



Corporate Report

Clerk's Files

Originator's
Files OZ 09/002 W1

PDC SEP 20 2010

DATE: August 31, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 20, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit retail, medical office and financial institution uses
0, 305 and 321 Lakeshore Road West, 3 Pine Avenue South and
7 Maple Avenue South
South side of Lakeshore Road West, on both the west and east
sides of Pine Avenue South
Owner: Pelican (Lakeshore) Commercial Inc. and
Lighttower Commercial Inc.
Applicant: Glen Schnarr and Associates Inc.
Bill 51

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated August 31, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Retail Commercial - Special Site 7" and "Residential - Low Density I" to "Mainstreet Retail Commercial" and to change the Zoning from "C4-13" (Mainstreet Commercial) and "R15" (Detached Dwellings - Port Credit) to "C4 - Exception" (Mainstreet Commercial), to permit retail, medical office and financial institution uses under file OZ 09/002 W1, Pelican (Lakeshore) Commercial Inc. and Lighttower Commercial Inc., 0, 305 and 321 Lakeshore Road West,

3 Pine Avenue South and 7 Maple Avenue South, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments. A community meeting was held in April 2009, prior to the applications being amended to include the properties at the southeast corner of Lakeshore Road West and Pine Avenue South. A second community meeting has been scheduled for September 1, 2010.

Originally, the applications dealt with the properties at 321 Lakeshore Road West and 7 Maple Avenue South (south side of Lakeshore Road West, between Maple Avenue South and Pine Avenue South). The proposal at the time was to permit the development of the lands for retail and medical office uses and a financial institution. On March 24, 2010, the applications were amended to include the properties at 0, 305 Lakeshore Road West and 3 Pine Avenue South to accommodate the relocation of the CIBC bank currently located on the southeast corner of Lakeshore Road West and Stavebank Road. The applications were also amended to permit a two storey medical office and retail building instead of the financial institution that had originally been proposed at the southeast corner of Lakeshore Road West and Maple Avenue South. Since that time, it has been proposed that the two storey building be used only for medical office uses. On August 4, 2010, Council voted to proceed with the heritage designation of the Hill Gatehouse/Dudgeon Cottage at 305 Lakeshore Road West. The applicant's concept plan has been revised to illustrate the retention of this building (see Appendix I-5).

An application for Site Plan approval for a 1 353 m² (14,563 sq. ft.) Shoppers Drug Mart with an attached 168 m² (1,808 sq. ft.) medical office at the south west corner of Lakeshore Road West and Pine Avenue South was approved in December 2009. The building and associated parking is contained entirely within the property at 321 Lakeshore Road West and therefore did not require an Official Plan Amendment or Rezoning. The applicant did, however, obtain minor variances to permit the construction of a one storey building as well as to address other minor by-law

deficiencies. The Shoppers Drug Mart began operating in April 2010. While approval of the subject Official Plan Amendment and Rezoning applications is not technically required for this portion of the subject lands, the property continues to be included in the applications for continuity purposes in dealing with the current Special Site Policies in the Official Plan and the "C4 – Exception" (Mainstreet Commercial) zoning applicable to the lands.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

The properties on the west side of Pine Avenue South (321 Lakeshore Road West and 7 Maple Avenue South) are owned by Pelican (Lakeshore) Commercial Inc. and are proposed to accommodate a two storey medical office in addition to the existing Shoppers Drug Mart and attached medical office. The residential property at 7 Maple Avenue South is intended to be incorporated into the development in order to accommodate access, parking and landscaping.

The properties on the east side of Pine Avenue South (0, 305 Lakeshore Road West and 3 Pine Avenue South) are owned by Lighttower Commercial Inc. and are proposed to accommodate a financial institution (CIBC). The recently designated building at 305 Lakeshore Road West is to be retained for commercial uses. The residential property at 3 Pine Avenue South is intended to be incorporated into the development in order to accommodate access, parking and landscaping.

Details of the proposal are as follows:

Development Proposal	
Application(s) submitted:	February 10, 2009 March 2, 2009 (deemed complete) March 24, 2010/May 28, 2010/August 9, 2010 (applications revised)

Development Proposal	
Existing Gross Floor Area:	<p>321 Lakeshore Road West. – Shoppers Drug Mart/medical office: 1 520.6 m² (16,368.5 sq. ft.)</p> <p>305 Lakeshore Road West – Hill Gatehouse/Dudgeon Cottage: 61.1 m² (657.7 sq. ft.)</p>
Proposed Gross Floor Area:	<p>321 Lakeshore Road West/7 Maple Avenue South – Medical offices: 1 114.8 m² (12,000 sq. ft.)</p> <p>0, 305 Lakeshore Road West/3 Pine Avenue South – CIBC: 662.8 m² (7,134.1 sq. ft.)</p>
Height:	<p>Shoppers Drug Mart/medical office – 1 storey functional/2 storey exterior</p> <p>Proposed medical office building – 2 storeys</p> <p>Hill Gatehouse/Dudgeon Cottage – 1 storey</p> <p>Proposed CIBC – 2 storeys (partial 2nd storey)</p>
Lot Coverage:	<p>321 Lakeshore Road West/7 Maple Avenue South – Shoppers Drug Mart/medical office/Proposed medical office building: 26.57%</p> <p>0, 305 Lakeshore Road West/3 Pine Avenue South – Hill Gatehouse/Dudgeon Cottage/Proposed CIBC – 24.68%</p>

Development Proposal	
Landscaped Area:	<p>321 Lakeshore Road West/7 Maple Avenue South – 19.22%</p> <p>0, 305 Lakeshore Road West/3 Pine Avenue South – 27.12%</p>
Parking Required:	<p>321 Lakeshore Road West/7 Maple Avenue South –</p> <p>Retail – 4 spaces/100 m² (1,076.4 sq. ft.) GFA</p> <p>Medical Office – 6.5 spaces/100 m² (1,076.4 sq. ft.) GFA</p> <p>Total parking required – 126 spaces</p> <p>0, 305 Lakeshore Road West/3 Pine Avenue South –</p> <p>Hill Gatehouse/Dudgeon Cottage – 4 spaces/100 m² (1,076.4 sq. ft.) GFA</p> <p>CIBC – 5.5 spaces/100 m² (1,076.4 sq. ft.) GFA</p> <p>Total parking required – 35 spaces</p> <p>Shared parking formula calculation as per Section 3.1.2.3 of By-law</p> <p>Total parking required – 150 spaces</p>
Parking Provided:	<p>321 Lakeshore Road West/7 Maple Avenue South – 96 spaces</p> <p>0, 305 Lakeshore Road West/3 Pine Avenue South – 32 spaces</p> <p>Total parking provided – 128 spaces</p>
Supporting Documents:	<p>Planning Justification Report</p> <p>Traffic Impact Study</p> <p>Environmental Noise Report</p> <p>Functional Servicing Report</p> <p>Concept Plan</p>

Site Characteristics	
Frontage:	<p>321 Lakeshore Road West/7 Maple Avenue South – 119.1 m (390.6 ft.) along Lakeshore Road West/60.9 m (200.0 ft.) along Maple Avenue South/79.3 m (260.1 ft.) along Pine Avenue South</p> <p>0, 305 Lakeshore Road West/3 Pine Avenue South – 48.8 m (160.0 ft.) along Lakeshore Road West/46.0 m (150.9 ft.) along Pine Avenue South</p>
Net Lot Area:	<p>321 Lakeshore Road West/7 Maple Avenue South – 0.78 ha (1.93 ac.)</p> <p>0, 305 Lakeshore Road West/3 Pine Avenue South – 0.21 ha (0.53 ac.)</p>
Existing Use:	<p>321 Lakeshore Road West – Shoppers Drug Mart and attached medical offices</p> <p>7 Maple Avenue South – Vacant</p> <p>0, 305 Lakeshore Road West – Vacant parking lot and recently designated heritage building (Hill Gatehouse/Dudgeon Cottage), which is currently vacant</p> <p>3 Pine Avenue South – 2-½ storey duplex dwelling</p>

Additional information is provided in Appendices I-1 to I-9.

Neighbourhood Context

The subject properties are located at the west end of the Port Credit District, immediately west of the vacant Imperial Oil (formerly Texaco) lands. The former Briarwood Chevrolet Oldsmobile Limited car dealership occupied the subject lands for several years. The buildings were demolished last year to make way for a new Shoppers Drug Mart and attached medical offices which relocated from the Credit Landing Shopping Centre to the east. As a result of Council's recent decision to designate the historical Hill Gatehouse/Dudgeon Cottage on Lakeshore Road West, east of Pine Avenue South, this heritage building is required to be retained and incorporated into any redevelopment scheme on the subject lands. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Fronting onto the north side of Lakeshore Road West,
3 and 4 storey apartment buildings and a retail store
East: Vacant Imperial Oil lands
South: Detached dwellings
West: 8 storey apartment building

Current Mississauga Plan Designation and Policies for Port Credit District (May 5, 2003)

"Mainstreet Retail Commercial – Special Site 7" which permits establishments for the sale of goods and services, recreation, entertainment and accommodation to the general public. Residential, community and office uses will also be permitted. The Special Site policies recognize the former automotive dealership which occupied the site. Compatible development is encouraged which recognizes the scale and enhances the character of Mainstreet Retail Commercial areas. Infilling is the preferred form of pedestrian-oriented street related commercial development, including the combination of commercial and residential uses.

