proposal for office and free standing restaurants is compatible with the surrounding land uses based on the complementary nature of the design, which achieves appropriate built form relationships within the context.
2. The proposed "Business Employment - Special Site" designation and "E1-Exception" (Employment in Nodes) zoning are appropriate to accommodate the requested uses based on the policies of the Official Plan and the efficient use of land at an appropriate scale for the area.

ATTACHMENTS:

Appendix S-1: Information Report
Appendix S-2: Recommendation PDC-0044-2012
Appendix S-3: "E1-Exception" Zone Provisions



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner





Corporate Report

Clerk's Files

 Originator's
Files OZ 12/005 W5

PDC JUN 25 2012

DATE: June 5, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 25, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit the development of four multi-storey office buildings
and six single storey free-standing restaurant buildings
5100 Satellite Drive
North of Eglinton Avenue East, between Spectrum Way and
Satellite Drive
Owner: Skymark Square Lands Inc. (HOOPP Realty Inc.)
Applicant: John D. Rogers & Associates Inc.
Bill 51

Public Meeting **Ward 5**

RECOMMENDATION: That the Report dated June 5, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment – Special Site 1" to "Business Employment – Special Site" and to change the Zoning from "E1-19" (Employment in Nodes) to "E1-Exception" (Employment in Nodes), to permit the development of four (4) multiple storey office buildings and six (6) single storey free-standing restaurant buildings, under file OZ 12/005 W5, Skymark Square Lands Inc. (HOOPP Realty Inc.), 5100 Satellite Drive, be received for information.

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REPORT HIGHLIGHTS:	<ul style="list-style-type: none"> • The subject site directly abuts the Eglinton Avenue East BRT line and Spectrum BRT station. • The applications have been made in order to allow six (6) one (1) storey restaurant buildings to be integrated within a permitted office park. • Prior to the Supplementary Report, matters to be addressed include: outstanding Department and Agency comments; appropriateness of the restaurant campus; requested parking reduction and urban design considerations.
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BACKGROUND:

Applications were submitted on April 20, 2012 to permit the development of a restaurant campus comprised of six (6) single storey free-standing buildings that would accommodate multiple restaurant and take-out restaurant establishments integrated with four (4) 6 – 8 storey office buildings. Parking for the office buildings and restaurant campus would be provided on surface parking lots towards the interior of the site and above grade parking garages incorporated into the two proposed eight (8) storey office buildings.

A site plan application under file SP 12/066 W5 was submitted for the six (6) storey office building proposed to front Spectrum Way (Building 1). The office building may proceed in advance of these applications as it conforms with the existing Zoning By-law requirements.

The applications have been circulated for technical comments. The purpose of this report is to provide preliminary information and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	April 20, 2012 (Received) May 9, 2012 (Complete)
Height:	Office Buildings 1 & 4: 6 storeys Office Buildings 2 & 3: 8 storeys Restaurant Buildings: 1 storey
Lot Coverage:	36.3%

R-4(K)

Development Proposal	
Floor Space Index:	0.93
Landscaped Area:	28.9%
Gross Floor Area:	<p>Office Buildings:</p> <ul style="list-style-type: none"> - Building 1: 13 099.0 m² (141,001 sq. ft.) - Building 2: 22 761.1 m² (245,006 sq. ft.) - Building 3: 22 761.1 m² (245,006 sq. ft.) - Building 4: 12 518.6 m² (134,753 sq. ft.) <p>Restaurant Buildings:</p> <ul style="list-style-type: none"> - Building 1 & 2: 926.2 m² (9,970 sq. ft.) - Building 3 & 4: 926.5 m² (9,973 sq. ft.) - Building 5A & 5B: 831.7 m² (8,953 sq. ft.) - Building 6 & 7: 1 348.8 m² (14,519 sq. ft.) - Building 8A & 8B: 730.3 m² (7,862 sq. ft.) - Building 9 & 10: 888.0 m² (9,559 sq. ft.) <p>Total: 76 791.2 m² (826,601 sq. ft.)</p> <p>Office: 63 544.9 m² (684,014 sq. ft.)* Restaurant: 13 246.3 m² (142,585 sq. ft.)*</p> <p>* the Zoning By-law permits a 2 to 10% deduction to the total gross floor area of non-residential buildings for the purposes of calculating the required parking.</p>
Parking Required:	2,892 spaces (38 required for persons with disabilities)
Parking Provided:	2,280 spaces (33 designated for persons with disabilities)
Supporting Documents:	Urban Design and Tenant Guidelines Sun Shadow Study Analysis Pedestrian Wind Level Assessment Functional Servicing and Stormwater Management Report Phase I and II Environmental Site Assessments Site Plan & Transportation Elements Review

Green Development Initiatives

The applicant has identified that green development initiatives will be addressed through the inclusion of bio-swales, permeable paving where possible, rainwater harvesting for the proposed water feature, green roof(s), solar panel energy generation. LEED Certification Gold is being targeted for the proposed development.

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property is located north of Eglinton Avenue East, to the east of Spectrum Way and west of Satellite Drive. The property's northern boundary is the future extension of Skymark Avenue. The owners of the subject site also own additional lands that extend north of the proposed Skymark Avenue extension, but are not subject to this application. This large site, located in the middle of an existing corporate centre, currently sits vacant.

The future Eglinton Avenue East Mississauga Bus Rapid Transit (BRT) line, currently under construction, will abut the property to the south, with the Spectrum BRT station located at the north-east corner of Eglinton Avenue East and Spectrum Way. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Vacant land (owned by HOOPP) as well as one storey light industrial and office buildings
- East: One to three storey light industrial and office buildings across Satellite Drive
- South: The Eglinton BRT line, with a retail plaza and bowling alley across Eglinton Avenue East, located within the City of Toronto
- West: Vacant land and four and five storey office buildings across Spectrum Way

Current Mississauga Plan Designation and Policies for Airport Corporate (May 3, 2005)

"**Business Employment**" which permits an integrated mix of business activities that operate mainly within enclosed buildings, including, amongst others, industrial/manufacturing uses, offices, research and development, community uses, financial institutions, hotels and all types of restaurants. The site is located within the Airport Corporate District, which is identified as a Node in recognition of the existing high quality office development and its visibility, access and location. It is intended that the District will continue as a location primarily for corporate head offices, manufacturing, research and development and accessory commercial. With the introduction of the Mississauga Bus Rapid Transit along the southern border of the District, the area will continue to evolve into a transit-oriented hub with a greater mix of uses. Eglinton Avenue East is identified as an Intensification Corridor, which is intended to achieve increased employment densities that support and ensure the viability of existing and planned transit service levels.

The site is also subject to the Special Site 1 provisions of the Airport Corporate District, which apply to the lands north of Eglinton Avenue East, east of the Etobicoke Creek, South of Matheson Boulevard East and Highway 401 and west of Renforth Drive.

The application complies with the Business Employment land use designation but does not conform with a number of the Special Site 1 policies of the Airport Corporate District, specifically with respect to the proposed single storey free-standing retail commercial buildings, which also includes restaurants. The Supplementary Report will provide a complete evaluation of the proposal in relation to the Official Plan and specifically the policies outlined in Appendix I-8.

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; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan (2003) is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan (2011).

The new Mississauga Official Plan designates the subject lands as "Business Employment" which permits a broad range of employment type uses such as manufacturing, office and service uses, including restaurants.

The subject lands are also located within the Airport Corporate Centre, which is intended to serve as one of four prominent Corporate Centres within the City of Mississauga. The site is subject to the Special Site 1 provisions of the Airport Corporate Centre, which apply to the lands north of Eglinton Avenue East,

east of the Etobicoke Creek, South of Matheson Boulevard East and west of Renforth Drive.

An amendment to the Mississauga Official Plan (2011) will be required to permit the single storey, freestanding retail commercial uses within 500 m of the limits of the Spectrum BRT station as free-standing retail commercial uses are not permitted.

Proposed Official Plan Designation and Policies

"Business Employment – Special Site" to permit single storey, freestanding retail commercial uses (restaurants) within 500 m of the limits of the Spectrum BRT station.

Existing Zoning

"E1-19" (Employment in Nodes), which permits, among other uses, office and medical offices, science and technology facilities, commercial schools, financial institutions, hotels and banquet halls or convention centres and universities or colleges. Restaurants or take-out restaurants are not permitted to be freestanding on lands zoned E1, however, they are permitted as accessory uses to an office building. Manufacturing and warehouse/distribution facilities are not permitted under "E1-19" unless they existed on the site on the date of passing of By-law 0322-2009.

The "E1-19" (Employment in Nodes) also contains a number of performance standards, including a minimum required floor space index of 0.5 and a minimum height for all buildings of 2 storeys.

Proposed Zoning By-law Amendment

"E1-Exception" (Employment in Nodes), to permit one storey freestanding restaurants and take-out restaurants with a reduced parking rate.

Details of the proposed exceptions to the "E1-19" (Employment in Nodes) zone category are detailed in Appendix I-9.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be reviewed:

- the appropriateness of the proposed single storey free-standing restaurant buildings proposed for the site;
- the provision of parking to serve both the office and restaurant uses;
- the architectural treatment of the ground floors for the office buildings where adjacent to municipal streets to ensure the proposal satisfies the intent of the Official Plan urban design policies;
- the relationship of the site to the BRT and specifically the Spectrum BRT station;
- pedestrian movement through the site, especially to and from the Spectrum BRT station;

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are other matters which may require the applicant to enter into appropriate agreements with the City.

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:

Planning is still waiting on most agency and City department comments. After the public meeting has been held, all agency and

R-4(q)

department comments have been received and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1: Site History
- Appendix I-2: Aerial Photograph
- Appendix I-3: Excerpt of Airport Corporate District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: Official Plan Policies
- Appendix I-9: Proposed Zoning Standards
- Appendix I-10: General Context Map



Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jeff Markowiak, Development Planner

LB

R-4(r)

Skymark Square Lands Inc. (HOOPP Realty Inc.)

File: OZ 12/005 W5

Site History

- May 5, 2003 – The Airport Corporate District Policies and Land Use Map are approved by the Region of Peel, designating the lands as Business Employment.
- 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 were zoned "E1" (Employment in Nodes).
- October 28, 2009– Zoning By-law 0322-2009 came into force. The subject lands were rezoned from "E1" to "E1-19" (Employment in Nodes – Exception Zone).
- May 10, 2010 – The OMB approved amendments to the Airport Corporate District Policies (OPA 102) to recognize the Mississauga Bus Rapid Transit System (BRT) that will be constructed on the north side of Eglinton Avenue and introduce performance standards to ensure transit-oriented development within the vicinity of the BRT, including establishing minimum heights, minimum floor space index and appropriate pedestrian connections and parking locations.



LEGEND:



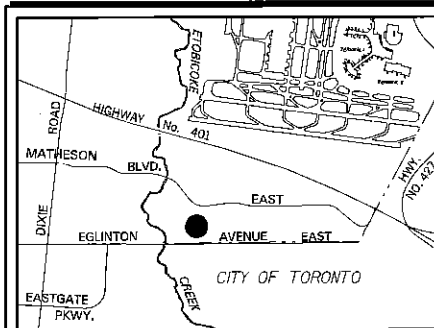
SUBJECT LANDS

2-4(S)

DATE OF AERIAL PHOTO: 03 2011



**SUBJECT: SKYMARK SQUARE LANDS INC.
(HOOPP REALTY INC.)**



FILE NO:
OZ 12005 W5

DWG. NO:
12005A

SCALE:
1:5000

PDC DATE:
2012 06 25

DRAWN BY:
K. PROKOP

APPENDIX 1-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

**PART OF AIRPORT CORPORATE DISTRICT LAND USE MAP
AIRPORT CORPORATE POLICIES OF MISSISSAUGA PLAN**

- | | |
|---|------------------------------------|
| LAND USE DESIGNATIONS | TRANSPORTATION LEGEND |
| Business Employment | Provincial Highway and Interchange |
| Public Open Space | Arterial |
| Greenbelt | Future Arterial |
| Parkway Belt West | Major Collector |
| Utility | Minor Collector |
| LAND USE LEGEND | Local Road |
| Node Boundary | Transit Airport Connections |
| 1996 NEP2000 NEF Composite Noise Contours | Bus Rapid Transit Corridor |
| Planning District | Bus Rapid Transit Station |
| LBPIA Operating Area Boundary - See Aircraft Noise Policies | Major Transit Corridor |

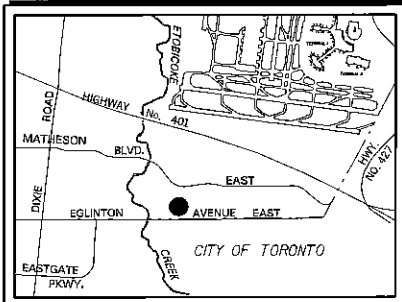
Special Site Areas (See Special Site Policies)

SUBJECT LANDS

*Amendment No. 95 Appealed to the Ontario Municipal Board.
Removing Eglinton Avenue as a Major Transit Corridor*



SUBJECT: SKYMARK SQUARE LANDS INC. (HOOPP REALTY INC.)



FILE NO:
OZ 12005 W5

DWG. NO:
12005L

SCALE:
N.T.S.

