



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 6, 2011

AFTERNOON SESSION – CANCELLED

EVENING SESSION – 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

<http://www.mississauga.ca>

Members Present: Councillor Jim Tovey (Ward 1)
Councillor Pat Mullin (Ward 2)
Councillor Ron Starr (Ward 6)
Councillor Nando Iannicca (Ward 7 (left at 7:25pm))
Councillor Katie Mahoney (Ward 8)
Councillor Pat Saito (Ward 9)
Councillor George Carlson (Ward 11) **(Chair)**
Mayor Hazel McCallion

Members Absent: Councillor Chris Fonseca (Ward 3)
Councillor Frank Dale (Ward 4)
V A C A N T (Ward 5)
Councillor Sue McFadden (Ward 10)

John Britto, Legislative Coordinator, Office of the City Clerk
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STAFF PRESENT:

Mr. E. R. Sajecki, Commissioner of Planning and Building

Ms. M. Ball, Director, Development & Design

Ms. H. A. MacDonald, Director, Business Services, Planning & Building

Mr. S. Barrett, Manager Transportation and Asset Management

Mr. R. Poitras, Manager of Development & Design

Ms. L. Pavan, Manager (North), Development and Design

Ms. A. Wilson-Peebles, Legal Counsel, Legal Services

Mr. B. Phillips, Planning and Building

Ms. E. Irvine, Planning and Building

Mr. H. Yeghouchian, Planning and Building

Ms. J. Lavertu, Legislative Coordinator, Office of the City Clerk

Mr. J. Britto, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 6, 2011

CALL TO ORDER : 7:05 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS CONSIDERED

EVENING SESSION – 7:05 P.M.

Note: The order of the Agenda was changed and these Minutes reflect the order of the meeting.

1. PUBLIC MEETING. Information Report – Official Plan Amendment and Rezoning Applications to permit a five storey, 154 unit condominium apartment building at 3170 Erin Mills Parkway, south of South Millway, between Erin Mills Parkway and Fifth Line West. Owner: Vandyk – Windows on the Green Limited. Applicant: Korsiak and Company Limited.

Councillor George Carlson called this public meeting to order at approximately 7:05 p.m. and read the staff recommendation.

Mr. Jim Levac of Weston Consulting Group Inc. acting as agent for Vandyk-Windows on the Green Limited reviewed the site and context of the subject applications. Mr. Levac further reviewed the neighborhood context and its surrounding land uses consisting of a mix of residential, retail, commercial and open space. Mr. Levac explained that the subject property was previously occupied by a free standing restaurant and night club called Richards Restaurant that was demolished approximately ten to fifteen years ago.

Mr. Levac explained that the subject land is currently designated General Retail Commercial, under which the current application was filed in December 2010. The application seeks rezoning from the current C2 (Neighborhood Commercial) to RA1-Exception to permit apartment dwellings.

Mr. Levac advised the Committee that in December 2006 a rezoning application was submitted to Council for a 17-storey, 275 unit high-rise building, which was subsequently abandoned due to lack of support from the community and the City, considering the high density incompatibility with the surrounding land uses. The current application proposes a low-rise boutique condominium apartment dwelling, which supports the Provincial and Regional Policy objectives for compatible intensification along major roads and transit routes, consistent with the City's OPA 95 intensification policies.

Using a Power Point presentation, Mr. Patrick Luckie of Romanov Romanov Architects addressed the urban design comments with regard to the subject application, including site access, building character, building height and environmental characteristics. Mr. Luckie explained the four distinctive frontages to the subject property, which include the Erin Mills Parkway to the east, Brookmede Park to the west, Millway Plaza to the north and townhouse dwellings to the south. Mr. Luckie advised that the existing trees and vegetation along the Glen Erin Trail will remain untouched by the proposed development.

Mr. Luckie advised that it is proposed to use warm natural materials like clay brick, wood and limestone in a mix with more modern architectural material like stucco and glass to provide a balance in character.

Mr. Luckie explained that the discrepancy between the four storey and five storey structure comes from a difference between zoning definitions and what the Building Code defines as four storeys. The proposed development will consist of 154 four level residential units. The upper level will consist of only twenty-two penthouse loft units, occupying only 15% of what would ordinarily be the roof level of a four storey building.