"Residential Low Density I" which permits detached dwellings to a maximum density of 10 units per net residential hectare (4 units per net residential acre).

As both the residential lots at 7 Maple Avenue South and 3 Pine Avenue South are proposed to be incorporated into the commercial development, the applications are not in conformity with the land use designation.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

Urban Design Policies for the Port Credit District

Section 4.27.3.1.7 – Mainstreet Retail Commercial

The Mainstreet Commercial area includes Port Credit's traditional mainstreet and generally extends a half block north and south of Lakeshore Road, with a slightly greater depth at the Credit River. In many cases this coincides with the alignment of a public lane, however, where it does not, the limit of the area is defined by an extension of a line from the public lane.

- a. Along Lakeshore Road, mixed-use developments with street-related retail commercial uses and a rhythm of closely spaced storefronts lining the street are encouraged to foster an active pedestrian street and to minimize the apparent width of Lakeshore Road.
- b. Development should maintain existing view corridors to the lake such as along the Hurontario Street extension and create new view corridors, such as, along the new north/south public road and mid-block between Hurontario Street and the new north/south public road.
- c. Building heights should be a minimum of two (2) storeys and a maximum of three (3) storeys.
- d. In accordance with the Port Credit District Parking Policies, where possible, parking for this area should be provided on-street or in small, distributed parking lots. It is critical that parking facilities be located and designed to be compatible with the mainstreet character of the area by

including measures such as landscape space, planters or other elements which reinforce the street wall and enhance public amenity.

Urban Design Policies in Mississauga Plan

Section 3.18.3.6 – Buildings and streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping and signage.

Section 3.18.3.7 – A distinct character for each community will be created or enhanced through the road pattern, building massing and height, streetscape elements, preservation and incorporation of heritage buildings and prominent placement of institutions and open spaces.

Section 3.18.5.2 – Buildings should address the street with main entrances facing the street, with strong pedestrian connections and landscape treatments that connect buildings to the street.

Section 3.18.5.3 – On abutting lands, the interconnection and integration of vehicular access is encouraged to facilitate safe and efficient traffic movement to and from the public road network. In this regard, the following will be encouraged:

- a. reduce the number of access points to and from arterial and major collector roads;
- b. facilitate traffic to signalized locations;
- c. provide continuity of the streetscape and minimize visual clutter.

Section 3.18.5.4 – Where direct vehicular access to development is not permitted along major roads, the buildings should be designed with front doors of individual units oriented towards the major road with vehicular access provided from side street, service roads or lanes.

Section 3.18.9.3 – Buildings and site designs will be in harmony with the scale, proportion, continuity, rhythms and texture of adjacent buildings and streets.

Section 3.18.9.4 – Building height and site design will create a gradual scale transition to adjacent buildings.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which require an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the land is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there are adequate infrastructure and community services to support the proposed development.

Proposed Official Plan Designation and Policies

"Mainstreet Retail Commercial" to permit the residential properties at 7 Maple Avenue South and 3 Pine Avenue South to be integrated into the proposed development. Additionally, it is proposed that the existing Special Site policies recognizing the former automotive dealership be deleted.

Existing Zoning

"C4-13" (Mainstreet Commercial), which permits a wide range and mix of service commercial, office, entertainment/recreation and residential uses. The Exception 13 provision also permits the former motor vehicle sales, leasing and rental uses.

"R15" (Detached Dwellings – Port Credit), which permits detached dwellings on lots with a minimum frontage of 12 m (39 ft.) and a minimum lot area of 460 m² (4,951 sq. ft.).

Proposed Zoning By-law Amendment

"C4 - Exception" (Mainstreet Commercial), to permit a financial institution and retail store with a minimum height of 9.0 m (29.5 ft.) for a flat roof in addition to the permitted uses in the "C4" (Mainstreet Commercial) zone.

As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Minimum Height	2 storeys (no minimum dimension)	9.0 m (29.5 ft.) for a flat roof (for existing Shoppers Drug Mart) 9.0 m (29.5 ft.) for a flat roof with a partial second storey (for proposed financial institution)
Parking	150 spaces (total) *Shared parking formula calculation as per Section 3.1.2.3 of By-law	128 spaces (total)
Loading Spaces	3 required (total)	3 provided (total)
Maximum length of a streetwall that may be setback beyond the maximum front yard	30%	100% for proposed medical office building (front yard taken along Maple Avenue South.)

	Required Zoning By-law Standard	Proposed Standard
Maximum length of a streetwall that may be setback beyond the maximum exterior side yard	30%	50% for proposed financial institution (exterior side yard taken along Lakeshore Road West)
Minimum Landscaped Buffer: East side of 305 Lakeshore Road West	4.5 m (14.7 ft.)	3.25 m (10.66 ft.)
South side of 0 & 305 Lakeshore Road West	4.5 m (14.7 ft.)	1.34 m (4.40 ft.)

COMMUNITY ISSUES

A community meeting was held by Ward 1, Councillor Carmen Corbasson on April 30, 2009. The meeting dealt with the original applications submitted for the lands on the west side of Pine Avenue South, south of Lakeshore Road West. Issues identified at that meeting dealt primarily with traffic and design related matters associated with the Shoppers Drug Mart.

A subsequent meeting was held on May 17, 2010 with Mayor McCallion, Ward 1 Councillor Carmen Corbasson, City staff, and representatives from the applicant, CIBC and the affected ratepayer associations in the area to discuss the revised applications submitted to permit a financial institution on the east side of Pine Avenue South, south of Lakeshore Road West. Concerns raised at this meeting included the applicant's original proposal for a one storey building height for the bank and the proposed vehicular access onto Lakeshore Road West.

An additional community meeting has been scheduled for September 1, 2010. A summary of the issues raised at this meeting will be outlined in an Addendum Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

Parking

The applicant has provided a parking assessment which uses a shared parking formula calculation for a mixed use development as outlined in Section 3.1.2.3. of the Zoning By-law. The assessment indicates that when all the proposed uses are considered, the shared formula calculation requires a total of 150 parking spaces; whereas a total of 128 spaces are provided. This calculation integrates the parking for the financial institution as part of the blended rate despite the financial institution occupying its own site and having a low likelihood of sharing parking with the property on the west side of Pine Avenue South. The proposed reduction in the parking standard has not been supported by a parking justification report. The applicant may also pursue a Payment-in-lieu of Off-Street Parking (PIL) application to address the parking shortfall. It has been indicated that they are not pursuing any lay-by parking spaces.

Site Access

The applicant is proposing a right-out only vehicular access directly onto Lakeshore Road West from the property at 305 Lakeshore Road West located between the existing heritage building and the proposed CIBC building (see Appendix I-5). The applicant will need to address safety concerns identified by the Transportation and Works Department, specifically in regard to sight lines and conflicts with pedestrians and vehicles when entering the road. The applicant has also been requested to revise their concept plan to incorporate lay-by parking along Lakeshore Road West between Pine Avenue South and the proposed right-out only access for CIBC. This will necessitate the removal of existing planter boxes in front of the site on Lakeshore Road West. An enhanced streetscape will be requested as part of the site plan approval process.

Site Design and Interface with Adjacent Lands

A reduced landscaped buffer of 1.34 m (4.40 ft.) is being proposed for the proposed CIBC development along the southern property line adjacent to the residential property to the south which will provide no opportunity for planting in this location. A minimum landscaped buffer of 4.5 m (14.76 ft.) is required in the Zoning By-law. The applicant has been requested to address this matter through the revisions to the site design in order to ensure that a sufficient buffer for planting is maintained in this location.

The applicant has also been requested to identify any sustainable green technology to be used in the proposed development.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to access, storm water management, site grading and servicing and noise reports which will be required to be addressed and may require the applicant to enter into appropriate agreements with the City. Should the applications be approved by Council, the applicant will also be required to obtain final site plan approval for the proposed development.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Port Credit District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 - Elevations (Medical Office Building)
Appendix I-7 - Elevations (CIBC)
Appendix I-8 - Agency Comments
Appendix I-9 - General Context Map

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: David Breveglieri, Development Planner

Pelican (Lakeshore) Commercial Inc.
Lighttower Commercial Inc.

