



May 29, 2012

Dave Martin
Committee of Adjustment Office
City of Mississauga
3rd Floor
300 City Centre Drive
Mississauga, ON L5B 3C1

To Whom It May Concern:

Re: File "A" 289/12, Ward 7, 2255 Gordon Drive
Before CofA June 21, 2012

On behalf of the Gordon Woods Homeowners' Association we wish to advise the Committee that we are opposed to the referenced application.

We understand that there is a request for a variance to permit the following:

1. a lot frontage of 21.60 m (70.86 ft.); whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00 m (98.42 ft.) in this instance; and,
2. a northerly side yard of 1.80 m (5.90 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20 m (13.77 ft.) on one side and 1.80 m (5.90 ft.) on the other side in this instance.

The current bylaws have been recently reviewed as part of the District Area Specific Review. The subject property falls within Area 1 of that report. 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.

The lands identified as Special Site 11 are located west of Hurontario Street, south of Queensway West and one of three Residential Woodland Areas of the Mississauga Official plan. (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 will apply: (MPA92)

- preserve and enhance the generous front, rear and side yard setbacks;
- ensure that existing grades and drainage conditions are preserved;
- 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;
- garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;



- reduce the hard surface areas in the front yard;
- preserve existing mature high quality trees to maintain the existing mature nature of these areas;
- 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)
- the building mass, side yards and rear yards should respect and relate to those of adjacent lots. (MPA-25)

We also note that prior similar applications have been made historically and denied. Of particular note is the fact that this lot was originally part of a larger lot that has been severed. It is imperative that the by-laws be respected as this lot has already undergone a size change.

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.

In our view, the requested variances are contrary to the intent of the Official Plan, the zoning by-law restrictions and the Cooksville District Review and therefore should be denied.

We would appreciate receiving notification of the Committee's decision on this application.

Sincerely,
Gordon Woods Homeowners' Association