

Controversial EV Royale proposal gets resounding 'no' from Mississauga councillors

News Mar 21, 2018 by [Rachael Williams](/mississauga-on-author/rachael-williams/FFD0E6A2-C561-4A51-8311-364208BEB3EB/) (<mailto:RachaelWilliams@metroland.com>) Mississauga News

Mississauga councillors are vehemently rejecting plans for the proposed redevelopment of the popular Piatto's Restaurant on Dundas Street.

"It's not even a third of the way through the year yet and I've already seen the worst plan of the year," said Ward 11 Coun. George Carlson, chair of the city's planning and development committee.

The proposed development, located in the historic Erindale Village, would see the Piatto's restaurant building torn down and replaced with an eight-storey condo tower. The development, known as EV Royale, would contain 96 residential units, with commercial uses on the ground level.

"I think this is an abomination," said Ward 5 Coun. Carolyn Parrish, member of the city's heritage advisory committee.

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Erindale Village is 200 years old and is made up of some of the city's oldest buildings, including the Erindale Presbyterian Church, St. Peters Anglican Erindale church, Erindale Community Hall and the Thompson Residence, 1484 Adamson Street.

The city's official plan limits building heights in the historic neighbourhood to a maximum of three storeys. The proposed development is more than double what is allowed.

"This is one of the few villages left in the city and this will totally ruin that," said Ward 2 Coun. Karen Ras at the March 19 planning and development committee meeting.

Members of the community made impassioned pleas to councillors to protect their little village in the city. In addition to the development not fitting in with the character of the neighbourhood, Erindale residents pointed to increased traffic and lack of parking as reasons why the development should be rejected.

"We're all proud residents of Mississauga. However the rush to intensification makes us fearful that Mississauga will look ever more like some of the bad examples (of land use planning), leaving the impression that builders can build anything, anywhere," said resident Peter Langdon.

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The developer in question, Sharief Zaman, who owns Erindale Village Living Inc., did not attend the public meeting. He has already appealed the application to the Ontario Municipal Board (OMB), before the city has had a chance to make an official ruling on the file.

Martin Quarcoopome, planner at Weston Consulting, attended the meeting on behalf of Zaman. He spoke to the fact that Dundas Street has been identified as a transit corridor through the Dundas Connects study and will be serviced by a bus rapid transit system that would encourage greater density.

Coun. Nando Iannicca, who initially appeared to support the proposal, changed his tune, claiming the proposed density was too much too soon. He also called the transit argument "premature" as there are currently no detailed design plans for rapid transit on Dundas Street.

"It doesn't have a bus rapid transit line. None is in the imminent works to be approved, none is funded, none is designed," he said.

Quarcoopome also highlighted changes from the original 2016 design that would make the building more appealing to area residents and city council. This includes terracing the top four storeys in an effort to reduce the massing and make the development appear to be compatible with surrounding buildings.

"That's like hiding an elephant with Saran wrap. It's not going to work," said Parrish.

The reduction in the number of units from 131 to 96 was further evidence that the developer was open to co-operating with the community and council, according to Quarcoopome.

But instead of lowering the height of the building from the seven storeys proposed last year, Zaman added a storey.

"This doesn't work for the community. This doesn't work for council," said Mayor Bonnie Crombie.

City staff will report back to planning and development committee with a recommendation by June 11, before the OMB pre-hearing is scheduled to begin.

by [Rachael Williams](/mississauga-on-author/Rachael-Williams/ffd0e6a2-c561-4a51-8311-364208beb3eb/)

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