File: OZ 09/002 W1

Site History

- February 22, 1979 – Committee of Adjustment approved a minor variance to permit Briarwood Auto Sales to use a rear portion of 7 Maple Avenue South as parking and new vehicle storage.
- April 12, 1984 – Committee of Adjustment approved a minor variance to construct a two storey office building at 305 Lakeshore Road West. The existing structure at this location is proposed to be demolished.
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Port Credit District, designating the subject lands "Mainstreet Commercial – Special Site 7" and "Residential Low Density I". Under the former Port Credit Zoning By-law No. 1227, 3 Pine Avenue South was zoned "C4", (Commercial).
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands were zoned "C4-13" (Mainstreet Commercial) and "R15" (Detached Dwellings – Port Credit).
- October 29, 2008 – Site Plan application submitted for the proposed Shoppers Drug Mart and attached medical offices under file SP 08/212 W1.
- March 12, 2009 – Committee of Adjustment approved minor variances to allow for the construction of a 1 storey Shoppers Drug Mart as well as to address other minor by-law deficiencies.
- May 21, 2009 – Committee of Adjustment approved similar variances to allow for the construction of a 1 storey Shoppers Drug Mart with a revised access onto Lakeshore Road West.
- December 7, 2009 – Site Plan Approval was granted under file SP 08/212 W1 for the construction of a 1 storey Shoppers Drug Mart and attached medical office.
- May 19, 2010 – Site Plan application submitted for proposed 2 storey medical office /retail building at 321 Lakeshore Road West and 7 Maple Avenue South under file SP 10/ 092 W1.

**Pelican (Lakeshore) Commercial Inc.
Lighttower Commercial Inc.**

File: OZ 09/002 W1

Site History

- June 11, 2010 – Site Plan application submitted for proposed CIBC at 305 Lakeshore Road West and 3 Pine Avenue South under file SP 10/109 W1.
- August 4, 2010 – Council approved heritage designation for the Hill Gatehouse/ Dudgeon Cottage at 305 Lakeshore Road West.
- August 12, 2010 – Committee of Adjustment deferred the requested minor variance application to permit off-site parking for the medical office at 321 Lakeshore Road West. Applicant also sought variances relating to setbacks and landscape buffers. The application was deferred to the September 9, 2010, Committee of Adjustment meeting.



LEGEND:

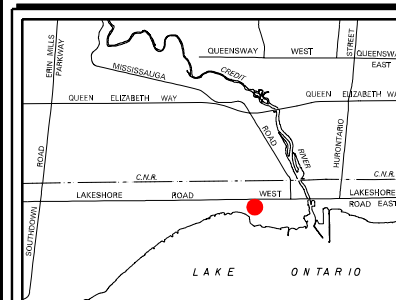


SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO 03/2010



**SUBJECT: PELICAN (LAKESHORE) COMMERCIAL INC.
LIGHTOWER COMMERCIAL INC.**



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OZ 09002 W1

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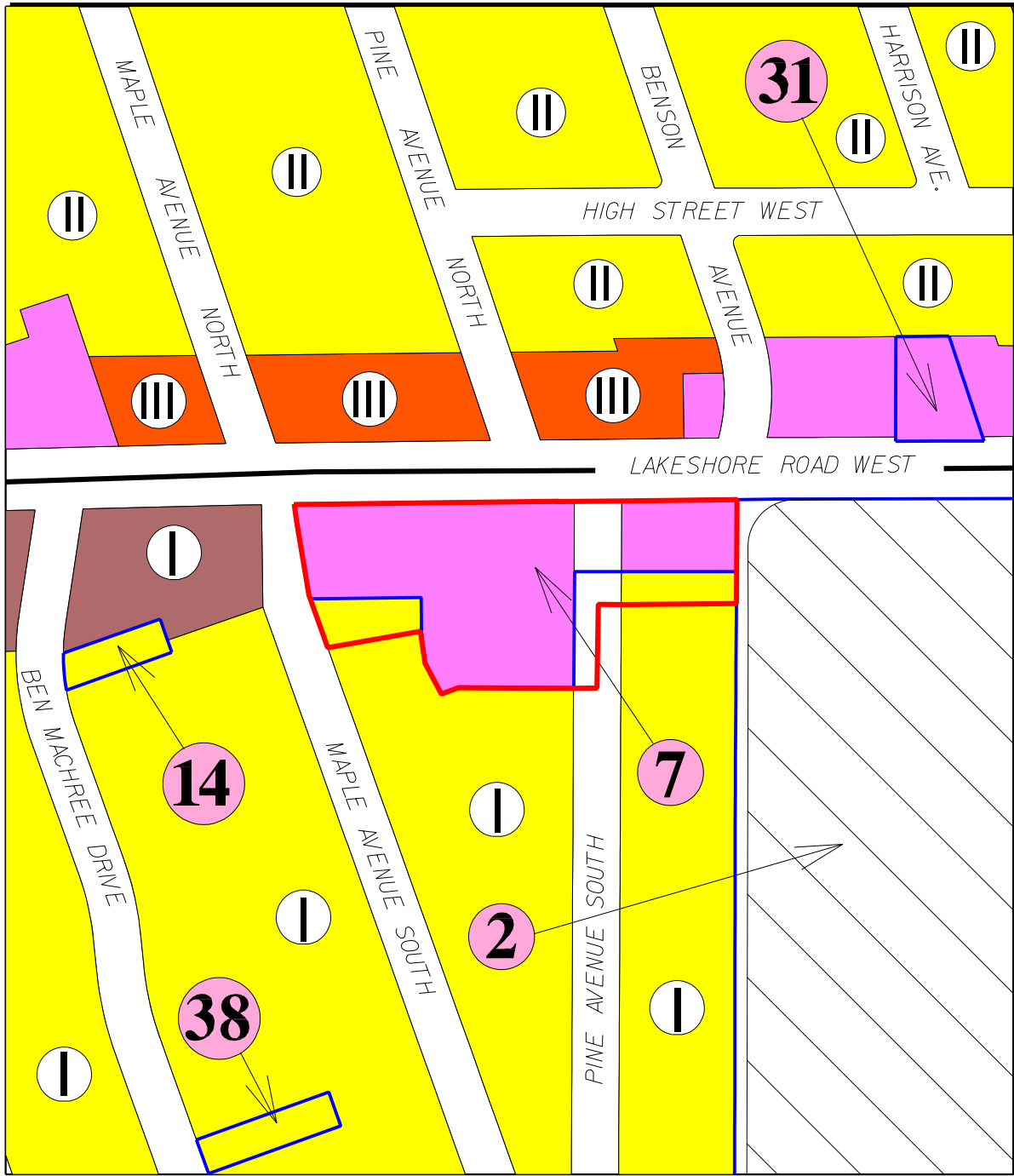
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2010/09/20

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B. KRUGER

MISSISSAUGA
Planning and Building

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T&W, Geomatics

APPENDIX I-2



**PART OF MINEOLA DISTRICT LAND USE MAP
MINEOLA DISTRICT POLICIES OF MISSISSAUGA PLAN**

- LAND USE DESIGNATIONS**

 - Residential – Low Density I
 - Residential – Low Density II
 - Residential – Medium Density I
 - Residential – Medium Density II
 - Residential – Medium Density III
 - Residential – High Density I
 - Mainstreet Retail Commercial
 - General Retail Commercial
 - Convenience Retail Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Public Open Space
 - Private Open Space
 - Greenbelt
 - Utility
 - To Be Determined
- LAND USE LEGEND**

 - Node Boundary
 - Cem Cemetery
 - Heritage Conservation District
 - Special Site Areas (See Special Site Policies)
 - Planning District