Reviewing the environmental characteristic of the proposed development, Mr. Luckie explained that a noise impact study reveals that the current proposal and the current use of the loading areas of the Giant Tiger store do not constitute a nuisance within the development. Mr. Luckie advised that it is proposed to construct a living noise attenuation wall, which is an environmental feature that provides both sustainable and green initiatives and also acts as a noise buffer, between the commercial zone and the closest residential units to the south of the subject lands. Mr. Luckie illustrated this with examples of similar living walls in other developments which clearly indicate that the wooden wall is completely hidden by the plants. With the help of aerial photographs, Mr. Luckie provided a virtual tour of the proposed development.

The following residents who were present in the chamber addressed the Committee:

Ms. Sally Briggs
Mr. Steven Handler
Ms. Diane Rassmussen
Mr. Donald Pratt
Ms. Sharon Forman

Ms. Sally Briggs, resident, addressed the Committee expressing concerns with the existing traffic lights for traffic going north on Erin Mills Parkway, and the safety of children attending Erindale Secondary School and Brookmede Public School.

Councillor Katie Mahoney advised that both the issues raised by Ms. Briggs are external to the site, and have been discussed at the various community meetings. Councillor Mahoney further advised that appropriate adjustments to the traffic lights would be made dependant on the increase in traffic volumes.

Councillor Mahoney further advised that the Traffic Safety Council conducts regular inspections on request, not necessarily for high schools only, but certainly for the St. Margaret of Scotland and the Brookmede Public Schools. Similar traffic assessments will be conducted for other developments based on projected population increases.

Mr. Steven Handler, resident, addressed the Committee expressing concerns with respect to density and lack of compatibility with the neighborhood character.

Ms. Dianne Raasmussen, resident, inquired as to what is proposed to be done with the existing willow and mature pine trees.

Responding to Ms. Raasmussen's question, Mr. Levac advised that the City reviews landscape plans and tree preservations as part of the application process. Every effort will be made through site plan approval to replant and regenerate the site, as required by the City's policies.

Mr. Donald Pratt, resident, expressed concerns with respect to the living wall and sufficient space for vehicles backing out of the Giant Tiger store. Mr. Pratt also expressed concerns with respect to additional traffic on Fifth Line and South Millway, a sign on the subject property advertising condominiums for sale from \$300,000, and a construction office on site.

Councillor Katie Mahoney confirmed that traffic studies will be conducted based on projected population increases. Councillor Mahoney further advised that no approvals have yet been granted for development on the subject site. This is a public meeting under the Planning Act seeking comments from the community, which will be received by the Planning and Development Committee and staff of the Planning and Building Department. Councillor Mahoney further clarified that, as long as the developer meets the requirements of the Sign By-law, they have the right to advertise on the site. Inquiries from the developer's representative indicate that a market research is being conducted to ascertain potential buyers of units in the proposed development.

Councillor Mahoney advised that, under the Planning Act, the City is obligated to hold a public meeting, as part of a development application process. This was confirmed by Mr. Ed. Sajecki, Commissioner of Planning and Building. Councillor Mahoney advised that community meetings are held by Councillors as a courtesy to their constituents.

Responding to a request from Councillor Mahoney with respect to the sign on the subject site, Mr. Jim Levac advised that he is aware of the plywood sign indicating a proposed re-zoning application. He further advised that he would investigate with his client about the sale sign. Mr. Levac advised the Committee that no sales of units are being conducted on the site, without an approved Sales Office, which would require a site plan approval and a building permit from Council.

Mayor Hazel McCallion requested that the developer remove any sale signs from the site as

this is inappropriate at this stage in the application process.

Mayor McCallion requested staff to review whether the request for conversion of the subject lands from commercial to residential meets with the requirements of Provincial Policy.

Ms. Sharon Forman addressed the Committee expressing concerns with respect to the building height and increased traffic in the Erin Mills Parkway area.

Councillor Pat Mullin spoke briefly on the challenges Councillors and planning staff encounter at community meetings with respect to rezoning applications. She further explained that community meetings are held to collect information, comments and concerns from the community, which helps in assessing rezoning applications.

Councillor Katie Mahoney moved the following amendment motion which was voted on and carried.

