



**Councillor Nando Iannicca's Notice of Informal Public Meeting
Development Proposal 2167 Gordon Drive (OZ 12/002)
Eight (8) single detached homes on a Condominium Road
One (1) freehold single detached home fronting Gordon Drive
Wednesday, March 20th, 2013 at 7:00 p.m.
Hearing Room, 2nd Floor, Civic Centre (City Hall)**

Dear Residents:

After almost two decades of various owners and various development proposals, I invite you to the public meeting noted above to review, question and comment on the most recent application that will be going to an official Planning and Development Committee meeting on Tuesday, April 2 at 7:00 p.m. at City Hall.

The applicant has described the proposal as follows:

"The development site comprises a site area of 1.74 hectares (4.2996 acres), of which 0.74 hectares (1.8286 acres) or 43% of the gross site area will be protected as natural greenbelt lands and conveyed gratuitously to the City of Mississauga. The proposed development will consist of 9 dwelling units as shown on the attached site plan. Of these 9 lots, the largest lot fronting onto Gordon Drive will be severed off as a freehold lot and retain the current R1-7 zoning. The lot area and frontage of this lot will comply with the current zoning. The remaining 8 lots will form part of a draft plan of common elements condominium which front onto either side of a proposed private road and be zoned R-16 which is a special zoning category created by the City for large condominium detached lots. These lots are all in excess of 750 m² and lot frontages are generally in the 17.0 m (55 ft.) to 22.0 m (72 ft.) range. The models have been sized and designed to minimize impacts on the existing table land tree canopy".

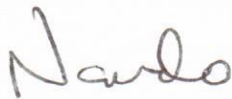
Though I recognize some of you may still have concerns regarding this application, I do have to acknowledge some of the progress which has been made that previous owners were unwilling to provide. First and foremost is the fact that almost half of the land will be gratuitously dedicated to the municipality as a condition of development. I am also very pleased to note that this applicant has complied with the very strong directive from staff, the community, and I that the frontage on Gordon Drive should maintain the

zoning and character of that entire street. Over the years various owners have tried to sever off smaller lots on this frontage and or incorporate side or rear yard conditions from within the block so as to maximize the number of buildable units. Under this development proposal only one new additional lot that appropriately fronts Gordon is permitted and this lot conforms to the existing zoning. Finally, with thanks to municipal staff and the area residents who have pressed so forcefully on this matter, a great deal of emphasis has been placed on building envelopes and designs of individual single detached homes that minimize the damage to the tree canopy to the greatest possible degree.

For those of you who will be attending the meeting and/or wish to let your thoughts be known in writing, I remind you and strongly emphasize that you should be directing your comments to our Planning Department that will be writing and presenting their final recommendation to Planning Committee on April 2. These members of staff will be in attendance at our informal public meeting and this will be your opportunity to question and challenge their thoughts and reasoning on the report they will be bringing forward.

In closing, I would be remiss if I did not thank a long list of area residents too numerous to mention who over the last two decades have done a great deal to keep whittling away at some of the outlandish and excessive proposals that have come in such that whatever we end up with will be far better than what has been proposed in various applications over the last two decades.

Kindest personal regards,

A handwritten signature in cursive script that reads "Nando".