TRANSPORTATION LEGEND

 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Major Transit Corridor

Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor

Amendment No. 95 Appealed to the Ontario Municipal Board

SUBJECT LANDS

**SUBJECT: PELICAN (LAKESHORE) COMMERCIAL INC.
LIGHTOWER COMMERCIAL INC.**

FILE NO:
OZ 09002 W1

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09002L.dgn

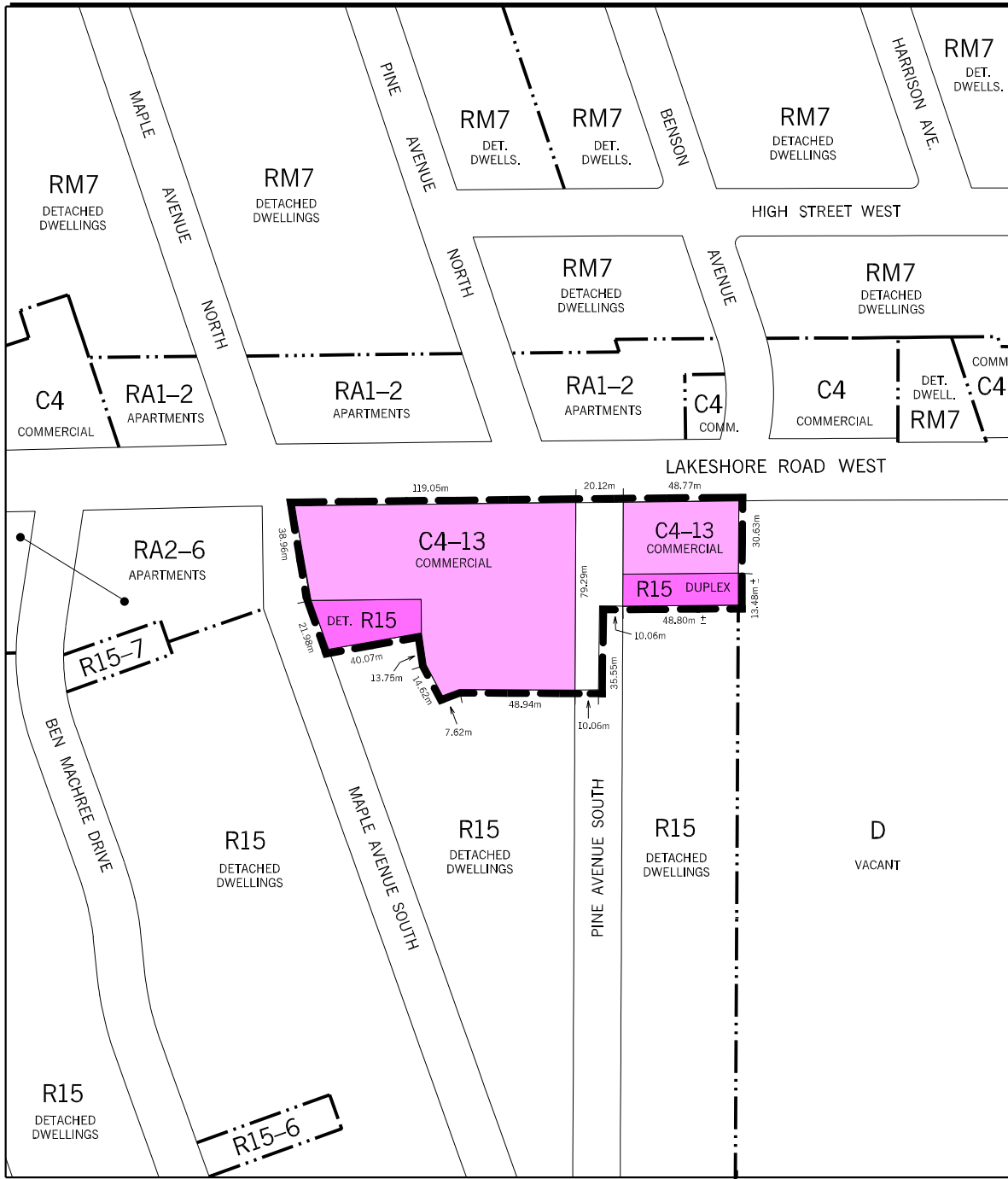
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B. KRUGER


APPENDIX I-3

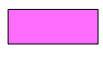
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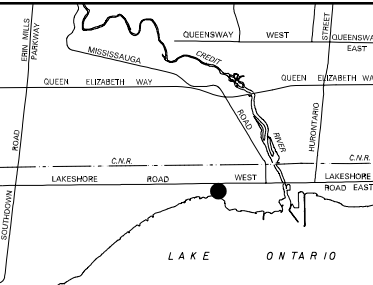

 **SUBJECT LANDS**

 **321, 305 & 0 LAKESHORE RD. WEST**
 PROPOSED OFFICIAL PLAN AMENDMENT FROM "MAINSTREET RETAIL COMMERCIAL - SPECIAL SITE 7" TO "MAINSTREET RETAIL COMMERCIAL" AND PROPOSED REZONING FROM "C4-13" (MAINSTREET COMMERCIAL) TO "C4-EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT RETAIL, MEDICAL OFFICE AND FINANCIAL INSTITUTION USES.

 **3 PINE AVE. SOUTH & 7 MAPLE AVE. SOUTH**
 PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY I" TO "MAINSTREET RETAIL COMMERCIAL" AND PROPOSED REZONING FROM "R15" (DETACHED DWELLINGS - PORT CREDIT) TO "C4- EXCEPTION" (MAINSTREET COMMERCIAL) TO PERMIT RETAIL, MEDICAL OFFICE AND FINANCIAL INSTITUTION USES.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
 PROPOSED ZONING INDICATED BY SHADING WITHIN
 THE APPLICATION AREA.

**SUBJECT: PELICAN (LAKESHORE) COMMERCIAL INC.
 LIGHTOWER COMMERCIAL INC.**

		FILE NO:		APPENDIX I-4
		OZ 09002 W1		
		DWG. NO:		
		09002R.dgn		
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1:2500		2010/09/20		
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		Produced by T&W, Geomatics		

DEVELOPMENT STATISTICS

ZONING : C-4 / I3
0.78 HA (1.93 AC) 321 & 325 LAKESHORE BLVD. WEST PROPERTY AREA
0.22 HA (0.54 AC) 301 & 305 LAKESHORE BLVD. WEST PROPERTY AREA

GFA - STANDARD DEFINITION

EXISTING SHOPPERS:	1,352.82 S.M.
EXISTING MEDICAL OFFICE (IN SHOPPERS):	167.81 S.M.
PROPOSED TWO STOREY MEDICAL BUILDING:	1,114.80 S.M.
GROUND FLOOR	= 551.40 S.M. (6,000 S.F.)
SECOND FLOOR	= 551.40 S.M. (6,000 S.F.)
TOTAL AREA	= 1,114.80 S.M. (12,000 S.F.)
PROPOSED CIBC BUILDING:	662.78 S.M.
GROUND FLOOR :	= 466.05 S.M. (5,016.73 S.F.)
SECOND FLOOR :	= 156.73 S.M. (1,687.07 S.F.)
TOTAL GROSS FLOOR AREA :	= 622.78 S.M. (6,703.71 S.F.)
EXISTING 305 LAKESHORE BUILDING:	64.38 S.M.

GFA - ALTERNATIVE GFA DEDUCTIONS FOR NON-RESIDENTIAL USES (PER SEC. 3.11.9 IN ZONING BY-LAW)

EXISTING SHOPPERS:	1,352.82 S.M. REDUCED BY 5% = 1,285.18 S.M.
EXISTING MEDICAL OFFICE (IN SHOPPERS):	167.81 S.M. REDUCED BY 10% = 151.03 S.M.
PROPOSED TWO STOREY MEDICAL BUILDING:	1,114.80 S.M. REDUCED BY 10% = 1,003.32 S.M.
PROPOSED CIBC BUILDING:	662.78 S.M. REDUCED BY 5% = 591.64 S.M.
EXISTING 305 LAKESHORE BUILDING:	64.38 S.M. REDUCED BY 5% = 61.17 S.M.

PARKING REQUIRED (301, 305, 321, & 325 LAKESHORE BOULEVARD WEST)

(• ALL GFA MEASUREMENTS NOTED BELOW HAVE BEEN DETERMINED IN ACCORDANCE WITH SEC. 3.11.9 ALTERNATIVE GROSS FLOOR AREA DEDUCTIONS FOR NON-RESIDENTIAL USES IN THE ZONING BY-LAW)

EXISTING SHOPPERS:	1,285.18 S.M. x 4/100 S.M. = 51 SPACES
EXISTING MEDICAL OFFICE (IN SHOPPERS):	151.03 S.M. x 6.5/100 S.M. = 10 SPACES
PROPOSED TWO STOREY MEDICAL BUILDING:	1,003.32 S.M. x 6.5/100 S.M. = 65 SPACES
PROPOSED CIBC BUILDING:	591.64 S.M. x 5.5/100 S.M. = 33 SPACES
EXISTING 305 LAKESHORE BUILDING:	61.17 S.M. x 4/100 S.M. = 2 SPACES
TOTAL PARKING REQUIRED:	161 SPACES

SHARED FORMULA CALCULATION (PER TABLE 3.12.3 IN ZONING BY-LAW NO. 225-2007):

TOTAL PARKING REQUIRED (BASED ON "WEEKDAY MORNING / AFTERNOON" REQUIREMENTS): 150 SPACES

TOTAL PARKING PROVIDED

321 & 325 LAKESHORE BLVD. WEST:	96 SPACES
301 & 305 LAKESHORE BLVD. WEST:	32 SPACES
TOTAL STALLS PROVIDED:	128 SPACES

321 & 325 LAKESHORE BLVD. WEST PROPERTY:

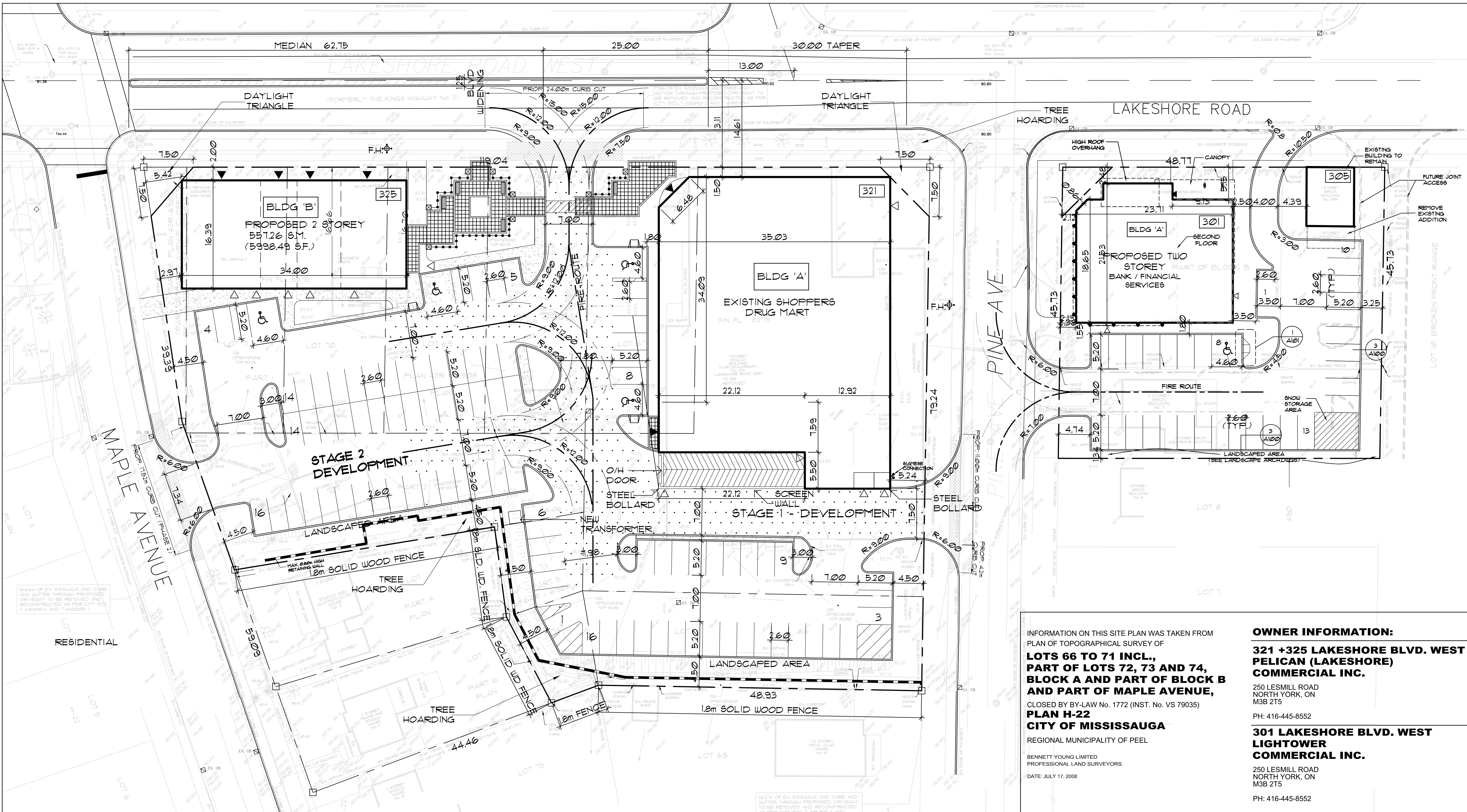
COVERAGE	(2,078.03 / 7,820.36 S.M.) = 26.57%
FLOOR SPACE INDEX: (2,635.15 / 7,820.36 S.M.)	= 0.34
LANDSCAPED AREA:	= 1502.88 S.M. (19.22%)
PAVED AREA:	= 4239.59 S.M. (54.21%)
HANDICAPPED PARKING REQUIRED:	= 4 CARS
HANDICAPPED PARKING PROVIDED:	= 4 CARS
LOADING SPACE REQUIRED:	= 1 SPACE
LOADING SPACE PROVIDED:	= 1 SPACE

301 & 305 LAKESHORE BLVD. WEST PROPERTY:

COVERAGE: (530.43 / 2,148.84 S.M.)	= 24.68 %
LANDSCAPED AREA:	= 582.71 S.M. (27.12%)
PAVED AREA:	= 1,035.84 S.M. (48.20%)

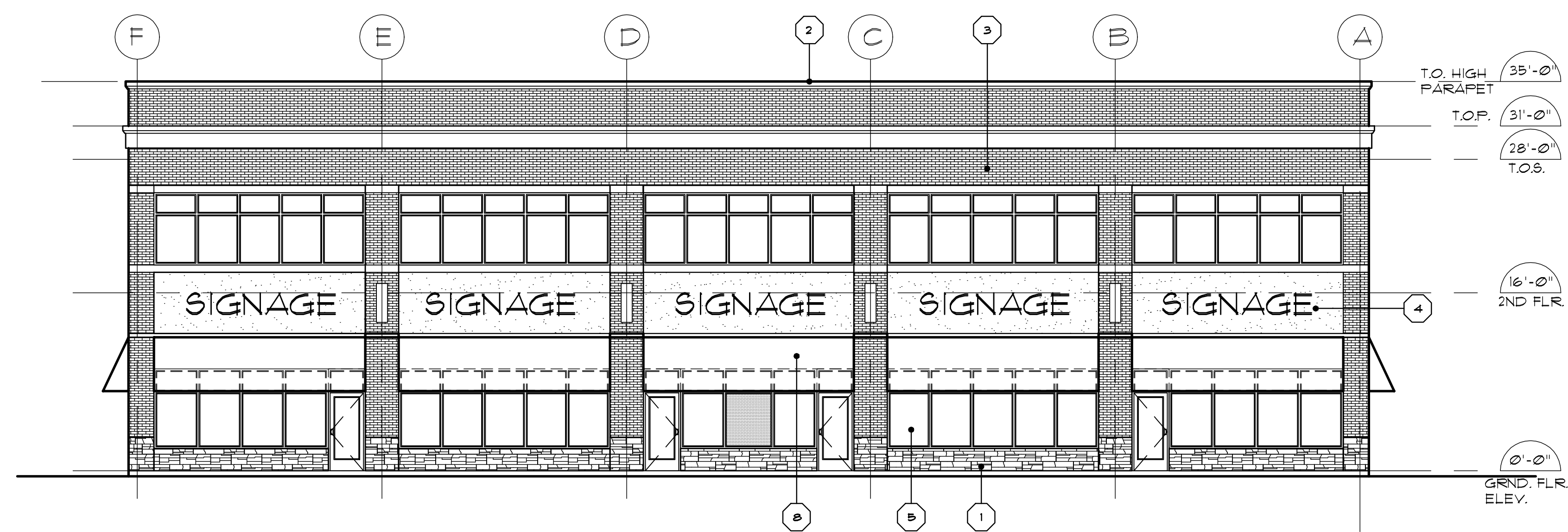
SYMBOL LEGEND

	MAIN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	MAIN ENTRANCE
	FIRE HYDRANT AND VALVE
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS : 150 CONC. CURB CONT. AS SHOWN C/W LANDSCAPE - SEE LANDSCAPE DIAG.
	PAINTED ISLANDS : PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	LIGHT DUTY ASPHALT PAVING: CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DIGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING: TRUCKING ROUTE SEE SITE SERVICE & GRADING DIGS FOR DETAILS
	FIRE ROUTE
	PAVED PEDESTRIAN PATH
	PAINTED LINE PEDESTRIAN PATH



INFORMATION ON THIS SITE PLAN WAS TAKEN FROM
PLAN OF TOPOGRAPHICAL SURVEY OF
**LOTS 66 TO 71 INCL.,
PART OF LOTS 72, 73 AND 74,
BLOCK A AND PART OF BLOCK B
AND PART OF MAPLE AVENUE,**
CLOSED BY BY-LAW No. 1772 (INST. No. VS 79035)
**PLAN H-22
CITY OF MISSISSAUGA**
REGIONAL MUNICIPALITY OF PEEL
BENNETT YOUNG LIMITED
PROFESSIONAL LAND SURVEYORS
DATE: JULY 17, 2008

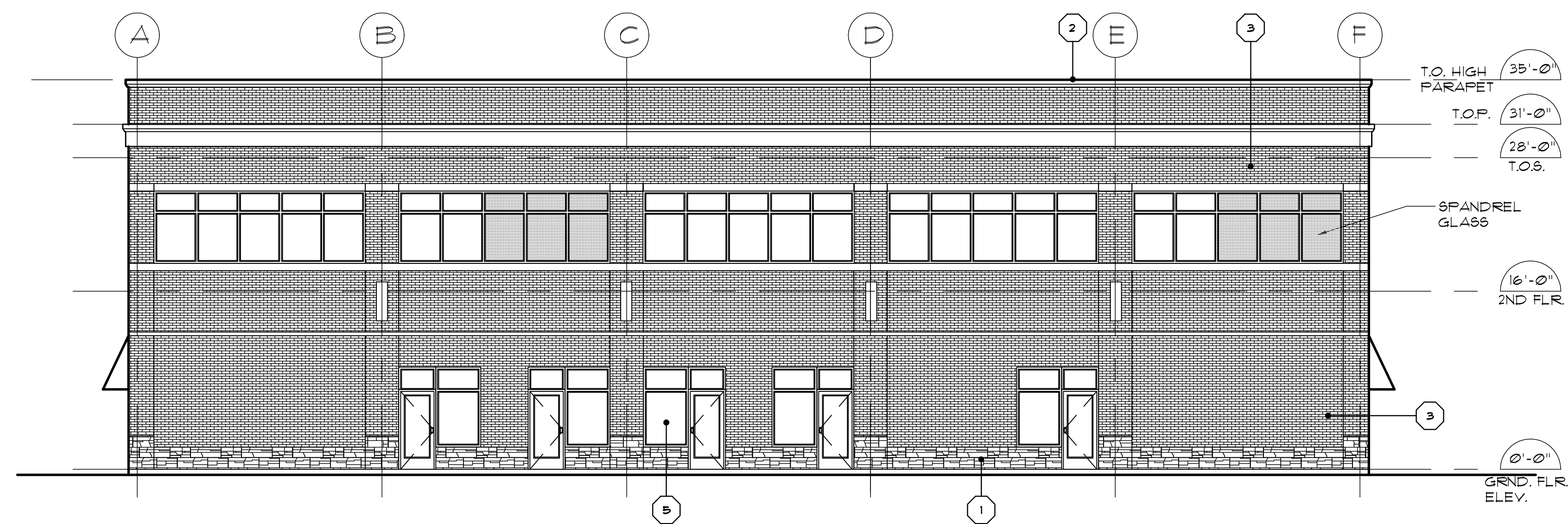
OWNER INFORMATION:
**321 +325 LAKESHORE BLVD. WEST
PELICAN (LAKESHORE)
COMMERCIAL INC.**
250 LESMILL ROAD
NORTH YORK, ON
M3B 2T5
PH: 416-445-8552
**301 LAKESHORE BLVD. WEST
LIGHTTOWER
COMMERCIAL INC.**
250 LESMILL ROAD
NORTH YORK, ON
M3B 2T5
PH: 416-445-8552



