

Cooksville District Area Specific Review Directions Report – Summary of Findings

Issues	Area 1 Gordon Woods	Area 2 Camilla/Queensway
Development	<p>Issues Identified by Community</p> <p><u>New Development</u></p> <ul style="list-style-type: none"> • scale and mass of new housing should be limited to edge of community and should be consistent with existing housing to preserve the character of Gordon Woods • lots should be consistent with large lot character to preserve the extensive tree canopy • intensification should be discouraged and limited to the edge of the community if at all • heritage designation should be further investigated • variances should take protection of trees and preservation of water table into consideration <p>Recommended Policy Directions</p> <ul style="list-style-type: none"> • Extend Special Site 11 and the related policy framework to all properties designated 'low density I residential' • All of Area 1 should be subject to site plan control • Hard surfaces should be kept to a minimum in front yards • Ensure protection of tree canopy by requiring arborist report and drainage plan for new development • New house designs to fit character of neighbourhood • Reductions in lot sizes would not be permitted (unless existing lots greater than 50 metres) resultant lot frontages to be minimum of 30 metres • If a formal request is made by area residents to consider all or portions of Gordon Woods to be recognized as a cultural landscape through the City's Heritage Register then a review by the City would be required and if implemented then all properties identified would be evaluated from a heritage perspective during site plan review process 	<p>Issues Identified by Community</p> <p><u>New Development</u></p> <ul style="list-style-type: none"> • any new housing should fit the scale and character of the surrounding area • new housing should reflect the mass and exterior design of the existing context • principles of environmental sustainability should be utilized in new development • subdivision of lots only allowed where new lot will match adjacent lot frontages (ie. subdivision of 30 metre lot into two 15 metre lots appropriate) • preservation of healthy trees should be a priority for all new development <p>Recommended Policy Directions</p> <ul style="list-style-type: none"> • develop Special Site policies for new development along Camilla Road, north of Queensway East and specifically: <ul style="list-style-type: none"> ○ encourage new housing to fit the scale and character of surrounding area ○ lotting, building mass, side and rear yards should respect and relate to adjacent lots ○ lots should front on existing public streets ○ garages should be recessed or located behind main face of house, alternatively located in rear of property ○ new housing should have minimal impact on neighbours (ie. shadow and overlook) ○ height should be limited in height to 1-2 storeys and include smaller architectural elements (ie. bay windows and projecting dormers) ○ existing grades and drainage should be preserved ○ hard surfaces should be kept to a minimum in front yard ○ preserve existing mature trees

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		<ul style="list-style-type: none"> recognize potential for intensification on North Service Road, west of Camilla while being mindful of City's intensification policies consider encouraging redevelopment of Residential High Density I area west of Cliff Road in keeping with City's intensification policies
Operational	<p>Issues Identified by Community</p> <p><u>Streets and Traffic Calming</u></p> <ul style="list-style-type: none"> sidewalks – safety concerns vs. maintaining 'rural' character of streets need for traffic calming measures including stop signs and speed bumps restrict right turns onto Gordon Drive at Queensway during peak times need to install stop signs at Harborn Trail/Parker Drive and Parker Drive/Isabella Avenue parking/traffic/stopping and retail delivery issues around Harborn Road/Grange Drive/Premium Way <p><u>Recommended Operational Directions</u></p> <ul style="list-style-type: none"> no modifications to the internal street network being proposed educational programs like Road Watch, Neighbourhood Speed Watch and speed trailers recommended request additional enforcement by City for parking/stopping infractions around Harborn Road/Grange Drive/Premium Way notice should be sent to retail plaza owner re: parking of delivery vehicles on street <p><u>Municipal Services</u></p> <ul style="list-style-type: none"> need for municipal services on lots currently serviced privately discussed <p>Recommended Operational Direction</p>	<p>Issues Identified by Community</p> <p><u>Streets and Traffic Calming</u></p> <ul style="list-style-type: none"> consider having more sidewalks incorporated into Area 2 particularly on longer streets consider opportunities for improved crossings on Queensway East for both cyclists and pedestrians install a 3-way stop sign at Cliff Road and Pathfinder Drive <p><u>Recommended Operational Directions</u></p> <ul style="list-style-type: none"> specific locations in Area 2 should be considered and evaluated for sidewalk improvements community should consider having the Councillor and Region of Peel examine potential for 'zebra' striping added to pedestrian crossing for improved visibility and re-assess the traffic light timing at Camilla and the Queensway to provide easier and more comfortable access for residents across Queensway an all-ways stop sign was installed in December 2009 at Cliff Road and Pathfinder Drive as approved by Council <p><u>Community Amenities</u></p> <ul style="list-style-type: none"> ensuring Cliffway Plaza site remains commercial and incorporates a variety of community-related uses consideration should be given to better utilize the existing schools for other public uses such as libraries educational opportunities for students and community members to learn about natural green spaces could be considered at Camilla Park and Woodland Nurseries Woodland Nurseries property should be maintained and preserved as a cultural heritage property and/or