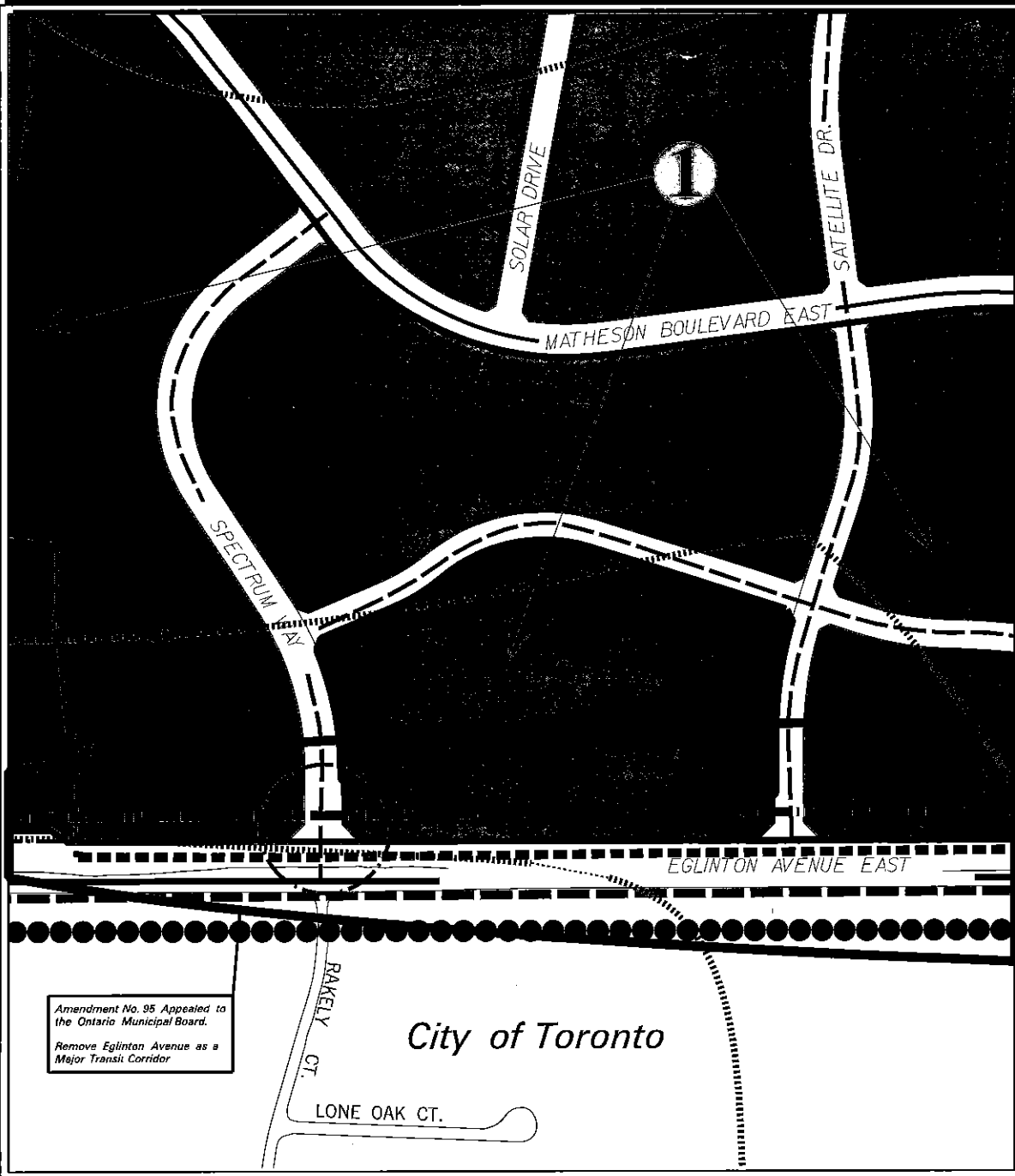
PDC DATE:
2012 06 25

DRAWN BY:
K. PROKOP

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

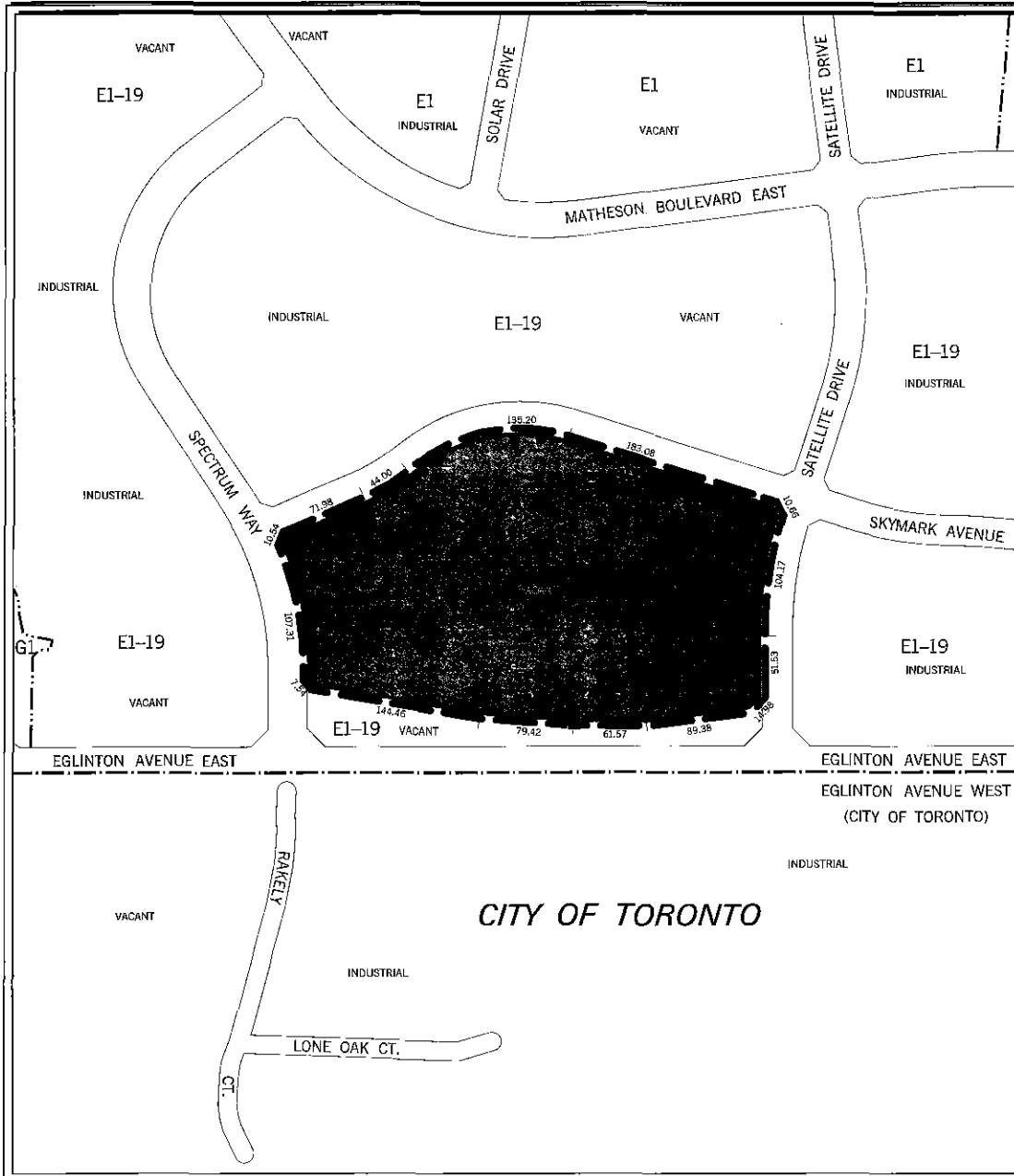


*Amendment No. 95 Appealed to the Ontario Municipal Board.
Remove Eglinton Avenue as a Major Transit Corridor*

City of Toronto

2-4(G-)

12-4 (U)



LEGEND:

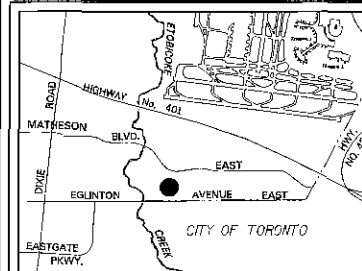


PROPOSED OFFICIAL PLAN AMENDMENT FROM "BUSINESS EMPLOYMENT - SPECIAL SITE 1" TO "BUSINESS EMPLOYMENT - SPECIAL SITE" AND PROPOSED REZONING FROM 'E1-19' (EMPLOYMENT IN NODES) TO 'E1 - EXCEPTION' (EMPLOYMENT IN NODES) TO PERMIT THE DEVELOPMENT OF FOUR (4) MULTIPLE STOREY OFFICE BUILDINGS AND SIX (6) SINGLE STOREY FREE-STANDING RESTAURANT BUILDINGS.

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



SUBJECT: SKYMARK SQUARE LANDS INC. (HOOPP REALTY INC.)



FILE NO:
OZ 12005 W5
DWG. NO:
12005R
SCALE:
1:5000
PDC DATE:
2012 06 25
DRAWN BY:
K. PROKOP

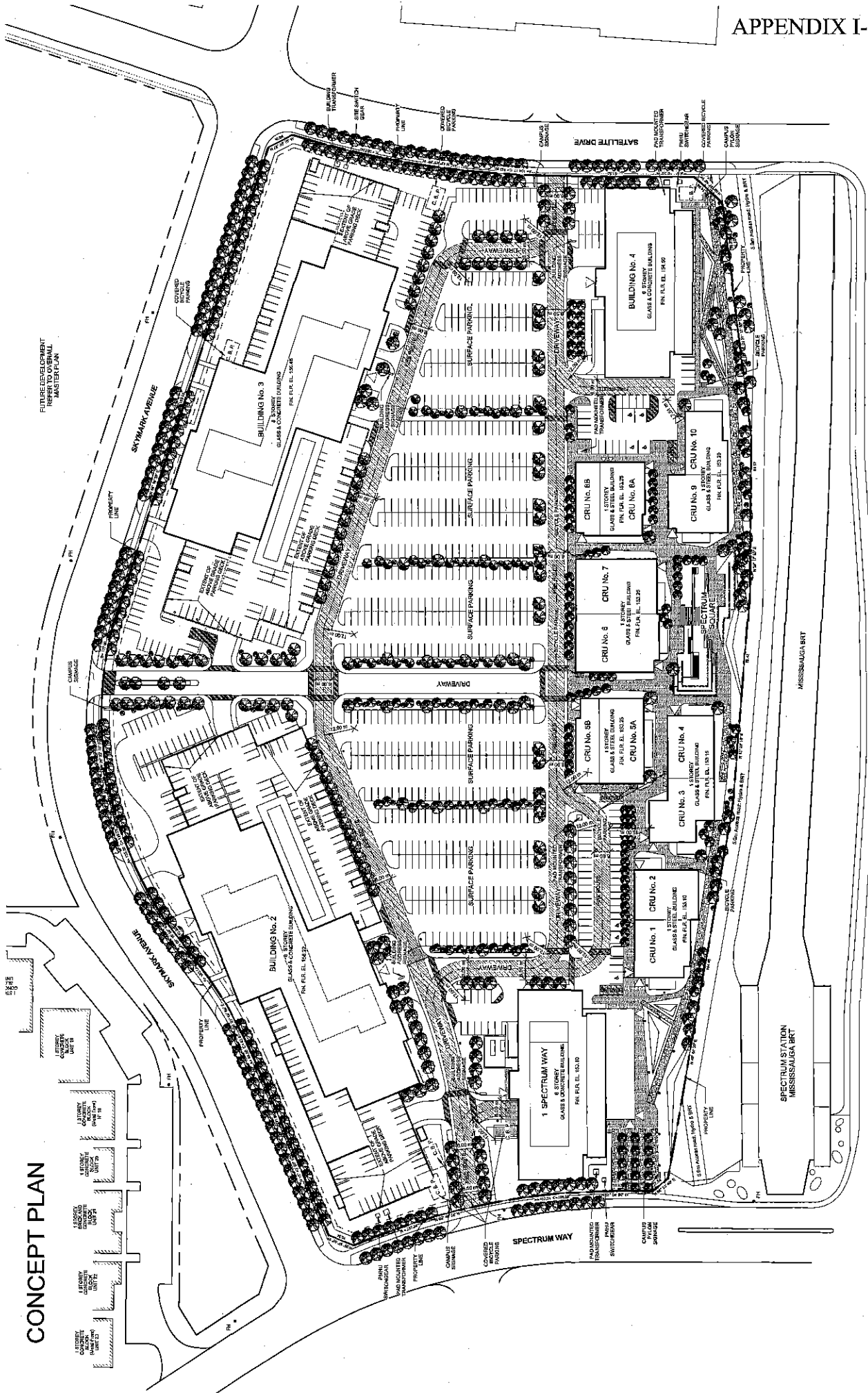
APPENDIX 1-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

CONCEPT PLAN

FUTURE DEVELOPMENT
INDICATED BY DASHED
LINES



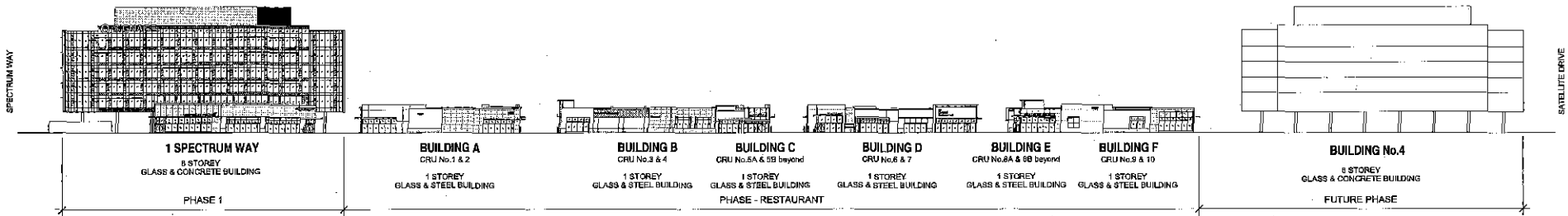
EGLINTON AVENUE WEST

MISSISSAUGA BRT

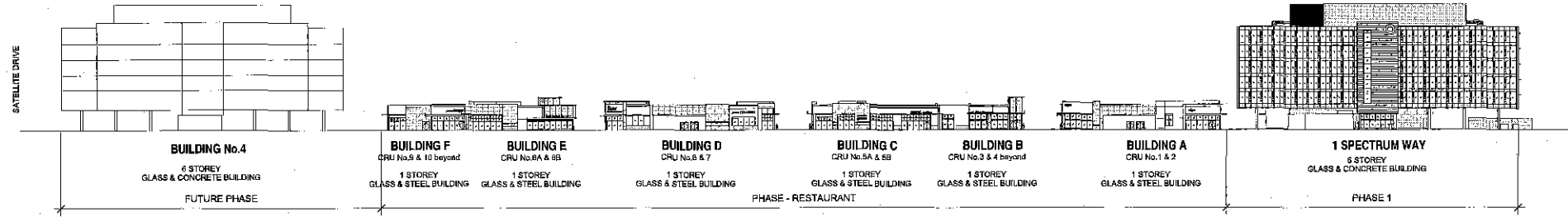
SPECTRUM STATION
MISSISSAUGA BRT

ELEVATIONS

2-4(W)



1 South Site Elevation (Eglinton Ave. W.)
1: 600



2 Site Section (E-W) mid-site looking South
1: 600

Skymark Square Lands Inc. (HOOPP Realty Inc.)

File: OZ 12/005 W5

Agency Comments

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

Agency / Comment Date	Comment
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (May 23, 2012)	The Park Planning Section notes that should the subject applications be approved, a cash contribution for street tree planting will be required prior to by-law enactment. Further, it is noted that parkland dedication requirements have been previously satisfied through application T-76042 (M-533).
City Community Services Department – Culture Division (May 2, 2012)	The property has archaeological potential due to its proximity to a watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Tourism and Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
Canada Post (May 11, 2012)	This commercial development falls under our multiple occupancy mail delivery standards. As such, the developer/owner must supply, install and maintain a centralized mailbox/mailroom facility to Canada Post's specifications.
Greater Toronto Airport Authority (May 14, 2012)	Airport Zoning Restrictions: According to the Airport Zoning Regulations for Toronto Lester B. Pearson International Airport, development elevations on the subject property are affected by the Outer Surface. The maximum allowable development elevation under this restriction is 219.46 metres Above Sea Level (A.S.L.). Based on the development description provided, the proposed one-storey freestanding retail uses would be within the allowable height limits associated with the Regulations. However, when more detailed plans become available please

R-4(y)

Skymark Square Lands Inc. (HOOPP Realty Inc.)

