

City of Mississauga
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MISSISSAUGA ON L5B 3C1

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Leading today for tomorrow

March 2, 2009

File OZ 09/002 W1

To: See Circulation List



RE: Proposed Official Plan Amendment and Rezoning Applications
Lots 66 to 72, both inclusive, Part of Lots 73 and 74, and Block A, Plan H-22
Southwest corner of Lakeshore Road West and Pine Avenue South
Pelican (Lakeshore) Commercial Inc.

The Planning and Building Department has been asked to consider an application to amend the Official Plan from "Residential - Low Density I" and "Mainstreet Commercial - Special Site 7" to "Mainstreet Commercial" and the Zoning By-law from "R15" (Detached Dwellings) and "C4-13" (Mainstreet Commercial) to "C4-Exception" (Mainstreet Commercial) as shown on the attached sketch. A copy of the Official Plan/Zoning Amendment Application form is attached.

In order to meet the processing deadlines as outlined in the *Planning Act*, we would appreciate receiving any comments you may have regarding these applications within **20** days of receipt of this letter. Comments are to be provided on eCity. ECity is accessed at <http://www.mississauga.ca/portal/services/entercomments>. If your agency has not registered for this on-line service, instructions can be accessed on the above-noted page or by contacting the undersigned. Should you not respond in this specified time frame, we will assume you have no comments or concerns.

Please direct all correspondence to the undersigned. If you have any questions, please contact the undersigned at 905-615-3200 ext. 4121.

Yours truly,

Suellen Wright
Project Coordinator, South Area
Development and Design Division
Planning and Building Department

Attachment

- c: C. Greer, Clerk, Corporate Services (1 Master Site Plan)
Councillor Corbasson, Ward (1 Master Site Plan)
K. Bennett, Glen Schnarr & Associates Ltd. (Letter only)
S. Mittmann, Urban Designer (1 Master Site Plan, 1, Site Grading and Servicing Plan, 1 By-law, 1 OPA, 1 Noise Report, 1 Planning Justification Report)
S. LePage, Landscape Architect (1 Master Site Plan, 1 Site Grading and Servicing Plan, 1 By-law, 1 OPA, 1 Planning Justification Report)
J. Fudge (1 Master Site Plan)

OZ 09/002 W1
Application Summary

Date Complete Application Received: March 2, 2009

Site Area: 0.79 ha (1.95 ac.)

Frontage(s): 119 m (391 ft.) - Lakeshore Road West
61 m (200 ft.) - Maple Avenue South

Existing Official Plan Designation (Port Credit District):

(7 Maple Avenue South) "Residential - Low Density I" which permits detached dwellings to a maximum density of 12 units per net residential hectare.

(321 Lakeshore Road West) "Mainstreet Commercial - Special Site 7" which permits pedestrian-oriented street-related commercial uses including the establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and offices uses are also permitted. The special site designation permits the existing motor vehicle sales and rental facility.

Proposed Official Plan Designation: "Mainstreet Commercial" which would permit the above-noted uses excluding the special site designation.

Existing Zoning:

(7 Maple Avenue South) "R15" which permits detached dwellings on lots with minimum frontages of 12 m (39 ft.).

(321 Lakeshore Road West) "C4-13" which permits mainstreet commercial, retail, restaurant and office uses, amongst others. The zone exception permits the existing motor vehicle sales and rental facility.

Proposed Zoning: "C4-Exception" which would permit mainstreet commercial, retail, restaurant and office uses amongst others, with a minimum height of 2 storeys or 10.7 m (35.1 ft.) (sloped roof) or 9.0 m (29.5 ft.) (flat roof), a minimum 0.0 m setback to sight triangle, and minimum rear yard setback of 3.6 m (11.8 ft.).

Other Information: A site plan application was submitted under file SP 08/212 W2 for the development of a retail store with an attached medical office on a portion of the lands previously occupied by the automobile dealership. The application is currently in process. An application to the Committee of Adjustment has been made for variances for excessive front yard setback, insufficient rear yard setback to a sight triangle, a minimum height of 1 storey, and parking to be located between a street wall and a lot

line that is a street wall. The application has been scheduled for the March 12, 2009 Committee of Adjustment hearing.

**Special Studies/Reports
Submitted with Application:**

Planning Justification Report; Environmental Noise Report; Functional Servicing Report; Traffic Assessment; Phase I and Limited Phase II Environmental Site Assessment; Master Site Plan; Site Grading and Servicing Plan; Plan of Survey.

Owner:

Pelican (Lakeshore) Commercial Inc.
(Attn. Mr. Bruno Nazzicone)
250 Lesmill Road
North York ON M3B 2T5

Tel: 416-445-8552
Fax: 416-445-7726

Applicant:

Glen Schnarr & Associates Ltd.
(Attn. Ms. Karen Bennett)
700-10 Kingsbridge Garden Circle
Mississauga ON L5R 3K6

Tel: 905-568-8888
Fax: 905-568-8894

Circulation List

Contact Name	Agency	Rezoning Circulation
O. Terminesi	Transportation and Works Dept.	5 surveys, 5 context maps, 5 master site plans, 4 site grading and servicing plans 3 copies each of Functional Servicing Report, Environmental Site Assessment Report, Environmental Noise Report, Traffic Assessment
D. Marcucci	Planning & Admin, Community Services Dept.	1 survey, 1 context map, 1 master site plan
M. Warrack	Community Services	1 survey, 1 context map, 1 master site plan
E. Iannacito	Mississauga Transit	1 survey, 1 context map, 1 master site plan
G. Phelps	Community Services - Fire Prevention	1 survey, 1 context map, 1 master site plan
J. Calvert	Policy Division	Letter only
C. Gucciardi	Development Services	1 context map and Fee Calculation Sheet
L. Petovello	Economic Development	1 context map
D. McCaslin	Realty Services	1 survey
B. Criger	Region of Peel	- 3 surveys, 3 context maps, 3 master site plans - 1 copy of Functional Servicing Report - 1 copy of official plan amendment
D. Cheema	Enersource Hydro Mississauga Inc.	1 survey, 1 context map, 1 master site plan
J. La Chapelle	Bell Canada	1 survey, 1 context map, 1 master site plan
D. Dimitroff	Rogers Cable	1 survey, 1 context map, 1 master site plan
J. Giles	Canada Post Corporation	1 survey, 1 context map, 1 master site plan
J. Stapleton	Cranberry Cove Ratepayers Assoc.	1 survey, 1 context map, 1 master site plan