

# PETITION

**TO: THE CITY OF MISSISSAUGA, PLANNING AND BUILDING DEPARTMENT**

**We the undersigned** object to the proposed development application submitted by 574199 Ontario Inc., City of Mississauga File Number OZ 20/017 W7. More specifically we object to the following: i) the erection of the proposed new 15 story apartment building (with an attached above ground parking garage) on the subject property, ii) the proposed amendment to the City of Mississauga Official Plan, and iii) the proposed amendments to the zoning by-law for the subject property.

**We the undersigned** object to the above identified application for numerous reasons, including the following:

- 1) The two existing apartment buildings that are located on the subject property (which have been there for over 38 years) are set back substantially from Mary Fix Creek and from adjacent neighbouring homes on Privet Court and Privet Crescent. Many of the adjacent neighbours purchased their homes decades ago with the above noted circumstances being a primary consideration and, as such, it would be inequitable (unfair) after the passage of so much time to allow for the new apartment building to be built so close to the creek and to these adjacent homes. The law of equity arguably would require that this long standing relationship should be the primary consideration in evaluating the applicant's proposal.
- 2) The proposed location for the new apartment building will intrude on neighbours' current sight lines, sunlight exposure and personal privacy. Tenants in the proposed new apartment building would literally be looking into the neighbouring backyards and bedrooms of adjacent homes on Privet Court and Privet Crescent.
- 3) The above identified intrusions would arguably have a negative impact on the value of neighbouring homes (in particular the homes adjacent to the subject property), which in turn would arguably have a negative impact on the value of homes in the surrounding area. Here the applicant would benefit while taxpaying residents would suffer.
- 4) The proposed 250 unit new apartment building (which is an addition to the existing structures already standing on the subject property and, as such, should not be considered a development involving vacant land) will significantly increase traffic

(particularly on Dundas Street) in an area that is already experiencing traffic congestion, and here consideration must also be given to the traffic flow that will result from the future development of actual vacant land in the immediate vicinity (e.g., the old trailer park land on Dundas Street and the Parkerhill Road open lots).

5) Historically tenants of the subject property have been less than ideal neighbours. Over the years, and in some cases to this very day, neighbours of the subject property have endured loud music from the parking lot and from the balconies, car alarms going off at all times of the day but particularly at night, the revving of car engines for no apparent reason, tires screeching, and drinking and partying on the east bank of Mary Fix Creek behind the existing apartment buildings. With 250 units in the proposed new apartment building and an average of four people per unit, an additional 1,000 people would reside on the subject property exponentially increasing the potential for such nuisances.

6) The design of the proposed new apartment building, specifically the rooftop amenity at the 5<sup>th</sup> floor, adds to the potential for noise nuisance for neighbours. This potential for noise nuisance is amplified for adjacent homeowners on Privet Court and Privet Crescent by the fact that the proposed new apartment building would be so close to these homes.

7) The location (10 meters from the flood line) of the proposed new apartment building allows for only a limited flood plain for Mary Fix Creek (compared to the open parking lot that currently exists on the subject property) arguably putting the Argyle Road neighbourhood at greater potential risk than what currently exists.

8) The size of the proposed new apartment building is excessive for the available land on the subject property, evidenced by the fact that the proposal involves little to no real green space, and also evidenced by the fact that the applicant is seeking zoning amendments, involving: i) amending the minimum dimensions of parking spaces, driveways and drive aisles, ii) amending the minimum number of parking spaces per apartment dwelling unit (the current zoning by-law requirement is 649 spaces while the proposal offers 503 spaces, a substantial difference), iii) amending the minimum number of visitor parking spaces per apartment dwelling unit, and iv) amending the minimum set back from a parking structure above or partially above finished grade at any lot line. The proposal is an attempt to "squeeze" a mammoth structure into an inadequate space and this would be detrimental to adjacent and other neighbours. If the applicant wishes to build such a mammoth structure the applicant might consider demolishing the existing apartments and replacing them with the proposed new apartment building.



9) The height of the proposed new apartment building is 15 stories, which is inconsistent with the height of surrounding high-rises. The two existing apartment buildings on the subject property are only 12 stories high while the high-rise condos to the South of the subject property are 13 stories. Apartments to the North of the subject property, flanking either side of Dundas Street, range from 10 to 13 stories high. As such, the proposed new apartment building would not seamlessly fit into the neighbourhood. Due to the excessive height of the proposed new apartment building the applicant is forced to seek an amendment to the City of Mississauga Official Plan which limits any building erected on the subject property to 13 stories. There is no good reason from a community perspective for the City of Mississauga to pass such an amendment.