File: OZ 12/005 W5

Agency / Comment Date	Comment
	<p>forward them to us for review.</p> <p>Noise Impacts: The subject property lies within the 28-30 NEF/NEP of the composite contour map for Toronto Pearson International Airport and within the Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. Acoustic design features should be incorporated in the building components to the satisfaction of the City of Mississauga.</p>
Bell Canada (May 15, 2012)	<p>An easement may be required to service the subject property, depending on a review of more detailed plans. Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-Law Amendment application.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>City's Economic Development Department Rogers Cable Enersource</p>
	<p>The following City Departments and external agencies were circulated the applications but have yet to provide comments:</p> <p>City Transportation and Works Department Region of Peel Mississauga Transit Community Services – Fire Prevention Hydro One Ministry of Transportation GO Transit Enbridge</p>

R-4(z)

Skymark Square Lands Inc. (HOOPP Realty Inc.)

File: OZ 12/005 W5

Mississauga Plan Policies

Airport Corporate District – Site 1

The lands identified as Special Site 1 are located north of Eglinton Avenue West, south of Matheson Boulevard East, east of the Etobicoke Creek, to Explorer Drive and all lands east of Explorer Drive. The following Special Site 1 policies apply to the subject site at 5100 Satellite Drive:

4.2.6.2

a. Notwithstanding the provisions of the Business Employment designation, the following uses will not be permitted:

- new industrial uses including manufacturing, assembling, processing, fabricating, repairing, warehousing, distributing and wholesaling, outdoor storage uses;
- free-standing retail commercial uses and financial institutions.

b. Notwithstanding the Business Employment designation, the following additional policies will apply:

- buildings will be a minimum of two storeys within 500 m of the limits of Spectrum and Orbitor stations;
- development will have a minimum FSI of 0.5. In calculating FSI on large sites with multi-phase development, regard may be had to the size of individual development parcels;
- prior to site plan approval, it will be demonstrated by the proponent that sites have the ability to achieve a minimum FSI of 1.0 over time by demonstrating the capacity of the site to accommodate additional development having regard to parking, servicing, access and landscaping;
- the provision of retail commercial uses with display windows at-grade level is encouraged. Buildings closest to the BRT station should have active uses along most of their ground floor frontage facing public streets and/or BRT corridor;

Skymark Square Lands Inc. (HOOPP Realty Inc.)**File: OZ 12/005 W5**

- where it is not feasible to include retail commercial uses, the at-grade level should include windows, lobbies and entrances so as to avoid blank walls facing public streets;
- in order to achieve a continuous street wall, it is intended that as development occurs over time, a minimum of 70 percent of any lot frontage along the BRT corridor, Skymark Avenue, Commerce Boulevard and Citation Place, should be occupied with a building or buildings. In the case of lots with multiple street frontages, priority will be given to establishing a continuous street wall along Commerce Boulevard and the BRT corridor.

c. Pedestrian Connections

Development will promote pedestrian movements to and from transit stations through the local streets and publicly accessible private pedestrian connections to private open space areas (plazas). The location, size and character of the publicly accessible connections will be determined during the site plan review process having regard for the following:

- sidewalks will be provided on both sides of all streets and form a connected system of pedestrian access to and from BRT stations;
- streetscape improvements will be coordinated and well designed, including trees, pedestrian-scale lighting, special paving and street furniture on sidewalks, boulevards and important pedestrian and publicly accessible open space areas and walkways;
- parking areas will have appropriate landscape treatments, including trees and lighting, throughout parking lots and along their edges, in order to improve the appearance of the parking areas, to contribute to the visual continuity of the street edge. Parking areas should also incorporate defined pedestrian routes for safe and convenient pedestrian movement to building entrances and other destinations to encourage the safe use of these spaces;
- concentrated landscape treatment will be provided where continuous street planting is not possible due to the location of utilities or other constraints;
- private open space areas will be high quality, usable, and physically and visually linked to streets, park and mid-block pedestrian routes;

Skymark Square Lands Inc. (HOOPP Realty Inc.)

File: OZ 12/005 W5

- pedestrian easements will be provided through the site plan review for the achievement of a continuous pedestrian promenade adjacent to the BRT corridor.

d. Parking and Servicing

- new development will demonstrate that they have a Transportation Demand Management (TDM) strategy in place as a condition of site plan approval;
- prestige offices will be encouraged to provide at least one level of below grade parking below the building;
- no parking will be provided between the building and the streetline or BRT corridor on principal building frontages. In cases of lots with multiple street frontages, priority will be given to not allowing parking along the BRT corridor and Commerce Boulevard;
- surface parking should incorporate pedestrian and environmental features including: pathways and plantings to break up large expanses of asphalt, permeable surfaces, storm-water management, clear pathways for enhanced pedestrian access, and defined future development blocks;
- loading and garbage storage areas should be located at the rear of buildings, integrated or screened from primary pedestrian routes and publicly visible areas;
- shared parking and driveways between developments will be encouraged;
- new developments will provided secure bicycle parking for employees.

Skymark Square Lands Inc. (HOOPP Realty Inc.)

File: OZ 12/005 W5

Site Characteristics

Frontage:	130.2 m (427.2 ft.)
Depth:	392.6 m (1,288.1 ft.)
Net Lot Area:	8.2 ha (20.3 ac.)
Existing Use:	Vacant land

Proposed Zoning Standards – "E1-19" (Employment in Nodes)

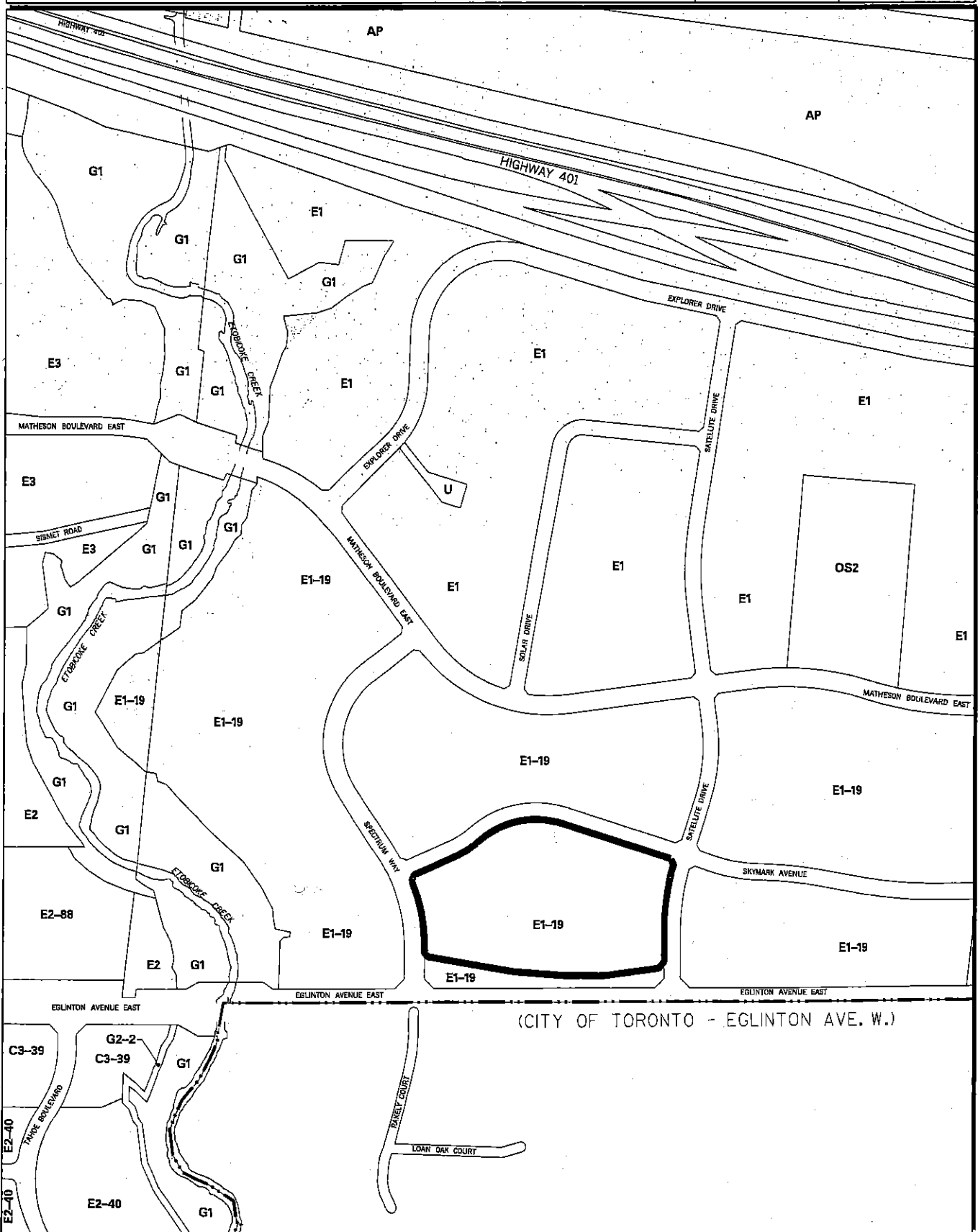
	Required Zoning By-law Standard	Proposed Standard
Minimum Building Height	Minimum height of all buildings and structures is 2 storeys	Restaurants and take-out restaurants may be less than 2 storeys
Location of main front entrances	Where a building is located within 10.0 m of lands zoned PB1, Eglinton Avenue West, Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue, the main front entrance shall face the street. Where a building is located at the intersection of two (2) of these streets and/or lands zoned PB1, or any combination thereof, the main front entrance shall be located at the corner of the building facing the intersection, or a building entrance shall be located facing each street and/or lands zoned PB1	n/a
Minimum number of parking spaces	16.0 spaces per 100 m ² GFA – restaurant 6.0 spaces per 100 m ² GFA – take-out restaurant	8.4 spaces per 100 m ² GFA – restaurant and take-out restaurant
Maximum gross floor area – non-residential used for restaurant or take-out restaurant	n/a	5 370.0 m ²

24(d)(d)

GENERAL CONTEXT MAP

OZ 12005 W5

APPENDIX I-10



R-4(e)(e)

Appendix S-2

Skymark Square Lands Inc. (HOOPP Realty Inc.)

File: OZ 12/005 W5

Recommendation PDC-0044-2012

PDC-0044-2012

“ That the Report dated June 5, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Business Employment – Special Site 1" to "Business Employment – Special Site" and to change the Zoning from "E1-19" (Employment in Nodes) to "E1-Exception" (Employment in Nodes), to permit the development of four (4) multiple storey office buildings and six (6) single storey free-standing restaurant buildings, under file OZ 12/005 W5, Skymark Square Lands Inc. (HOOPP Realty Inc.), 5100 Satellite Drive, be received for information and notwithstanding Planning Protocol, that the Supplementary Report be brought directly to a future Council meeting.”

Skymark Square Lands Inc.

File: OZ 12/005 W5

R-4(f)(f)

“E1-Exception” Zone Provisions

Standard	“E1-Exception” By-law Standard
Additional Permitted Uses	(1) Restaurant (2) Take-out Restaurant
Minimum floor space index – non-residential	0.5
Maximum setback to the first three (3) storeys of a streetwall of the first building erected abutting the Eglinton Avenue East BRT Corridor,	7.5 m
Maximum setback to the first three (3) storeys of a building erected on a lot abutting Explorer Drive, Orbitor Drive, Satellite Drive, Spectrum Way or Skymark Avenue	5.0 m
A maximum of 30% of the length of a streetwall of the first three (3) storeys of a building or structure abutting a public right-of-way, including the BRT Corridor, may be setback beyond the maximum setback	
Minimum height of all buildings and structures except that: (1) A maximum of 30% of the building footprint may be less than two (2) storeys (2) Restaurants and take-out restaurants may be 1 storey provided that the height to the top of the parapet component of a flat roof is at least 6.0 m (19.7 ft.)	2 storeys
Where a building is located within 10.0 m of the Eglinton Avenue East BRT Corridor, Eglinton Avenue East, Explorer Drive, Orbiter Drive, Satellite Drive, Spectrum Way or Skymark Avenue, the main front entrance shall face the street/BRT Corridor. Where a building is located at the intersection of two (2) of these streets and/or the BRT Corridor, or any combination thereof, the main front entrance shall be located at the corner of the building facing the intersection, or a building entrance shall be located facing each street and/or BRT Corridor	

R-4(g)(g)

Skymark Square Lands Inc.

File: OZ 12/005 W5

In an office building, where the non-office uses, including medical office and real estate office, are greater than 20% of the total GFA – non-residential, separate parking will be required for all such uses in accordance with the regulations of By-law 0225-2007 Parking for banquet hall/conference centre/convention centre will be provided in accordance with the regulations of By-law 0225-2007	
Minimum number of parking per 100 m ² gross floor area – non-residential for restaurant and take-out restaurant	8.4 parking spaces
Maximum gross floor area – non-residential used for any combination of restaurant and take-out restaurant	5 370.0 m ² (57,804.1 sq. ft.)



Corporate Report

Clerk's Files

Originator's
Files

R-5



DATE: November 16, 2012

TO: Mayor and Members of Council
Meeting Date: November 28, 2012

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

SUBJECT: **License Amending Agreement between The Corporation of the City of Mississauga and 172965 Canada Limited (a subsidiary of Imperial Oil) for the installation of park benches along the Waterfront Trail**

RECOMMENDATION: That a By-law be enacted authorizing the Mayor and the City Clerk to execute the attached License Amending Agreement between The Corporation of the City of Mississauga as Licensee and 172965 Canada Limited (a subsidiary of Imperial Oil) as Licensor, for the installation of two (2) park benches along the Waterfront Trail.

BACKGROUND: The City of Mississauga (the "City") and 172965 Canada Limited (a subsidiary of Imperial Oil, hereinafter referred to as "Imperial Oil") entered into a License Agreement dated August 29, 2005 which provided the City would construct and maintain a bicycle path and pedestrian walkway over lands located on the Lake Ontario shoreline of the Imperial Oil lands (the "Waterfront Trail").

The Port Credit Cranberry Cove Ratepayers Association approached Imperial Oil about constructing two (2) park benches (the "Benches") along the southern edge of the Waterfront Trail. Adding the Benches

to the Waterfront Trail is in line with the work the City aims to achieve through the Inspiration Port Credit project, as approved by Council in May 2012 which is focussed on developing a comprehensive strategic master plan for both the former Imperial Oil refinery lands in Port Credit and the Port Credit Harbour Marina.

COMMENTS:

Based on the current License Agreement in place between the City and Imperial Oil, the addition of Benches can be achieved with minor changes to the current agreement related to improvements and ongoing maintenance obligations.

The amendments to the master License Agreement will grant to the City a non-exclusive license to construct and install the Benches on locations identified on the sketch marked as "Schedule A" to the License Amending Agreement (Appendix 1). The Benches will be installed in a manner satisfactory to the City's standards as articulated in the License Amending Agreement.

