



MEETING MINUTES

Date: March 5, 2024

Project No.: 20251

Time & Place: Port Credit Library (20 Lakeshore Road East, Mississauga)
6:30 to 8:00 p.m.

Project: 1489 Hurontario Street, Mississauga

Subject: Councillor-led Community Consultation Meeting

Present: Hailey McWilliam (Bousfields Inc.), Jessica Yi (Bousfields Inc.),
Councillor Stephen Dasko (Ward 1), Angie Dell (Executive
Assistant, Councillor Dasko), Mary Furlin (Credit Reserve
Association), community members (~25)

Councillor Dasko opened the meeting by greeting community members and thanking them for their participation. Hailey McWilliam from Bousfields Inc. presented an overview of the site and the proposal. The presentation is attached as **Appendix A**. After the presentation concluded, attendees had the opportunity to ask questions and provide feedback. Below is a summary of the questions asked and feedback received.

Questions/Concerns from Community Members:

1. Community would like a 3D Rendering View of the proposal
2. How does the proposal differ from the Region of Peel Official Plan 2051?
3. What is the proposed height?
4. Resident of 29 Pinewood Trail: privacy and overlook concerns from the easterly proposed townhouse unit.
5. Concerns regarding the removal of trees on the property through construction
6. Consideration to locate the detached dwelling at the easterly portion of the site, instead of fronting Hurontario Street.
7. Total number of units?
8. Has a traffic study been undertaken for Hurontario Street, as a result of the 18 proposed parking spaces? Concerns related to the number of parking spaces. Interested in reduced parking and increased height to 6-8 storeys as the property is located along the LRT line.
9. Does the 6-metre front yard setback go to the lot line? Where is the lot line located? Will there be greenspace located in front of the proposal?
10. What are the proposed materials?

11. Concerns regarding the driveway of the single detached dwelling. Concerns related to traffic on Pinewood Trail as a result of the single detached dwelling driveway and of the multiple townhouse driveways.
12. Is street parking permitted? Concerns with existing street parking and additional vehicles parked on Pinewood Trail as a result of the proposal.
13. How many parking spaces are required?
14. Is the plan set or will there be additional changes made?
15. Consideration for a laneway towards the rear of the site that is accessed from Hurontario Street, instead of driveways located along Pinewood Trail.
16. What is the gross floor area of each townhouse?
17. Interest in increased density, reduced traffic impacts and smaller units.
18. TOPCA (Mary Furlin, CRA): The proposal does not fit within the character of the neighbourhood. Concerns related to the design, density, parking, removal of trees, water and runoff. Interested in business uses for this property.
19. Are there accessibility mandates for this proposal? Was accessibility considered for this proposal?
20. Are there basements?
21. Does the zoning allow for fourplexes? Interest in proposing a fourplex on the site with a medical office fronting Hurontario street and affordable units.

Question	Response	Modification
Community would like a 3D Rendering View of the proposal	A 3D rendering of the proposal will be prepared and posted on the Notice Sign once the application is submitted.	No modification proposed.
How does the proposal differ from the Region of Peel Official Plan 2051?	The proposal conforms with the Region of Peel Official Plan 2051.	No modification proposed.
What is the proposed height?	The proposed height is 12.5 metres to the peak of the roof.	No modification proposed.
Resident of 29 Pinewood Trail: privacy and overlook concerns from the easterly proposed townhouse unit.	A 1.8-metre-high wood privacy screening is located along the east and north sides of the site. Shrubs and privacy screening can be added to reduce impacts. These measures will be considered during the Site Plan Control process. The units will also have secondary windows facing east.	No modification proposed.
Concerns regarding the removal of trees on the property through construction	A total of 27 trees on site will be removed, however, 12 existing trees on and surrounding the subject site will be preserved through construction. The proposal will also include 7 new deciduous trees on site.	No modification proposed.
Consideration to locate the detached dwelling at the easterly portion of the site, instead of fronting Hurontario Street.	Rather than moving the location of the single-detached dwelling unit, the revised proposal includes the removal of the single-detached dwelling unit and the addition of a townhouse dwelling unit to create a uniform built form.	The single-detached dwelling unit has been converted into a townhouse dwelling unit.
Total number of units?	There are a total of nine units proposed.	No modification to the total unit count. However, the proposed single-detached dwelling was removed and replaced with a townhouse dwelling unit.