10) The two existing apartment buildings located on the subject property are perpendicular to adjacent neighbouring homes on Privet Court and Privet Crescent and are set back a substantial distance from these homes, as such, little light intrusion from the existing apartment buildings is experienced by these homes in the evening and at night. The proposed new apartment building and the attached above ground parking garage would sit parallel to these homes, this combined structure would be located very close to these homes, the above ground garage would have numerous windows, and lights in the garage would be on all day long, all of which would arguably result in a substantial evening and nighttime light intrusion and nuisance for these adjacent neighbouring homes, with light emanating from both apartment units and from the parking garage. This light intrusion and nuisance would be experienced by other neighbours of the subject property as well.

11) The proposed new apartment building would have a 420 car above ground enclosed parking garage attached to it, which would be ventilated into the surrounding air. As the proposed garage would be very close to adjacent neighbouring homes on Privet Court and Privet Crescent (in fact the applicant is proposing a zoning by-law amendment to decrease the minimum set back from their above ground parking garage at their western lot line) these adjacent homes would be facing a new source of air pollution, as would other neighbours surrounding the subject property.

12) The two existing apartment buildings on the subject property have 253 units, while the proposed new apartment building, in a single structure, would have 250 units (plus the above ground parking garage). This clearly demonstrates that the proposed new apartment building is indeed a mammoth structure, and as previously stated due to its massive size it is excessive for the available land on the subject property.

13) When you include the proposed new apartment building, the subject property would have 503 apartment units which apparently would exceed permitted density, causing the applicant to seek an amendment to the City of Mississauga Official Plan. There is

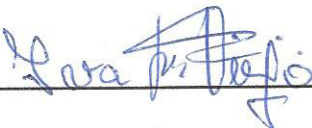
no good reason from a community perspective for the City of Mississauga to pass such an amendment. The proposed excess with respect to permitted density demonstrates yet again that the applicant's proposal is an attempt to "squeeze" a mammoth structure into an inadequate space, and this would be detrimental to adjacent and other neighbours.

14) Due to the close proximity of the proposed new apartment building to Mary Fix Creek, construction of same would arguably be very disruptive to the wildlife occupying the Green Land Zone around Mary Fix Creek.