The License Amending Agreement provides that the Benches will be installed and maintained at the sole cost and expense to the City, however, the Port Credit Cranberry Cove Ratepayers Association is to raise the funds necessary to cover the purchase and installation of the benches.

FINANCIAL IMPACT:

The Port Credit Cranberry Cove Ratepayers Association is financing the cost of the Benches for the Waterfront Trail, however, the City will bear the cost of installing and maintaining the Benches. The ongoing maintenance of the multi-use recreational trail is currently completed by Parks staff and the addition of maintenance on the two (2) park benches will fall within the existing maintenance budget.

The License Amending Agreement has been negotiated for a nominal amount of two (\$2.00) dollars for additional consideration and the master License Agreement provided for the annual rent in the amount one (\$1.00) dollar.

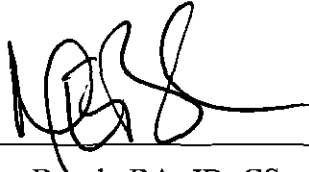
CONCLUSION:

This report is seeking authority from Council to execute the License Amending Agreement to facilitate the installation of Benches along

the Waterfront Trail. The installation of these Benches is consistent with the Inspiration Port Credit project and the City's Strategic Plan and will benefit all those who utilize the Waterfront Trail.

ATTACHMENTS:

Appendix 1: License Amending Agreement



Mary Ellen Bosch, BA, JD, CS
City Solicitor

Prepared By: Melissa McGugan, Legal Counsel

2-5(c)

LICENCE AMENDING AGREEMENT

THIS LICENCE AMENDING AGREEMENT made as of the _____ day of _____, 2012,

BETWEEN:

172965 CANADA LIMITED

Hereinafter called the "Licensor"
OF THE FIRST PART

- and -

**THE CORPORATION OF THE
CITY OF MISSISSAUGA**

Hereinafter called the "Licensee"
OF THE SECOND PART

WHEREAS the Licensor and Licensee entered into a Licence Agreement dated as of the 29th day of August, 2005 to provide for the Licensee to construct and maintain a bicycle path and pedestrian walkway (the "Waterfront Trail") over specific lands (the "Licensed Lands") registered in the name of the Licensor;

AND WHEREAS the Licensee has requested permission from the Licensor to install two (2) park benches on the Licensed Lands for their use by the public as part of the Waterfront Trail, on the terms and conditions herein contained;

NOW THEREFORE in consideration of Two (\$2.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each party from the other, the parties agree as follows:

1. The recitals set out above are true and correct.
2. All capitalized terms used in this Licence Amending Agreement (including the recitals hereof) shall have the same meanings as ascribed to them in the Licence Agreement, unless the context otherwise requires or indicates.
3. The Licensor hereby grants to the Licensee a non-exclusive license to construct and install at no cost to the Licensor two (2) park benches in the locations identified on the sketch attached hereto as Schedule "A".
4. The Licensee shall be responsible, at its sole cost, for the maintenance and/or replacement

of such park benches pursuant to the terms of the Licence Agreement and shall remove same at the end of the term of the Licence Agreement, at the Licensee's sole expense, pursuant to the terms of the Licence Agreement.

- 5. In installing the park benches, the bench footings shall not exceed a depth of one and one-half (1.5) metres below grade and shall in any case be constructed and installed in a good and workmanlike manner and sufficient for their intended use throughout the term of the Licence Agreement.
- 6. The parties confirm that the terms, covenants and conditions of the Licence Agreement shall remain unchanged, that this Licence Amending Agreement is governed by the terms, covenants and conditions of the Licence Agreement and that the Licence Agreement, as amended by this Licence Amending Agreement, is in full force and effect.
- 7. The parties hereto shall, from time to time, do all such acts and things and execute and deliver all such other agreements and instruments as may be reasonably required in order to carry out the intent of this Licence Agreement.
- 8. This Licence Amending Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns, as the case may be.

IN WITNESS WHEREOF the parties have executed this Agreement.

172965 CANADA LIMITED

PER: _____
Name:
Title:

I have authority to bind the Corporation

**THE CORPORATION OF THE CITY
OF MISSISSAUGA**

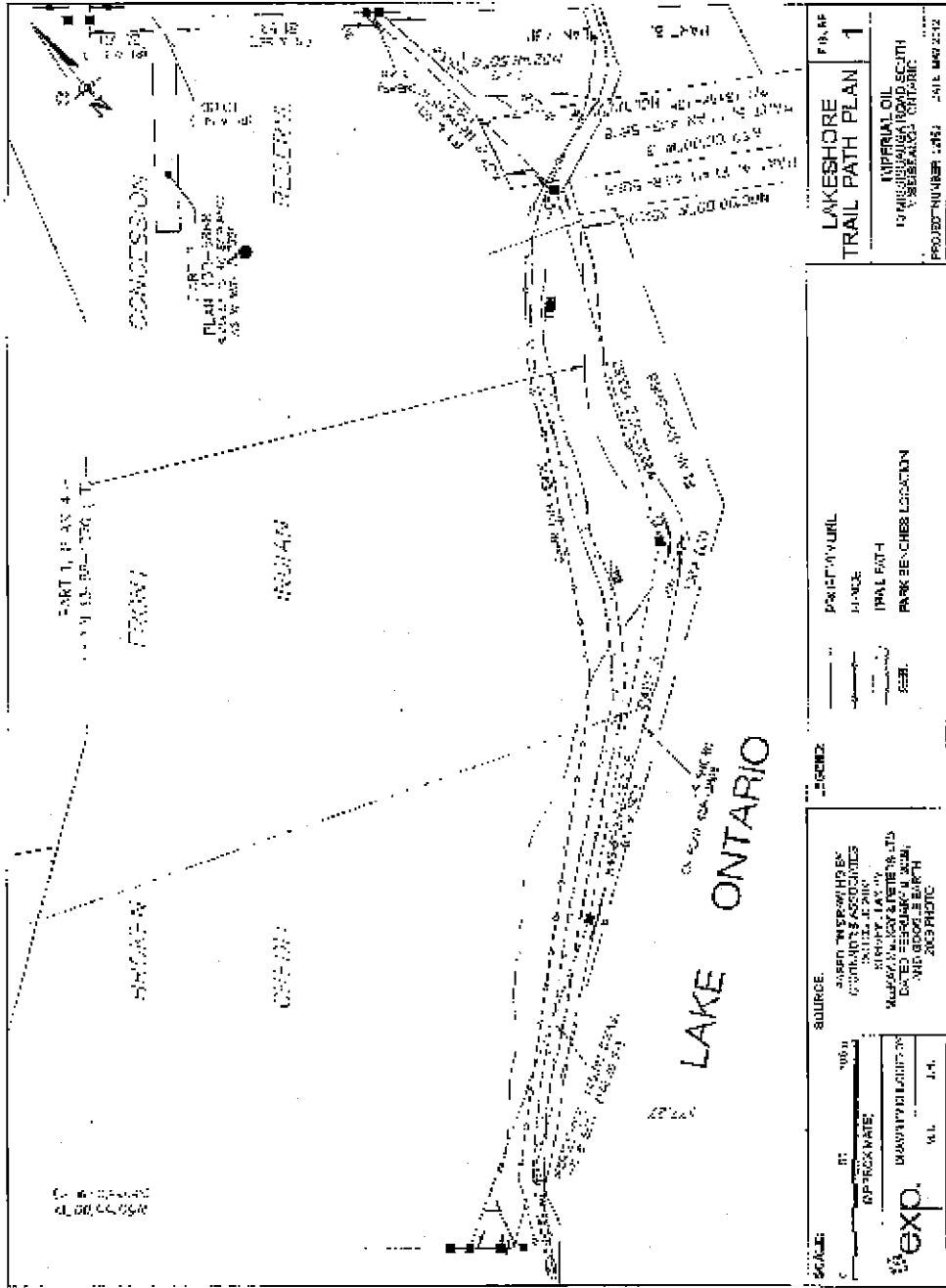
BY-LAW AUTHORITY:

Per: _____
Mayor

Per: _____
Clerk

R-5(e)

SCHEDULE "A"



PLAN #
LAKESHORE TRAIL PATH PLAN 1
 IMPERIAL OIL
 10 MILLS AVENUE TORONTO, ONTARIO
 PROJECT NUMBER: 1451 DATE: 04/25/12

LEGEND:
 PART 1 PLAN 4-1
 13-88-176-1-1
 FRONT
 REAR
 CONCESSION
 RESERVE
 TRAIL PATH
 PARK BENCHES LOCATION

SCALE: 1" = 100'
 DRAWN BY: J.M.
 DATE: 11/15/2011
 SOURCE: AS SHOWN IN DRAWING BY
 GEORGE & ASSOCIATES
 1000 SHEPPARD AV. E.
 UNIT 100 SCARBOROUGH, ONTARIO
 M1B 2Y5
 416-291-1111

REPORT 8-2012



TO: MAYOR AND MEMBERS OF COUNCIL

The Governance Committee presents its eighth report for 2012 and recommends:

GOV-0027-2012

That the deputation by Donald Barber, resident with respect to the Council Code of Conduct be received.

GOV-0028-2012

That the Council Code of Conduct and Protocol be amended as highlighted on Appendix 2 to the Integrity Commissioner's report dated November 2, 2012 subject to consideration of feedback to the call for public input, and further that the revised version of the Council Code of Conduct be considered at the December 12, 2012 Council meeting for final adoption.

GOV-0029-2012

That Council consider a motion regarding the use of communication devices by Members of Council during meetings that incorporates the comments from the Governance Committee.

GOV-0030-2012

That Council consider a motion regarding the Council Lunch Recess that provides for a working lunch into the Closed Session whenever Council meetings continue beyond noon.

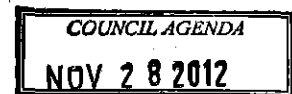
GOV-0031-2012

That the Governance Committee Outstanding Items List for the November 12, 2012 Governance Committee meeting, be received.

GOV-0032-2012

That the list of correspondence received by the Governance Committee and an update on the status for each matter, be received.

REPORT 16 – 2012



TO: MAYOR AND MEMBERS OF COUNCIL

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

PDC-0065-2012

That the report dated October 30, 2012 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested seven (7) Sign Variance Applications as described in the Appendices of the report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 12-02177
Ward 4
Easy Health Centre
377 Burnhamthorpe Rd. E.

To permit the following:

- (i) One (1) fascia sign not located on the exterior wall of the unit.

- (b) Sign Variance Application 12-02582
Ward 6
McDonald's
1256 Eglinton Ave. W.

To permit the following:

- (i) Two (2) fascia signs on the west side elevation of the building that does not face a parking lot or driveway.

- (c) Sign Variance Application 12-00786
Ward 8
The Daniels Corporation
2550 Eglinton Avenue West

To permit the following:

- (i) Fourteen (14) banner signs.
- (ii) Four (4) construction site signs with a total sign area of 211.14 sq. m (2272.69 sq. ft.).

However, the proposed signs must be removed if construction does not commence within a year and must be removed upon completion of the project.

- (d) Sign Variance Application 12-01293
Ward 8
Vandyk – Meadows On The Green Limited
3170 Erin Mills Parkway

To permit the following:

- (i) Five (5) Vandyk banner signs.
- (ii) Four (4) construction site sign faces. Sign 3 with a sign area of 130.81 sq. m (1408.3 sq. ft.) and Sign 4 with a sign area of 88.44 sq. m (951.96 sq. ft.).
- (iii) Sign 1, 3, and 4 with a setback of 0 m (0 ft.) and Sign 2 with a setback of 2.3 m (7.55 sq. ft.) from the property line.
- (iv) Sign 3 with a setback of 2.04 m (6.69 ft.) and Sign 4 with a setback if 2.36 m (7.74 ft.) from the driveway entrance or exit.
- (v) Three (3) construction site signs erected along Erin Mills Parkway to have a distance less than 100 m (328.08 ft.) from each construction site sign.
- (vi) Three (3) construction site signs erected along Erin Mills Parkway to have a combined sign area of 234.86 sq. m (2528.01 sq. ft.)

However, the proposed signs must be removed if the development does not proceed within a year or when the construction of the project is completed.

- (e) Sign Variance Application 12-02217
Ward 9
Good Life Fitness
6875 Meadowvale Town Centre Circle

To permit the following:

- (i) One (1) additional sign erected higher than the upper limit of the first storey of a building.

- (f) Sign Variance Application 12-01782
Ward 10
Pioneer Gas Station
3015 Thomas Street

To permit the following:

- (i) A fascia sign with a copy area of 25.7% of the canopy area.

2. That the following Sign Variances **be deferred to a future Planning and Development Committee meeting to allow for further review:**

- (a) Sign Variance Application 12-01809
Ward 1
Creekside Crossing
1500 Dundas Street East

To not permit the following:

- (i) Two (2) ground signs each with an area of 38.56 sq. m (415.06 sq. ft.) located approximately 135m apart.
- (ii) Two (2) ground signs each with a height of 9.14m (30.0 ft.).

The requested variances for increased sign height and increased sign area are excessive and would set a precedent for other business along Dundas Street East. The requested variances are not within the intent of the Sign By-law.

BL.03-SIG (2012)

PDC-0066-2012

1. That the report titled "*Draft Provincial Policy Statement*", dated October 30, 2012 from the Commissioner of Planning and Building, be received and forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing.
2. That the email and attachment dated November 2, 2010 from Kathy Stranks, Corporate Secretariat, CAO's Office, Toronto and Region Conservation be received.

LA.07.PRO

PDC-0067-2012

1. That the official plan and zoning amendments proposed in the report titled "Proposed Amendments to Mississauga Official Plan (2011) and Zoning By-law 0225-2007 respecting Crematoriums – Report on Comments" dated October 30, 2012 from the Commissioner of Planning and Building, be approved.
2. That the following correspondences be received:
 - a. Letters dated November, 19, 2012 and attached letters dated July 23, 2012 and May 10, 2012 from Philip Stewart, Pound and Steward Associates Ltd.
 - b. Memorandum and attachments dated November 19, 2012 from John B. Keyser, Keyser Mason Ball LLP.

