



MINUTES

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 29, 2009

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 Carmen Corbasson (Ward 1)
Councillor Pat Mullin (Ward 2) (Chair)
Councillor Frank Dale (Ward 4)
Councillor Carolyn Parrish (Ward 6)
Councillor Katie Mahoney (Ward 8)
Councillor Sue McFadden (Ward 10)
Councillor George Carlson (Ward 11)
Mayor Hazel McCallion

Members Absent: Councillor Maja Prentice (Ward 3)
Councillor Eve Adams (Ward 5)
Councillor Nando Iannicca (Ward 7)
Councillor Pat Saito (Ward 9)

Contact: Jessica Reid, Legislative Coordinator, Office of the City Clerk
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E-Mail: jessica.reid@mississauga.ca

STAFF PRESENT: Mr. E. R. Sajecki, Commissioner of Planning and Building
Ms. P. Mikicich, Planner, Policy Planning Division
Ms. M. Ball, Director, Development & Design
Mr. R. Poitras, Manager, Development Team South
Mr. J. Famme, Planner, Development & Design
Mr. J. Hardcastle, Planner, Development & Design
Mr. R. Hughes, Planner, Development & Design
Ms. M. Cassin, Manager, Zoning By-law Review
Mr. S. Barrett, Manager, Transportation Asset Management T&W
Mr. S. Ganesh, Transportation Planner T&W
Ms. J. Darragh, Planner, Planning & Heritage Community Services
Mr. M. Minkowski, Legal Counsel, Litigation
Ms. J. Reid, Legislative Coordinator, Office of the City Clerk
Ms. K. Brent, Legislative Coordinator, Office of the City Clerk

PLANNING & DEVELOPMENT COMMITTEE – JUNE 29, 2009

CALL TO ORDER – 7:02 P.M.

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST - NIL

MATTERS CONSIDERED

AFTERNOON SESSION – Cancelled

EVENING SESSION – 7:00 P.M.

1. **Sign By-law 0054-2002, as amended - Sign Variance Applications**

The applicant of Sign Variance Application 09-04250 presented an alternate design and suggested that the new design would resolve staff's concerns. Committee requested that staff meet with the applicant and comment on the alternate design at the following Council meeting.

Discussion ensued regarding the sign by-law as it relates to second-storey units in the downtown. It was noted that this should be reviewed as the vision is to attract employment to the downtown. Committee directed staff to review this issue and report back.

Councillor Carolyn Parrish moved the following amended recommendation which was voted upon and carried:

PDC-0062-2009

That the Report dated June 9, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

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

(a) *Sign Variance Application 09-04122*

Ward 5

2054288 Ontario Inc.

2980 Drew Road

To permit the following:

(i) *Twenty five (25) fascia signs located on the west elevation above the first floor windows.*

- (ii) *Two (2) fascia signs located on the north elevation above the upper limits of the first storey.*
 - (b) *Sign Variance Application 09-04121*
Ward 5
2054288 Ontario Inc.
2970 Drew Road
To permit the following:
 - (i) *Twenty (20) fascia signs located above the upper limits of the first storey of the building.*
 - (c) *Sign Variance Application 09-04308*
Ward 6
Natural Touch
914 Burnhamthorpe Road W.
To permit the following:
 - (i) *One (1) identification fascia sign with an area of approximately 8.24 m² (88.75 ft²) located above the upper limits of the first storey of the building.*
 - (d) *Sign Variance Application 08-03525*
Ward 9
Holiday Inn
2565 Argentia Rd.
To permit the following:
 - (i) *Two (2) fascia signs located on the east and west elevations of the top two floors of the building with a combined area of 4.78% of the building elevation.*
 - (e) *Sign Variance Application 09-04193*
Ward 5
Staples
550 Pendant Dr.
To permit the following:
 - (i) *Two (2) fascia signs located above the upper limits of the first storey on the east and south elevations.*
- 2. *That the following Sign Variances not be granted:*
 - (a) *Sign Variance Application 09-04122*
Ward 5
2054288 Ontario Inc.
2980 Drew Road
To permit the following:
 - (i) *Four (4) fascia signs above the second floor windows.*
 - (b) *Sign Variance Application 09-04308*
Ward 6
Natural Touch
914 Burnhamthorpe Road W.
To permit the following:

- (i) *Four (4) fascia signs each with an area of approximately 2.79 m² (30 ft²) located above the second floor windows.*
- 3. *That the following Sign Variance be referred to Council to allow staff to comment on the alternate design as presented by the applicant at the Planning & Development Committee meeting on June 29, 2009:*
 - (a) *Sign Variance Application 09-04250*
 - Ward 7*
 - Natura Wellness Clinic*
 - 3885 Duke of York Blvd*
 - To permit the following:*
 - (i) *Two (2) fascia signs located above the upper limits of the first storey of the building.*

Amended / Direction (Councillor Carolyn Parrish)
BL.03.SIG (2009)

2. Regional Official Plan Amendment 22 (ROPA 22) – Transportation Policies

Paulina Mikicich, Planner, Policy Planning Division provided a brief overview of the report.

Councillor George Carlson moved the following recommendation which was voted upon and carried:

PDC-0063-2009

- 1. *That the proposed Regional Official Plan Amendment 22 (ROPA 22) – Transportation Policies be supported subject to the modifications identified in the report and detailed in Appendix 2 of the report titled “Regional Official Plan Amendment 22 (ROPA 22) – Transportation Policies” dated June 9, 2009, from the Commissioner of Planning and Building.*
- 2. *That the report titled “Regional Official Plan Amendment 22 (ROPA 22) – Transportation Policies” dated June 9, 2009 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.*

Approved (Councillor George Carlson)
CD.01.REG

3. PUBLIC MEETING - Proposed Housekeeping Amendments - Mississauga Zoning By-law 0225-2007, City of Mississauga, BL.09.COM W1-11, Bill 51

Councillor Pat Mullin called this public meeting to order at approximately 7:53 p.m. and read the recommendation from the Corporate Report.

Marianne Cassin, Manager of Zoning By-law Review, gave a brief explanation of the proposed housekeeping amendments to the Zoning By-law. She indicated that the

Zoning By-law was passed in 2007 and regular housekeeping reports are required to deal with technical amendments. The first housekeeping amendment was passed in September, 2008. The proposed housekeeping amendments include general provisions, parking regulations and further details of the proposed amendments are contained in the report. She pointed out the proposed changes to the definitions of private club and charity drop boxes.

Councillor Sue McFadden requested that the charity drop boxes be referred to as registered charity drop boxes.

Councillor Carmen Corbasson moved the following recommendation which was voted upon and carried:

PDC-0064-2009

- 1. That the Report dated June 9, 2009, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By law 0225-2007, be received for information.*
- 2. That correspondence dated June 29, 2009 from Philip Stewart of Pound & Stewart Services Planning Consultants, on behalf of their client, Orlando Corporation, with respect to proposed housekeeping amendments to Zoning By law 0225-2007, be received.*

This public meeting closed at approximately 7:58 p.m.

Amended (Councillor Carmen Corbasson)

BL.09.COM W1-11

4. PUBLIC MEETING - Official Plan Amendment and Rezoning Applications, 1125 and 1135 Haig Boulevard, east side of Haig Boulevard, north of Lakeshore Road East, Owner: Weldon Properties (Haig) Inc., Applicant: Glen Schnarr and Associates Inc., OZ 07/019 Ward 1, Bill 51

Councillor Pat Mullin called this public meeting to order at approximately 7:58 p.m. and read the recommendation from the Corporate Report.

Glen Broll, representing Weldon Properties Inc., utilized a power point presentation to explain the proposal. He explained the context of the site, which abuts to the north of the Canadian National Railway tracks, having frontage on Haig Boulevard and approximately 500 feet depth toward the abutting golf course. He noted the notch cut out of lands which are currently owned by the City of Mississauga are not included in this proposal at this time. The properties to the north of the site are detached dwellings with large rear yards similarly on the west side of Haig Boulevard with a hydro corridor behind those on west side of Haig Boulevard.

