



# CREDIT RESERVE ASSOCIATION

*Mineola community advocate since 1972*

[www.credit-reserve.com](http://www.credit-reserve.com)

## November 20, 2017 NEWSLETTER

### **Mona Road Townhouse Development Update**

Queenscorp's proposed development on a 1.23-acre site at 1142 Mona Road consists of 17 townhomes and 1 freestanding home. The current Official Plan Zoning By-laws designate this area as low density, single-family dwellings. Queenscorp's variance application would require a major By-law change to allow for medium density (townhome) development. The Credit Reserve Association and area residents expressed opposition and comments about this proposed project to the City on June 26 and July 5, 2017. The Commissioner of Planning and Building of the City of Mississauga issued their report dated September 21, 2017, which concludes that *"the proposed official plan amendment and rezoning applications are not acceptable from a planning standpoint and should not be approved"*. Furthermore, *"the proposal introduces a built form which is distinctly different from both the existing and planned character of the neighbourhood and does so in a layout which is not sensitive to the neighbouring properties and natural features. This site could set a precedent for future proposals in the area."* The full report can be viewed, starting on page 135:

[https://www7.mississauga.ca/documents/committees/pdc/2017/2017\\_10\\_16\\_PDC\\_Agenda.pdf](https://www7.mississauga.ca/documents/committees/pdc/2017/2017_10_16_PDC_Agenda.pdf).

On October 16, 2017, the Planning and Development Committee unanimously agreed that the City Council direct the City Solicitor, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Municipal Board ("OMB") hearing to contest this development. The OMB pre-hearing was held on October 23, 2017. The Credit Reserve Association and several residents have received party status, which will allow them to engage fully in the hearings, including the hiring of experts. Other residents will register as "participants" and present before the board.

The Credit Reserve Association ("CRA") is prepared to add support to the City's position at the OMB. We may hire legal counsel and experts if we have the additional resources. Many of you have offered to contribute to funding the fight. Thank you!

We have established a separate account to help manage this funding. As everyone has their own budget and interest in this, we are not recommending an amount at this time, but experts and lawyers are costly so please contribute what you can.

**Step 1:** To send money: please send an email with an Interact e-Transfer to [credit.reserve@gmail.com](mailto:credit.reserve@gmail.com), OR go to CRA website [www.credit-reserve.com](http://www.credit-reserve.com) and use PayPal OR deliver/mail a cheque payable to the Credit Reserve Association to Teodor Kochmar at 387 Atwater Avenue, L5G-2A2. Please add the word "MONA" to identify your contribution.

**Step 2:** A receipt will be provided. Please note that the CRA is not a registered charity.

### **Hurontario LRT Update**

The City of Mississauga has established an LRT Stakeholder Communications group and the CRA is part of this initiative. Metrolinx announced their plan to purchase Alstom's Citadis Spirit Light Rail Vehicle for Hurontario. The contract award and finalization of terms should be completed by fall of 2018. However construction will begin in fall 2017 to move the Bell and Rogers infrastructure. Construction information is available at [metrolinx.com/HurontarioLRT](http://metrolinx.com/HurontarioLRT).

## What's happening with our Trees?

It's hard being a tree in Mississauga –dealing with developers clear cutting lots, emerald ash borers, pollution, climate change, and now gypsy moths and cankerworms. These pests have eaten much of the oak, maple and other leaf canopy in Ward 1 this spring, putting our mature trees under significant stress. The City of Mississauga is monitoring populations of the gypsy moths and cankerworms to decide whether aerial spraying of *Bacillus thuringiensis* subspecies *kurstaki* (Btk) will be required in the spring of 2018, similar to the spraying conducted in 2007. Btk, is a natural bacterium that is safe for people and pets. You can help reduce the menace by **1)** placing bands with Tanglefoot (or duct tape) on neighbourhood trees (especially oak, maple, cherry, apple, and crabapple) now which should remain until the first large snow fall, **2)** contact the City by phone at 3-1-1 and/or **3)** send us an e-mail stating: **YES I support the spraying in the spring 2018 of Btk in the Mineola area of Mississauga**, along with your name and address.

## Other Developments

- **1388 Broadmoor Ave.** –The OMB approved severance of this property into two lots. The OMB ruled out the possibility of this becoming a precedent setting trend, as the designated lands are a minor collector abutting a major collector road (Mineola). This helps to distinguish these lands as unique, thereby reducing the threat of other lots being severed. Please see details at: *website link*
- **1640 Crestview Ave.** – The OMB has agreed to mediation, as the City of Mississauga has no objection to the proposed townhomes per se. Height, density and massing of proposal to be amended in a settlement conference that took place on August 11, 2017. Final proposed design TBA, but it appears that approval is forthcoming.
- **Credit River Bridge** design is continuing for QEW from west of Mississauga Rd. to west of Hurontario. Please see details at: *website link*
- **2114 Hurontario** Highrise proposal for the lands just north of QEW at Harborne (north of the Starbucks). Please see details at: *website link*

## Membership

We are proud to serve as your Credit Reserve Association Directors year after year and kindly ask that you continue to support your neighbourhood by renewing your membership or becoming a new member this year. Resident support allows us to continue our volunteer work for our community in tackling the varied issues and keeping you informed. Your membership can be renewed in two ways:

**1)** electronically by going to [www.credit-reserve.com](http://www.credit-reserve.com), click on the Membership tab and use PayPal or **2)** by mail/dropping off your renewal form and a cheque payable to the Credit Reserve Association in Teodor Kochmar's mailbox at 387 Atwater Avenue, L5G-2A2. Thank you for your support.

### 2017 Credit Reserve Association Membership Form

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Membership enclosed: \$ \_\_\_\_\_

(minimum \$20 per household, \$10 for seniors)

Please make cheque payable to: **Credit Reserve Association**

Your Mineola connection: [www.credit-reserve.com](http://www.credit-reserve.com)    [cra@credit-reserve.com](mailto:cra@credit-reserve.com)    @Credit\_RA Facebook