CD.02.CRE

PDC-0068-2012

1. That the Report dated October 30, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Office – Special Site 8 (Cooksville District)" and "Residential Low Density I – Special Site 11 (Cooksville District)" to "Residential High Density II – Special Site" and to change the Zoning from "O" (Office) and "R1" (Detached Dwellings) to "RA5-Exception" (Apartment Dwellings), to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes under file OZ 12/003 W7, Gordon Woods Development Limited, 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harborn Road, be received for information.
2. That the following correspondences be received:
 - a. Email dated May 3, 2012 from John Reigota, Resident
 - b. Email dated November 13, 2012 from Paul Hofstetter, Resident
 - c. Email dated November 18, from Stella Anderson, Resident
 - d. Email dated November 19, 2012, from Michael D. Pinto and Melvin Pinto, Residents
 - e. Email dated November 19, 2012 from Carl Szpargala, Resident
 - f. Email dated November 19, 2012 from Lance Anderson, Resident
 - g. Letter dated November 19, 2012, from Wayne Helenda, Resident
 - h. Letter dated November 19, 2012, from Denis Gubert, Hurontario Office Centre
 - i. Letter dated November 13, 2012, from Mary Mattine, Resident
 - j. Letter dated November 13, 2012, from Tuyet Lang, Resident
 - k. Letter dated November 13, 2012, from Hayet Sahbani, Resident
 - l. Letter dated November 13, 2012, from Mary Ann Castro, Resident
 - m. Letter dated November 13, 2012, from Venus Tagadtad, Brampton Resident
 - n. Letter dated November 13, 2012, from Mildred Cordova, Resident
 - o. Letter dated November 13, 2012, from Erlinda Padilla, Resident

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- p. Letter dated November 13, 2012, from Fidela Calado, Resident
 - q. Letter dated November 13, 2012, from Jan Smith, Resident
 - r. Letter dated November 13, 2012, from Julieta M. Patricio, Brampton Resident
 - s. Letter dated November 13, 2012, from Consuelo Bielza, Resident
 - t. Letter dated November 13, 2012, from Barbel Le Brun, Resident
 - u. Letter dated November 13, 2012, from Athena Cabaral, Resident
 - v. Letter dated November 13, 2012, from Hala Aburashed, Resident
 - w. Letter dated November 13, 2012, from Helena Kopacka, Resident
 - x. Letter dated November 13, 2012, from Joumana L. Mustapha, Resident
 - y. Letter dated November 14, 2012, from Armond Arzoomanian, Resident
 - z. Letter dated November 14, 2012, from Tamooz Mohammad, Resident
 - aa. Letter dated November 14, 2012, from Marta Ishak, Resident
 - bb. Letter dated November 14, 2012, from Aida Medina, Resident
 - cc. Letter dated November 14, 2012, from Faisal Shalil, Resident
 - dd. Letter dated November 14, 2012, from Maria Codispoti, Resident
 - ee. Letter dated November 14, 2012, from George Kotas, Resident
 - ff. Letter dated November 14, 2012, from Stephniewski Remigiusz Janusz, Contractor in the City of Mississauga, Resident of Woodbridge
 - gg. Letter dated November 14, 2012, from Mohammad Ghassa Awad, Resident
 - hh. Letter dated November 14, 2012, from Nadia Shalil, Resident
 - ii. Letter dated November 14, 2012, from Sherin Abdelmessih, Resident
 - jj. Letter dated November 14, 2012, from Jasmine Rana, Resident
 - kk. Letter dated November 15, 2012, from Amira Purdy, Resident
 - ll. Letter dated November 15, 2012, from Edlira Marini, Resident
 - mm. Letter dated November 15, 2012, from Eva Vallejos, Resident
 - nn. Letter dated November 15, 2012, from Suzan Sarhan, Resident
 - oo. Letter dated November 15, 2012, Peter Rol, Resident
 - pp. Letter dated November 15, 2012, Monique Bottoni, Resident
 - qq. Letter dated November 15, 2012, Nariman Hawatmeh, Resident
 - rr. Letter dated November 15, 2012 from Dalia Moawad, Resident
 - ss. Letter dated November 15, 2012, from Vasfiye Ramzi, Resident
 - tt. Letter dated November 15, 2012, from Rima Rabba, Resident
 - uu. Letter dated November 15, 2012, from Lindsay Rabba, Resident
 - vv. Email and letter dated November 16, 2012, from Nyda Abourmrads, Resident
 - ww. Email and letter dated November 16, 2012 from Ronald Charbon, Resident
 - xx. Email dated November 16, 2012 from Daghar, Resident
 - yy. Email dated November 16, 2012, from Lou-I Bou-chahine, Resident
 - zz. Email dated November 16, 2012 from Kwan Mun, Resident
 - aaa. Letter dated November 16, 2012 from Nabeel Sleiman, Resident
 - bbb. Letter dated November 16, 2012, from Nivine Abou-Nasr, Resident
 - ccc. Letter dated November 16, 2012, from Agustino Bondi, Resident
 - ddd. Letter dated November 16, 2012, from Gaklin Basta, Resident
 - eee. Letter dated November 16, 2012, from Nisha Saheba, Resident
 - fff. Letter dated November 16, 2012, from Wajid Kahn, Resident
 - ggg. Letter dated November 16, 2012, from Pierre Shehaded, Resident
 - hhh. Email dated November 16, 2012 from Fern Lim, Resident

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- iii. Email and attached letter dated November 17, 2012 from Scott and Colette Gillies, Residents
 - jjj. Email dated November 17, 2012, from Dennis Lopes, Resident
 - kkk. Email and attached letter dated November 18, 2012, from Leslie and Scott Krueger, Residents
 - lll. Email dated November 18, 2012 from Rafiq Hakim, Resident
 - mmm. Letter dated November 18, 2012 from Brian Purdy, Resident
 - nnn. Email dated November 19, 2012 from Dianne McComb, Resident
 - ooo. Email dated November 19, 2012 from Lauren Houston, Resident
 - ppp. Email dated November 19, 2012 from Tania Walicht, Resident
 - qqq. Email dated November 19, 2012 from Suzan Hakim, Resident
 - rrr. Letter dated November 19, 2012 from Cyndi Cloutier, Resident
 - sss. Letter dated November 19, 2012 from Steve daCosta Resident, One Health Clubs
 - ttt. Email dated November 19, 2012 from Ed Hakim, Resident
 - uuu. Email dated November 19, 2012 from Irshad Ahmed, Resident
 - vvv. Email and attached letter dated November 19, 2012 from Mike and Cathy Hetherman, Residents
 - www. Letter dated November 19, 2012 from Cindy F. Baluyot, Brampton Resident
 - xxx. Letter dated November 19, 2012, from Barbara Bejger, Resident
 - yyy. Email dated November 19, 2012, from Stefan Nicolas de Salaberry, Toronto Resident
 - zzz. Email dated November 16, 2012, Doug and Lisa Irwin, Residents

OZ 12/003 W7

PDC-0069-2012

That the Report dated October 30, 2012, from the Commissioner of Planning and Building regarding transportation matters and phasing controls, for development applications at the intersection of Hurontario Street and Eglinton Avenue, be received for information and that future Development Agreements for development surrounding the Hurontario Street and Eglinton Avenue intersection incorporate a satisfactory Phasing Plan.

OZ 07/025 W5 / OZ 09/011 W5

PDC-0070-2012

That the Report dated October 30, 2012, from the Commissioner of Planning and Building recommending approval of minor modifications to the rezoning application under File OZ 07/025 W5, Pinnacle International (Ontario) Limited, 5044-5096 Hurontario Street, Part of Lot 1, Concession 1, W.H.S., northwest quadrant of Hurontario Street and Eglinton Avenue West, originally endorsed by Council on February 22, 2012, 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 change the Zoning from "D" (Development) to "RM4 – Exception" (Townhouse Dwellings) to permit the development of 100 townhouse dwellings on a portion of the subject property in accordance with the Zone standards described in this report, be approved subject to the applicant agreeing to satisfy all the requirements of the City and any other official agency concerned with the development.

OZ 07/025 W5 / T-M07006W5

REPORT 19 - 2012



TO: THE MAYOR & MEMBERS OF COUNCIL

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

GC-0789-2012

That the deputation by representatives from the Malton Youth Committee be received.

GC-0790-2012

That the deputation by Saul Schwartz on behalf of Perry Saul, Perry's Pet Mart, 1310 Dundas Street East with respect to amending By-law 0152-2012 to include licensed kennels as a proper source to acquire puppies and kittens be received.

GC-0791-2012

1. That a By-law to amend the Business Licensing By-law 1-06, as amended, be enacted to license tanning facilities substantially similar to the draft By-law contained in (Appendix 1) to the report to General Committee dated November 1, 2012 entitled "Amendments to the Business Licensing By-law 1-06, as amended, to require licensing for Tanning Facilities" from the Commissioner of Transportation and Works.
2. That the deputation by Kevin Pacheco with respect to the ban on tanning for individuals under the age of 18 be received.

GC-0792-2012

That the deputation by Sue Shanly, MIRANET with respect to amendments to the Tree Permit By-law 474-05 be received.

GC-0793-2012

That the deputation by Marlene Baur-Larose, Credit Reserve Association with respect to amendments to the Tree Permit By-law 474-05 be received.

GC-0794-2012

That the deputation by Ralph Hafer, Whiteoaks Lorne Park Community Association with respect to amendments to the Tree Permit By-law 474-05 be received.

GC-0795-2012

That the deputation by Michelle Walmsley with respect to amendments to the Tree Permit By-law 474-05 be received.

GC-0796-2012

That the deputation by Leslie Powers with respect to amendments to the Tree Permit By-law 474-05 be received.

GC-0797-2012

1. That the Private Tree Protection By-law be enacted to take effect on March 1, 2013, in the form provided in Appendix 1 to this Corporate Report entitled Tree Permit By-law 474-05 Amendments from the Commissioner of Community Services, to regulate the injury and destruction of trees on private property.
2. That staff be directed to apply the same policies and requirements contained within the Private Tree Protection By-law to the review and granting of Tree Removal Permission(s) in conjunction with the removal of trees through site plan, subdivision and consent applications.
3. That the Fees and Charges By-law be amended to include the permit fees set out in this Corporate Report entitled Tree Permit By-law Amendments from the Commissioner of Community Services when the Private Tree Protection By-law takes effect on March 1, 2013.
4. That the following correspondence with respect to amendments to the Tree Permit By-law 474-05 be received:
 - a) Letter dated November 16, 2012 from the Meadow Wood Rattray Ratepayers Association
 - b) Letter dated November 18, 2012 from the Gordon Woods Homeowners Association
 - c) Email dated November 19, 2012 from the Cranberry Cove Port Credit Ratepayers' Association
 - d) Letter dated November 19, 2012 from the Whiteoaks Lorne Park Community Association
 - e) Email dated November 19, 2012 from Phil Green, Resident
 - f) Email dated November 21, 2012 from Town of Port Credit Association Executive
 - g) Letter dated September 25, 2012 from Sean Stuckless, Resident

GC-0798-2012

That the request from the Port Credit Business Improvement Area to waive on-street parking charges within the Port Credit Business Improvement Area for the month of December 2012, be approved.

(Ward 1)

GC-0799-2012

That a by-law be enacted to amend By-law 555-2000, as amended, to implement 15-hour parking on Mill Street between Wyndham Street and the east limit of the roadway.

(Ward 11)

GC-0800-2012

That a by-law be enacted to amend By-law 555-2000, as amended, to remove "No Parking Anytime" on the south side of Falconer Drive between #6555 (north entrance) and Meadow Green Park and allow "15-hour parking anytime".

(Ward 11)

GC-0801-2012

That a by-law be enacted to amend By-law 555-2000, as amended, to implement paid parking anytime on the south and west sides of Absolute Avenue from a point 75 meters (246 feet) east of Hurontario Street to a point 130 metres (427 feet) easterly and southerly thereof.

(Ward 4)

GC-0802-2012

1. That the report dated November 6, 2012 from the Transportation and Works Department entitled "*Highway 401 Improvements – From East of the Credit River to Trafalgar Road*" be forwarded to the Ontario Ministry of Transportation, Region of Peel, Region of Halton and City of Brampton.
2. That the Ontario Ministry of Transportation (MTO) be requested to further consider providing a full 12-lane Core-Distributor system on Highway 401 from the Credit River to Trafalgar Road and that City staff discuss the impacts associated with providing a full 12-lane Core-Distributor system with the MTO.
3. That MTO be requested to consider constructing the widening of Highway 401 from the Credit River to Trafalgar Road as soon as possible.

GC-0803-2012

1. That the following be approved with respect to the naming of the private road within the proposed common element condominium development under Application T-09002, located on the east side of Mississauga Road, south of Eglinton Avenue West:
 - a) The name **Avignon** be assigned.
 - b) The standard City of Mississauga private street name signs with blue lettering on a white background indicating the name of the street be erected at the appropriate locations.
 - c) The cost of the sign be borne by Hush Homes Inc., the registered owner, but be erected by City forces.

2. That the name **Belbin** be added to the City of Mississauga Approved Street Name Reserve List.
3. That the name **Giverny** be added to the City of Mississauga Approved Street Name Reserve List subject to the name **Givemay** being removed from the current Reserve List.

GC-0804-2012

That a by-law be enacted to authorize the Commissioner of Corporate Services and City Clerk to execute an agreement in a form acceptable to the Office of the City Solicitor with Rogers TV, a division of Rogers Communications Partnership Inc. for the use of the Robotic Camera Systems within the Council Chamber.

GC-0805-2012

1. That Realty Services be authorized to select and retain a real estate broker with specialization in commercial real estate, to secure a suitable subtenant for the house located within 850 Enola Avenue, known as the Adamson House.
2. That, Realty Services with the assistance of Legal Services, review any sublease offers or proposals presented by the City's real estate broker and thereafter report back to Council with a recommendation for consideration and approval.
3. That there be a cap of \$40,000 on the real estate fees related to the leasing of the Adamson House based on a 10 year lease.

(Ward1)

GC-0806-2012

That the Commissioner of Corporate Services be authorized to provide cash advances to each of the City of Mississauga BIAs of up to 50 per cent of the "previous" year BIA tax levy amount, until the final tax bills are issued.

GC-0807-2012

That the Commissioner of Corporate Services & Treasurer be authorized and directed to strike from the tax roll uncollectable taxes, penalties and interest totalling \$153,923.21 as outlined in the corporate report dated November 6, 2012 from the Commissioner of Corporate Services & Treasurer.

GC-0808-2012

That Council enact a by-law authorizing the Commissioner of Corporate Services & Treasurer to enter into an extension agreement with the owner of 6086 Windfleet Crescent extending the period of time in which the tax sale cancellation price is to be paid.

(Ward 11)

GC-0809-2012

1. That the Purchasing Agent be authorized to execute the necessary contracts for the period ending December 31, 2016 to Infor Global Solutions (Canada) Limited for the purchase of additional New Software Module Licenses, Maintenance, Support and Professional Services associated with new modules, at an estimated total cost of \$1,195,451 exclusive of taxes; with purchases subject to capital budget approval and approval of the contract and any ancillary documents by the Office of The City Solicitor and Purchasing Agent;
2. That the Purchasing Agent be authorized to extend the current Maintenance and Support Agreement from January, 2013 to December 31, 2016 to Infor Global Solutions (Canada) Limited at an estimated cost of \$1,131,449 exclusive of taxes;
3. That the Purchasing Agent be authorized to issue contract amendments to increase the value of the existing Infor Global Solutions (Canada) Limited contract where necessary to accommodate the business demand for new software licenses, maintenance, support as identified by departmental business services plans for 2013-2016, and where amount is approved in the budget;
4. That Infor Global Solutions (Canada) Limited continue to be designated a "City Standard" until December 31, 2016.

