

TREE FOLLY

Another example of 'arrogance'

"Just another example of arrogance on the part of a developer." That's how a member of the city's Save Our Trees and Streams (SOTAS) described the transplanting of a beautiful blue spruce tree this week in Clarkson.

Dr. John Ladell, who is also a member of the Mississauga Environmental Advisory Board and Credit Valley Conservation Authority's water management advisory board, was upset over treatment given to the tree, which

has stood on vacant land south of Lakeshore Rd. and east of Southdown Rd.

A development going into the area resulted in the transplanting of the tree, which, Dr. Ladell says, was moved only a few feet.

Shortly after the transplanting, the tree slumped to a sharp angle and the roots were exposed.

"It's a very sad site," Dr. Ladell said, before calling the city to ask for aid.

According to the SOTAS

member, the tree was moved to make way for mobile sales office for the development, called Southdown Park.

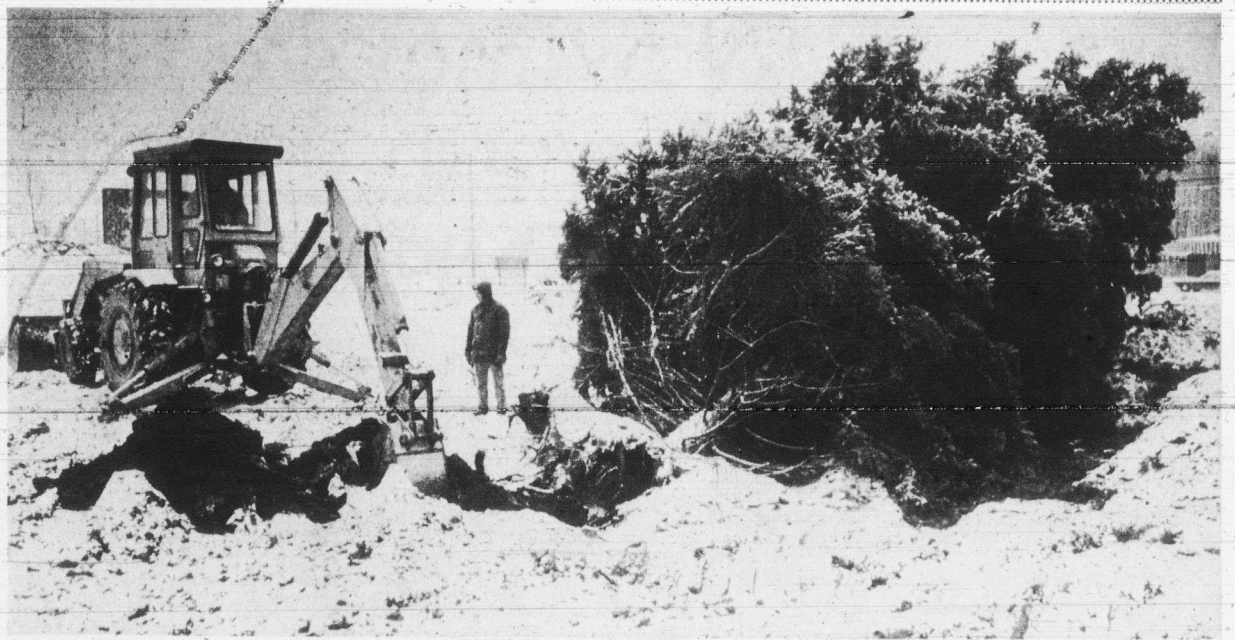
"They only moved it three feet, which was probably unnecessary in the first place and then they didn't stake it properly," Dr. Ladell said.

The city provided "technical input" in correcting the situation, according to director of parks Fred Smith. "The developer had a contractor transplant the tree for him but he wasn't

satisfied. We aided in getting the situation corrected."

The tree has now been properly staked. Smith gives the tree a "reasonable chance" to survive, although Dr. Ladell said he had spoken to the city's arborist who was "gloomy" about the tree's survival.

