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Area Specific Review City of Mississauga



Area 1: Gordon Woods

Community Advisory Meeting # 2

June 10

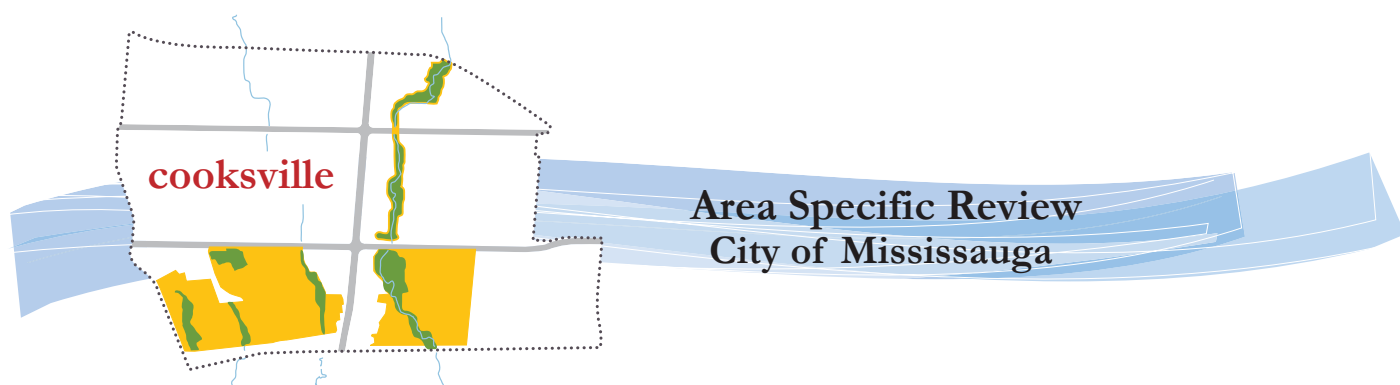
Summary Report

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Area 1: Gordon Woods



1.0 Meeting at a Glance

On Wednesday, June 10th, Macaulay Shiomi Howson Ltd. (MSH), in association with Brook McIlroy Planning + Urban Design|Pace Architects (BMI|Pace), held a second meeting with the Area 1: Gordon Woods Community Advisory Group to discuss the draft Priority Directions derived from the April 21st Kick-off Meeting and the May 11th Community Advisory Group Meeting.

1.1 Who Came to the Meeting?

The Community Advisory Group consists of eleven members of the Gordon Woods community. Present at this meeting were:

- Karen Campbell
- Dag Proctor
- Diane Stewart
- Mike McCutcheon
- Candace Sharma
- Jackie Gideon
- John Sabiston
- Bert Bertolo
- Tony Ferkul
- Joe Fedel
- Shelly Byman

Staff from MSH, BMI|Pace and the City of Mississauga were present to help lead the discussion and answer any questions. Staff in attendance from the City of Mississauga included:

- Diana Rusnov, Manager Development Team Central
- Eric Lucic, Community Planner, Community Services
- Karen Crouse, Policy Planner
- Frank Marzo, Policy Planner

1.2 What was Presented?

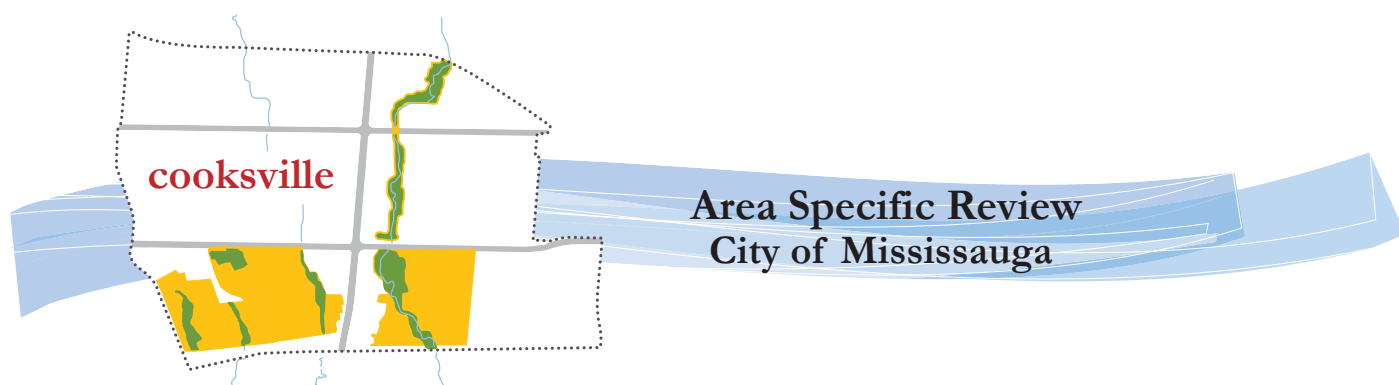
A brief introduction by Anne McIlroy (BMI|Pace) presented the project timeline and outlined the themes covered in the draft Priority Directions, including:

- New Development
- Streets and Traffic Calming
- Natural Heritage, Parks and Open Space

Each draft Priority Direction was displayed, individually, for discussion. The group was encouraged to edit, refine and add to each to produce a set of directions that will be used to inform the District Planning/Urban Design Policies and Zoning for Area 1: Gordon Woods.



Natural heritage, parks and open spaces and streets and traffic calming were a significant focus during the discussions.



1.3 Priority Directions



Lots should be consistent with the large lot character of Gordon Woods to preserve the tree canopy with little disruption to the water table.

The Community Advisory Group discussed each of the draft Priority Directions individually, recommending a number of refinements and additional directions. These directions, organized into common themes, are presented below:

New Development

1. The scale and mass of new and alternate forms of housing (i.e. townhouses and semi-detached dwellings) should be limited to the edge of the community and consistent with existing housing to preserve the scale and character of Gordon Woods.
2. Lots should be consistent with the large lot character of Gordon Woods to preserve the existing tree canopy with little disruption to the water table.
3. Intensification is discouraged and should be limited to the edge of Gordon Woods if at all.
4. Heritage designation can be valuable to the community. Further investigation of heritage/unique properties and buildings would be of some value.

Streets and Traffic Calming

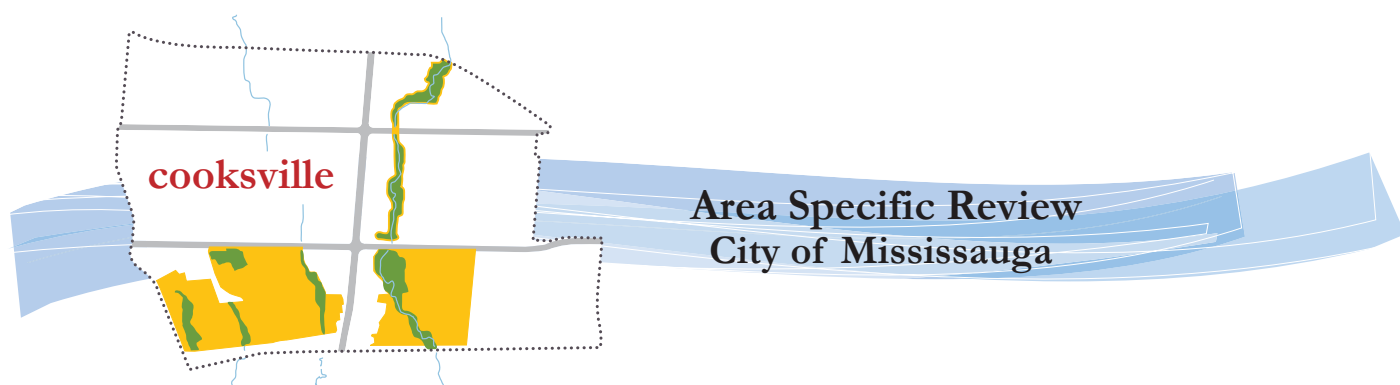
6. Sidewalks are discouraged in Gordon Woods to preserve the rural character. Lack of sidewalks does pose some safety concerns for pedestrians.
7. Consider means to slow traffic on Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue.
8. Speed-bumps should be installed at the mid-points of Harborn Trail and Isabella Avenue.
9. Right turns on The Queensway, between Hurontario Street and Stavebank Road, should be limited to off-peak hours.
10. Stop signs should be included at Harborn Road/Parker Drive and Parker Drive/Isabella Avenue.
11. A four-way stop should be included at the intersection of Harborn Road, Grange Drive and Premium Way.



Speed-bumps should be installed on Harborn Trail and Isabella Avenue to slow traffic.