GC-0810-2012

1. That the PowerPoint presentation entitled "DADA: Dads Against Dirty Air" by Steve Rieck and Mike Jones, Chair of DADA, a registered charity in Peel, to the Environmental Advisory Committee on November 6, 2012 be received; and
2. That the Environmental Advisory Committee requests that the requests made by the DADA representatives be referred back to staff for follow up.

(EAC-0053-2012)

GC-0811-2012

That the PowerPoint presentation entitled "Natural Heritage and Urban Forest Strategy" by Olav Sibille, Planner and Mirek Sharp, Consultant from North-South Environmental, to the Environmental Advisory Committee on November 6, 2012 be received.

(EAC-0054-2012)

GC-0812-2012

That the PowerPoint presentation entitled "Sustainable Neighbourhood Retrofit Action Plan" by Muneef Ahmad, Water Resources Engineer, to the Environmental Advisory Committee on November 6, 2012 be received.

(EAC-0055-2012)

GC-0813-2012

That the PowerPoint presentation entitled "Living Green Master Plan" by Mary Bracken, Environmental Specialist, to the Environmental Advisory Committee on November 6, 2012 be received.

(EAC-0056-2012)

GC-0814-2012

That the PowerPoint presentation entitled "Tree Permit By-law" by Jane Darragh, Planner, to the Environmental Advisory Committee on November 6, 2012 be received.

(EAC-0057-2012)

GC-0815-2012

That the minutes of the previous Environmental Advisory Committee meeting on October 2, 2012 be received.

(EAC-0058-2012)

GC-0816-2012

1. That the Memorandum, dated October 19, 2012 from Brenda Osborne, Director, Environmental Division, be received; and
2. That the matter of organizing a future off-site educational or training session for the Environmental Advisory Committee be circulated to Committee Members via email for their feedback; and
3. That a date, location and agenda would be established at that time.

(EAC-0059-2012)

GC-0817-2012

That the chart from Environmental Staff with respect to upcoming agenda items and Environmental Advisory Committee role, be received.

(EAC-0060-2012)

GC-0818-2012

That the chart dated November 6, 2012 by Karen Morden, Legislative Coordinator, with respect to outstanding issues from the Environmental Advisory Committee, be received.

(EAC-0061-2012)

GC-0819-2012

That the Memorandum, dated October 22, 2012 from Karen Morden, Legislative Coordinator with respect to the scheduled meeting dates for the Environmental Advisory Committee for the year 2013, be received.

(EAC-0062-2012)

GC-0820-2012

That the presentation made by Matthew Williams, Transportation Planner regarding the Hurontario-Main LRT project be received for information.

(MCAC-0059-2012)

GC-0821-2012

1. That a by-law be enacted to amend the following schedules of the Public Vehicle Licensing By-law 420-04, as amended, to include optional run-flat free tire systems as an alternative to the traditional spare tire and jack required in all vehicles.
2. That Schedule 3, Section 14(9) of the Public Vehicle Licensing By-law 420-04, as amended, be repealed and replaced as follows:

Schedule 3, section 14

(9) is equipped with an extra tire, wheel and jack ready for use for that vehicle or be equipped with a run-flat free tire system.

3. That Schedule 4, Section 14(9) of the Public Vehicle Licensing By-law 420-04, as amended, be repealed and replaced as follows:

Schedule 4, section 14

(9) is equipped with an extra tire, wheel and jack ready for use for that Vehicle or be equipped with a run-flat free tire system.

4. That Schedule 6, Section 8(9) of the Public Vehicle Licensing By-law 420-04, as amended, be repealed and replaced as follows:

Schedule 6, section 8

(9) is equipped with an extra tire, wheel and jack ready for use for that Vehicle or be equipped with a run-flat free tire system.

5. That Schedule 7, Section 7(1)(j) of the Public Vehicle Licensing By-law 420-04, as amended, be repealed and replaced as follows:

Schedule 7, section 7

(1)(j) is equipped with an extra tire, wheel and jack ready for use for that Vehicle or be equipped with a run-flat free tire system.

6. That Schedule 8, Section 41(1)(i) of the Public Vehicle Licensing By-law 420-04, as amended, be repealed and replaced as follows:

Schedule 8, section 41

(1)(i) is equipped with an extra tire, wheel and jack ready for use for that Vehicle or be equipped with a run-flat free tire system.

(PVAC-0012-2012)

GC-0822-2012

That the Corporate Report from the Commissioner, Transportation and Works Department, dated November 2, 2012 and titled "iPhone/Android Cellular Telephone Application "Hailo" for Taxicabs" be received for information.

(PVAC-0013-2012)

GC-0823-2012

That the Public Vehicle Advisory Committee (PVAC) form an Accessible Taxi Review Sub-Committee.

(PVAC-0014-2012)

GC-0824-2012

That the e-mail dated October 18, 2012 from Stephanie Smith, Legislative Coordinator with respect to the proposed 2013 Public Vehicle Advisory Committee meeting dates be approved.

(PVAC-0015-2012)

GC-0825-2012

That the action list from the meeting held on September 11, 2012 be received for information.

(PVAC-0016-2012)

GC-0826-2012

That the following information items be received for information:

- (a) E-mail dated November 4, 2012 from Mark Sexsmith and Ron Baumer with respect to 100% Accessible Taxi's.
- (b) E-mail dated September 30, 2012 from Peter Pellier with respect to Accessible Taxi Review.
- (c) E-mail dated October 18, 2012 from Peter D. Pellier with respect to Accessible Taxi Service.
- (d) Letter from AJ Champion with respect to Accessible Taxis in Mississauga.
- (e) E-mail dated October 31, 2012 from Shirley Champion regarding Accessible Taxis in Mississauga.
- (f) E-mail dated October 30, 2012 from Todd Ellis regarding Accessible Taxis in Mississauga.
- (g) E-mail dated October 30, 2012 from Glenn Barnes regarding Accessible Taxis in Mississauga.
- (h) E-mail dated October 30, 2012 from Marian Bethel regarding Wheelchair Accessible Service.
- (i) E-mail dated October 30, 2012 from Roy Brack regarding Accessible Taxis in Mississauga.
- (j) E-mail dated October 30, 2012 from Ed Aquila regarding Accessible Taxis in Mississauga.

- (k) Fax dated October 30, 2012 from Melanie Taddeo regarding Accessible Taxis in Mississauga.
- (l) Fax dated October 30, 2012 from Shihab Sakib regarding Accessible Taxis in Mississauga.
- (m) Fax dated October 30, 2012 from Michael at CLC regarding Accessible Taxis in Mississauga.
- (n) Fax dated October 30, 2012 from Karen Beebe regarding Accessible Taxis in Mississauga.
- (o) E-mail dated September 26, 2012 from Mark Sexmith with respect to Insurance Documentation Filing
- (p) E-mail dated October 4, 2012 from Karam S. Punian with respect to Tariff Decals on Airport Taxicab Windows.
- (q) E-mail dated October 24, 2012 from Al Cormier with respect to Future Mobility Requirements.
(PVAC-0017-2012)

GC-0827-2012

That staff report back with respect to Change to Insurance Requirements to the February 2013 Public Vehicle Advisory Committee meeting for further consideration and that the current method of filing insurance documentation be left as status quo prior to the letter being sent out on October 1, 2012.

(PVAC-0018-2012)

GC-0828-2012

1. That the PowerPoint presentation by Alison Strickland, Principal, Strickland Mateljan Design Associates Ltd., with respect to the proposed windows for the property at 1036 Old Derry Road to the Heritage Advisory Committee on November 20, 2012 be received;
2. That the request to alter the property at 1036 Old Derry Road, as described in the Corporate Report dated October 23, 2012 from the Commissioner of Community Services entitled "Request to Alter a Heritage Designated Property, 1036 Old Derry Road, Ward 11," be approved; and
3. That the proposed windows for the property at 1036 Old Derry Road be approved, but not set a precedent for the Meadowvale Village Heritage Conservation District unless recommended by the Meadowvale Village Heritage Conservation District Study.

Ward 11

(HAC-0082-2012)

GC-0829-2012

That the 1976 pump house at the Mississauga Golf & Country Club, 1725 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process, subject to the following condition:

- (a) That solid wood board hoarding is installed, prior to any demolition occurring, to protect the nearby former 1923 pump house during demolition and construction.

Ward 8

(HAC-0083-2012)

GC-0830-2012

That the PowerPoint presentation by Robert Grossmann, Senior Advisor, Adamson Associates Architects, with respect to a proposed heritage designation and partial demolition of a heritage listed property, the Port Credit Post Office, Customs House and Armoury located at 31 Lakeshore Road East, to the Heritage Advisory Committee on November 20, 2012 be received.

Ward 1

(HAC-0084-2012)

GC-0831-2012

That the PowerPoint presentation by Dorothy Tomiuk and Jim Danahy, Town of Port Credit Association (TOPCA) representatives, entitled "Port Credit Citizen Deputation to Heritage Advisory Committee," with respect to a proposed heritage designation and partial demolition of a heritage listed property, the Port Credit Post Office, Customs House and Armoury located at 31 Lakeshore Road East, to the Heritage Advisory Committee on November 20, 2012 be received.

Ward 1

(HAC-0085-2012)

GC-0832-2012

That the original 1931 portion of the Port Credit Post Office, Customs House and Armoury be designated under the *Ontario Heritage Act* for its physical/design, historical/associative, and contextual value and that the request to remove the later additions be approved in principle subject to the following conditions:

- (a) That the proponent allow a peer review of the proposal, including the cost list, by a heritage engineer, selected by the Director, Culture Division, to confirm its feasibility and that any further conditions arising from this review be met and adhered to;
- (b) That a letter of credit, in an amount to be determined by the Director, Culture Division, be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur to the original portions of the building during construction and while conservation work takes place, to be held until the building is ready for occupancy;
- (c) That the Designation Statement be revised to be clear that the actual metal letters that form the word "Port Credit" above the main entrance are to be included in the list of heritage attributes; and

- (d) That the final drawings of the Port Credit Post Office, Customs House and Armoury located at 31 Lakeshore Road East be subject to further review and comment at an upcoming Heritage Advisory Committee meeting and, if appropriate, that the Heritage Advisory Committee recommend approval of the final drawings to Council.

Ward 1

(HAC-0086-2012)

GC-0833-2012

That the Memorandum dated September 7, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Alteration to a Heritage Designated Property Without Heritage Permit, 7155 Pond Street (Ward 11), Meadowvale Village Heritage Conservation District," be received.

Ward 11

(HAC-0087-2012)

GC-0834-2012

1. That the proposed Meadowvale Village Heritage Conservation District Study, as outlined in the Corporate Report dated October 29, 2012 from the Commissioner of Community Services entitled "Meadowvale Village Heritage Conservation District Plan Review, Ward 11," be endorsed; and
2. That a By-law to designate the Study Area of the Meadowvale Village Heritage Conservation District Review pursuant to the *Ontario Heritage Act* and to set limitations for development of properties within the Study Area for one year, be approved.

Ward 11

(HAC-0088-2012)

GC-0835-2012

That the Memorandum dated November 2, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Heritage Permit Process and Cultural Landscapes," be received.
(HAC-0089-2012)

GC-0836-2012

That the Memorandum dated October 30, 2012 from Elaine Eigl, Heritage Coordinator, entitled "Wood Window Restoration Workshop – Follow Up Memo," be received.

(HAC-0090-2012)

GC-0837-2012

1. That correspondence with respect to the Heritage Trees Workshop: Toronto on November 9, 2012 at the Ontario Institute for Studies in Education in Toronto, Ontario be received; and
2. That the request from Michelle Walmsley, Heritage Advisory Committee Citizen Member, to be reimbursed for attending the Heritage Trees Workshop: Toronto on November 9, 2012 at the Ontario Institute for Studies in Education in Toronto, Ontario be approved and that roughly \$60 (specifically, \$55 for registration fees and \$5 for public transportation costs) be allocated in the Heritage Advisory Committee's 2012 budget (Account #28609) for this expenditure.

(HAC-0091-2012)

GC-0838-2012

That the Memorandum dated November 9, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, entitled "2013 Heritage Advisory Committee Meeting Dates," be received.

(HAC-0092-2012)

GC-0839-2012

That the chart dated November 20, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee be received.

(HAC-0093-2012)

GC-0840-2012

That the correspondence dated September 26, 2012 from Abdul Shaikh, Project Manager, City of Mississauga, and Don Drackley, Consultation Manager, IBI Group, with respect to the City of Mississauga Notice of Study Commencement: Municipal Class Environmental Assessment Study for McLaughlin Road be received.

(HAC-0094-2012)

GC-0841-2012

That the correspondence dated September 2012 from the Honourable Charles Sousa, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario be received.

(HAC-0095-2012)

GC-0842-2012

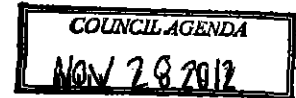
That the educational session regarding the Administrative Penalty System be received for information.

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

Owner: Gordon Wood Development Limited

Applicant: IBI Group, Bill 51, (Ward 7)

File: OZ 12/003 W7



- 1 -

November 19, 2012

This is an extract of the Planning and Development Committee meeting held on November 19, 2012.

4. PUBLIC MEETING

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

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File: OZ 12/003 W7

Councillor Starr, Chair, called this public meeting to order at 7:50 p.m.

Mansoor Kasaroni (sp), Design Principal at 2120 Hurontario, representing Edenshaw Developments, addressed the committee with respect to the proposal. He noted that downtown Mississauga had been identified as a centre for growth in the Growth Plan for the Greater Golden Horseshoe and that the Mississauga Official Plan identified Hurontario Street as part of the intensification corridor as it would, in future, support the Light Rail Transit System (LRT). Mr. Kasaroni specified the location of the subject lands, outlined the neighbourhood character and detailed the proposal. He also outlined the benefits of the proposal which included quality architecture and design, that the development would create a gateway to the City of Mississauga, that the proposal was pedestrian friendly and that it would support the LRT.

Councillor Iannicca noted his opposition to the proposal and raised concerns regarding the density of the project and the impact the density would have on the neighborhood and suggested locations where the proposed development could be more appropriate. He further noted that the purpose of the public meeting was to receive comments from the public and receive the Corporate Report dated October 30, 2012, from the Commissioner of Planning and Building with respect to the proposal. He also specified that another Corporate Report would be presented by staff that would address the concerns raised by the public.

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

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November 19, 2012

Sharon Giraud, President of Gordon Woods Homeowners' Association addressed the committee with respect to the proposed development and thanked neighbouring communities for their support in opposing the development. Ms. Giraud noted that the Gordon Woods Homeowner's Association supported the following:

- Development that was in keeping with the Official Plan and was appropriate in density.
- Environmental stewardship.
- Community development.
- Neighbourhood character.
- Expertise of City staff reports.
- Protection of Special Site Status.
- Protection of wildlife and habitat and the mature tree canopy.