PDC-0041-2011

1. That the Report dated August 16, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" to "Residential - High Density I" and to change the Zoning from "C2" (Neighbourhood Commercial) to "RA1-Exception" (Apartment Dwellings), to permit a five storey, 154 unit condominium apartment building under file OZ 10/015 W8, Vandyk - Windows on the Green Limited, 3170 Erin Mills Parkway, south of South Millway, between Erin Mills Parkway and Fifth Line West, be received for information.
2. That the following correspondence, be received:
 - (1) Email dated August 22, 2011 from Jill Robinson.
 - (2) Email dated September 4, 2011 from Gina Iamarino.
 - (3) Email dated September 2, 2011 from Cynthia Tibble.
 - (4) Email dated September 6, 2011 from Cheryl and Angelo Ho.
 - (5) Email dated September 6, 2011 from Bryan Bedford and Kimberley Clancy.

File: OZ 10/015 W8

APPROVED (Councillor Katie Mahoney)

The Committee dealt with Item 5 at this time.

5. PUBLIC MEETING Information Report – Official Plan Amendment and Rezoning Applications to permit a crematorium in the existing funeral home at 3263 Derry Road East, north of Derry Road East, east of Airport Road. Owner: 1429036 Ontario Inc. (Benisasia Funeral Home). Applicant: Glen Schnarr and Associates Inc.

Councillor George Carlson called this public meeting to order at approximately 8:00 p.m. and read the staff recommendation.

Mr. Glen Broll of Glen Schnarr and Associates Inc, acting as agent for 1429036 Ontario Inc. (Benisasia Funeral Home), reviewed the subject application, which was filed with the City two years ago, for both an official plan amendment and rezoning to allow for a crematorium use on the subject lands. Reviewing the neighborhood context, Mr. Broll explained that the property is located on the north side of Derry Road East at the end of Legion Road. The subject property contains the existing Benisasia Funeral Home. To the south of the subject property is an existing commercial building. To the south of the subject property is an existing commercial building, to the east of the subject lands is a green belt corridor – west branch of Mimico Creek, and a trailer home park to the west.

Using a Power Point presentation and pictures of the existing funeral home, Mr. Broll explained the existing zoning of the subject lands and surrounding land uses. Mr. Broll advised the Committee that there is no construction occurring on the subject lands, and that the crematorium will be located in the basement of the existing funeral home, by way of two stacks that will run through the existing building, and above the roof line. The parking that is around the existing building will remain unaltered, which has been vetted through a previous process and no on site changes will occur.

Mr. Broll advised the Committee that an air quality analysis was undertaken, as part of the application process, with special consideration given to sensitive uses in the area. The proposed stacks will be located at the north-east corner of the existing building. Mr. Broll explained that Mr. Larry Stewart, representing the manufacturer of the crematorium units is available to provide a presentation, if necessary, to explain the detail and engineering involved in the production of the crematorium units.

Mr. Broll explained that according to current Provincial Law, crematoriums have to be an accessory to a cemetery and the Mississauga Official Plan clearly defines what a crematorium is, and suggests that it has to be a part of a cemetery. Mr. Broll further explained that, since 2002, the Province has been looking at changing the legislation, and Royal ascent was given to new legislation that will come into effect on July 1, 2012. This application has been in process since the past two years, in order to secure municipal approval. The next step would be to obtain a Certificate of Approval from the Ministry of the Environment (MOE) for air quality compliance. The Province will then need to issue a license for the crematorium, based on the Certificate of Approval from the MOE and an approval from the local municipality. Mr. Broll explained that it is the intent of the owner to obtain municipal approval through the proper planning process, simultaneously as Provincial Legislation is put in place.

Mr. Glen Broll explained that City's Transportation and Works Department has reviewed the air quality assessment submitted as part of the application and comments received are reflected in the staff report, suggesting a peer review by an independent and qualified consultant retained by the City. Mr. Broll advised that the applicant and their representatives will be meeting with City staff on September 14, 2011 to comply with this requirement.

Mayor Hazel McCallion advised that most funeral homes in the City of Mississauga are in the midst of a residential area. Mayor McCallion further advised that it would be premature for the City of Mississauga to consider rezoning of the subject lands without the proper Regulations. The alternative recommendation suggests that the City should not deal with this land use application until Provincial Regulations are put in place. It is hoped that the Province will include a condition in the Regulations that a funeral home with a crematorium cannot be within 500 to 1000 feet of a residential area. Mayor McCallion further advised that staff have been requested to prepare a resolution for Council's consideration, requesting the Province to include in the Regulation some controls over the proximity of a crematorium within a funeral home in a residential area.