Mr. Broll advised that the applications were originally submitted to permit 70 dwellings which are reduced to 47 dwellings and include a new access plan. He noted that they were requested to submit a future development plan for the lands to the north of the site,

which may provide an opportunity for a road access to the north if need be. Mr. Broll commented on the proximity of the seventh hole of the Lakeview Golf Course to the proposed development and some of the issues and studies with respect to the Heritage designation of the seventh hole and acceptable setback requirements. He also mentioned the community's concern for access onto Haig Boulevard for the development and its relocation as far north on the site as is possible. He commented that the proposed parking meets the requirements and that the requested setback from Canadian National Railway is being provided, included a safety berm and fence.

Subsequently, Mr. Broll depicted the building elevations through concept plans and noted that the design will go through the site plan approval process. Mr. Broll suggested that to address community concerns, they are proposing a two-storey end unit fronting on Haig Boulevard, abutted by three-stories, he explained that this had been done in another development and it worked out well. In addition, Mr. Broll commented on the joint twining culvert that would be incorporated in the development which will eliminate approximately sixty-five neighbouring dwellings from the flood plain area. He also commented on the tree preservation plan indicating that the setback from the golf course allows for retention of a number of trees in the parkland dedication area. The trees existing on the berm area cannot be retained; however, the developer will provide additional planting on the lands through the site plan process. He added that the developer will provide a wall along the western and northern property line of the City owned lands.

Mr. Broll indicated that there had been some frustration in determining if the City wished to transfer the lands to be developed with the site. Accordingly, the proposal excluded the City owned lands at this time. However, the owner is open to future negotiations in this regard with the City.

Councillor Carmen Corbasson commented that this is a challenging in-fill development. In response to her inquiry regarding negotiations to acquire the adjacent City lands, Mr. Broll responded that the owner is open to future negotiations regarding the possible transfer of the City owned lands to the developer. Councillor Corbasson commented that she sees benefit in transferring those lands to the developer to be developed in conjunction with this development. Councillor Corbasson requested that she be included in the City discussions with respect to the possible land transfer, as she felt it is integral to the success of the application.

Councillor Corbasson expressed concern that the parkland dedication will not be used for the benefit of the community and that it will be exclusive to the development and the golf course, which is not inline with the intent of the dedication. In response to Councillor Corbasson's inquiry, Mr. Broll confirmed that the berm is a condition of Canadian National Railway and the fence is required by the Ministry of the Environment for noise levels for dwellings that back onto a railway. Councillor Carmen Corbasson questioned the impact on the residents to the south of the site with respect to noise reflection. Mr. Broll indicated that they completed studies and had determined a material that would

satisfy this concern. Councillor Corbasson suggested that perhaps an agreeable solution for this development would entail pieces of both the original proposal and this proposal and commented that the dwellings fronting on Haig Boulevard should be single-family in keeping with the neighbourhood.

Councillor Pat Mullin commented on the exclusion of the City lands on the concept plan. She felt that those lands are critical to be incorporated into this development. She questioned the intent of the applicant with respect to the two-storey end unit fronting on Haig Boulevard and Mr. Broll indicated that they are committed to providing a two-storey end unit. Councillor Mullin spoke regarding the foliage along the berm and wall abutting the Canadian National Railway.