Natural Heritage, Parks and Open Space

12. Where access to significant public amenities is limited in Gordon Woods, it should be enhanced and integrated as part of a well-connected trail system.
13. Multi-use trails should be incorporated into the hydro corridors in Gordon Woods. These trails should include asphalt for bikers and softer, more natural surfaces for walkers.
14. Future development in the hydro corridor adjacent to Premium Way should provide natural buffers (trees, shrubs, etc.) to limit the noise from the Queen Elizabeth Way, subject to the approval of Hydro One.



15. A small sports field and/or basketball court should be developed at Stillmeadow Park to accommodate recreational activities for users of all ages. Further studies are recommended to identify the feasibility of a public skating rink.
16. The trails through St. Mary's and St. John's Lithuanian Cemetery should be accessible to the public during the day for respectful, passive recreation.
17. By-law variances (i.e. protruding garages) should consider the protection of trees and preservation of the water table.
18. Ditches should be maintained during future development to ensure a continuous drainage system throughout Gordon Woods.
19. The by-law allowing four trees/year to be cut down should be reconsidered to make approval required before removing any tree in Gordon Woods.
20. Stillmeadow Park should be cleaned up and maintained. Pathways should be cleared of overgrown/fallen vegetation, and amenities should be built for all ages.
21. Public access to Stavebank Creek, Kenollie Creek and Mary Fix Creek is discouraged to protect the wildlife population from the adverse effects of public use.



Stillmeadow Park should be cleaned up and maintained. Small playing fields and/or basketball courts could accommodate passive recreation for all ages.

2.0 Discussion Session

From feedback provided at the May 11th Advisory Group Meeting, BMI|Pace prepared a set of draft Priority Directions. The directions were presented to the Community Advisory Group, who were encouraged to discuss them and add to them as necessary. The following section summarizes the discussion, which began by addressing the remaining issues from the previous meeting, before considering the priority directions. Where this discussion produced revised or additional directions, they are included at the end of each issue.

Note - The comments that follow represent the thoughts and opinions of the Community Advisory Group and are not the opinions of City Staff and/or the consultants.

2.1 Previous Issues

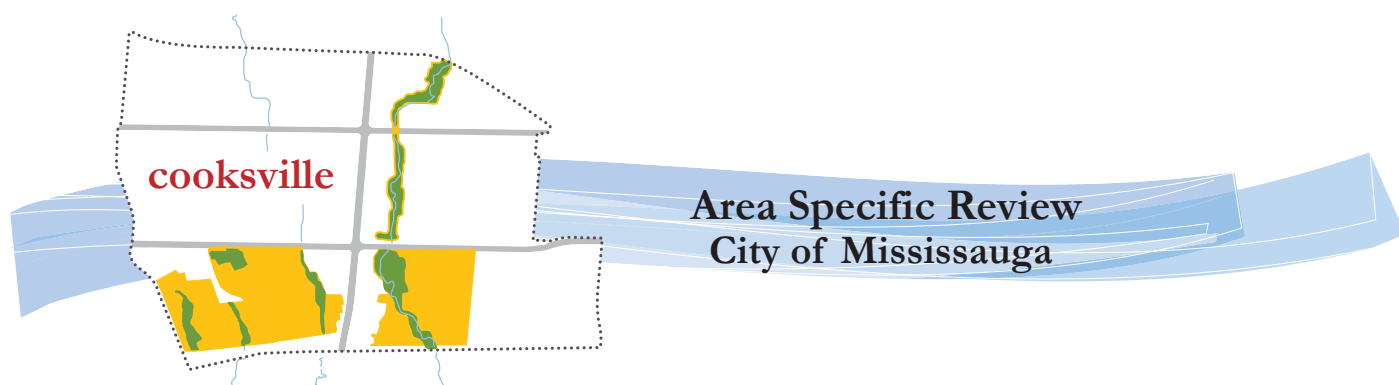
Issue # 8: Create more trails and greater connectivity to natural features.

Is there sufficient public access to the Credit River and Stavebank, Kenollie and Mary Fix Creeks?

As briefly discussed at the previous meeting, it is not necessary to provide access to Stavebank, Kenollie, or Mary Fix Creeks. Public access should be discouraged to avoid trespassing on private property and to preserve as much of the existing ecosystem as possible.



Public access to Stavebank, Kenollie and Mary Fix Creeks is discouraged to maintain privacy and to minimize disruption to the ecosystem.



What features should be part of a connected trail system throughout the Gordon Woods area?