Mayor Hazel McCallion expressed her hope that the Planning and Development Committee, and eventually, the Council of the City of Mississauga will adopt a resolution to the effect that consideration of this application for a crematorium is premature until the Province issues the Regulations governing their Legislation in regard to crematoriums in funeral homes.

Mr. Glen Broll explained that from a planning perspective, a crematorium is not a new use in the Official Plan or the Zoning By-law of the City of Mississauga. The impact on the air quality will be strictly adhered to in compliance with MOE standards in determining whether the facility can be within an existing facility or as an independent facility.

Mr. Broll explained that the applicant would like to continue with the planning process to obtain municipal approval, accepting that the approval cannot come into effect until Provincial Legislation changes. Mr. Broll further explained that the applicant is unable to obtain any approvals from the MOE without local municipal approval, and requested the Committee to not put this application in abeyance.

Councillor Pat Mullin advised that land use and environmental issues cannot be separated. The MOE needs to consider both issues in conjunction at the time of issuing a Certificate of Approval.

Councillor Ron Starr was of the opinion that keeping this application in abeyance would provide staff with additional time to further investigate the feasibility of installing a crematorium in an existing funeral home within a residential area.

Mr. Glen Broll advised that data is available on how crematorium applications are dealt with around the country and in other parts of North America. Mr. Broll offered to share this information on how similar applications are dealt with in other jurisdictions.

Councillor Jim Tovey was of the opinion that it would be wrong for Council to assume that Provincial regulations would only deal with air quality. Councillor Tovey supported the alternative recommendation of Mayor McCallion.

Mayor Hazel McCallion advised that Council needs to deal with crematoriums within the City of Mississauga. Mayor McCallion further advised that it would be most irresponsible of Council if this land use application was approved before provincial legislation and regulations governing this matter are put in place.

Councillor Katie Mahoney supported Mayor McCallion's alternative recommendations.

Mayor Hazel McCallion moved the following amendment motion which was voted on and carried unanimously.

PDC-0045-2011

1. That the Report dated August 16, 2011, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "General Retail Commercial" to "General Retail Commercial - Special Site" and to change the Zoning from "C3" (General Commercial) to "C3-Exception" (General Commercial), to permit a crematorium in the existing funeral home under File OZ 09/012 W5, 1429036 Ontario Inc., 3263 Derry Road East, be received for information.
2. That the following correspondence, be received:
 - (1) Letter dated June 21, 2011 from Mayor McCallion to The Honourable John Gerretsen, Minister of Consumer Services with respect to the Funeral, Bueial and Cremation Services Act, 2002.
 - (2) Letter dated July 12, 2011 from The Honourable John Gerretsen, Minister of Consumer Services in response to Mayor McCallion's letter dated June 21, 2011.
 - (3) Email dated September 28, 2009 from Emilia Kostakova.
 - (4) Email dated November 19, 2009 from Jagir Dale.
 - (5) Email dated August 11, 2011 from Jane Linnegar.
 - (6) Email dated August 23, 2011 from Valentin Theodory.
 - (7) Email dated August 31, 2011 from Roberto Buosi.
 - (8) Email dated September 1, 2011 from Mahipal Reddy.
 - (9) Email dated September 1, 2011 from Merike Cook.
 - (10) Email dated September 2, 2011 from Ann Higgins.
 - (11) Email dated September 2, 2011 from Jackie Lane.
 - (12) Email dated September 2, 2011 from Ellen Hinks.
 - (13) Email dated September 2, 2011 from Marian Bhim.
 - (14) Email dated September 2, 2011 from Marian Svec.
 - (15) Email dated September 2, 2011 from Frank Roschel.
 - (16) Email dated September 4, 2011 from David Chaves.
 - (17) Email dated September 5, 2011 from Anthony and Vona Lancaster.
 - (18) Email dated September 6, 2011 from Bibi and Mohamed Ally.
 - (19) Email dated September 6, 2011 from Valerie Thompson.
 - (20) Email dated September 6, 2011 from Weston and Michelle Richards.
 - (21) Email dated September 6, 2011 from Jacob Jilani.
 - (22) Email dated September 6, 2011 from the Bartlett Family.