The following residents were in the audience and spoke to the matter:

Rob Gollanek

Krys Curtis

Rea Santaguida

Mike Kvasni

Donald Barber

Donna Kastanzo

Joseph Nunn

Jennifer Corinthios

Patrick Goodrow

Kim Taratuta

A resident whose name could not be confirmed

Rob Gollanek, Krys Curtis, and Rea Santaguida represented area residents with respect to the development. Mr. Gollanek spoke to the two-storey end unit of the three-storey inner units and preferred the previous proposal which contained single-detached dwellings fronting on Haig Boulevard. He commented that the berm will be large and oppressive and will cause separation and had concern for the maintenance of the wall. He indicated support for a green solution. Krys Curtis acknowledged that this site is located on the Credit Valley Conservation designated flood plain. Ms. Curtis was concerned for tree retention along the Canadian National Railway should the property be connected to Serson Creek and requested assurance that the increased water flow would not result in any flooding further down the creek. She expressed concern for the impact on the natural habitat. She acknowledged that the developer has relocated the access from Haig Boulevard as far north as possible. However, she felt that it was still insufficient separation from the railway and pedestrian crossing. Ms. Curtis requested that the developer and City staff do their best to preserve and maintain the unique characteristics of the local community. She requested that the Lakeview Ratepayer Association be updated as new reports and changes develop on these issues.

Mike Kvasni a resident of Atwater Avenue described the context of the homes on this street and how the proposed development is not conducive to this neighbourhood. He expressed concern for the possibility of a road traveling from the site up along Lakeview

Golf Course. He expressed concern for the safety of having a road beside his home and for natural habitat.

Donald Barber explained the context of the neighbourhood homes which he felt was an essential part of their culture and for local wildlife. In response to Mr. Barber's question, John Hardcastle, Planner, Development and Design Division, advised that an Environmental Impact Study has been completed and the applicant provided impact studies to the Credit Valley Conservation Authority. Mr. Barber suggested that independent studies be completed. Mr. Barber commented on natural walls. Councillor Corbasson advised that the topic of living walls is being reviewed by the Environmental Advisory Committee.

Donna Kastanzo expressed concern for the native plants and trees and for the density of the development.

Joseph Nunn expressed concern for the berm height and esthetics which he felt would attract graffiti.

Jennifer Corinthios expressed concern for the possible noise rebounding to the south of the Canadian National Railway and for safety with installing a wall on only one side of the railway.

Patrick Goodrow expressed concern for traffic flow and speed on Haig Boulevard. He felt that there is already a safety concern and it should be addressed prior to adding new units in the local area. Steve Barrett, Manager, Transportation Asset Management Transportation and Works Department, confirmed that staff are reviewing a traffic study, which identifies speed and proximity to the railway. Councillor Pat Mullin commented on the general traffic safety concerns across the City and that possible solutions are being reviewed.

Kim Taratuta, a resident residing on Living Arts Drive in Ward 4, provided information with respect to living walls and spoke about materials that could be applied to the surface of a wall and suggested that a form of security to resolve the safety and vandalism concern with respect to the railway.

A resident whose name could not be confirmed commented that the townhouses and their design are not in keeping within the existing neighbourhood. He expressed concern that if this development is approved it will set a precedent for other developers in the local area.

Councillor Carmen Corbasson commented that there were a number of alterations to the original proposal. However, given staff and community concerns, perhaps another concept will come forward that will take these concerns into consideration, in which case there would be more community meetings.

Councillor Carmen Corbasson moved the following recommendation which was voted upon and carried:

PDC-0065-2009

1. That the Report dated June 9, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I" to "Residential Medium Density I" and "Public Open Space" and to change the Zoning from "R3" (Detached Dwellings - Typical Lots) to "RM4 - Exception" (Townhouse Dwellings) and "OS2-1" (City Park) to permit 47 townhouse dwellings under standard condominium tenure under file OZ 07/019 W1, Weldon Properties (Haig) Inc., 1125 and 1135 Haig Boulevard, be received for information.

2. That correspondence from: Kryz and Steve Curtis dated October 6, 2008; Brenda & Frank Culmone dated October 16, 2008; John King dated April 16, 2009; Victoria Stewart-Gardner and Victor Stewart dated June 26, 2009, with respect to the development applications under file OZ 08/018 W9, be received.

This public meeting closed at approximately 8:54 p.m.