<p>Has a traffic study been undertaken for Hurontario Street, as a result of the 18 proposed parking spaces? Concerns related to the number of parking spaces. Interested in reduced parking and increased height to 6-8 storeys as the property is located along the LRT line.</p>	<p>A Transportation Impact Study has been undertaken as it relates to the proposed development. The Transportation Impact Study, prepared by CGH Transportation, concludes that the the largest peak hour trip generation is 5 trips and, therefore, the impact of the proposed development on the greater road network is negligible.</p>	<p>No modification proposed.</p>
<p>Does the 6-metre front yard setback go to the lot line? Where is the lot line located? Will there be greenspace located in front of the proposal?</p>	<p>The 6-metre front yard setback extends from the east façade of the proposed building to the east (front) lot line. Four existing trees within the City's right-of-way are proposed to be preserved, in addition to six new trees being proposed on the subject site within the front yard. Furthermore, shrubs are proposed to be located within the front yards.</p>	<p>No modification proposed.</p>
<p>What are the proposed materials?</p>	<p>The proposed design of the façade includes various brick, slab and masonry elements. The design of the proposed development will be further explored during the detailed design stage.</p>	<p>No modification proposed.</p>
<p>Concerns regarding the driveway of the single detached dwelling. Concerns related to traffic on Pinewood Trail as a result of the single detached dwelling driveway and of the multiple townhouse driveways.</p>	<p>The proposed single-detached dwelling and associated driveway may be removed. As stated previously, the Transportation Impact Study concludes that the trip generation as a result of the proposed development is negligible.</p>	<p>The single-detached dwelling and associated driveway have been removed as part of the proposed development. The townhouse dwelling units include driveways that are accessed via Pinewood Trail.</p>
<p>Is street parking permitted? Concerns with existing</p>	<p>Based on the City of Mississauga's website,</p>	<p>No modification proposed.</p>

street parking and additional vehicles parked on Pinewood Trail as a result of the proposal.	temporary street parking is permitted for up to 5 hours, unless otherwise posted. The proposed development provides for a total of 18 parking spaces (2 spaces per unit).	
How many parking spaces are required?	The proposal is provided two parking spaces per unit, which meets the minimum parking requirements per Mississauga Zoning By-law 0225-2007.	No modification proposed.
Is the plan set or will there be additional changes made?	The plan is not set. Potential changes include removing the single-detached dwelling and converting it into a townhouse dwelling unit.	The modification included removing the single-detached dwelling and converting it to a townhouse dwelling unit.
Consideration for a laneway towards the rear of the site that is accessed from Hurontario Street, instead of driveways located along Pinewood Trail.	A laneway towards the rear of the site was considered but would not be feasible due to the access onto Hurontario Street as well as the required rear yard setback.	No modification proposed.
What is the gross floor area of each townhouse?	The gross floor area per townhouse varies, however, on average, each townhouse is approximately 229 square metres.	No modification proposed.
Interest in increased density, reduced traffic impacts and smaller units.	In our opinion, the proposed 9 townhouse dwellings are an appropriate density for the subject site. As stated previously, the proposed trip generation as a result of the proposal is minor.	No modification proposed.
TOPCA (Mary Furlin, CRA): The proposal does not fit within the character of the neighbourhood. Concerns related to the design, density, parking, removal of trees, water and runoff. Interested in business uses for this property.	The Mineola neighbourhood is characterized by large lot sizes and a range of low-rise dwelling types. However, the site is also located along an Intensification Corridor. In our opinion, the proposed 9 townhouse dwellings will appropriately intensify the site, while	No modification proposed.

	maintaining the character of the neighbourhood.	
Are there accessibility mandates for this proposal? Was accessibility considered for this proposal?	The proposal has been designed to meet the City of Mississauga zoning by-law requirements.	No modification proposed.
Are there basements?	There are no basements as part of the proposal.	No modification proposed.
Does the zoning allow for fourplexes? Interest in proposing a fourplex on the site with a medical office fronting Hurontario street and affordable units.	A fourplex is a permitted building type for the R1 zone under Zoning By-law 0225-2007.	No modification proposed.

