

# Deputation to Building & Planning Committee November 19, 2012

Proposed Rezoning  
Special Sites 8 and 11  
OZ 12/003 W7

Presented by Sharon Giraud, President GWWHA  
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*Gordon Woods Homeowners' Association*

# Gordon Woods - Our Position

## For

- Development to the OP and appropriate densities
- Environmental Stewardship
- Community Development
- Neighbourhood Character
- Expertise of City Staff reports
- Protection of Special Site Status
- Protection of Wildlife and Habitat as well as Mature Tree Canopy

## Against

- Over intensification in Height and Densities
- Traffic, noise, pollution
- Impact on vegetation, wildlife
- Developers redefining our neighbourhood boundaries and character for financial return

# Gordon Woods - Who are we?

- Residential Woodland (Mississauga Plan, Natural Areas Survey)
- Well established single family home development (since 1922)
- Large lot character and tree preservation has a 90 year history
- Several homes have 2<sup>nd</sup> and 3<sup>rd</sup> generation original families in them
- Cooksville District Plan approved in July 2012 with the recommendation that the GW Special Site Policy be maintained and expanded.

# Gordon Woods - Who are we?

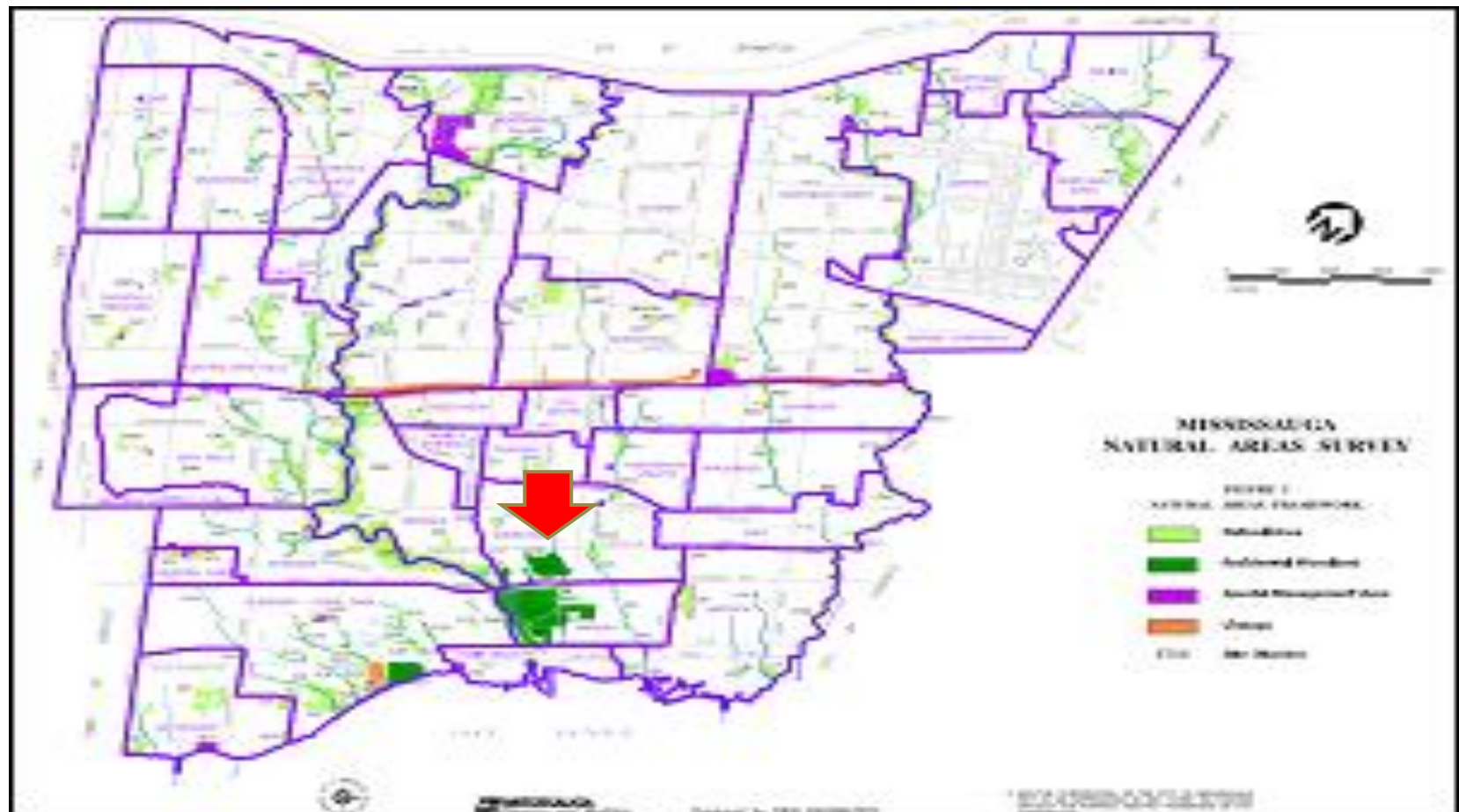
- New homes are architecturally significant and respect the Special Site, Residential Woodland requirements