Ms. Giraud noted concerns with respect to the proposal which included:

- Concern with over intensification.
- Concern regarding the scale, transition, height and density of the proposal.
- Concern regarding traffic congestion and that traffic calming measures implemented in the Gordon Woods neighbourhood would no longer be effective.
- Concern regarding an increase in noise.
- Concern regarding pollution.
- Concern that the development would have a negative impact on vegetation and wildlife.
- Concern that developers were redefining the neighbourhood boundaries and character for financial return.
- Concern that the proposal was not in keeping with the area character and that the proposal was an inappropriate use of land.
- Concern regarding parking constraints.
- Concern that the LRT was being used as a justification for the development.

Ms. Giraud noted that the community encouraged development that was keeping with the current zoning for height and density and noted that it would be a benefit to have the abandoned properties appropriately developed so that these locations would be cleaned up. She further noted that the community encouraged the development of

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

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File: OZ 12/003 W7

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November 19, 2012

single family homes, similar to the existing development, and the development of appropriate office and retail development.

Rusmir Mujic, Resident, Representing the Board of Directors for 2091 Hurontario Street, and raised the following concerns:

- Concerns regarding the negative impact of traffic on safety.
- Concerns regarding the impact on and the safety of the access to and from Hurontario Street for residents of 2091 Hurontario Street.
- Concern that the proposed development would not have northbound access to the property and that in the event of an emergency there was only one access.
- Concerns regarding an increase in noise during and after construction of the proposed development.
- Concerns regarding the impact on quality of life for residents in the area.
- Concern that work had taken place on the subject lands on a Sunday in contravention of a By-law.
- Concern with the lack of set back between 2091 Hurontario Street and the proposed restaurants.
- Concern that as the proposed development widened at the top, there could be safety issues with falling glass and debris from the proposed development.
- Concern that the development was not in keeping with the character area.
- Concern with the height and transition.

Mr. Mujic outlined the current traffic concerns in the area noting that Peel Regional Police had stipulated that congestion and contraventions to the Highway Traffic Act were of concern in the area.

Councillor Mullin noted that the location was inappropriate for the development and raised concerns with respect to traffic, intensification, access to and from the property, school accommodation, transition and that the development did not align with the vision for the area.

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.
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Madam Mayor noted that intensification should be located appropriately and noted that the future installation of the LRT should not be a justification for the inappropriate placement of intensification, noting that the installation of the LRT was not funded and was in the preliminary stages. She further noted that the capital levy did not include the LRT and noted that profit for developers did not impact Planning and Development Committee decisions. Councillor Tovey and Councillor Crombie raised concerns with the location of the proposed development. In addition, Councillor Dale noted that the density in the City of Mississauga already supports the LRT and raised concern that the development did not fit in with the node.

John McKinnon, resident, addressed the committee in opposition to the proposed development. He raised a concern with respect to an increase in traffic noting that traffic on Hurontario Street was already a concern. Mr. McKinnon further expressed concern with the lights above the interchange and suggested that a second light be installed to address the issue.

Jamie Knight, resident, addressed the committee and noted that the proposal was aesthetically pleasing and that the demands of the growth in the City of Mississauga had to be met. He also noted that developers should work with the City to determine appropriate locations for developments such as the proposed. He encouraged staff to address technical questions related to the development's impact on trees and traffic.

Fred Lower, resident, addressed the committee and stipulated that the development was thoughtful and innovative in design. He suggested that the City of Mississauga encourage innovated designs and architecture.

Allan Campbell, resident, raised a concern that developers purchase land and then force the developer's vision on the area despite the fact that there are more appropriate locations for the development. He suggested that developers should work with the City of Mississauga to determine where the best location for development was.

Brian Purdy, resident, noted that he was excited about the development and was concerned with the negative comments from the Councillors. He further noted that the proposed development was the future of Hurontario Street as the LRT was proposed for this corridor.

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

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File: OZ 12/003 W7.

Vita Stripines (sp) resident, raised concerns with respect to the proposed underground parking and the negative impact this would have on the water table and the environment. She noted that the issue of groundwater disposal had not been addressed and raised a concern that trees could die from a lack of groundwater.

Wisam (sp) resident, responded to concerns raised with respect to traffic and noted that the City of Mississauga already had traffic issues and questioned if all development would be opposed due to a concern that the traffic issues would increase. He noted that as the proposed building was aesthetically pleasing, it would help with the beautification of a gateway to Mississauga. He inquired as to what would be done about the current traffic issues.

Madam Mayor indicated that the City worked with developers to try to grow the City but that the location of development proposals had to be justifiable. She noted that the technical questions that had been raised would be dealt with in a forthcoming Corporate Report and indicated that the proposal would be appropriate in a different location noting that the intensification plan protects neighbourhoods. Madam Mayor also noted that the City of Mississauga did not have a timeline for the implementation of the LRT as they were unsure if the project would be funded and that there was an intense process that had to take place prior to implementation.

Councillor Starr, Chair, noted that the Architectural Competition Committee intended to challenge builders to bring forward the best designs.

Councillor Iannicca outlined the Planning and Building process and noted that the questions and concerns raised would be addressed in the forthcoming Corporate Report. He also spoke to the correspondences received and noted that many individuals who had written in support of the proposal did not live in the vicinity of the development.

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

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Applicant: IBI Group, Bill 51, (Ward 7)

File: OZ 12/003 W7

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

PDC-0068-2012

1. That the Report dated October 30, 2012, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Office – Special Site 8 (Cooksville District)" and "Residential Low Density I – Special Site 11 (Cooksville District)" to "Residential High Density II – Special Site" and to change the Zoning from "O" (Office) and "R1" (Detached Dwellings) to "RA5-Exception" (Apartment Dwellings), to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back townhomes under file OZ 12/003 W7, Gordon Woods Development Limited, 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road, be received for information.
2. That the following correspondences be received:
 - a. Email dated May 3, 2012 from John Reigota, Resident
 - b. Email dated November 13, 2012 from Paul Hofstetter, Resident
 - c. Email dated November 18, from Stella Anderson, Resident
 - d. Email dated November 19, 2012, from Michael D. Pinto and Melvin Pinto
 - e. Email dated November 19, 2012 from Carl Szpargala, Resident
 - f. Email dated November 19, 2012 from Lance Anderson, Resident
 - g. Letter dated November 19, 2012, from Wayne Helenda, Resident
 - h. Letter dated November 19, 2012, from Denis Gubert, Hurontario Office Centre
 - i. Letter dated November 13, 2012, from Mary Mattine, Resident
 - j. Letter dated November 13, 2012, from Tuyet Lang, Resident
 - k. Letter dated November 13, 2012, from Hayet Sahbani, Resident
 - l. Letter dated November 13, 2012, from Mary Ann Castro, Resident
 - m. Letter dated November 13, 2012, from Venus Tagadtad, Brampton Resident
 - n. Letter dated November 13, 2012, from Mildred Cordova, Resident
 - o. Letter dated November 13, 2012, from Erlinda Padilla, Resident
 - p. Letter dated November 13, 2012, from Fidela Calado, Resident

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

Owner: Gordon Wood Development Limited

Applicant: IBI Group, Bill 51, (Ward 7)

File: OZ 12/003 W7

- q. Letter dated November 13, 2012, from Jan Smith, Resident
- r. Letter dated November 13, 2012, from Julieta M. Patricio, Brampton Resident
- s. Letter dated November 13, 2012, from Consuelo Bielza, Resident
- t. Letter dated November 13, 2012, from Barbel Le Brun, Resident
- u. Letter dated November 13, 2012, from Athena Cabaral, Resident
- v. Letter dated November 13, 2012, from Hala Aburashed, Resident
- w. Letter dated November 13, 2012, from Helena Kopacka, Resident
- x. Letter dated November 13, 2012, from Joumana L. Mustapha, Resident
- y. Letter dated November 14, 2012, from Armond Arzoomanian, Resident
- z. Letter dated November 14, 2012, from Tamooz Mohammad, Resident
- aa. Letter dated November 14, 2012, from Marta Ishak, Resident
- bb. Letter dated November 14, 2012, from Aida Medina, Resident
- cc. Letter dated November 14, 2012, from Faisal Shalil, Resident
- dd. Letter dated November 14, 2012, from Maria Codispoti, Resident
- ee. Letter dated November 14, 2012, from George Kotas, Resident
- ff. Letter dated November 14, 2012, from Stephniewski Remigiusz Janusz, Contractor in the City of Mississauga, Resident of Woodbridge
- gg. Letter dated November 14, 2012, from Mohammad Ghassa Awad, Resident
- hh. Letter dated November 14, 2012, from Nadia Shalil, Resident
- ii. Letter dated November 14, 2012, from Sherin Abdelmessih, Resident
- jj. Letter dated November 14, 2012, from Jasmine Rana, Resident
- kk. Letter dated November 15, 2012, from Amira Purdy, Resident
- ll. Letter dated November 15, 2012, from Edlira Marini, Resident
- mm. Letter dated Novembre 15, 2012, from Eva Vallejos, Resident
- nn. Letter dated November 15, 2012, from Suzan Sarhan, Resident
- oo. Letter dated November 15, 2012, Peter Rol, Resident
- pp. Letter dated November 15, 2012, Monique Bottoni, Resident
- qq. Letter dated November 15, 2012, Nariman Hawatmeh, Resident
- rr. Letter dated November 15, 2012 from Dalia Moawad, Resident
- ss. Letter dated November 15, 2012, from Vasfiye Ramzi, Resident
- tt. Letter dated November 15, 2012, from Rima Rabba, Resident
- uu. Letter dated November 15, 2012, from Lindsay Rabba, Resident
- vv. Email and letter dated November 16, 2012, from Nyda Abourmrad, Resident

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harbourn Road.

Owner: Gordon Wood Development Limited

Applicant: IBI Group, Bill 51, (Ward 7)

File: OZ 12/003 W7

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- ww. Email and letter dated November 16, 2012 from Ronald Charbon, Resident
 - xx. Email dated November 16, 2012 from Daghar, Resident
 - yy. Email dated November 16, 2012, from Lou-I Bou-chahine, Resident
 - zz. Email dated November 16, 2012 from Kwan Mun, Resident
 - aaa. Letter dated November 16, 2012 from Nabeel Sleiman, Resident
 - bbb. Letter dated November 16, 2012, from Nivine Abou-Nasr, Resident
 - ccc. Letter dated November 16, 2012, from Agustino Bondi, Resident
 - ddd. Letter dated November 16, 2012, from Gaklin Basta, Resident
 - eee. Letter dated November 16, 2012, from Nisha Saheba, Resident
 - fff. Letter dated November 16, 2012, from Wajid Kahn, Resident
 - ggg. Letter dated November 16, 2012, from Pierre Shehaded, Resident
 - hhh. Email dated November 16, 2012 from Fern Lim, Resident
 - iii. Email and attached letter dated November 17, 2012 from Scott and Colette Gillies, Residents
 - jjj. Email dated November 17, 2012, from Dennis Lopes, Resident
 - kkk. Email and attached letter dated November 18, 2012, from Leslie and Scott Krueger, Residents
 - lll. Email dated November 18, 2012 from Rafiq Hakim, Resident
 - mmm. Letter dated November 18, 2012 from Brian Purdy, Resident
 - nnn. Email dated November 19, 2012 from Dianne McComb, Resident
 - ooo. Email dated November 19, 2012 from Lauren Houston, Resident
 - ppp. Email dated November 19, 2012 from Tania Walicht, Resident
 - qqq. Email dated November 19, 2012 from Suzan Hakim, Resident
 - rrr. Letter dated November 19, 2012 from Cyndi Cloutier, Resident
 - sss. Letter dated November 19, 2012 from Steve daCosta Resident, One Health Clubs
 - ttt. Email dated November 19, 2012 from Ed Hakim, Resident
 - uuu. Email dated November 19, 2012 from Irshad Ahmed, Resident
 - vvv. Email and attached letter dated November 19, 2012 from Mike and Cathy Hetherman, Residents
 - www. Letter dated November 19, 2012 from Cindy F. Baluyot, Brampton Resident
 - xxx. Letter dated November 19, 2012, from Barbara Beijger, Resident
 - yyy. Email dated November 19, 2012, from Stefan Nicolas de Salaberry, Toronto Resident

Information Report – Official Plan Amendment and Rezoning Applications to permit two (2) apartment buildings (36 storeys and 22 storeys) consisting of 559 units with retail commercial uses at grade, and 20 back-to-back town homes 2114, 2124 & 2130 Hurontario Street, and 2095, 2107, 2113 & 2121 Grange Drive, west side of Hurontario Street, north of Harborn Road.

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File: OZ 12/003 W7

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November 19, 2012

zzz. Email dated November 16, 2012, Doug and Lisa Irwin, Residents
OZ 12/003 W7

CARRIED – (Councillor Nando Iannicca)

This public meeting closed at 9:20 p.m.

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

Dear Neighbor,

We seek your support to place a new addendum to the existing Tree By Law before the City of Mississauga Parks & Recreation department.

This amendment is designed to extend the existing By Law to provide additional protection for the particularly large and mature trees that are so much a part of our neighborhood. We are modeling this amendment on the newly amended Tree Protection By Law for the Town Of Oakville (2008) which aims to protect and monitor the felling of these large, mature trees.

While some degree of tree removal is required to ensure safety in cases where trees are damaged or dead, the majority of trees removed in our neighborhood are healthy, mature. The ongoing removal of so many large trees threatens to irreplaceably change the local environment and destroy the unique character of our neighborhood. Healthy mature trees are often removed to make way for residential redevelopment, and this By Law addendum would provide an opportunity for assessing the necessity of tree removal.

Current By Law for Mississauga states that property owners require a permit to remove 5 or more trees that are 15cm (6in) in diameter or larger from their private property in a calendar year. The amended proposal to the By Law would seek to require home owners and developers to submit an application for a tree removal permit in the following circumstance:

You Must Fill Out an Application for Tree Permit Form if Removing:	
▪	Five or more trees greater than 15 centimetres in diameter measured at 1.37 metres per calendar year.
▪	Any tree greater than 76 centimetres (24 inches) in diameter, measured at 1.37 meters per calendar year. **

**proposed change to the current By Law

I don't think this goes far enough. A tree of 15" in diameter should be protected, and permits for removing any tree larger than that needs a permit. Now

A fully documented proposal will be submitted by the members of the Credit Reserve Association to the City of Mississauga for their review and approval.

We seek your support now to make this happen!

Some applications should require that new designs accommodate mature trees wherever possible.

I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED

S. Elliott

ADDRESS

129 Pinewood Trail. per

Look to Toronto for better tree by-laws. A developer cut down a magnificent white pine and it was nowhere near an endangered house footprint on PINWOOD TRAIL.

We live in an urban forest that is now a crucial element to the health of local ecosystems. They make our properties cooler in the summer and provide places for birds to nest and live, small animals find food and the air is cleaner - definitely.

Neighbours could be encouraged to plant indigenous trees, hickory, oak, maples, walnuts, tulip trees, white pines etc.