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	<ul style="list-style-type: none"> limited opportunity for large scale infill of the area therefore cost of providing full public servicing not warranted – very cost prohibitive for individual property owners 	<p>designated a heritage property</p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> no changes be made to the use of existing school sites as there are policies in place for the public use of school facilities City of Mississauga has acquired the Woodland Nurseries property and requests to designate the property as a cultural heritage site are being taken into consideration as well as the appropriate uses for the site Cliffway Plaza is currently being dealt with as a development application which includes public consultation and debate
Natural Heritage	<p>Issues Identified by Community</p> <p><u>Stillmeadow Park</u></p> <ul style="list-style-type: none"> many residents felt the park was not being maintained and lacked facilities for park users and sufficient access points from Gordon Woods small sports field/basketball court and a skating rink should be developed <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> the site is partially occupied by a woodlot and further opportunities for naturalization should be explored the site should be regularly maintained the City should consider ways to effectively utilize the available open space for recreational uses <p><u>Trails</u></p> <ul style="list-style-type: none"> trails for walking, cycling etc. should be considered along the Hydro corridors and incorporate both hard and soft materials (ie. asphalt, wood chips etc.) any future trail in the Hydro corridor along Premium Way should include landscaping treatment to limit impact of noise from the QEW public access to neighbourhood creeks (Stavebank, 	<p>Issues Identified by Community</p> <p><u>Trees</u></p> <ul style="list-style-type: none"> residents were concerned about the impact of new development on existing trees maintenance of trees in parks and along streets additional trees should be planted where possible should reconsider Tree By-law <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> a review of the current Tree By-law should be considered trees in parks and road allowances should be examined for health and be properly maintained additional tree planting should be considered for city owned sites as well as in areas where there is new development (ie. replacement trees) <p><u>Parks and Open Space</u></p> <ul style="list-style-type: none"> Cooksville, Camilla and Cliff parks should be maintained through a partnership with area residents, the City and Conservation Authority (CVC) existing and future trails should be maintained and enhanced through street furniture and increased visibility maintenance for Cooksville Creek should be on a regular

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	<p>Kenollie, Mary Fix) should be discouraged to protect wildlife</p> <p>Recommended Operational Directions</p> <ul style="list-style-type: none"> • City staff should work with Hydro One to investigate the feasibility of constructing a trail system along the Hydro corridor (QEW) • City should examine other trail connections along Credit River (Credit River Valley Strategy) <p>Cemeteries</p> <ul style="list-style-type: none"> • paths and walkways through St. John's and St. Mary's cemeteries should be accessible to the public for passive recreation <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> • City should liaise with cemeteries to determine possibility of permitting public access to the area during the day and provide proper signage to area residents about usage <p>Tree Preservation</p> <ul style="list-style-type: none"> • any removal of trees in Gordon Woods should require City approval because the cumulative impact of allowing 4 trees/year to be cut down under the current tree by-law could negatively impact the overall tree canopy in the area over the long term <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> • City should consider reviewing the Tree By-law to determine most sustainable approach to preserving existing tree canopy 	<p>and continued basis and should include litter clean-up and tree trimming</p> <ul style="list-style-type: none"> • litter fines should be enforced <p>Recommended Operational Direction</p> <ul style="list-style-type: none"> • City should develop a plan to keep Cooksville Creek and all parks in the area clean and maintained