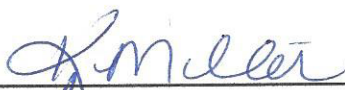
PRINT NAME

SIGNATURE

ADDRESS


EVA H. FEISO 

José Dias Alexist Dias

Karen K. Miller 

Grand S. Dimichele GRANDE DIMICHELE

ITALO Dimichele 

Danny Dimichele 

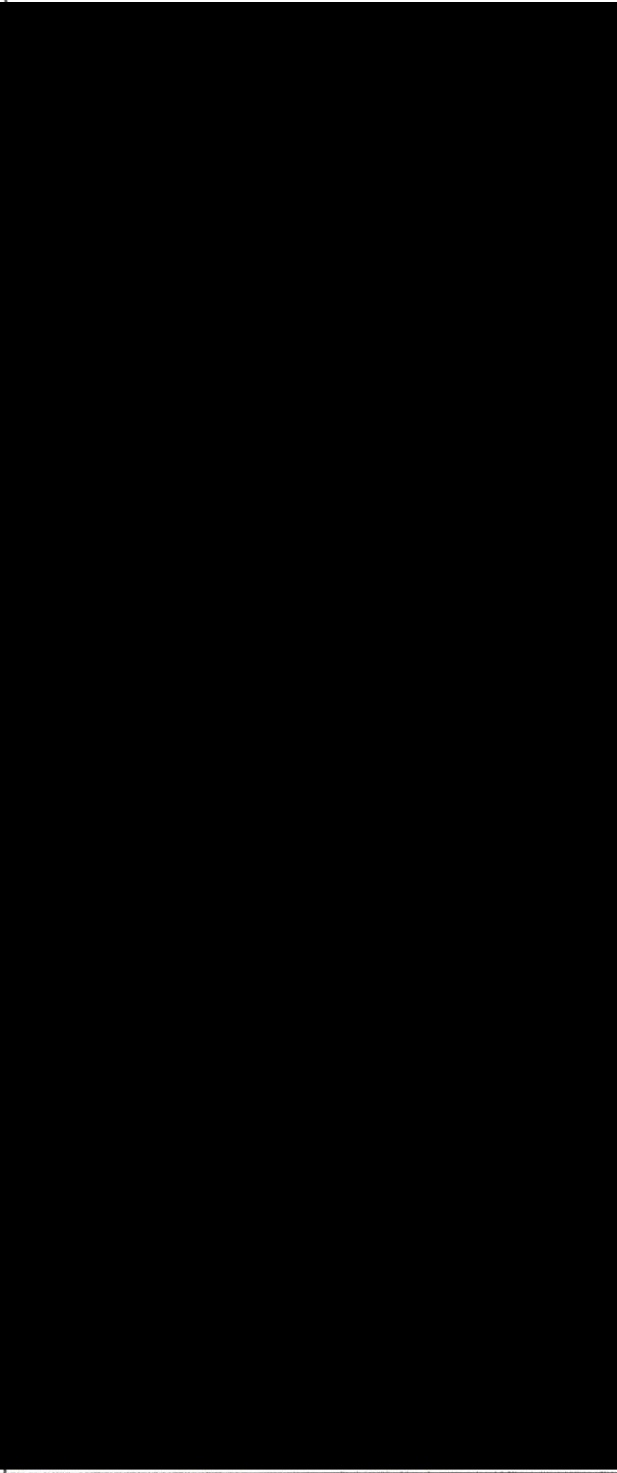
Letizia DiMICHELE LETIZIA DiMICHELE

FRANCISCO Lino-Francisco Lino

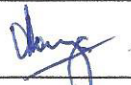
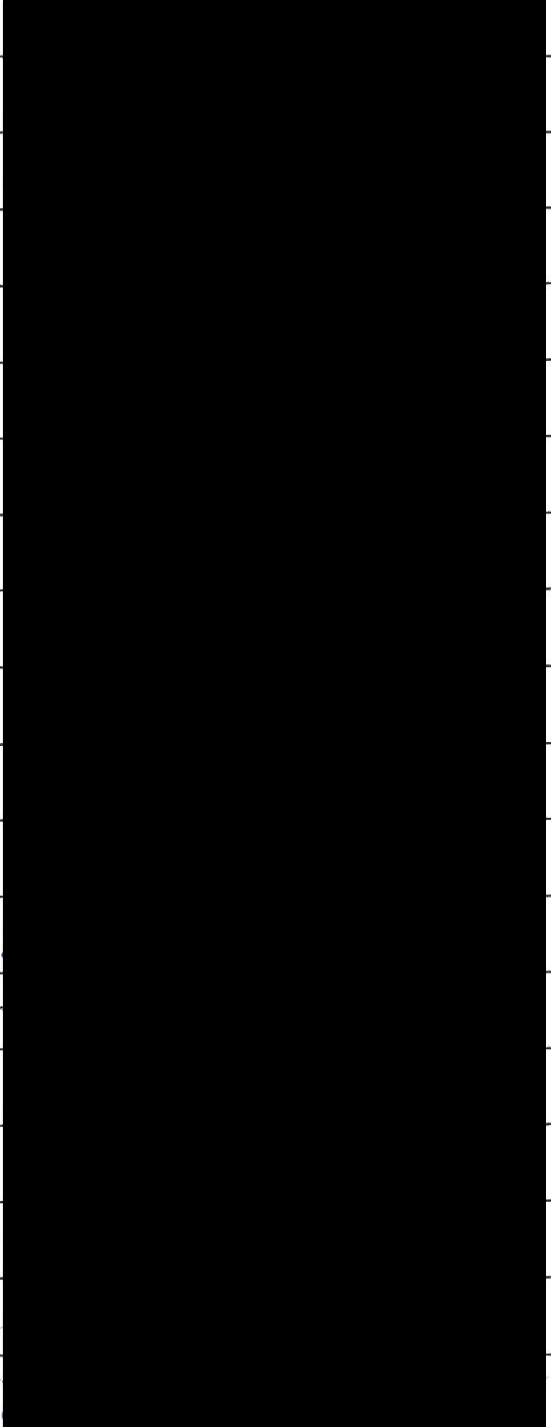
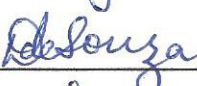
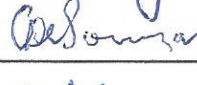
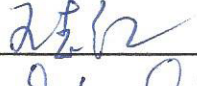
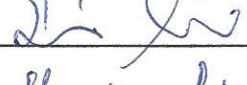
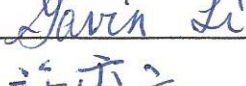
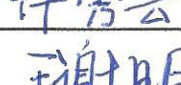
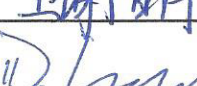
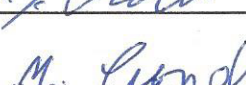
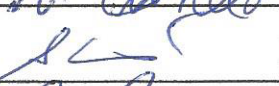