# Natural Heritage & Urban Forest Strategy



# Protecting the City's Environmental Heritage



“Ecological benefits include: air pollution removal, shade, temperature moderation, moderation of storm water flows, support for active living, improved outdoor recreational opportunities, improved mental health and community well-being, higher property values and a more aesthetically pleasing community.”

- Source:  
[http://www.mississauga.ca/portal/residents/parksusefullinks?paf\\_gear\\_id=10200022&itemId=600044it&returnUrl=%2Fportal%2Fresidents%2Fparksusefullinks?utm\\_source=NaturalHeritage-FriendlyURL&utm\\_medium=various&utm\\_campaign=NaturalHeritage-FriendlyURL](http://www.mississauga.ca/portal/residents/parksusefullinks?paf_gear_id=10200022&itemId=600044it&returnUrl=%2Fportal%2Fresidents%2Fparksusefullinks?utm_source=NaturalHeritage-FriendlyURL&utm_medium=various&utm_campaign=NaturalHeritage-FriendlyURL)

# Gordon Woods' Stewardship

“The City values its natural areas and urban forest, and over the years has undertaken many initiatives to develop and implement policies and by-laws to support these systems, as well as programs for their management. The Natural Heritage & Urban Forest Strategy will provide implementation tools to ensure that the City's natural area and urban forest system is protected. Based on best practices and the current science, opportunities for enhancement, restoration and expansion will be identified for implementation.”

Source:

[http://www.mississauga.ca/portal/residents/parksusefullinks?paf\\_gear\\_id=10200022&itemId=600044it&returnUrl=%2Fportal%2Fresidents%2Fparksusefullinks?utm\\_source=NaturalHeritage-FriendlyURL&utm\\_medium=various&utm\\_campaign=NaturalHeritage-FriendlyURL](http://www.mississauga.ca/portal/residents/parksusefullinks?paf_gear_id=10200022&itemId=600044it&returnUrl=%2Fportal%2Fresidents%2Fparksusefullinks?utm_source=NaturalHeritage-FriendlyURL&utm_medium=various&utm_campaign=NaturalHeritage-FriendlyURL)

# Site History

- Active examination of the area has been done by the City as noted in the City report
- This site has been studied and there has been substantial citizen input and conclusions drawn
- This application will become a gateway to ongoing rezoning resulting in the ignoring of all the City work



# Synopsis

- Substantial change in density zoning
- Land use designations:
  - Hurontario land is designated as Office (6 stories)
  - On Grange the land is designated as Residential Density 1 which permits a single family home (4 parcels)
  - Total of 20 townhomes on the original Grange properties. That only 8 front Grange does not obviate that 20 are being put on the property designated for single family homes
  - Ignoring of the residents with substantial investments along that street
- Developer claims that Grange is physically separated by Cooksville Creek and “transitional”
- Developer notes high-rises in the area up to 25 stories, they are all on the east side of Hurontario. There appears to be no building higher than 9 stories on the west side
- Townhouses fronting Grange would have visitors or residents short term parking on Grange with no driveway access causing congestion
- Not in keeping with the character of the neighbourhood
- Height concerns
- In conflict with Cooksville Plan, Mississauga Official Plan
- Developer trying to create a new Gateway outside of Official Plan
- Traffic issues – highway on boarding, intensification, parking

# Directions Report June 2012

- New Development
  - Scale and character
  - Natural environment (trees, drainage, stormwater)
  - Tree conservation (3% of trees are large in Mississauga, many of the old trees in GWHA)
  - Environmental Heritage

# Constraints

- Special Site Status
- Townhome Accommodation Misconception
- Single dwelling buffer
- LRT is many years out and is not a justifiable reason for intensification
- Rabba Plaza
- Constrained entrance and egress is only entrance into both Premium Way and GWHA properties
- Overshadowing of Forest (unknown effect on mature tree canopy, vegetation and wildlife/flyway)