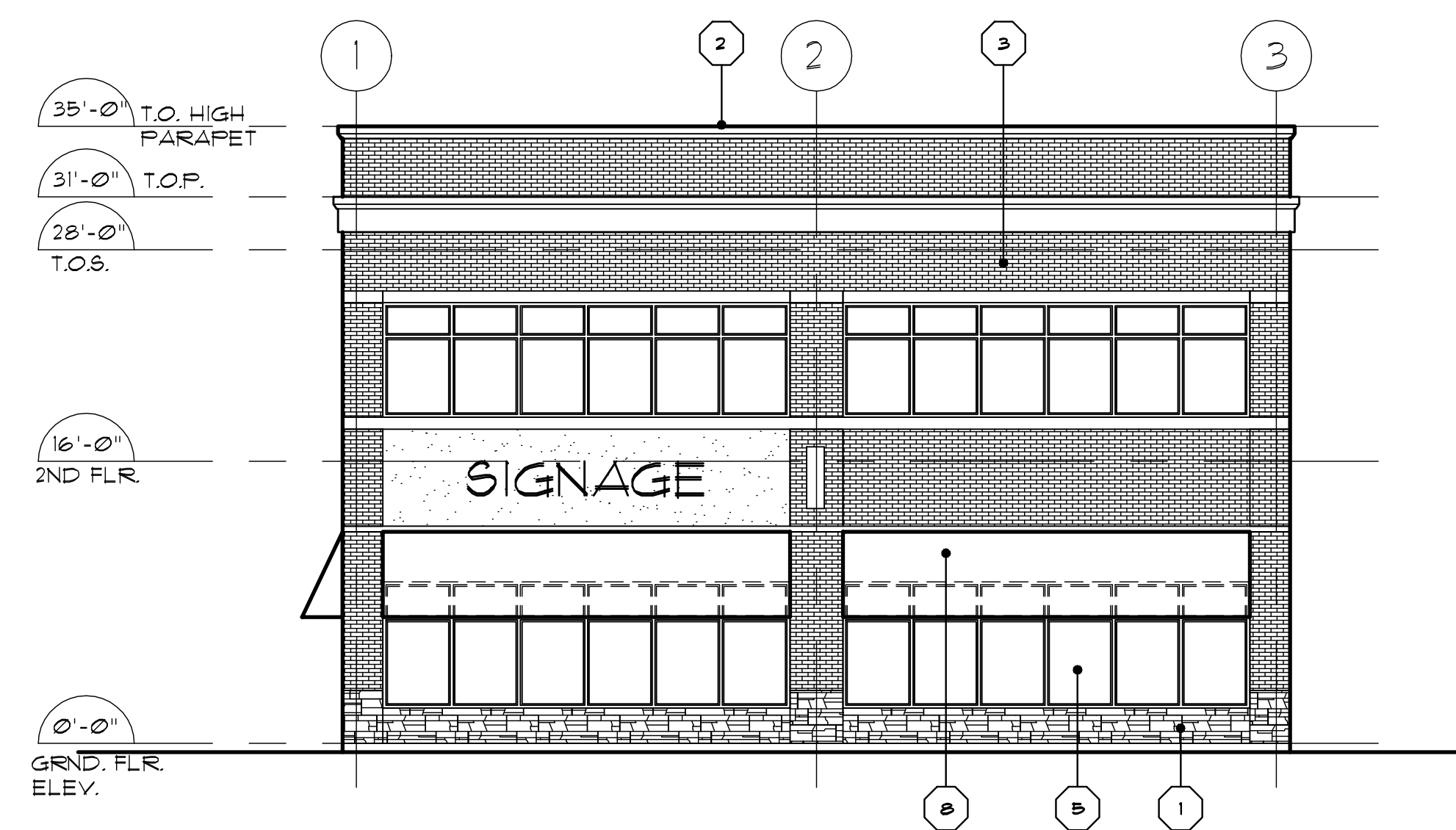
1 NORTH ELEVATION (LAKESHORE AVE.)
A-300 SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS AND FINISHES LEGEND:

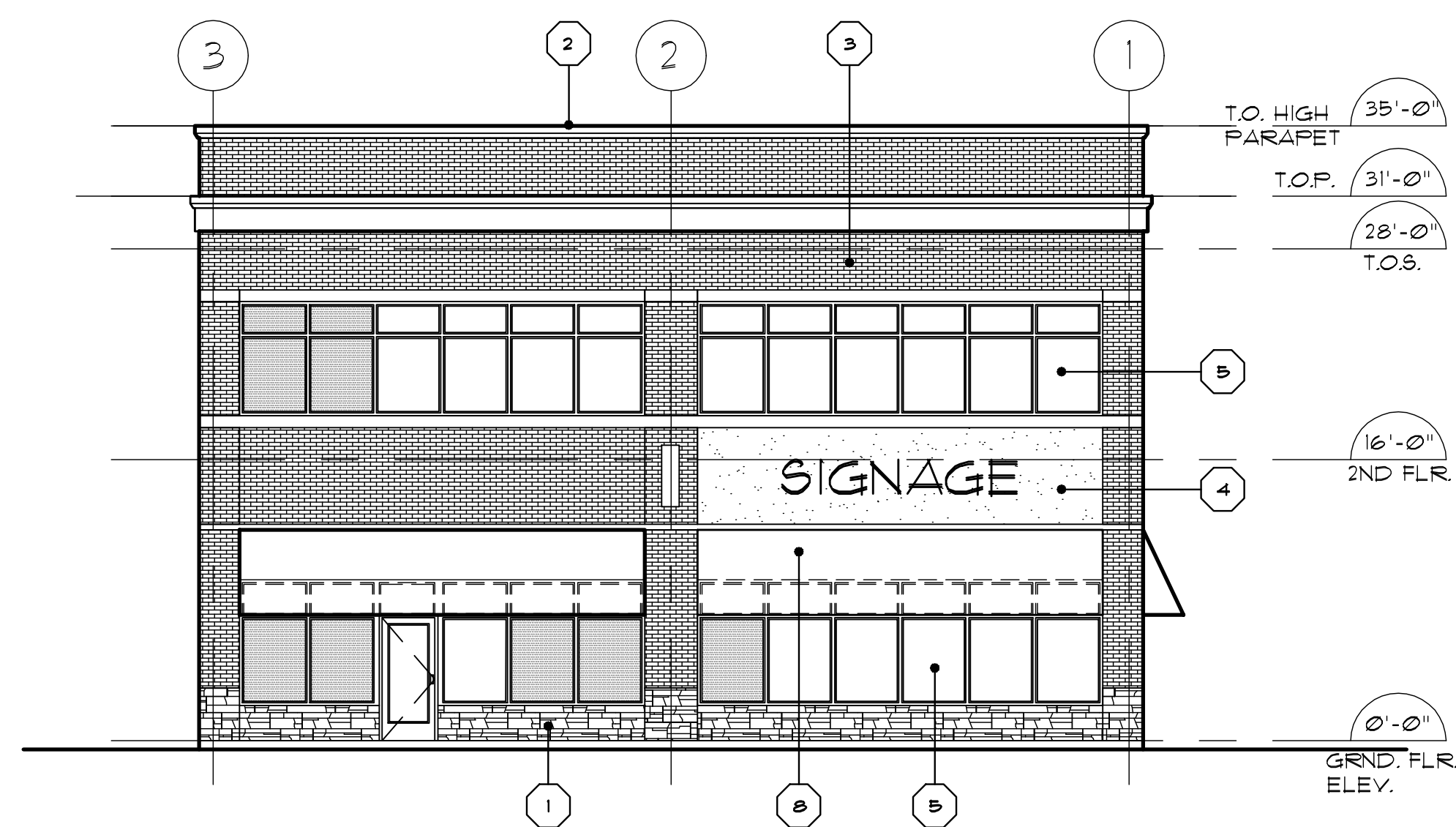
- 1 STONE BASE
- 2 PREFINISHED METAL FLASHING
- 3 4" FACE BRICK (OLD PARSONAGE)
- 4 EIFS
- 5 DOUBLE GLAZING IN ANODIZED ALUMINUM FRAME
- 6 PAINTED HOLLOW METAL DOOR & FRAME (N/A)
- 7 CLEAR ANOD. ALUM. DOOR W/ CLEAR GLASS LITES
- 8 FABRIC CANOPY
- 9 WALL LIGHTING
- 10 ROOF SCUPPER