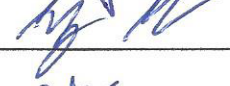

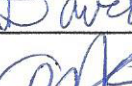
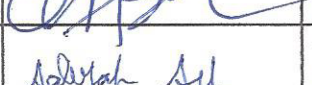


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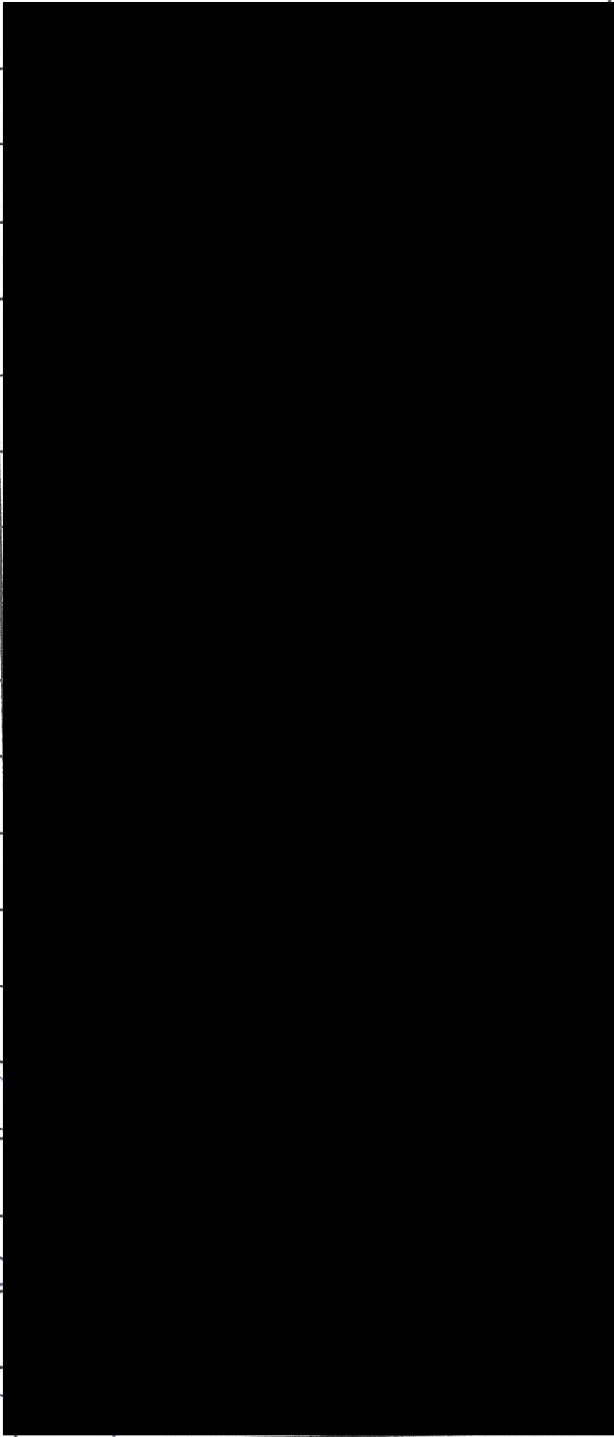
|    | Printed Name      | Signature         | Address   |
|----|-------------------|-------------------|---|
| 1  | LUISA LINO        | Luisa Lino        |  |
| 2  | Nick Panacos      | Nick Panacos      |   |
| 3  | CARALINA PANACOS  | Caralina Panacos  |   |
| 4  | ISMAEL LAMARCA    | Ismael Lamarca    |   |
| 5  | JOHN SILVESTRI    | John Silvestri    |   |
| 6  | Linda Silvestri   | Linda Silvestri   |   |
| 7  | VITO GISONDI      | Vito Gisondi      |   |
| 8  | ANNA GISONDI      | A. Gisondi        |   |
| 9  | Carol Gisondi     | Carol Gisondi     |   |
| 10 | H. MARINCEV       | H. MARINCEV       |   |
| 11 | PATRICK O'NEILL   | Patrick O'Neill   |   |
| 12 | Martha O'Neill    | Martha O'Neill    |   |
| 13 | Maria Jan         | Maria Jan         |   |
| 14 | Elvira Silva      | Elvira Silva      |   |
| 15 | Helena Dias       | Helena Dias       |   |
| 16 | Kelly Cottle      | Kelly Cottle      |   |
| 17 | Agter Muhammed    | Agter Muhammed    |   |
| 18 | Tacirise Mahmet   | Tacirise Mahmet   |   |
| 19 | Ag Muhammed Hafiz | Ag Muhammed Hafiz |   |