A defining characteristic of Gordon Woods is that the pedestrian network is more extensive than the road network. A good example of this is the trails through Stillmeadow Park which are very accessible. In instances where public access to community amenities is less convenient, access should be enhanced to make these areas part of the overall trail system.

- *Additional Direction: Where access to significant public amenities is limited in Gordon Woods, it should be enhanced and integrated as part of a well-connected trail system.*

Issue # 9: Convert the hydro corridors along The Queensway and The Queen Elizabeth Way into useable open space.

What activities should be accommodated in the hydro corridor (i.e. walking and cycling trails)?

Trails along the hydro corridor are preferred and should accommodate multiple uses (i.e. biking and walking). Trails are currently being constructed to the west and should be finished as far as Stanfield Road within a year. The residents were concerned about where these trails would be located in Gordon Woods. The proposed routing of the trails was presented to the public in 2008.

The hydro corridors are wide enough to accommodate a range of uses, including asphalt trails for cycling and more natural trails for walking. Efforts should be made to beautify the corridors, and could include formal planting or naturalization, subject to the approval of Hydro One.

The hydro corridor that runs adjacent to Premium Way is unique because there are houses fronting onto it. Any development here should include trees and landscape treatments to provide a buffer from the noise of traffic on the Queen Elizabeth Way.

- *Additional Direction: Multi-use trails should be incorporated into the hydro corridors in Gordon Woods. These trails should include asphalt for bikers and softer, more natural surfaces for walkers.*
- *Additional Direction: Future development in the hydro corridor adjacent to Premium Way should provide natural buffers (trees, shrubs, etc.) to limit the noise from the Queen Elizabeth Way, subject to the approval of Hydro One.*

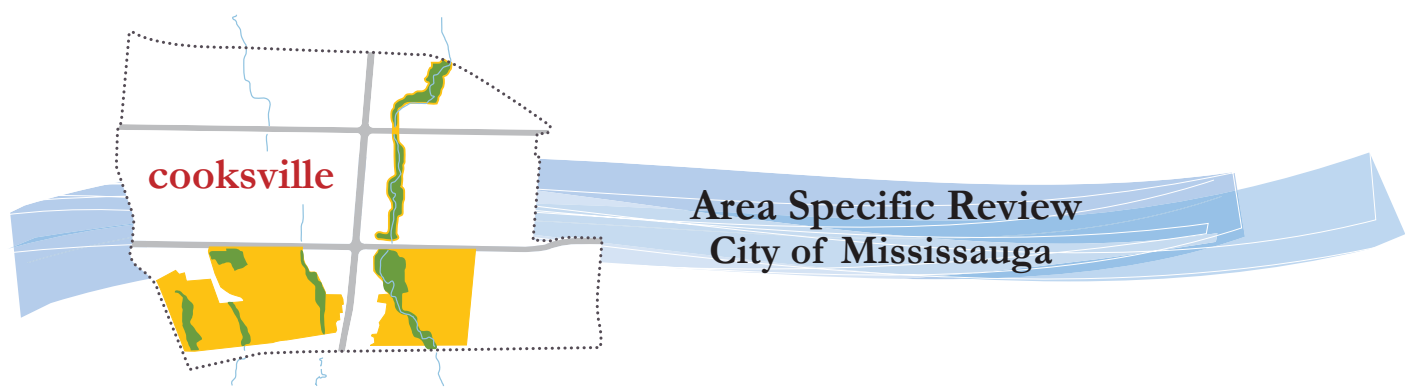
Issue # 10: Develop a variety of community amenities.

What amenities are lacking in Gordon Woods?

There should be a trail leading from Parker Drive to Stillmeadow Park to improve access to the park from within Gordon Woods. If the land were to be levelled to accommodate a small soccer field and/or basketball court, it could also accommodate a small ice rink. The



The hydro corridors should be developed to accommodate multi-use trails for walkers and cyclists.



City would consider installing the boards, and once it is programmed, it would be a popular amenity in the community.

Where should community amenities be located?

The cemetery is a large open space that could potentially be used for walking trails during the day. It could remain in its current state but be accessible to the public.

On the west side of Hurontario Street, north of Premium Way (near the Rabba) residents felt that the public right-of-way and boulevard may be able to accommodate a sidewalk entrance into Gordon Woods. The City noted that, as part of the boulevard, nothing can be done until the adjacent property is developed.

