



March 29, 2012

Suellen Wright  
Project Co-ordinator  
Planning and Building Department  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Ms. Wright:

Re: File OZ 12/002 W7, 2167 Gordon Drive  
Proposed Rezoning Application

On behalf of the Gordon Woods Homeowners' Association we wish to advise the Planning and Building Department that we are opposed to the above referenced application.

We understand that there is a request to amend the Zoning By-law from "R1-7" (Detached Dwellings – Typical Lots) to "R-16-Exception" (Detached Dwellings on a CEC- Private Road) and "G1" (Greenbelt – Natural Hazards) to permit 8 detached dwellings on a private road where only 1 detached dwelling now stands.

Given the history of the neighbourhood and the importance placed on the bylaws, and the precedent that can be created by such a variance being approved, we think it important to note our dissent with the application. We cite the Cooksville District Area Specific Review Directions Report January 2010 as reference.

"The lands identified as Special Site 11 are located west of Hurontario Street, south of Queensway West. (Appeal B11 - OMB Order No. 1608)

Notwithstanding the provisions of the Residential Low Density I and Residential Low Density II designations on these lands, the following additional policies ought to be applied: (MPA92)

- a. preserve and enhance the generous front, rear and side yard setbacks;
  - b. ensure that existing grades and drainage conditions are preserved;
  - c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
  - d. garages should be recessed or located behind the main face of the house. Alternatively,
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- garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
  - f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
  - g. reduce the hard surface areas in the front yard;
  - h. preserve existing mature high quality trees to maintain the existing mature nature of these areas;
  - i. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; (MPA-25)
  - j. the building mass, side yards and rear yards should respect and relate to those of adjacent lots. (MPA-25)”

Based on the above recommendations, the GWHHA would like to state that we have a number of areas of initial concern which are listed below:

1. Scale and compatibility of unit size and lot size as well as the number of homes proposed (contra to C, D, E and I)

The number of homes proposed and therefore the building footprints relative to the lot size, and the lot sizes themselves, are not consistent with the existing homes on Autumn Breeze Drive North and Breezy Pines Drive and are not compatible with the nature of Gordon Woods as described above. Our concern would be even greater if the homes are intended to be two stories which would clearly be overpowering next to the existing homes on the two streets.

2. Compatibility of the proposed rear yards with the abutting properties (contra to A, C, D, E, G, H)

The proposed rear yards are too narrow with respect to the typical rear yards of homes on Autumn Breeze and Breezy Pines: they seem to be on the order of 20 to 25 feet versus the typically much larger rear yards on the two abutting streets. In the original Janosick proposal two greenbelts of 7.5m width were proposed along the north and south edges of the development to improve tree preservation and to help the issue of scale and compatibility. These should be reinstated and the backyard depth considered separately.

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3. Tree preservation (contra to A, B, C, G, H)

Maximizing the preservation of the remaining trees on the property should be a key requirement of this proposal. The GWHA respectfully reminds the city that just prior to Mr. Janoscik selling this property to Mr. Konialian, Janoscik illegally cut down on the order of 20+ large and mature trees from this property. The GWHA is concerned that tree preservation was not appropriately considered in the plan on the basis of:

- o Points 1 and 2 above
- o A brief review of the plan with reference to which large trees are proposed to be removed seems to indicate a lack of attention to tree preservation. For example, a minor change in the footprint of the proposed home on Lot #7 could prevent the removal of the only large tree left in that area of the property.

The consequence of these changes would be inappropriate and not in keeping with the scale and character of the surrounding homes. The requested variances do not maintain the spirit, purpose and intent of the By-law or the Cooksville District Plan.

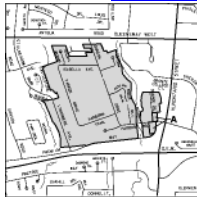
Gordon Woods has been identified as a **Residential Woodland** in its Official Plan. A Residential Woodland is a Natural Area System as described in the Environment Section of the Official Plan. Although the area has been developed as a residential community, it is characterized by a mature canopy of red oak, white oak, sugar maple along with other tree species, and contributes to the linkage function of Stavebank Creek, Kenolli Creek and Mary Fix Creek.

The GWHA recognizes that a balance must be struck between allowing development of private property and maintaining the existing nature of a neighbourhood, which in the case of Gordon Woods, is enshrined in the Official Plan and the Cooksville District review. We will continue to work cooperatively, in the spirit of that balance with the City and Mr. Konialian during the evaluation of the development proposal.

Sincerely,

Sharon Giraud, President  
Don Stewart, Vice President  
On behalf of Gordon Woods Homeowners' Association

cc: Nando Iannicca, Councillor Ward 7  
via email to [nando.iannicca@mississauga.ca](mailto:nando.iannicca@mississauga.ca)  
Diana Haas, Office of the City Clerk  
via email to [diana.haas@mississauga.ca](mailto:diana.haas@mississauga.ca)



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