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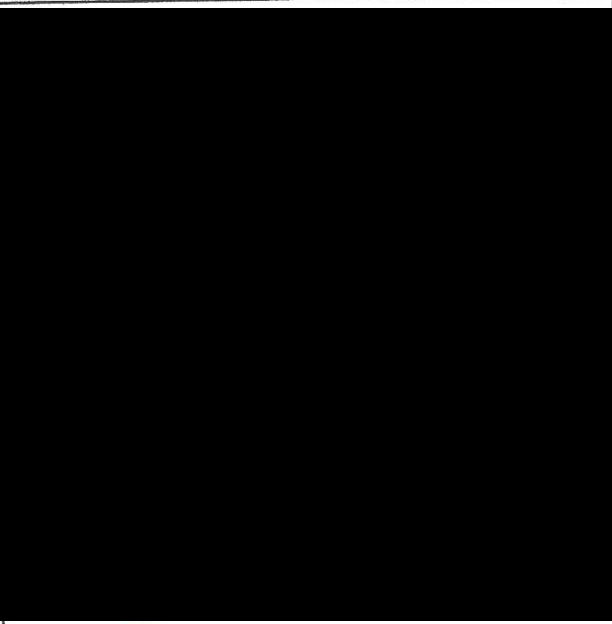
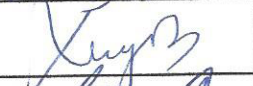
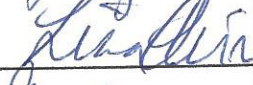

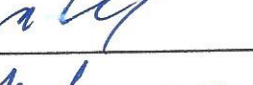
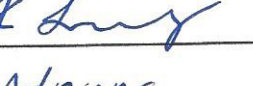
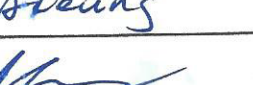


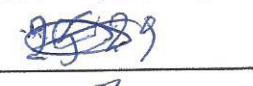






|    | Printed Name       | Signature   | Address   |
|----|--------------------|---|---|
| 20 | MARIO DESOUZA      |    |  |
| 21 | DEBRA DESOUZA      |    |   |
| 22 | CONNIE DESOUZA     |    |   |
| 23 | ZHIHONG WANG       |    |   |
| 24 | WEI LI             |    |   |
| 25 | GAVIN LI           |    |   |
| 26 | XIA YUN XU         |    |   |
| 27 | XIEMING WANG       |   |   |
| 28 | DANNY CURVELO      |  |   |
| 29 | MANUELA CURVELO    |  |   |
| 30 | STANWICK LAM WAT   |  |   |
| 31 | ANGELA EMBREE      |  |   |
| 32 | CLAUDIO GARCIA     |  |   |
| 33 | Jenn Hollingsworth |  |   |
| 34 | Eloy Ash           |  |   |
| 35 | Carole Ash         |  |   |
| 36 | DAVID ASH          |  |   |
| 37 | GEMMA ASH          |  |   |
| 38 | Aaliyah Ash        |  |   |



