Nando Iannicca
Councillor, Ward 7

City of Mississauga
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MISSISSAUGA

Leading today for tomorrow

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 envelops 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 emphasis 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,

Nando

Nando Iannicca,
Councillor, Ward 7

EGISTERED PLAN 571
LOT 8
P.I.N. 13358-0025
LOT 7
P.I.N. 13358-0024
LOT 6
P.I.N. 13358-0023
LOT 5
P.I.N. 13358-0022
PART 7
PLAN 43R-28318
PART 18, PLAN 43R-19881
SUBJECT TO AN EASEMENT AS SET OUT
IN INST. No. 189740
PART 6
PLAN 43R-19881
LOT 1, RANGE 3, CREDIT INDIAN RESERVE
PART 1, PLAN 43R - 13733
P.I.N. 13358-0113
N18°22'35"E
21.02
N18°17'55"E
156.58
66.74
R-28227
N71°29'50"W
30.50
42.2
31.0
FRAME GARAGE
SWIMMING POOL
3
812 M2
4
966 M2
13.7
18.09
26.0
3.0 M WIDE SERVICE EASEMENT
2
938 M2
40.00
20.1
21.00
20.95
5
782 M2
17.22
STAKED TOP OF BANK
SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. 715335
REGISTERED PLAN E-20
COMMON ELEMENT ROAD
R13.0
32.4
5.0
18.20
22.02
18.04
6
1116 M2
LIMIT OF NATURAL FEATURE
8
784 M2
7
784 M2
9
1134 M2
45.99
36.8
31.1
40.6
N71°29'12"W
N38°34'30"E
20.16
12.75
N71°33'20"W
PART 4, PLAN 43R-19881
SUBJECT TO AN EASEMENT AS SET OUT
IN INST. No. 189740
N18°25'35"E
167.69
N18°26'55"E
68.86
PART 2A
PLAN 43R-5271
PART 3A
PLAN 43R-5271
LOT 1
P.I.N. 13358-0028
LOT 2
P.I.N. 13358-0031
LOT 3
P.I.N. 13358-0032
LOT 4
P.I.N. 13358-0033
LOT 5
P.I.N. 13358-0034
BLOCK C
P.I.N. 13358-0041
PART 3
PLAN 43R-5271
STERED PLAN M - 203