- *Additional Direction: A small sports field and/or basketball court should be developed at Stillmeadow Park to accommodate recreational activities for users of all ages. Further studies are recommended to identify the feasibility of a public skating rink.*

2.2 Priority Directions Discussion

New Development

Direction # 1: The scale and mass of new and alternate forms of housing (i.e. seniors housing) should be consistent with existing housing to preserve the scale and character of Gordon Woods.

The Official Plan encourages alternate forms of housing in Mississauga communities, but residents are not in agreement regarding seniors housing in Gordon Woods. Some feel that senior's housing is acceptable providing it is consistent with existing housing (i.e. scale and mass) and limited to the edge of the community (i.e. Gordon Drive and The Queensway). Other residents do not feel that any seniors housing should be provided in Gordon Woods.

Semi-detached and townhouse development (i.e. Premium Way, Harborn Road/Hurontario Street, etc.) was acceptable providing it preserves trees, is compatible in scale and mass and is designed to fit within the context of Gordon Woods. Gordon Drive and The Queensway (near the hospital) provides a good example of detached condominiums that are sensitive to the existing area.

- *Revised Direction: The scale and mass of new and alternate forms of housing (i.e. townhouses and semi-detached dwellings) should be limited to the edge of the community and consistent with existing housing to preserve the existing scale and character of Gordon Woods.*



During the day, St. Mary's and St. John's Lithuanian Cemeteries should be accessible to the public for passive recreational use.



Semi-detached and townhouse development should be designed to fit within the context of Gordon Woods.



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Townhouses and semi-detached dwellings should be consistent with existing residential development in scale and mass and limited to the edge of the community (if at all).

Direction # 2: Subdivision of lots should be consistent with the character of Gordon Woods to preserve the tree canopy with little disruption to the water table.

Residents generally agree with this direction, but it is felt that “subdivision” should not be referenced as this suggests that it is a potential option and residents do not want any additional lots.

When referencing the character of Gordon Woods, the direction should specifically note the large lots that characterize the study area.

- *Revised Direction: Lots should be consistent with the large lot character of Gordon Woods to preserve the existing tree canopy with little disruption to the water table.*

Direction # 3: Intensification is discouraged and should be limited to the edge of Gordon Woods if necessary.

The general consensus is that the edges of Gordon Woods should be protected from intensification because it would set a negative precedent. Although the Official Plan does have intensification policies, it also respects stable residential areas. The direction should be revised to reflect this preference of the community (i.e. “if necessary” should be changed to “if at all”).

- *Revised Direction: Intensification is discouraged and should be limited to the edge of Gordon Woods if at all.*

Direction # 4: Heritage designation can be valuable to the community. Further investigation of heritage/unique properties and buildings would be of some value.

Residents were generally comfortable with this direction. It was noted that once a property is identified in the Heritage Inventory, it remains there even if it is torn down. 2100 Parker Drive was designated a heritage property because it was in the February, 1967 edition of Architectural Digest.

Another suggestion was that Gordon Woods should be designated as a Heritage Conservation District similar to Port Credit, and/or listed as a cultural landscape, in order to protect the community from development and intensification. The City was asked if they could provide more information on the implications of such a designation.

Streets and Traffic Calming

Direction # 5: Sidewalks are discouraged in Gordon Woods to preserve the rural character. Lack of sidewalks does pose some safety concerns for pedestrians.

Some group members felt that sidewalks should be discouraged because they are inconsistent with the rural character of Gordon Woods, while others felt that they are necessary for safety reasons. When voted on, the majority of people agreed with the above direction and voted against the addition of sidewalks.



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Direction # 6: Consider means to slow traffic on Harborn Road, Parker Drive, Premium Way and Grange Drive.

In addition to the streets mentioned in the above direction, it was felt that Harborn Trail and Isabella Avenue also required traffic calming measures.

Stop signs were the preferred approach to traffic calming. Where speed-bumps are considered, they should be limited to avoid excessive use. Suggested locations include the apex of Harborn Trail and in the middle of Isabella Avenue.

Another option, which could minimize traffic congestion, is to eliminate right turns into Gordon Woods from The Queensway during peak hours.

- *Revised Direction: Consider means to slow traffic on Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue.*
- *Additional Direction: Speed-bumps should be installed at the mid-points of Harborn Trail and Isabella Avenue.*
- *Additional Direction: Right turns on The Queensway, between Hurontario Street and Stavebank Road, should be limited to off-peak hours.*

Direction # 7: Stop signs should be included at Harborn Road/Parker Drive and Parker Drive/Isabella Avenue.