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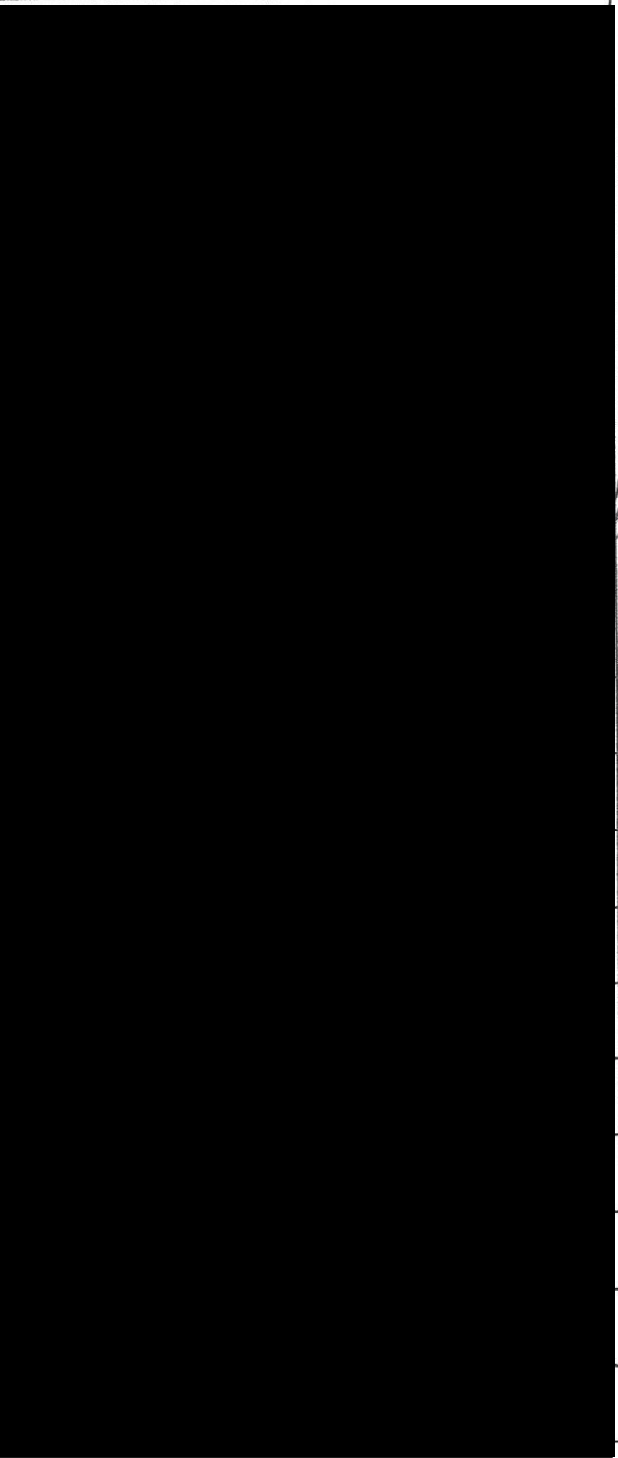
|    | Printed Name      | Signature         | Address   |
|----|-------------------|-------------------|---|
| 39 | MARTA TERCEIRA    | Marta Terceira    |  |
| 40 | Paul Terceira     | Paul Terceira     |   |
| 41 | Nelita Ayiotis    | Nelita Ayiotis    |   |
| 42 | John Ayiotis      | John Ayiotis      |   |
| 43 | Catherine Ayiotis | Catherine Ayiotis |   |
| 44 | Logan Robertson   | Logan Robertson   |   |
| 45 | Robert Kober      | Robert Kober      |   |
| 46 | EVA KOBER         | Eva Kober         |   |
| 47 | Nurdin Haji       | Nurdin Haji       |   |
| 48 | Sakerkhanu Haji   | Sakerkhanu Haji   |   |
| 49 | Amin Haji         | Amin Haji         |   |
| 50 | Azmina Haji       | Azmina Haji       |   |
| 51 | JUDITH LIND       | JUDITH LIND       |   |
| 52 | Luis MAIA         | Luis MAIA         |   |
| 53 | Jennifer Carreiro | Jennifer Carreiro |   |
| 54 | Juve Carreiro     | Juve Carreiro     |   |
| 55 | Joe Carreiro      | Joe Carreiro      |   |
| 56 | Eric Carreiro     | Eric Carreiro     |   |
| 57 | Mike Seranino     | Mike Seranino     |   |