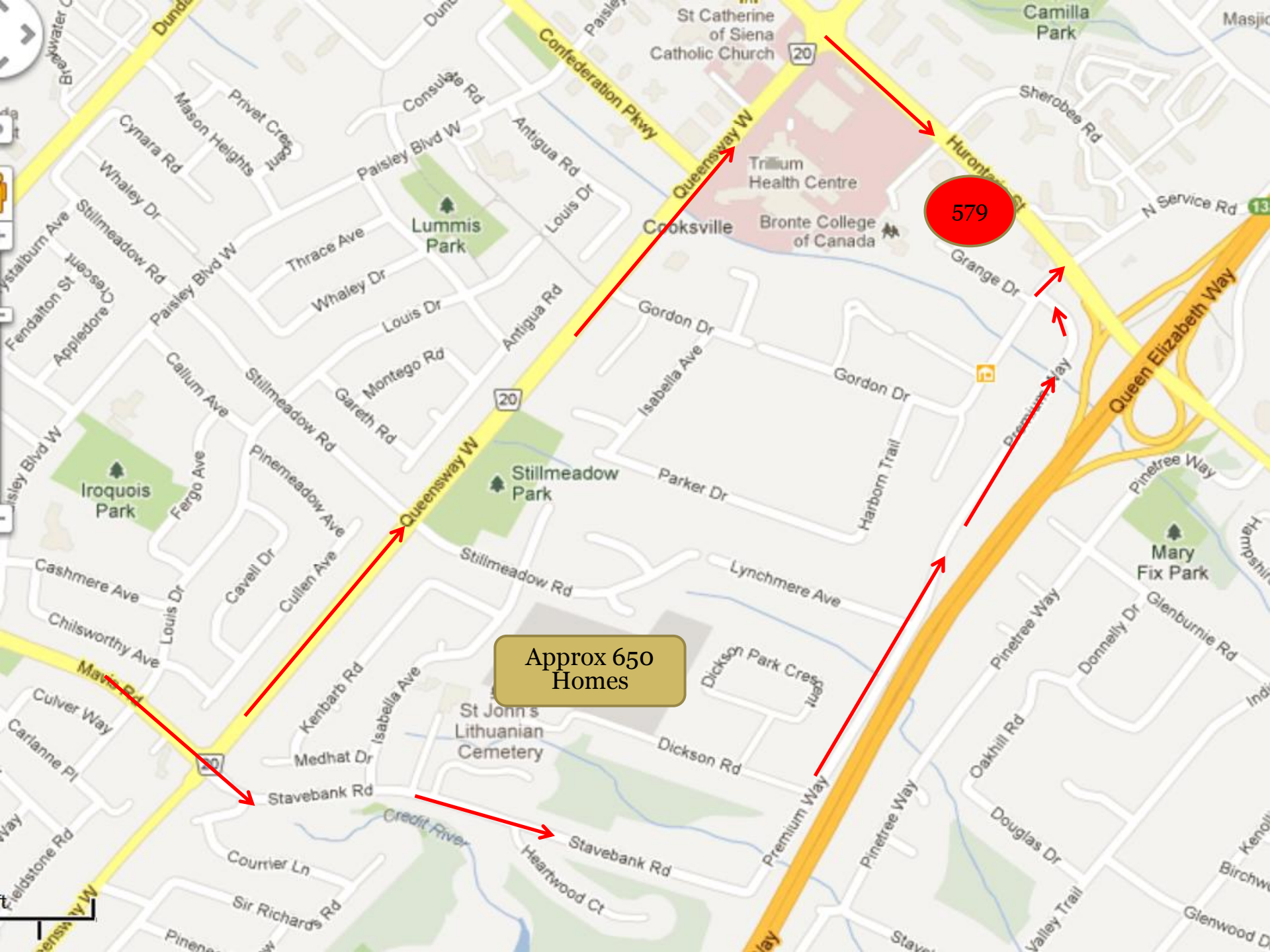
# Special Site 4 to 11 (new)

Notwithstanding the provisions of the Residential Low Density I, the following additional policies will apply:

- a) **preserve** and enhance with landscaping or other features the **generous** front, rear and side yard **setbacks**;
- b) Encourage that existing grades and drainage conditions are preserved or enhanced through approval of a drainage plan by the City;
- 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, 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 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, ie projecting dormers and bay windows
- g) **reduce the hard surface** areas in the front yard to less than 50% of the front yard
- h) **preserve existing mature high quality trees** to maintain the existing mature nature of these areas; based on a report prepared by a qualified arborist or other qualified professional
- 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**;
- j) the building mass, side yards and rear yards should respect and **relate to those of adjacent lots**.
- k) The **lot frontage** shall generally **not be decreased** with the exception of lots where the frontage exceeds 50m where consideration may be given to consents which result in lots in keeping with the frontage of adjacent lot as per Policy 16.1.2.1 of this Plan