The group was in agreement with this direction.

Direction # 8: A four-way stop should be included at the intersection of Harborn Road, Grange Drive and Premium Way.

The group was in agreement with this direction.

Natural Heritage, Parks and Open Space

Direction # 9: By-law variances (i.e. protruding garages) should consider the protection of trees and preservation of the water table.

Residents were in agreement with this direction. It was noted that the water table in Gordon Woods is typically very high (especially this year). Residents were concerned that the east side of Parker Drive has ditches at the end, while the other side does not (or they have been filled in during development). The residents would like to see ditches re-installed and the City says they will contact the appropriate department. If re-installation is not an option, those without ditches would like the opportunity to pump into the existing ditches.

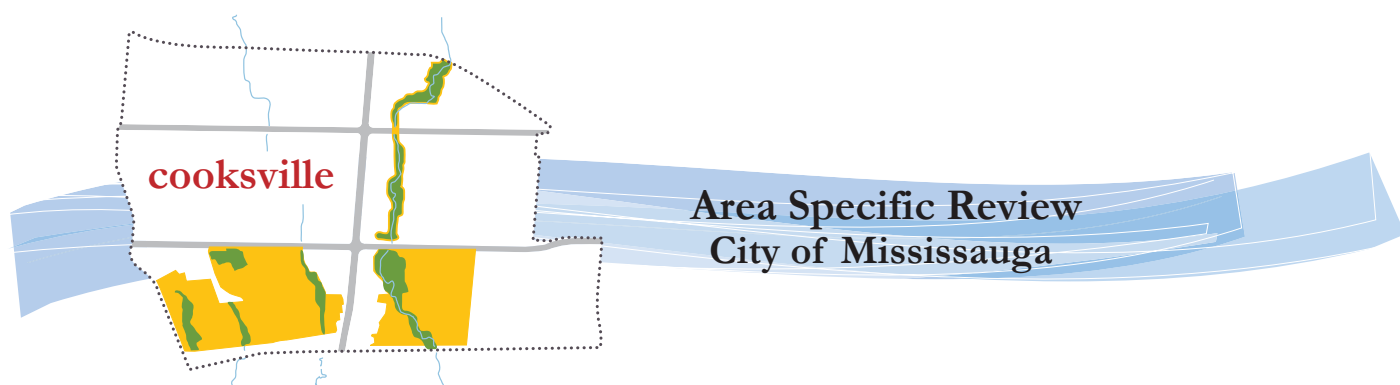
- *Additional Direction: Ditches should be maintained during future development to ensure a continuous drainage system throughout Gordon Woods.*



Sidewalks are discouraged to maintain the "rural" character of Gordon Woods.



Opportunities should be explored to slow traffic on Harborn Road, Harborn Trail, Parker Drive, Premium Way, Grange Drive and Isabella Avenue.



The majority of Gordon Woods is designated as a Residential Woodlot and development should seek to protect the existing tree canopy.

Direction # 10: The by-law allowing four trees/year to be cut down should be reconsidered to make approval required before removing any tree in Gordon Woods.

The majority of the Gordon Woods area is designated as a Residential Woodland, which means that development should seek to preserve the existing tree canopy. One resident felt this should also entail a lower tax rate. The City says that this designation is different from other more stringent natural area designations in the Official Plan because it is comprised of private residential property. There are no significant land use designations in the Official Plan (i.e. Greenbelt) that limit development in Gordon Woods.

Residents wish to maintain the Residential Woodlot designation in Gordon Woods.

Direction # 11: Stillmeadow Park should be cleaned up and maintained. Pathways should be cleared of overgrown/fallen vegetation, and amenities should be built for all ages.

The group was in agreement with this direction. There was some concern that trees are currently falling over the creek and the City said that the forestry department would deal with this.

Direction # 12: Public access to Mary Fix Creek is discouraged to protect the wildlife population from the adverse effects of public use.

This direction was discussed in Section 2.1. It was agreed that access to all the creeks should remain private to ensure privacy and discourage the adverse impacts of public use (i.e. litter).

- *Revised Direction: Public access to Stavebank Creek, Kenollie Creek and Mary Fix Creek is discouraged to protect the wildlife population from the adverse effects of public use.*



3.0 Next Steps