- (23) Letter dated August 20, 2011 from Mrs. Stella C. Sherwood.
 - (24) Letter dated August 23, 2011 from W.E. and L.B. van Romondt.
 - (25) Copy of submission from Mr. Arjun Tahiliani from the May 5, 2011 Community Meeting.
 - (26) Letter dated September 1, 2011 from Mr. Arjun Tahiliani.
 - (27) Letter dated September 1, 2011 from Elsbeth Hatje.
 - (28) Copy of submission from Dolores Parker.
 - (29) Letter dated July 6, 2011 from Brad Vessey, Property Manager, Fieldgate Commercial.
 - (30) Letter dated June 12, 2011 from Mr. Gurmeet Singh of Desh Bhagat Sports and Cultural Society.
 - (31) Form letters dated June 4, 2011 from the following residents supporting the subject application:
 - (i) Raghmohinder Singh Brar;
 - (ii) Major Singh Deol;
 - (iii) Gurdev Sidhu;
 - (iv) Gurdev Singh;
 - (v) Baldev Singh Dhaliwal;
 - (vi) Ajaib Singh Dhaliwal;
 - (vii) Dilbagh Singh Panha;
 - (viii) Gurdev Singh;
 - (ix) Sukhdev Singh Hansra;
 - (x) Pritam Singh Grewal;
 - (xi) Mukhtiar Singh Brar;
 - (xii) Gurnam Singh Brar;
 - (xiii) Natha Singh Dhaliwal;
 - (xiv) Bhajan Singh Gill.
 - (32) Petition dated July 2011 from Gurdial Singh, on behalf of members of the Humber Wood Senior Club in Rexdale, in support of the subject application.
 - (33) Petition dated July 2011 from Piara Singh Toor, on behalf of members of the Senior Asian Association, Mississauga, in support of the subject application.
 - (34) Petition containing 1500 signatures from Malton (Ward 5) Committee opposing the subject application.
 - (35) Email dated September 6, 2011 from Mathew Cook.
3. That the Commissioner of Planning and Building be directed to bring the Supplementary Report back to the Planning and Development Committee after the new legislation entitled the *Funeral, Burial and Cremation Services Act, 2002*, and associated regulations come into effect.
4. That the Commissioner of Planning and Building be directed to prepare appropriate recommendations for consideration by Council at its next meeting on September 14, 2011 requesting that the Minister of Consumer Services consider the establishment of a minimum separation distance from a residential zone to a future crematorium as

part of the implementing regulations for the *Funeral, Burial and Cremation Services Act, 2002*.

File: OZ 09/012 W5

AMENDED: (Mayor Hazel McCallion)

Please note that recommendation PDC-0045-2011 was amended by Council on September 14, 2011 (see Committee Reports section of Council Minutes).

2. Regional Official Plan Amendment 21B (ROPA 21B) – Natural Heritage and Agriculture Policies

Corporate Report dated August 16, 2011 from the Commissioner of Planning and Building with respect to Regional Official Plan Amendment 21B (ROPA 21B) – Natural Heritage and Agriculture Policies.

Councillor Katie Mahoney moved the following motion which was voted on and carried

PDC-0042-2011

1. That the report titled “*Regional Official Plan Amendment 21B (ROPA 21B) - Natural Heritage and Agriculture Policies*” dated August 16, 2011 from the Commissioner of Planning and Building, be received.
2. That the report titled “*Regional Official Plan Amendment 21B - (ROPA 21B) Natural Heritage and Agriculture Policies*”, dated August 16, 2011 from the Commissioner of Planning and Building, be forwarded by the City Clerk to the Region of Peel, the City of Brampton and the Town of Caledon.

File: LA.09-REG

APPROVED: (Councillor Katie Mahoney)

4. Payment-in-Lieu of Off Street Parking (PIL) Application. 89 Queen Street South, south of Ontario Street East, between Queen Street South and Church Street. Owner: 1340787 Ontario Ltd. and 1340788 Ontario Inc. Applicant: David Brown Associates

Corporate Report dated August 16, 2011 from the Commissioner of Planning and Building with respect to Payment-in-Lieu of Off Street Parking (PIL) Application for 89 Queen Street South, south of Ontario Street East, between Queen Street South and Church Street.