A salesman in the Southdown Park mobile office said he knew nothing of the transplanting, and other representatives of the developer could not be reached.



Workers replant a spruce tree on Lakeshore Rd. which was moved improperly by a developer, according to a member of Save Our Trees

And Streams. A city employee says the tree has a "reasonable chance" of surviving.

Condominium-conversion rules stiffened

Planning committee has stiffened the proposed regulations for conversion of rental apartments to condominiums. The provisions

are expected to halt most such conversions in Mississauga.

The committee has adopted a planning

report that conversions should be allowed only when a three-percent apartment-vacancy rate exists.

However, another proposed regulation, which would have allowed conversion if 80 per cent of the tenants signed agreements to purchase, was amended to require 90 per cent approval.

Brian Johnston, a non-elected committee member,

said the 80 per cent was not strict enough.

"If you have a 100-unit apartment building, then that could put 20 families out of a place to live."

"Those are the 20 families who can least afford to buy an apartment and they may have difficulty finding another place to live," he argued. "I don't think we should be putting this burden

on people."

Planning commissioner Russ Edmunds said he agreed with Johnston's comments and didn't oppose the change. The 80 per cent figure was taken from the province's Condominium Act.

Mayor Martin Dobkin said the three-percent vacancy rate virtually froze conversions since "no time in

the last 10 years in the Metro area has the vacancy rate been less than three per cent."

He suggested that in future when there is a greater balance of apartments in the city, rather than the present concentration in Wards 6 and 3, consideration be given to lowering the conversion standards.

He said he hoped the Official Plan Review would

increase the variety of apartment designation throughout Mississauga and perhaps establish a policy on what percentage of apartments should be rental.

Vic Mattiussi another non-elected committee member, said he opposed an arbitrary three per cent vacancy rate because it discriminated against some areas of the city.

Planner fears a snags over parks scheme

The master parks plan being prepared by Mississauga recreation and parks department should not be drawn up in isolation from the planning department, according to city planner Russ Edmunds.

"We can't let one department go running off to plan separately from the others and hope everything will fit

together at the end," Edmunds has told the planning committee.

He said co-ordination between departments was the function of the planning department. "That's what a planning department is for."

Edmunds stressed he was not trying "to protect my own little empire."

He said there would be ample opportunity for comment from the parks and recreation department as the city's Official Plan Review continues and it is established where parks should be planned.

Edmunds feared that the parks and recreation department might present its master plan to the public and then the Official Plan Review could come up with different recommendations.

Councillor Bud Gregory, chairman of the recreation committee, said it was assured that parks should be

planned by Edmunds' department without consultation with the parks and recreation department. Edmunds said he was proposing joint responsibility.

He said the amount of parkland designated in general terms was a function of his department, but size and location of parks would be determined in conjunction with the parks department.

With only Gregory opposed, the committee-passed recommendation to council that "the functions of the recreation and parks department as they relate to open space in the city shall be to design, develop and maintain parkland and associated facilities, but the locational and spatial aspects of parks shall be the responsibility of the planning department in co-operation with the recreation department."

Man charged in break-ins

An 18-year-old man has been charged with a series of apartment break-ins dating back to May.

Romeo Marcel "Bobo" Simard, of no fixed address, faces seven counts of break-and-enter as a result of investigation by detectives Doug Kruter and Bill

McKee.

Police say that meat, money, televisions, radios, rings, typewriters, guitars and cassettes are among items stolen in the break-ins.

Simard is being held in custody pending a bail hearing.

Attempted holdup

Police are looking for a youth in his late teens who attempted to hold up a pizza deliveryman in Lorne Park.

A man called Roma's Pizza store in Southdown Plaza and ordered a pizza for delivery to a house on Birchwood Rd. Police say that when the deliveryman arrived at 11:30 p.m. he

found there were no lights on in the house and was about to leave when a youth stepped from the shadows wearing a nylon stocking over his face. The youth demanded the driver's money, but he refused and a fight started. The thief fed through Whiteoaks park when he saw a car coming down the street.

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