HAMPSHIRE CRESCENT

HURONTARIO STREET

**SUBJECT
SITE**



INDIAN VALLEY TRAIL

PINEWOOD TRAIL



TYPICAL STREETSCAPE

client

Milani Group

project

Port Credit

Mississauga

model

TH-18

project #

20064

scale

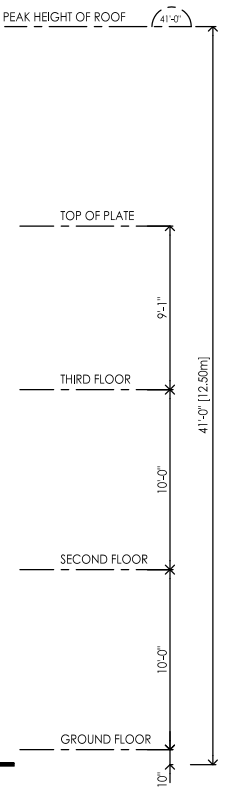
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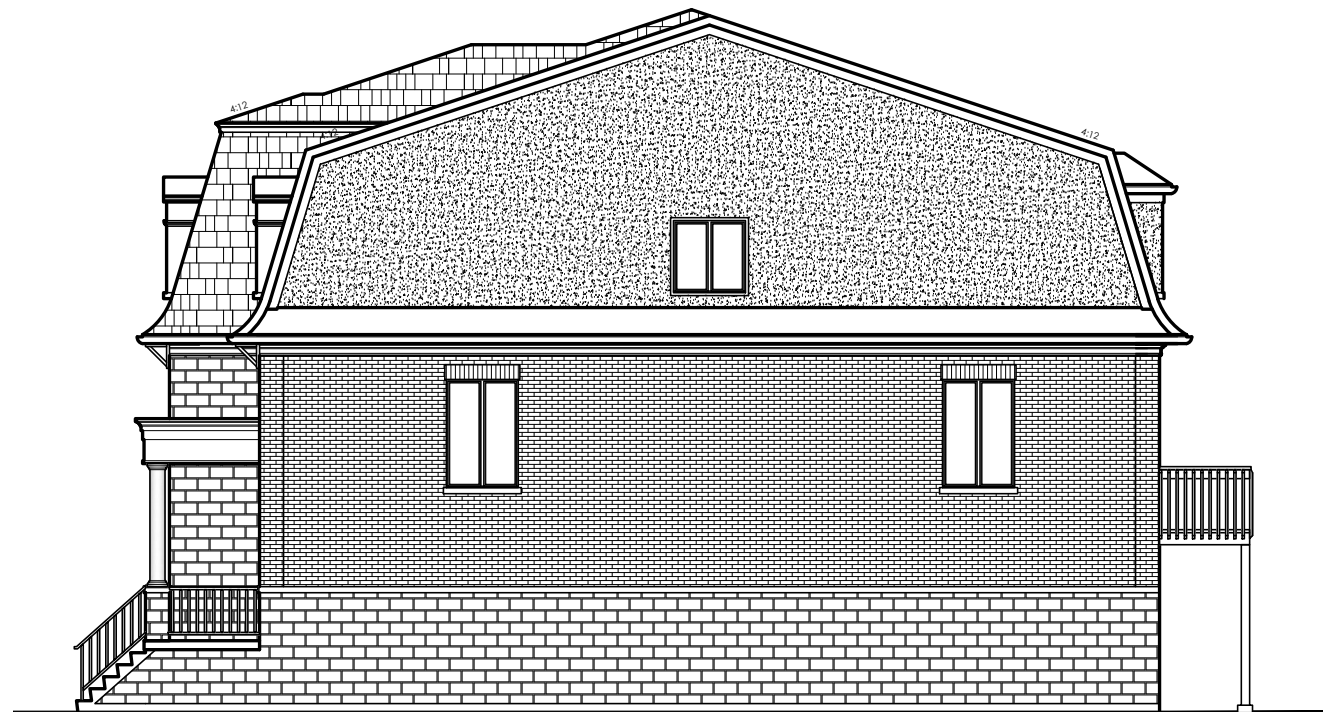
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1 ISSUED FOR REVIEW	MJS	04-AUG-2022
2 ISSUED FOR DARC SUBMISSION	RP	13-NOV-2022

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TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATION

client

Milani Group

project

Port Credit

Mississauga

model

TH-18

project #

20064

scale

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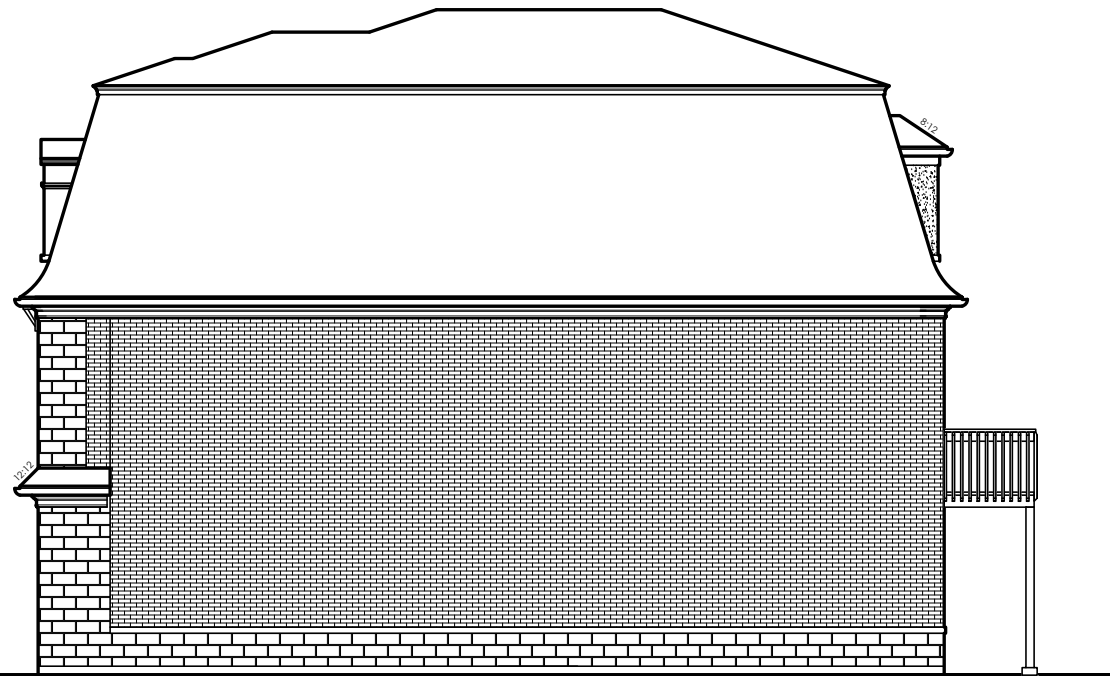
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FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

