



May 2008 Newsletter



Victory at the OMB!

The Ontario Municipal Board (OMB) in a decision dated May 5, 2008, reaffirmed the special large lot zoning in effect for the Gordon Woods Community. This decision, following a three-day OMB hearing in mid-April, found that the proposed lot severance at 2182 Gordon Drive and the variances that would be required would result in a change to the established character of the area, a character that the zoning by-law was clearly intended to protect. It therefore dismissed the appeal that the applicant had launched.

The Executive of the Gordon Woods Homeowners Association is overjoyed with the outcome of the hearing and the resulting decision. There is an appeal period that ends June 5. A copy of the decision is available to member residents upon request. This decision has once again reaffirmed that the character of the Gordon Woods Community is unique and worthy of protection. We view the decision as an important precedent moving forward.

It has been a long, demanding and expensive process. Anecdotal evidence prior to the hearing suggested that the OMB favoured development at the expense of established communities. What this hearing has demonstrated is that a well argued, solid and credible case presented by professionals can be won at the OMB. It also demonstrated the value of having a 'war chest' available to defend the case and, most importantly, having a united community behind the Association to give credibility and support when required. Thank you to all. Well Done!



Annual Garden Party

We truly have something to celebrate this year at the Garden Party. Come and join us at the home of Karin Page & Charles Cutrara, 161 Harborn Road on Monday June 16th starting around 7:30 pm for an evening to socialize with your neighbours and chat informally with your Homeowners Association Executive.



Development Update

Proposed Subdivision at 2167 Gordon Drive
The Planning Department advises that this application is tentatively set to go to Planning Committee in late June. Watch for the notice of public meeting. The GWhA is supportive of this subdivision based on a) the plans circulated last fall which conform to the zoning by-laws; and b) the design of the subdivision that minimizes the impacts on the Residential Woodland.

155 Premium Way

The applicant withdrew the severance application at the May 1st Committee of Adjustment meeting. This application was to sever the lot to enable the building of a new home in the front yard of an existing home. Thank you to Erica Moghal and Roy Orida for organizing a contingent to attend that meeting. And thank you to the residents for their show of support.

Proposed Townhouses on Grange Dr, Premium Way and Harborn Road

The first of two public meetings was held on April 28th at Planning Committee regarding this project and was attended by about 30 residents. At the meeting, the GWhA introduced a concept of blending the development into the community by reducing the density where it

adjoins the existing neighbourhood. Council members of the Planning Committee were intrigued and reacted favourably to this concept. We are now organizing a focus group to discuss with the developer (Berkley Homes) how this can be accomplished.

Come to Committee of Adjustment at City Hall on Thursday May 22nd at 1:30pm to help ensure that the developer holds true to their word to withdraw their application to locate a sales trailer on the Grange Drive lot in advance of receiving approvals.

Other

There has been no further mention of the rumoured 14-storey apartment building proposed on Hurontario north of Rabbas.



Traffic

As promised, the City has installed "All Way" stop signs at the corners of Harborn Road and Gordon Drive. Hopefully this is a start towards zero tolerance of speeding in our neighborhood.

We have a number of residents who are willing to participate in a traffic subcommittee however we are in need of a facilitator to "drive the bus" ie. someone to document concerns, discuss potential mitigation measures and make recommendations to the City via the GWA Executive. Please contact Shelly Byman or John Sabiston if you are interested in leading this subcommittee.



Dues Collection

Our 2008 dues collection has been very successful. We are up to approximately 62% participation (ie paid-up members) in the neighborhood. If you are not yet a paid-up member, please make your \$20 cheque payable to Gordon Woods Homeowners Association and deliver to your street representative or to Shelly Byman at 189 Breezy Pines Drive.



Defence Fund

Our legal and planning bills for the successful OMB hearing were for the most part funded by the very successful "Gordon Woods Defence Fund". However, the Defence Fund is in urgent need of replenishment to pay our final bills for the hearing and to prepare for future challenges. Send a cheque payable to the 'Gordon Woods Defence Fund' to Shelly Byman or John Sabiston. We suggest \$500, \$1,000 or \$2,000.



Yard Waste

From July 3rd to the end of September, yard waste is only collected every other week. Please remind your yard contractors to not leave waste at the curb during the weeks it is not collected. Aside from negative curb appeal, the smell of fermenting grass clippings can be unpleasant.



Happy Spring, and don't forget the trees...be on the look out for Gypsy Moths!



Contact Us

We want to hear from you. Send an e-mail to gordonwoods@rogers.com about these or any other issues.

GWA Executive Committee



**GWHA
Committee Directory
May 2008**

Position	Name	Address	Telephone	Email
GWHA Mailbox				gordonwoods@rogers.com
GWHA Executive				
President	John Sabiston	2136 Grange Dr	905 279-9412	john.sabiston@sympatico.ca
Secretary/Treas/Membership	Shelly Byman	189 Breezy Pines Dr	905 272-3484	sbyman@rogers.com
VP, Special Projects	Erica Moghal	165 Harborn Trail	905 276-2225	emoghal@hotmail.com
VP, Special Projects	Don Stewart	2115 Autumn Breeze S	905 276-2086	dacstewart@rogers.com
VP, Special Projects	Andy Tafler	2173 Autumn Breeze N	905 848-9128	jatafler@sympatico.ca
VP, Social Portfolio	Pip Randhawa	2248 Taylor's Orchard	905 615-0761	pip@supership.com
Street Representatives				
Autumn Breeze Dr North	Alice Piotrowski	2085 Autumn Breeze S	905 277-3213	alicepiotr@rogers.com
Autumn Breeze Dr South	Alice Piotrowski	2085 Autumn Breeze S	905 277-3213	alicepiotr@rogers.com
Breezy Pines Dr	Anna Mancini	2202 Gordon Dr	905 896-8133	ajmancini@rogers.com
Gordon Dr North	Anna Mancini	2202 Gordon Dr	905 896-8133	ajmancini@rogers.com
Gordon Dr South	Judy Keating	2101 Gordon Dr	905 275-7485	keatingjudy@rogers.com
Grange Dr	Jackie Gideon	2143 Grange Dr	905 270-9093	jackiegideon@rogers.com
Harborn Rd	Tony Ferkul	68 Harborn Rd	905 949-9967	tonyferkul@gmail.com
Harborn Trail	Erica Moghal	165 Harborn Trail	905 276-2225	emoghal@hotmail.com
Isabella Ave	Bert Bertolo	189 Breezy Pines Dr	905 272-3484	bbertolo@rogers.com
Lynchmere Ave	Lynn Easson	2131 Lynchmere Ave	905 276-7222	
Parker Dr	Dave Ross	2112 Parker Dr	905 279-6829	
Premium Way	Roy Orida	99 Premium Way	905 897-1385	rorida2001@rogers.com
Taylor's Orchard	Dalma Postigo	2254 Taylor's Orchard	905 276-2016	dalma@sympatico.ca

