

**Ontario Municipal Board**  
 Commission des affaires municipales  
 de l'Ontario



<b>ISSUE DATE:</b>	May 02, 2014	<b>CASE NO(S):</b>	PL131151
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Raffi Konialian has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's neglect to enact a proposed amendment to Zoning By-law 0225-2007 of the City of Mississauga to rezone lands respecting 2167 Gordon Drive from "R1-7" (Detached dwellings – Typical Lots) to "R16 Exception-(Detached dwellings on a CEC – Private Road) and "G1" (Greenbelt – Natural Hazard) to permit eight detached dwellings on a common element condominium private road

OMB Case No.: PL131151  
 OMB Case No.: PL131151

IN THE MATTER OF subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Raffi Konialian
Subject:	Consent
Property Address/Description:	2167 Gordon Drive
Municipality:	City of Mississauga
Municipal File No.:	B 59/13
OMB Case No.:	PL131151
OMB File No.:	PL131229

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Raffi Konialian
Subject:	Minor Variance
Variance from By-law No.:	0225-2007
Property Address/Description:	2167 Gordon Drive
Municipality:	City of Mississauga
Municipal File No.:	A 358/13
OMB Case No.:	PL131151
OMB File No.:	PL131230

**Parties****Counsel**

Raffi Konialian

M. Flynn-Guglietti

Gordon Woods Homeowners  
Association

E. Costello

Adrian Savin

G. Swinkin

City of Mississauga

M. Taggart

**HEARING EVENT INFORMATION:**

Prehearing Conference (PHC)

Hearing held in Mississauga, Ontario on April  
29, 2014**MEMORANDUM OF ORAL DECISION DELIVERED BY HELEN JACKSON ON  
APRIL 29, 2014 AND ORDER OF THE BOARD**

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[1] This is the first prehearing conference (“PHC”) for an appeal by Raffi Konialian (the “Appellant”) pursuant to s. 34(11) of the *Planning Act* from the City of Mississauga (the “City”) Council’s neglect to make a decision respecting a rezoning application for a development consisting of eight single detached homes and a common element condominium private road at 2167 Gordon Drive. The development also requires a consent and minor variance.

[2] Request for party status was made by the Gordon Woods Homeowners Association and Adrian Savin, who lives adjacent to the subject lands. There was no opposition to the granting of party status by either the Appellant or the City. The Board is satisfied that each have a genuine interest in the matter and party status is granted.

[3] The Appellant has undertaken to prepare a draft Procedural Order that will be submitted to the Board with a draft of the issues for the hearing. The issues list is to be finalized according to a deadline that will be set in the Procedural Order. The Procedural

Order should be provided to the Case Coordinator and thereafter it will be issued by the Board.

[4] The hearing is scheduled for 10 days beginning on **Monday, January 26, 2015** at **10 a.m.** and will be held at:

**City Hall  
Municipal Hearings Room  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON L5B 3C1**

[5] No further notice will be given.

[6] This member is not seized.

"H. Jackson"

H. JACKSON  
MEMBER

**Ontario Municipal Board**

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