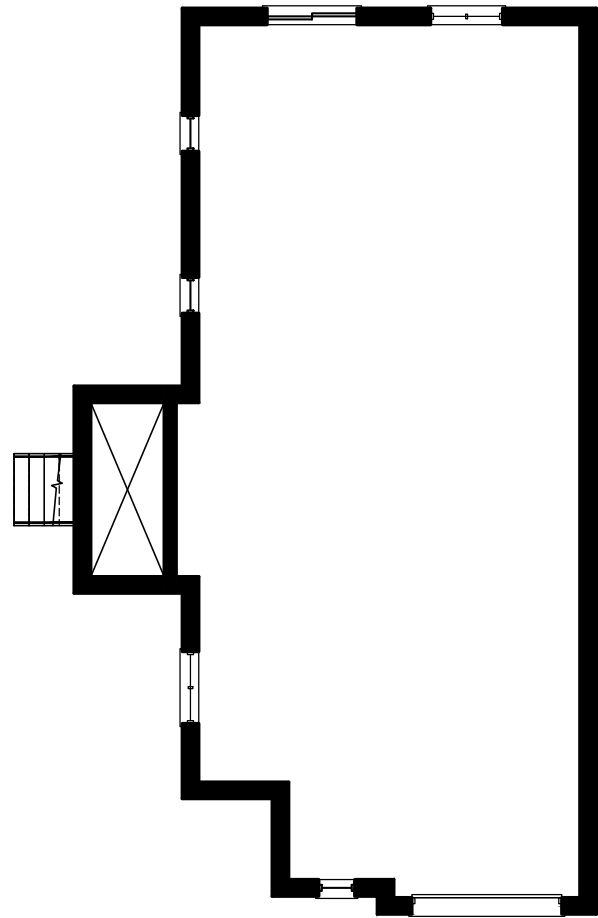


FLANKAGE ELEVATION

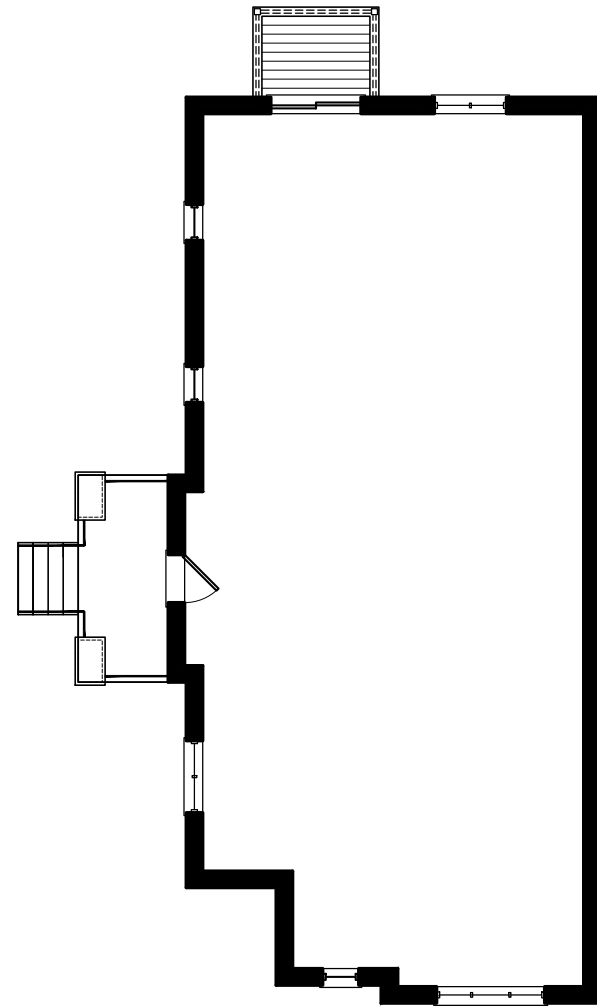
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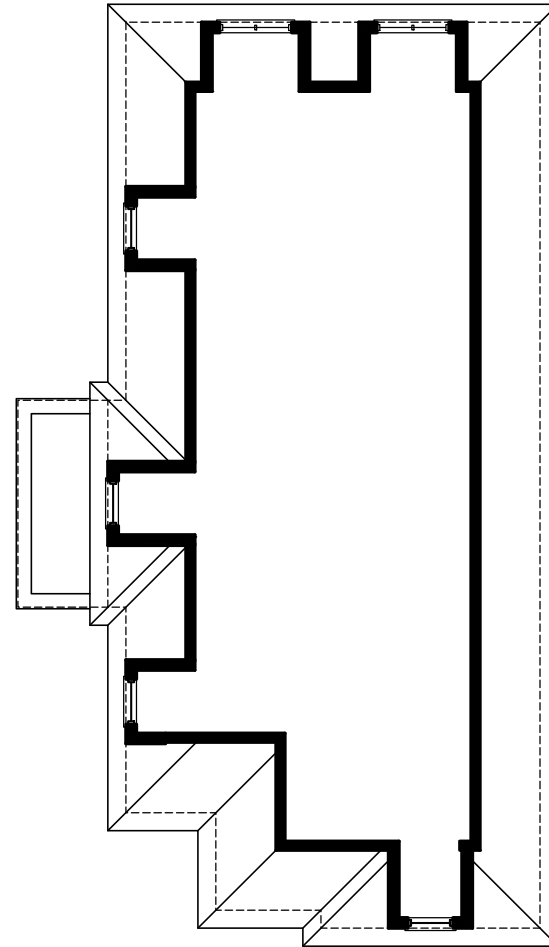
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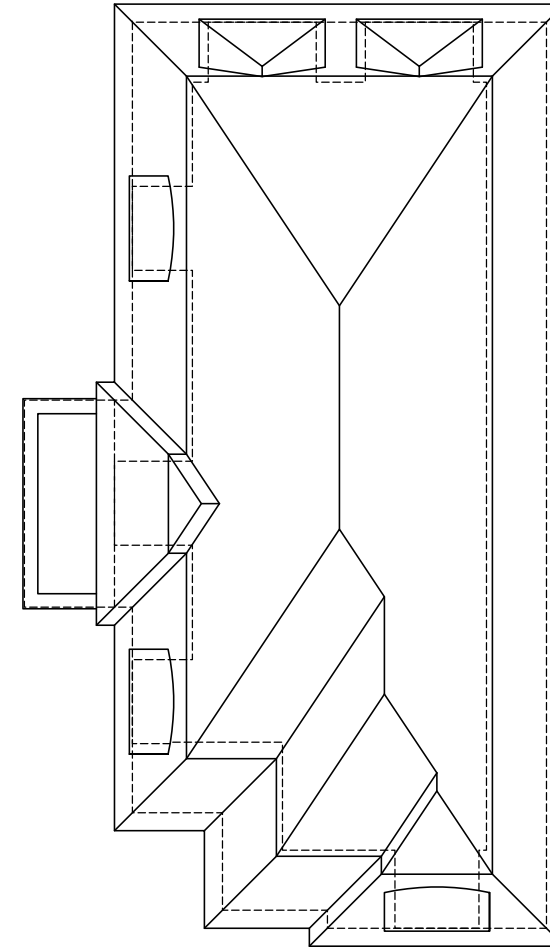
TYPICAL GROUND FLOOR



TYPICAL SECOND FLOOR



TYPICAL THIRD FLOOR



client

Milani Group

project

Port Credit

Mississauga

model

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project #

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