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|    | Printed Name    | Signature   | Address  |
|----|-----------------|---|--|
| 58 | LINDY FEISO     |    |   |
| 59 | XU-THEN DU      |    |  |
| 60 | Lina Al-Murri   |    |  |
| 61 | Emran Alshami   |    |  |
| 62 | MIKE LEUNG      |    |  |
| 63 | Karen Leung     |    |  |
| 64 | Anna Leung      |    |  |
| 65 | Thomas Leung    |   |  |
|    |                 |   |  |
| 70 | Anna Antedon    |  |  |
| 71 | Edna Antedon    |  |  |
| 72 | TONY TAROSI     |  |  |
| 73 | ROSA TAROSI     |  |  |
|    |                 |   |  |
| 75 | CONNIE DI COSTA |  |  |
| 76 | Jayme Dacosta   |  |  |



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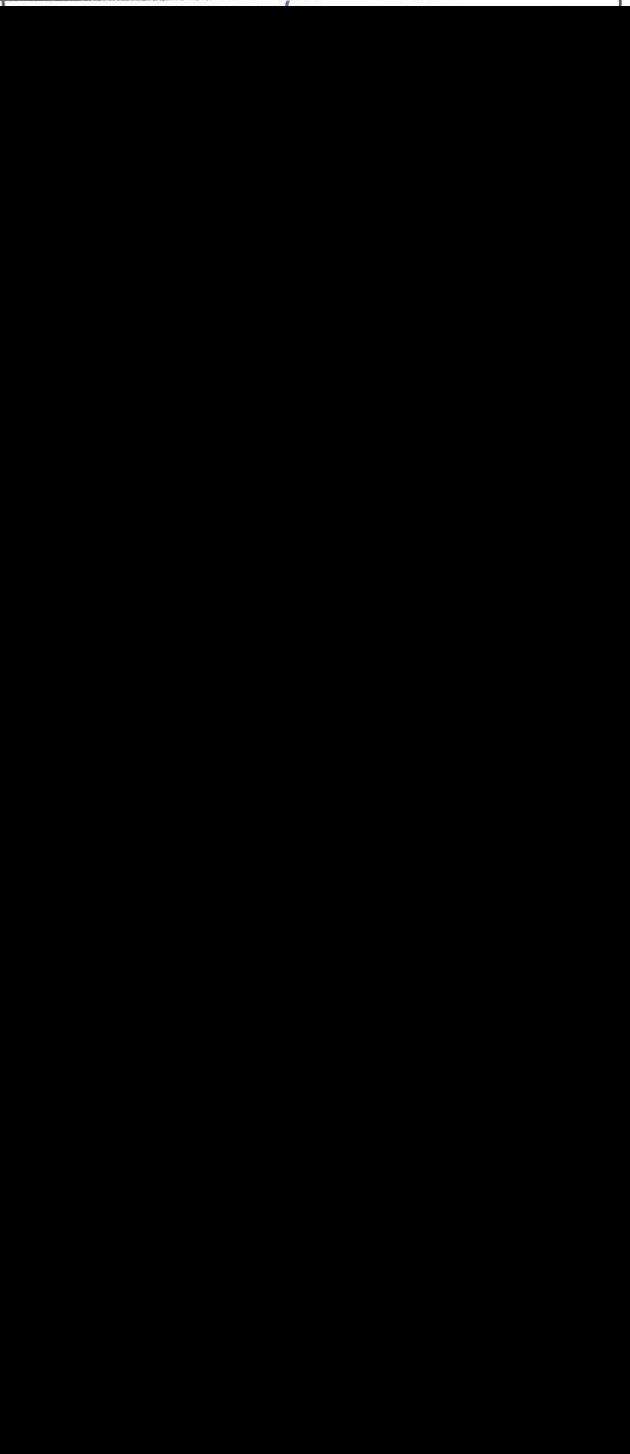

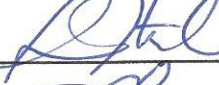



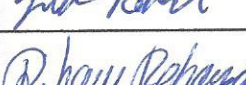
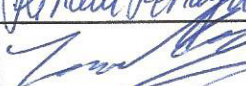

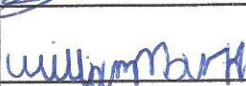
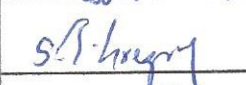

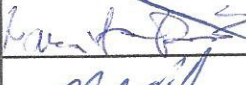
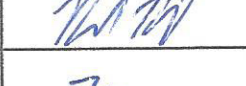