Amended (Councillor Carmen Corbasson)

OZ 07/019 W1

5. Downtown21 – Conceptual Master Plan and Directions Report

Using a Power Point presentation Ian Lockwood of Glatting, Jackson, Kercher, Anglin, Inc. described the Conceptual Master Plan for the downtown core. Mr. Lockwood advised that the Master Plan provided the framework for future guidance. He explained the key components of the vision for the downtown which included the following: a transit plan; parking; massing concepts to connect with the existing communities; and a main street pedestrian friendly district. He noted that a Higher Order Transit study is being conducted and will provide recommendations in that regard. Also, Mr. Lockwood indicated that the plan suggests reduction of Burnhamthorpe Road width and making it pedestrian and bicycle friendly.

Iain Dobson of Real Estate Research Corporation spoke to the concept of bringing employment to the downtown core. He explained that the strategy is an urban initiative that would reduce reliance on the automobile with a green focus.

Discussion ensued and committee members expressed support for the Master Plan.

Shila Heeralall, a resident, addressed committee with respect to the matter and expressed concern as to how the Downtown 21 Master Plan will incorporate the vision of the Strategic Plan.

Staff advised that the Master Plan provides the vision to take the project into the next phase and a future report will come forward which will set priorities for action in the Downtown.

Councillor Frank Dale moved the following recommendation which was voted upon and carried:

PDC-0066-2009

1. *That the report titled, "Downtown21 – Conceptual Master Plan and Directions Report", be received for information.*
2. *That staff be directed to proceed with the Implementation phase of the Downtown21 Master Plan which will test and evolve the Plan to a point where it reflects market reality and is actionable.*

Approved (Councillor Frank Dale)

CD.21.DOW

6. SECOND SUPPLEMENTARY REPORT - Official Plan Amendment and Rezoning applications, 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East, west of Ponytrail Drive, Owner: Dunpar Developments Inc. (formerly Radial Investments Limited), Applicant: Dunpar Developments Inc. OZ 06/032 Ward 3, **Bill 20**

Councillor Katie Mahoney moved the following recommendation which was voted upon and carried:

PDC-0067-2009

That the Report dated June 9, 2009, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/032 W3, Dunpar Developments Inc., 1810 Burnhamthorpe Road East, Part of Lot 1, Registered Plan 387, south side of Burnhamthorpe Road East, west of Ponytrail Drive, be adopted in accordance with the following:

1. *That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the Planning Act, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.*
2. *That the application to amend Mississauga Plan for a portion of the lands from "Residential - Low Density I" to "Residential - Medium Density I - Special Site" to permit semi-detached dwellings and townhouse dwellings on a common element condominium road, be approved.*
3. *That the application to change the Zoning from "R3" (Detached Dwellings-Typical Lots) to "RM6-Exception" (Townhouse Dwellings on a CEC-Private Road) and "R4-60" (Detached Dwellings-Typical Lots) to permit 4 semi-detached dwellings and 21 townhouse dwellings on a common element condominium road, and 3 detached dwelling part blocks to be combined with lands to the east, in accordance with the proposed zoning standards described in the subject report, be approved, subject to the following conditions:*
 - (a) *That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.*

- (b) *That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.*
4. *That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.*

Approved (Councillor Katie Mahoney)
OZ 06/032 Ward 3

7. SUPPLEMENTARY REPORT - Rezoning Application, 1629 Blanefield Road, south of the QEW, west of Cawthra Road, Owner: Tupelo Investments Limited, Applicant: DeLuca Group, OZ 07/006 Ward 1, **Bill 51**

Ray Poitras, Manager of Development Team South, provided an overview of the application. He indicated that the subject property is located in a mature, stable residential area immediately abutting South Service Road, west of Cawthra Road. The site has one detached dwelling and the majority of the site is vacant land. The applicant has proposed a Zoning change from "R3-1" (Detached Dwellings) to "R16-Exception" (Detached Dwellings on a CEC - private road) and "H-R16-Exception" (Detached Dwellings on a CEC - private road with Holding Provision) to permit nine (9) detached dwellings under common element condominium tenure. Mr. Poitras reviewed the proposed concept plan which includes access from Blanefield Road to the site and potential future lots. Mr. Poitras noted that the proposed density conforms with the Mineola District Policy. A community meeting was held on June 27, 2007 and a Public Meeting of the Planning and Development Committee was held on May 26, 2008. Mr. Poitras commented that staff feel that community concerns have been addressed with respect to traffic, safety, density, compatibility, impacts on privacy, and abutting neighbour's property value through changes such as ten-foot utility easements and layout revisions to lots 5 and 8.