Promote them with a list of trees native to this area. Our forest here is growing old and when these trees die off we will find the area suddenly destitute of a lovely green canopy. Young trees need to be planted where ever possible. As the climate gets warmer the land will get dried out. It is vital to have the city support our urban forest. Push this harder. A few people complained about having to get permits, so what. We need to defend the urban forest. I tried to suggest a tree committee like Toronto's with real advocates & help in planting trees for residents for a small fee.
(LEAF)

Credit Reserve Association

P-16

Petition to amend Tree Removal By Law

July 10, 2010

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See note on back TX.

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We seek your support now to make this happen!

I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED

[Handwritten signature]

ADDRESS

1534 Carmen Drive

P-1c

Please think about it.

I believe all trees should require a permit that are 6" in diameter — period!

Residential redevelopment in our area, are allowed to have 10' foot plus ceilings in the basement, requiring subpumps. This takes away ground water away from our trees + enviro. Pumping precious water down the drain!! How friendly is that towards our environment; our trees — our kids

Think about it.

Mary Casnik.

Credit Reserve Association

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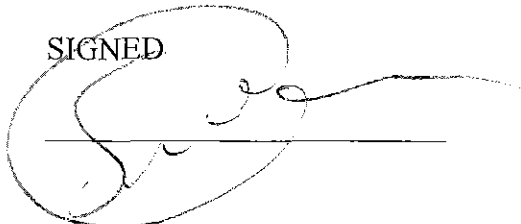
**proposed change to the current By Law

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We seek your support now to make this happen!

I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED



ADDRESS

1586 Crediton Parkway

P-1e

Credit Reserve Association

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July 10, 2010

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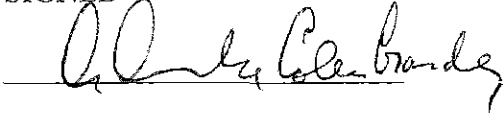
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SIGNED



ADDRESS

153 Mineola Rd. E.
Mississauga, Ont.
L5G 2E7

P-1 f

Credit Reserve Association

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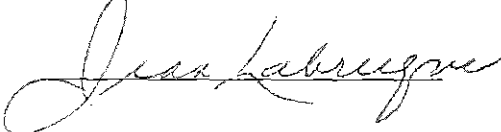
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We seek your support now to make this happen!

I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED



ADDRESS

37 Mineda Rd E

P-1g

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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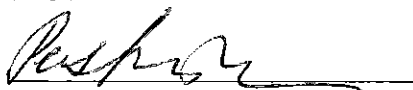
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ADDRESS

49 Milledge Rd East

P-1h

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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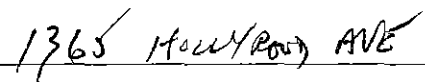
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ADDRESS



P-1i

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED

W. Dennis

ADDRESS

1394 Hollywood Ave

P-1j

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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← NOT STRICT ENOUGH
Per more!

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SIGNED

Lucia Newland

ADDRESS

1381 Hollywood Ave.

P-1k

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED

Patricia Bracken

ADDRESS

*1261 LAKEBREEZE DR.
MISSISSAUGA, ONT
L5G 3W7*

R 1 n

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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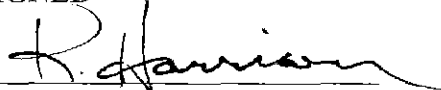
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SIGNED



ADDRESS

1238 LAKEBREEZE DR.
L5G3W6

P-1m

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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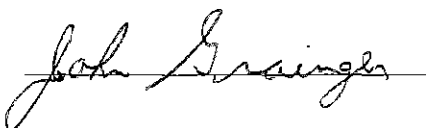
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ADDRESS

1281 Lakebreeze DR
Mississauga

P-1n

Credit Reserve Association

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July 10, 2010

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ADDRESS

1448 Broadmoor Ave.

P-10

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED

Janet Lewis

ADDRESS

1319 Broadman

P-1P

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED

ADDRESS

Oliver MacIntosh

1417 BROADMOOR AVE.

P-19

Credit Reserve Association

Petition to amend Tree Removal By Law

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SIGNED

Brenda Gibson
Brenda Gibson

ADDRESS

1453 Broadmoor Ave.
Mississauga L5G 3T6

P-15

Credit Reserve Association

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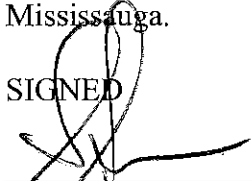
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ADDRESS

1374 Broadview Ave
LSG 3T5

P-15

Credit Reserve Association

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ADDRESS

D. M. Farooque

1301 Broadmoor Ave
LSG 3T4

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SIGNED

ADDRESS

Oleg Miranoff

1398 Broadmead AVE

P-1 u

Credit Reserve Association

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Patricia A. Peltz
Larry E. Peltz

ADDRESS

1585 Broadmoor Ave.
Mississauga, Ont. L5L 3T7

P-1v

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

Dear Neighbor,

We seek your support to place a new addendum to the existing Tree By Law before the City of Mississauga Parks & Recreation department.

This amendment is designed to extend the existing By Law to provide additional protection for the particularly large and mature trees that are so much a part of our neighborhood. We are modeling this amendment on the newly amended Tree Protection **By Law** for the Town Of Oakville (2008) which aims to protect and monitor the felling of these large, mature trees.

While some degree of tree removal is required to ensure safety in cases where trees are damaged or dead, the majority of trees removed in our neighborhood are healthy, mature. The ongoing removal of so many large trees threatens to irreplaceably change the local environment and destroy the unique character of our neighborhood. **Healthy mature trees are often removed to make way for residential redevelopment and this By Law addendum would provide an opportunity for assessing the necessity of tree removal.**

Current By Law for Mississauga states that property owners require a permit to remove 5 or more trees that are 15cm (6in) in diameter or larger from their private property in a calendar year. The amended proposal to the By Law would seek to require home owners and developers to **submit an application for a tree removal permit in the following circumstance:**

<p>You Must Fill Out an Application for Tree Permit Form if Removing:</p> <ul style="list-style-type: none"> ▪ Five or more trees greater than 15 centimetres in diameter measured at 1.37 metres per calendar year. ▪ Any tree greater than 76 centimetres (24 inches) in diameter, measured at 1.37 meters per calendar year. **

proposed change to the current **By Law

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We seek your support now to make this happen!

I support the proposed addendum to the existing Tree **By Law** for the City of Mississauga.

SIGNED

ADDRESS

Moyna Marshall

1266 BROADMOOR AV
MISSISSAUGA

P-1 w

Credit Reserve Association

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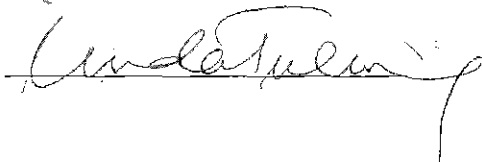
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ADDRESS

1485 Broadmoor Ave.
Mississauga L5G 3T7

P-1x

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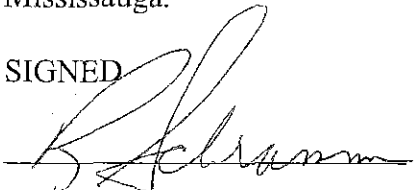
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SIGNED



R. SCHRAMM

ADDRESS

1495 BRANDMOOR AVE
MISSISSAUGA ON L5G 3T7

P-14

Credit Reserve Association

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SIGNED

ADDRESS

Jocelyn Anderson

1399 Broadmoor Avenue

P-12

Credit Reserve Association

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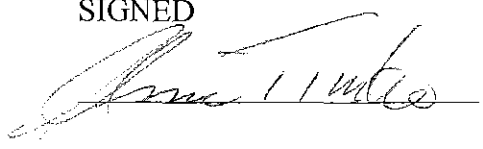
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ADDRESS

245 Timothy Ct.

P-1 aa

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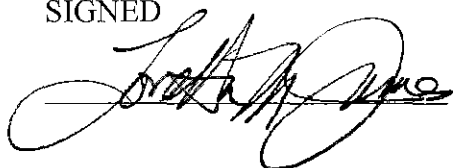
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ADDRESS

1483 Carman Drive

Credit Reserve Association

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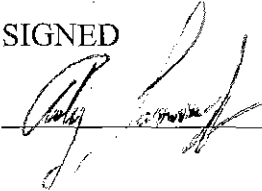
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ADDRESS
1403 CARMEN DRIVE

P-1 cc

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ADDRESS

1515 Carmack Drive

P-1dd

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A. Gummaenko.

ADDRESS

1466 CARMEN DRIVE
MISSISSAUGA L5G 3Z1

P-lee

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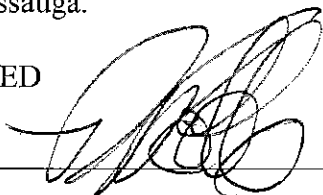
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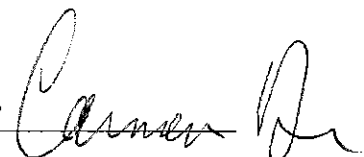
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ADDRESS

1533 

P-1 & f

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SIGNED

Ken Noble

ADDRESS

1541 Carver Drive

P-199

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ADDRESS

1416 CARMEN DR
MISSISSAUGA, ON
L5G3Z1

P-1 hh

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1243 WOODLAND AVE

P-111

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ADDRESS

1315 Woodland Ave
Miss. L5G 2Y1

P-1jj

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Charm Luean

ADDRESS

1400 Victor Ave, Mississauga, ON L5G 3H

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This amendment is designed to extend the existing By Law to provide additional protection for the particularly large and mature trees that are so much a part of our neighborhood. We are modeling this amendment on the newly amended Tree Protection By Law for the Town Of Oakville (2008) which aims to protect and monitor the felling of these large, mature trees.

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<p>You Must Fill Out an Application for Tree Permit Form if Removing:</p> <ul style="list-style-type: none"> ▪ Five or more trees greater than 15 centimetres in diameter measured at 1.37 metres per calendar year. ▪ Any tree greater than 76 centimetres (24 inches) in diameter, measured at 1.37 meters per calendar year. **
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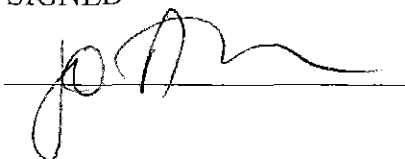
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We seek your support now to make this happen!

I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED



ADDRESS

400 Victor Ave, Mississauga, ON L5G 3A3

P-122

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

Dear Neighbor,

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I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED

Nora Kavanagh

ADDRESS

*1391 Victoria Ave
Mississauga, On
L5G 3A2*

P-1 mm

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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ADDRESS



P-1 m

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED



ADDRESS

149 Hollywood Hts Drive

P-100

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED

Kathryn Devan McGeer

ADDRESS

*56 Hollyrood Hts. Drive
Mississauga, ON L5G 2H3*

P-1 PP

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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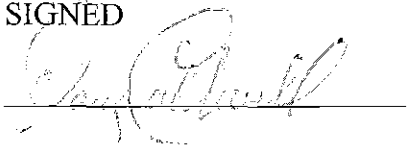
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SIGNED



ADDRESS

98 Hollywood Heights Drive
Mississauga ON L5G 2H9

P-199

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED

ADDRESS

M. Russell

138 Hollywood Heights Dr.

P-1 r

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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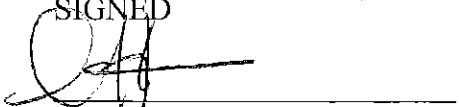
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SIGNED



ADDRESS

137 HOLLYWOOD AVE. N., Mississauga, ON
L5G 2H2

P-188

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED

D.A. Marcus

ADDRESS

60 HOLLY ROAD HTS. DR.

P-14

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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SIGNED

ADDRESS

W. Harmelink
E Harmelink

106 Hollywood Hts. Dr.

P-1uu

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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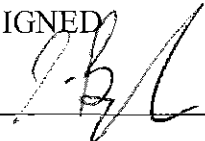
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SIGNED



ADDRESS

131 HOLLYWOOD HEIGHTS DR.
MISSISSAUGA, ON L5G 2H2

P-1vv

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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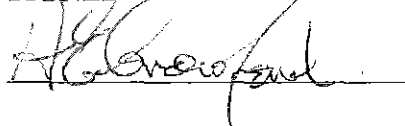
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SIGNED



ADDRESS

117 HOLLYBROOK HEIGHTS DRIVE
MISSISSAUGA

P-1 ww

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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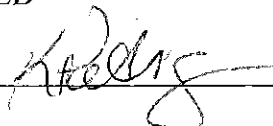
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ADDRESS





P-1xx

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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We seek your support now to make this happen!

I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED

L. Plater

ADDRESS

1354 Glenwood Av.

P-144

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

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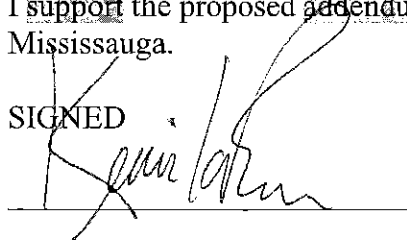
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ADDRESS

1353 Glenwood Dr.

Credit Reserve Association

Petition to amend Tree Removal By Law

July 10, 2010

Dear Neighbor,

We seek your support to place a new addendum to the existing Tree By Law before the City of Mississauga Parks & Recreation department.

This amendment is designed to extend the existing By Law to provide additional protection for the particularly large and mature trees that are so much a part of our neighborhood. We are modeling this amendment on the newly amended Tree Protection By Law for the Town Of Oakville (2008) which aims to protect and monitor the felling of these large, mature trees.

While some degree of tree removal is required to ensure safety in cases where trees are damaged or dead, the majority of trees removed in our neighborhood are healthy, mature. The ongoing removal of so many large trees threatens to irreplaceably change the local environment and destroy the unique character of our neighborhood. Healthy mature trees are often removed to make way for residential redevelopment and this By Law addendum would provide an opportunity for assessing the necessity of tree removal.

Current By Law for Mississauga states that property owners require a permit to remove 5 or more trees that are 15cm (6in) in diameter or larger from their private property in a calendar year. The amended proposal to the By Law would seek to require home owners and developers to submit an application for a tree removal permit in the following circumstance:

<p>You Must Fill Out an Application for Tree Permit Form if Removing:</p> <ul style="list-style-type: none"> ▪ Five or more trees greater than 15 centimetres in diameter measured at 1.37 metres per calendar year. ▪ Any tree greater than 76 centimetres (24 inches) in diameter, measured at 1.37 meters per calendar year. **
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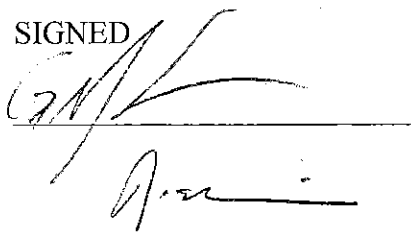
**proposed change to the current By Law

A fully documented proposal will be submitted by the members of the Credit Reserve Association to the City of Mississauga for their review and approval.

We seek your support now to make this happen!

I support the proposed addendum to the existing Tree By Law for the City of Mississauga.

SIGNED



ADDRESS

1343 Glenwood -