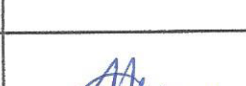



|    | Printed Name      | Signature   | Address   |
|----|-------------------|-------------|---|
| 78 | Kyd               | [Signature] |  |
| 79 | Ding CHAN         | [Signature] |   |
| 80 | Tammy Chan.       | [Signature] |   |
| 81 | STEVE KO          | [Signature] |   |
| 82 | ANNE KO           | [Signature] |   |
| 83 | A. OLIVEIRA       | [Signature] |   |
| 84 | A. Oliveira       | [Signature] |   |
| 85 | MANDI             | M. K        |   |
| 86 | BOA KANG          | BK          |   |
| 87 | [Signature]       | [Signature] |   |
| 88 | [Signature]       | [Signature] |   |
| 89 | MARIA MELO        | [Signature] |   |
| 90 | VALDOMIRO MELO    | [Signature] |   |
| 91 | CHARLENE MELO     | [Signature] |   |
| 92 | VALDO MELO        | [Signature] |   |
| 93 | KAPUSZKINSKI AGA  | [Signature] |   |
| 94 | Joanna Kaposinski | [Signature] |   |
| 95 | Diane McCullagh   | [Signature] |   |
| 96 | Mary McCullagh    | [Signature] |   |

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|     | Printed Name     | Signature        | Address |
|-----|------------------|------------------|---------|
| 97  | KRYSTYNA PODALAK | Krystyna Podalak |         |
| 98  | Yasmine Shan     | Yasmine          |         |
| 99  | Ethan            | ER               |         |
| 100 | Thilageswathi    | ST               |         |
| 101 | Synthia          | S                |         |
| 102 | Suruthia         | Suruthiya        |         |
| 103 | Sen Zhou         | Sen Zhou         |         |
| 104 | Liming Du        | Lim Du           |         |
| 105 | Manu Patel       | Manu Patel       |         |
| 106 | Nirmala          | N. Patel         |         |
| 107 | Steven Poon      | Steven Poon      |         |
| 108 | Pucilla Rebello  | Pucilla          |         |
| 109 | Oswald Rebello   | Oswald Rebello   |         |
| 110 | Laura Trann      | Laura Trann      |         |
| 111 | EDUARDO TRAVAS   | Edoardo J.       |         |
| 112 | JINGLING WANG    | Jingling Wang    |         |
| 113 | ALISON CAI       | Alison Cai       |         |
| 114 | Kevin cai        | Kevin Cai        |         |
| 115 | MING cai         | me               |         |



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|-----|------------------|---|---|
| 116 | JOEY LIM         |    |  |
| 117 | Tracy Lim        |    |   |
| 118 | Jonathan Lim     |    |   |
| 119 | Steph Lim        |    |   |
| 120 | G. DEANGELIS     |    |   |
| 121 | T. DEANGELIS     |    |   |
| 122 | Youssef Rehayel  |   |   |
| 123 | Rihim Rehayel    |  |   |
| 124 | Zain Kadri       |  |   |
| 125 | ANDREW WALSH     |  |   |
| 126 | William Markham  |  |   |
| 127 | PAULINE GREGORY  |  |   |
| 128 | TERRENCE GREGORY |  |   |
| 129 |                  |  |   |
| 130 | ROB RISEK        |  |   |
| 131 | Kevin McCullagh  |  |   |
| 132 | H McCullagh      |  |   |
| 133 | H W.             |  |   |
| 134 | H J.             |  |   |

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|     | Printed Name                | Signature      | Address |
|-----|-----------------------------|----------------|---------|
| 154 | ROMAN CHU                   | ROCH           |         |
| 155 |                             |                |         |
| 156 | PATRICK DOLAN               | MD             |         |
| 157 | NIKOLE DOLAN                | n Dolan        |         |
| 158 | ED MAKSIMOWSKI              | Ed Maksimowski |         |
| 159 | Josie Maksimowski           | J Maksimowski  |         |
| 160 | Nicholas Maksimowski        | N Maksimowski  |         |
| 161 |                             |                |         |
| 162 | Pasquale Massimo<br>Gisondi | P. M. Gisondi  |         |
| 163 | Dick He                     | Dick He        |         |
| 164 | Lim Vo                      | Lim Vo         |         |
| 165 | ALBERT BEREK                | Albert Berek   |         |
| 166 | NICHOLAS MILLER             | N Miller       |         |
| 167 |                             |                |         |
| 168 |                             |                |         |
| 169 |                             |                |         |
| 170 |                             |                |         |
| 171 |                             |                |         |
| 172 |                             |                |         |