Donald Barber, on behalf of the Friends of the Cawthra Bush, addressed committee with respect to the proposal. He expressed concern for the existing trail across the property from Blanefield Road to the curve of South Service Road. Mr. Barber expressed concern for existing trees on the subject property; for the built form which he felt is not in keeping with the existing community; the number of parking spaces; impacts the development may have on the Jefferson Salamander; and traffic increase on Blanefield Road.

Gary Semple, resident, commented that his concern for privacy had not been addressed. Mr. Poitras advised that there is a twenty-five foot rear yard setback on the homes in the development, which is in line with the neighbouring zone, and that if the proposal is approved additional landscaping will be required under the site plan approval process. Mr. Poitras invited community members to come in to view the site plan.

Councillor Carmen Corbasson also commented that staff have been cognizant of Mr. Semples' concern and the unique location of his property as it relates to the proposed lots and will address his concern through the site plan process. Councillor Corbasson requested staff to inform Mr. Semple through the site plan process.

John Nelken, resident, expressed concern for traffic flow patterns. Staff commented that the number of units will not generate a significant amount of traffic.

Councillor Corbasson commented that the proposal meets the built form and density requirements and that it is an appropriate infill application and felt that the community concerns have been addressed. She indicated that a zoning by-law will not come forward until the outstanding concerns are addressed through the site plan process.

Councillor Carmen Corbasson moved the following recommendation which was voted upon and carried.

PDC-0068-2009

That the Report dated June 16, 2009, from the Commissioner of Planning and Building recommending approval of the application under File OZ 07/006 W1, Tupelo Investments Limited, 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 change the Zoning from "R3-1" (Detached Dwellings) to "R16-Exception" (Detached Dwellings on a CEC - private road) and "H-R16-Exception" (Detached Dwellings on a CEC - private road with Holding Provision) to permit nine (9) detached dwellings under common element condominium tenure be approved in accordance with the proposed zoning standards outlined in the Zoning section of this report and subject to the following conditions:*
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development;*
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the Dufferin-Peel Catholic District School Board and Peel School Board not apply to the subject lands.*
- 3. That the "H" Holding provision is to be removed from the "H R16-Exception" (Detached Dwellings on a CEC – private road with Holding Provision) zone applicable to Lots 8 and 9, and the associated temporary POTL blocks by further amendment, upon confirmation that the adjacent lands to the south have been*

- acquired allowing them to be developed in conjunction with Lots 8 and 9 and the associated temporary POTL blocks.*
4. *That prior to the passing of an implementing zoning by-law, satisfactory arrangements be made between the City and the landowner with respect to the following:*
- (a) submission of a revised Tree Inventory and Preservation Plan Report that accurately identifies trees to remain and to be removed on-site;*
 - (b) submission of floor plans corresponding with the proposed building elevations for the dwellings on Lots 5 to 9 demonstrating that the proposed footprints can accommodate appropriate dwelling layouts;*
 - (c) submission of a revised concept plan illustrating the location of the proposed private amenity areas on Lots 6 to 9 outside of the 3.0 m (9.8 ft.) utility easement adjacent to the turnaround bulb on the common element condominium road;*
 - (d) submission of fencing details for the proposed development to ensure the provision of an acceptable buffer between the proposed development and abutting properties and that appropriate sightlines are maintained where necessary.*
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.*

Approved (Councillor Carmen Corbasson)
OZ 07/006 Ward 1

ADJOURNMENT – 9:20 P.M.