# Street & Traffic Calming

- Highly walked neighbourhood (hospital, local residents in surrounding areas)
- Intentionally calmed in interior
- Ring road to move local traffic
- Harborn/Grange/Premium – parking, speeding, lack of stopping
- Poor entrance and egress from Plaza
- Illegal loading/unloading
- Premium Way non local traffic
- Imagine when there are an additional 500 cars to get on to highway



579

Approx 650  
Homes



# Street & Traffic Congestion Today



Premium Way & Harborn Road  
Parking on MTO Lands



Harborn/Premium/10/Plaza  
Entrance & Egress

# Tomorrow? Spadina to Gardiner Intensification

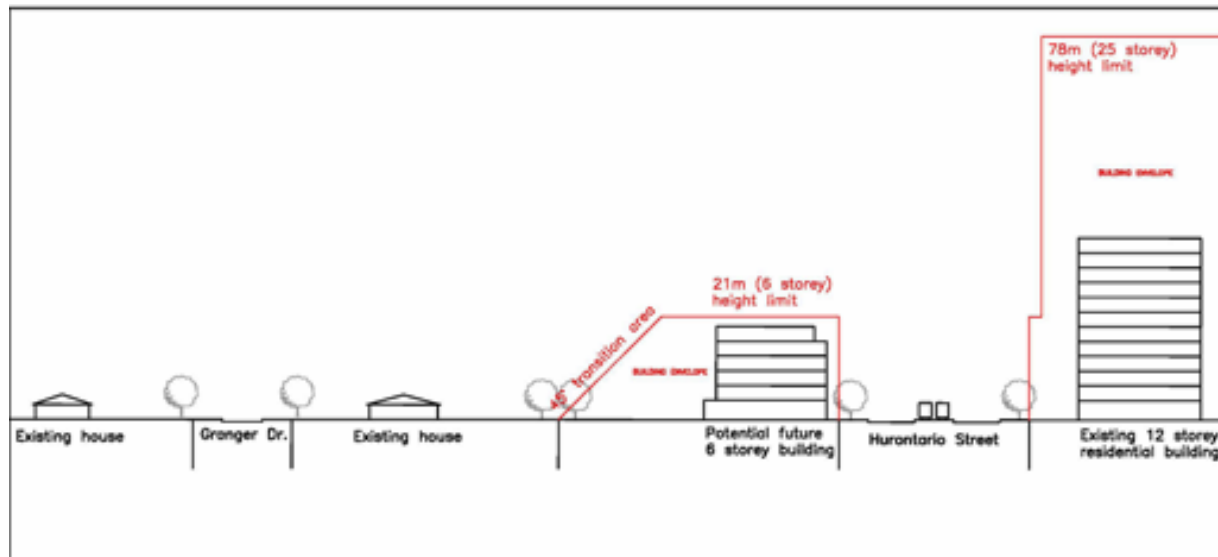


# LRT Recommended Densities



- Director for Transportation Infrastructure Planning confirmed that extreme density is not required along the #10 corridor, that most of the OP calls for low- or mid-rise development as intensification happens in the “urban growth corridor”, and that the density now is sufficient for an LRT, so no need to build to “prove it”.
- Source Nov 2012 “Cycling Advisory Committee”

# LRT Recommended Transitions



**Figure 8.9.7  
Transition for  
Buildings  
Adjacent to Stable  
Neighbourhoods**

Source: Hurontario / Main Street Master Plan Report  
[http://lrt-mississauga.brampton.ca/EN/Master-Plan/Documents/Master-Plan/hurontario\\_MP\\_Part2\\_Chapter8.pdf](http://lrt-mississauga.brampton.ca/EN/Master-Plan/Documents/Master-Plan/hurontario_MP_Part2_Chapter8.pdf)

# NIMBY? NO!

- GWHA encourages the development of the properties in keeping with the current zoning for height and densities
- We would like to see the abandoned properties cleaned up with single family homes similar to the rest of the street and neighbourhood
- We support the 6 story office designation and would also encourage appropriate store front retail

# City Expertise

The City of Mississauga has numerous experts with inside staff and external consultants. There is overwhelming evidence that this neighbourhood is unique and needs protection.

The GWHA supports the City Plan, the Corporate Reports, the current zoning and the LRT Recommendations which outline appropriate scale and structure of buildings. Are we going to let one developer contradict the evidence for the sake of pure commercial gain?