Nando Iannicca,
Councillor, Ward 7

PART 18, PLAN 43R-19881
SUBJECT TO AN EASEMENT AS SET OUT
IN INST. NO. 189740

PART 7
PLAN 43R-28318

PART 6
PLAN 43R-19881

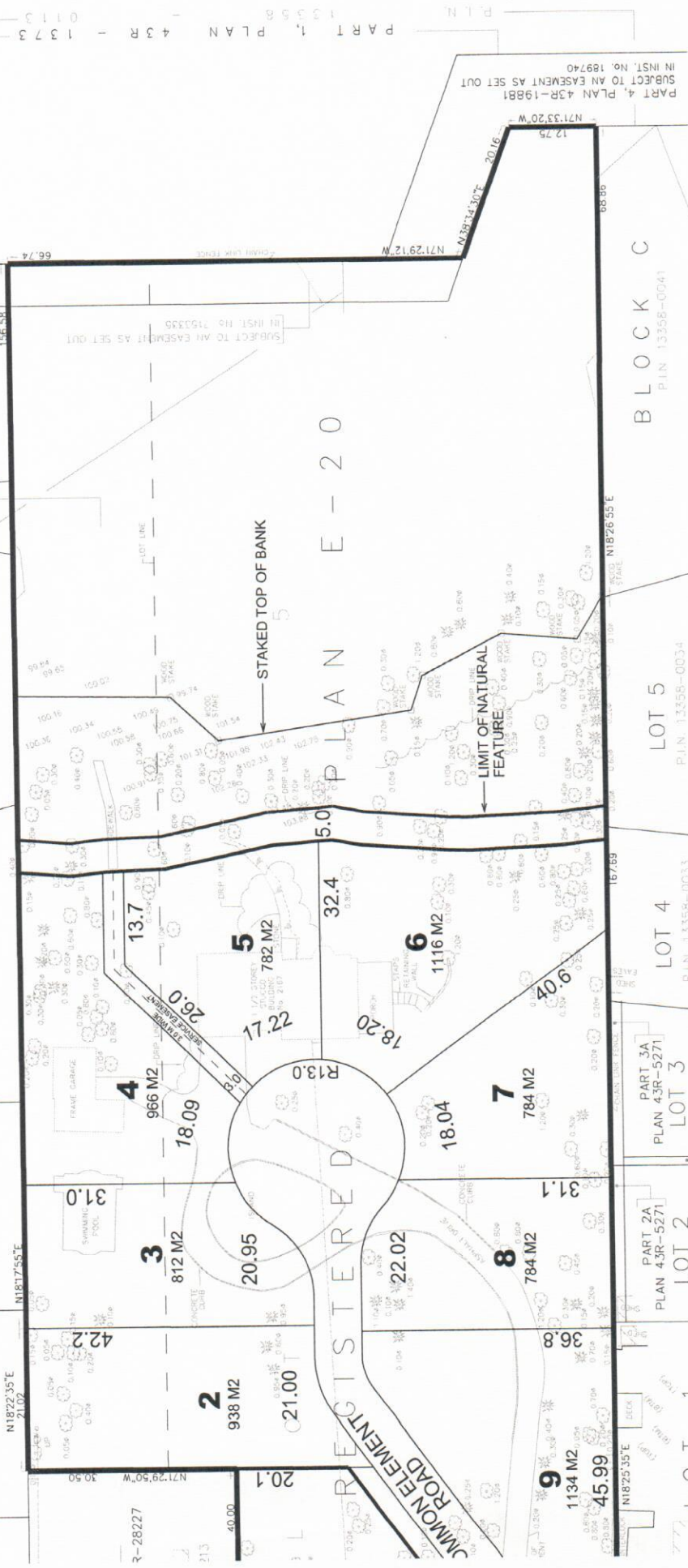
LOT 5
P.I.N. 13358-0022

LOT 6
P.I.N. 13358-0023

LOT 7
P.I.N. 13358-0024

LOT 8
P.I.N. 13358-0025

LOT 9



PART 5
PLAN 43R-1373

PART 4, PLAN 43R-19881
SUBJECT TO AN EASEMENT AS SET OUT
IN INST. NO. 189740

PART 3A
PLAN 43R-5271
LOT 3
P.I.N. 13358-0032

LOT 4
P.I.N. 13358-0033

PART 3
PLAN 43R-5271
LOT 2
P.I.N. 13358-0031

LOT 1
P.I.N. 13358-0028

LOT 5
P.I.N. 13358-0034

LOT 6
P.I.N. 13358-0035

LOT 7
P.I.N. 13358-0036

LOT 8
P.I.N. 13358-0037

LOT 9

STAKED TOP OF BANK

LIMIT OF NATURAL FEATURE

REGISTERED PLAN 571

REGISTERED PLAN 571

BLOCK C
P.I.N. 13358-0041

LOT 5
P.I.N. 13358-0034

LOT 4
P.I.N. 13358-0033

PART 3A
PLAN 43R-5271
LOT 3
P.I.N. 13358-0032

PART 2A
PLAN 43R-5271
LOT 2
P.I.N. 13358-0031

LOT 1
P.I.N. 13358-0028

M - 203

REGISTERED PLAN 571

LOT 9