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

PDC-0044-2011

That the Report dated August 16, 2011, from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under File FA.31 10/002 W11, 1340787 Ontario Ltd. and 1340788 Ontario Inc., 89 Queen

Street South, south of Ontario Street East between Queen Street South and Church Street, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$30,940.00 be approved as the amount for the payment in-lieu of seven (7) off-street parking spaces and that the owner enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with 1340787 Ontario Ltd. and 1340788 Ontario Inc. for a recreational establishment.
3. That the execution of the PIL agreement and payment must be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

File: FA.31 10/002 W11

APPROVED: (Councillor Ron Starr)

3 Housing Choices: Secondary Units – Public Consultation

Corporate Report dated August 16, 2011 from the Commissioner of Planning and Building with respect to Housing Choices: Secondary Units, providing information on the goals of the public consultation program to be undertaken in four phases from the fall of 2011 to winter 2012.

Councillor Pat Mullin expressed concerns with regard to appropriate involvement by the provincial government, and suggested that the public consultation process commence after the provincial elections scheduled to be held in October 2011. Councillor Mullin further expressed concerns with regard to the ability of City staff to respond to the potential concerns and questions from residents on secondary units. Councillor Mullin suggested that a workshop be conducted for Members of Council on this matter, prior to the public consultation process. Councillor Mullin sought clarification on matters relating to owner occupancy, the licensing and monitoring of secondary units, the right to enter, and other related issues.

On the issue of owner occupancy, Ms. Heather MacDonald, Director Strategic Housing Initiatives and Business Services advised that, in consultation with Legal Services, staff is of the opinion that the City can impose the owner occupancy requirement, however, staff is aware that this issue has not been legally tested. Staff is also aware that two other municipalities are making owner occupancy a requirement.

Councillor Pat Mullin sought assurance that staff will have the authority to deal with any issues resulting from the implementation of the secondary units legislation.

Councillor Pat Saito expressed concerns with the lack of time proposed for the public consultation sessions, and suggested at least an hour and a half to two hours for discussion sessions.

Councillor Saito supported Councillor Pat Mullin's suggestion that MPPs and staff from the relevant Ministries be invited to the public consultation sessions.

In response to Councillor Saito's concerns, Ms. Heather MacDonald, Director Strategic Housing Initiatives and Business Services advised that it would be appropriate for the public consultation process to commence in early 2012, considering the impending Provincial elections scheduled for October 2011.

Mayor Hazel McCallion expressed disappointment with the following statement in the staff report: "Although secondary units may increase the use of municipal services.....". Mayor McCallion stated that secondary units "will" increase the use of municipal services. Basement apartments in any part of the City will increase the demand on municipal services in the area.

Mayor McCallion further commented on the "increased assessment value", and stated that it is not yet known how basement apartments will be assessed; hence it is premature to assume that assessment values will increase.

Mayor McCallion sought clarification on the consultants' cost for the public consultation process.

Councillor Jim Tovey inquired as to whether it is the intention to create affordable housing or to legalize existing secondary units.

In response to Councillor Tovey's concerns, Ms. Heather MacDonald, Director Strategic Housing Initiatives and Business Services advised that it will be a balancing act to try and recoup some revenue for the City, at the same time discouraging illegal and unsafe basement apartments. Ms. MacDonald advised that staff are meeting with the various departments, including, Enforcement, Legal Services and Fire Department, going forward.

In response to Councillor Tovey's concerns with regard to the impact on the waiting list for affordable housing, Mr. Ed. Sajecki, Commissioner of Planning and Building advised that the City of Edmonton has a program in place wherein assistance is provided to people for renovating secondary suites to meet the requirements of the Building Code.

Mayor Hazel McCallion suggested that the Provincial Government should subsidize social costs, considering that it is a Provincial legislation.

Councillor Katie Mahoney expressed concerns with regard to the insufficient resources available to deal with the existing illegal, unsafe basement apartments.

Councillor Pat Saito sought clarification that consultation with stakeholders will take place, independent of the proposal to start the public consultation process in 2012.

Councillor Katie Mahoney moved the following amendment motion which was voted on and carried.

PDC-0043-2011

1. That the report titled “Housing Choices: Secondary Units” – Public Consultation dated August 16, 2011, from the Commissioner of Planning and Building, be received.
2. That, considering the impending Provincial Government elections scheduled for October 2011, the public consultation process be deferred to early 2012.
3. That meetings be set up with rotating sessions of a minimum of two hours each, to provide sufficient time for effective community participation.

File: CD.06-AFF

AMENDED: (Councillor Katie Mahoney/Councillor Pat Saito)

ADJOURNMENT – 9:30P.M.