2 SOUTH ELEVATION
A-300 SCALE 1/8" = 1'-0"



3 WEST ELEVATION (MAPLE AVE.)
A-300 SCALE 1/8" = 1'-0"



4 EAST ELEVATION
A-300 SCALE 1/8" = 1'-0"

LEGEND

1. COMPOSITE ALUMINUM COPING: CLEAR ANODIZED FINISH

2. CIBC ILLUMINATED LOGO SIGN BOX: BY CIBC (NIC)

3. COMPOSITE ALUMINUM FASCIA AND SOFFIT: CLEAR ANODIZED FINISH

4. ST1: R6358 ARRISCRAFT RENAISSANCE CULTURED STONE: 3 5/8"H, COLOUR SAGE, DRESSED FINISH ALL EXPOSED SURFACES

5. ST2: R8115 ARRISCRAFT RENAISSANCE CULTURED STONE: 11 5/8"H, COLOUR SAGE, DRESSED FINISH ALL EXPOSED SURFACES
6. CONTINUOUS STONE REVEAL TO MATCH ST1: 3"H

7. LANTERN WITH CURTAIN WALL GLAZING: CLEAR DOUBLE LOW-E GLAZING IN CLEAR ANODIZED CAPPED HORIZONTAL MULLIONS AND CAPPLESS VERTICALS

8. CIBC ILLUMINATED HORIZONTAL FASCIA SIGN: BY CIBC (NIC)

9. PRECAST CONCRETE FIN: FINISH TO MATCH ST1

10. COMPOSITE ALUMINUM SOFFIT: CLEAR ANODIZED FINISH

11. COMPOSITE ALUMINUM REVEAL PLATE WALL SYSTEM: CLEAR ANODIZED FINISH
12. CIBC ILLUMINATED BRAND IMAGE BOX SIGN: BY CIBC (NIC)

13. ST-5 LIMESTONE STARTER COURSE AT ENTIRE BUILDING PERIMETER: ARRISCRAFT ADAIR STONE, 11 5/8"H, COLOUR SEPIA, FLEURED CUT

14. PREFINISHED ALUMINUM FLASHING OVER 6" CONCRETE CURB, REFER TO DETAIL

15. EXTERIOR WALL MOUNTED LIGHT FIXTURE

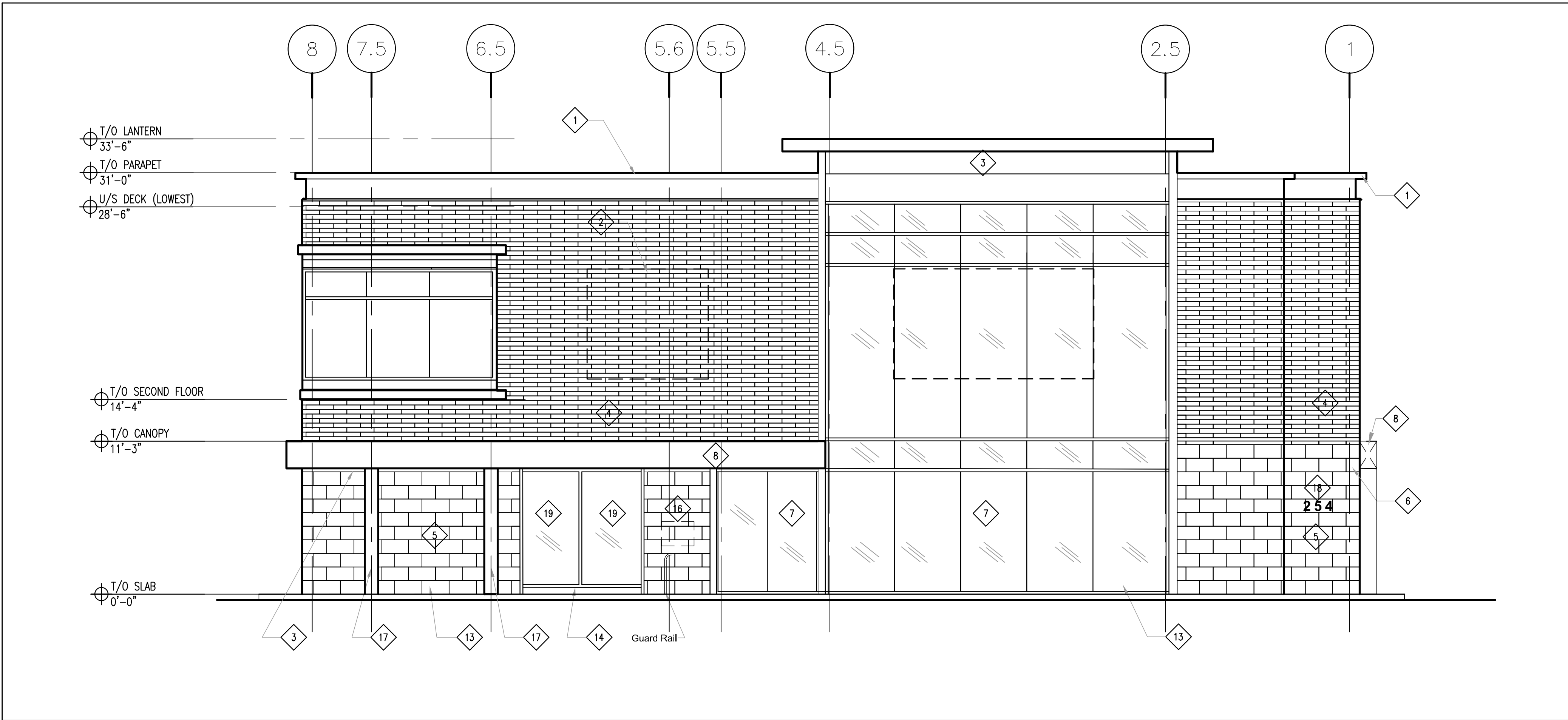
16. CIBC SEGMENT PLAQUE SIGN: BY CIBC

17. PRECAST CONCRETE COLUMN: FINISH TO MATCH ST1
18. BUILDING STREET NUMBER SIGNAGE: BY CIBC (NIC)

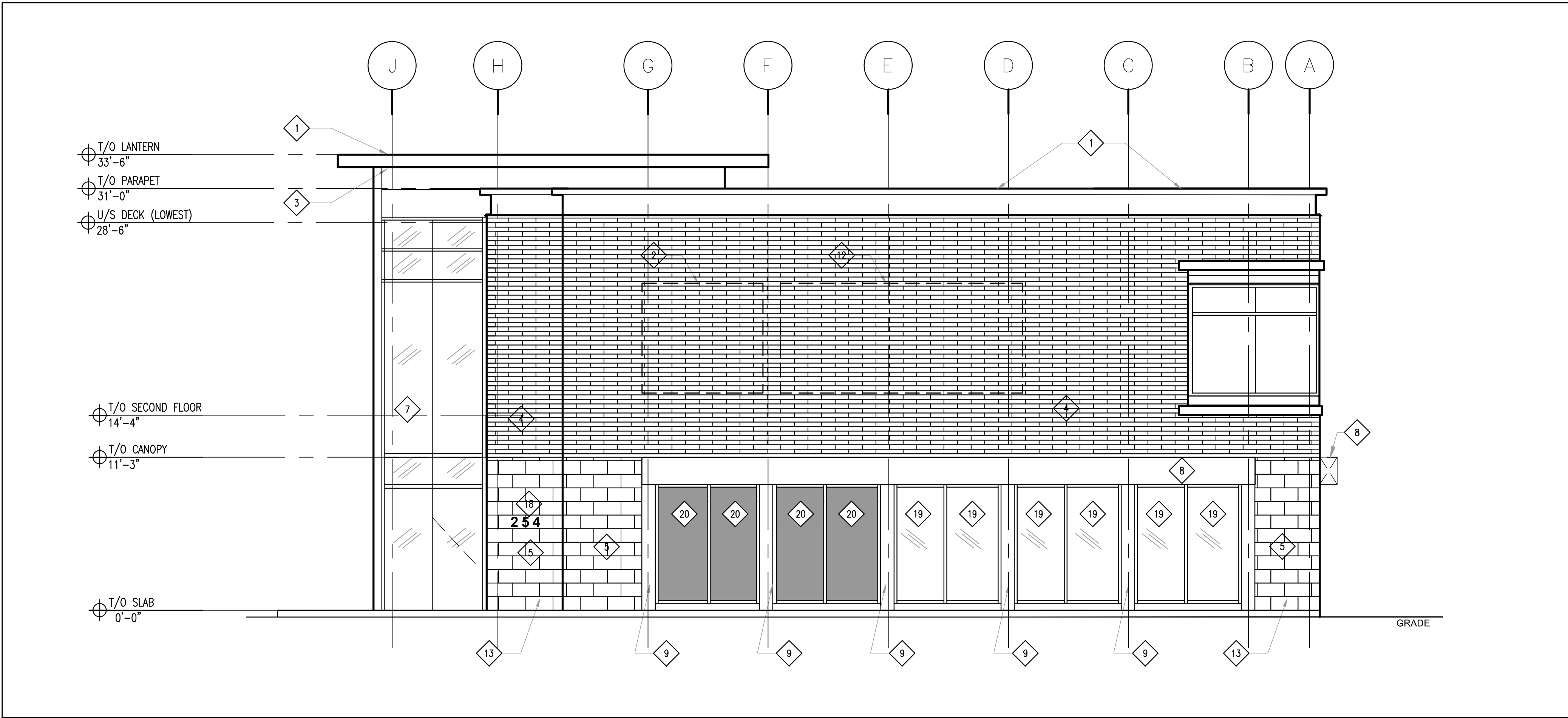
19. CLEAR DOUBLE LOW-E GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES

20. SPANDREL GLASS: ANTIQUE WHITE IN CLEAR ANODIZED ALUMINUM FRAMES

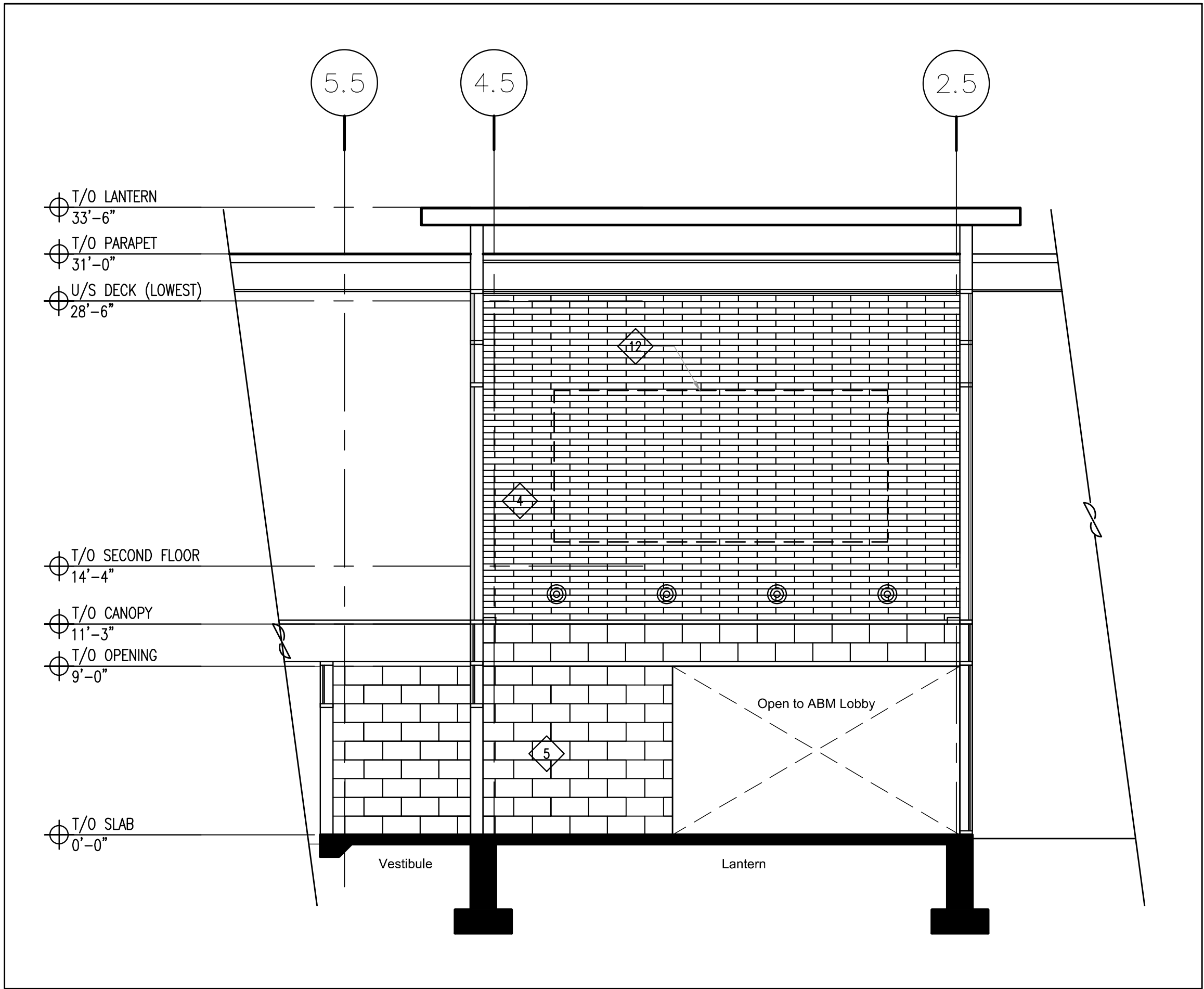
NOTE: WHERE APPLICABLE, BACK PAINTED INSULATED SPANDREL GLASS TO BE USED IN LIEU OF CLEAR GLASS IN ALL BACK-OF-HOUSE AREAS ON GROUND FLOOR.
FINAL LOCATION AND EXTENT OF BUILDING SIGNAGE TO BE DETERMINED BY CIBC.



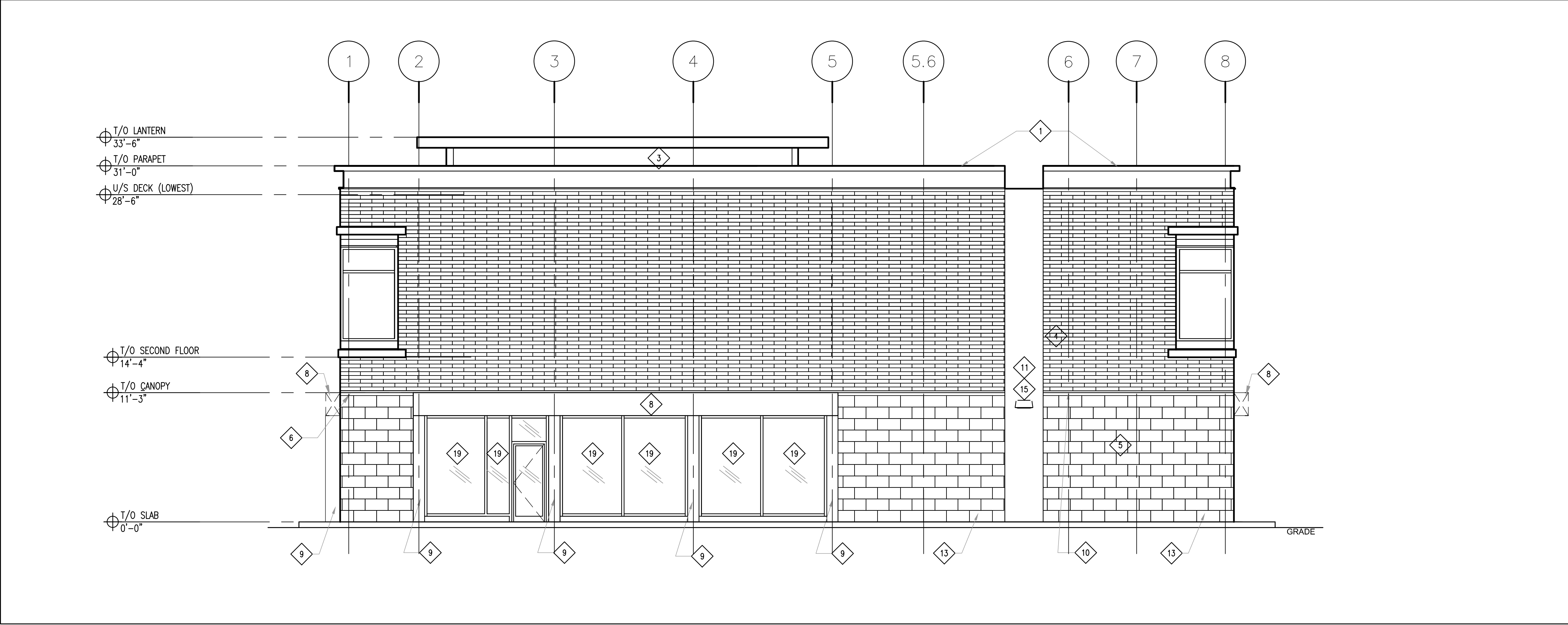
2 NORTH ELEVATION
A-300 SCALE: 3/16" = 1'-0"



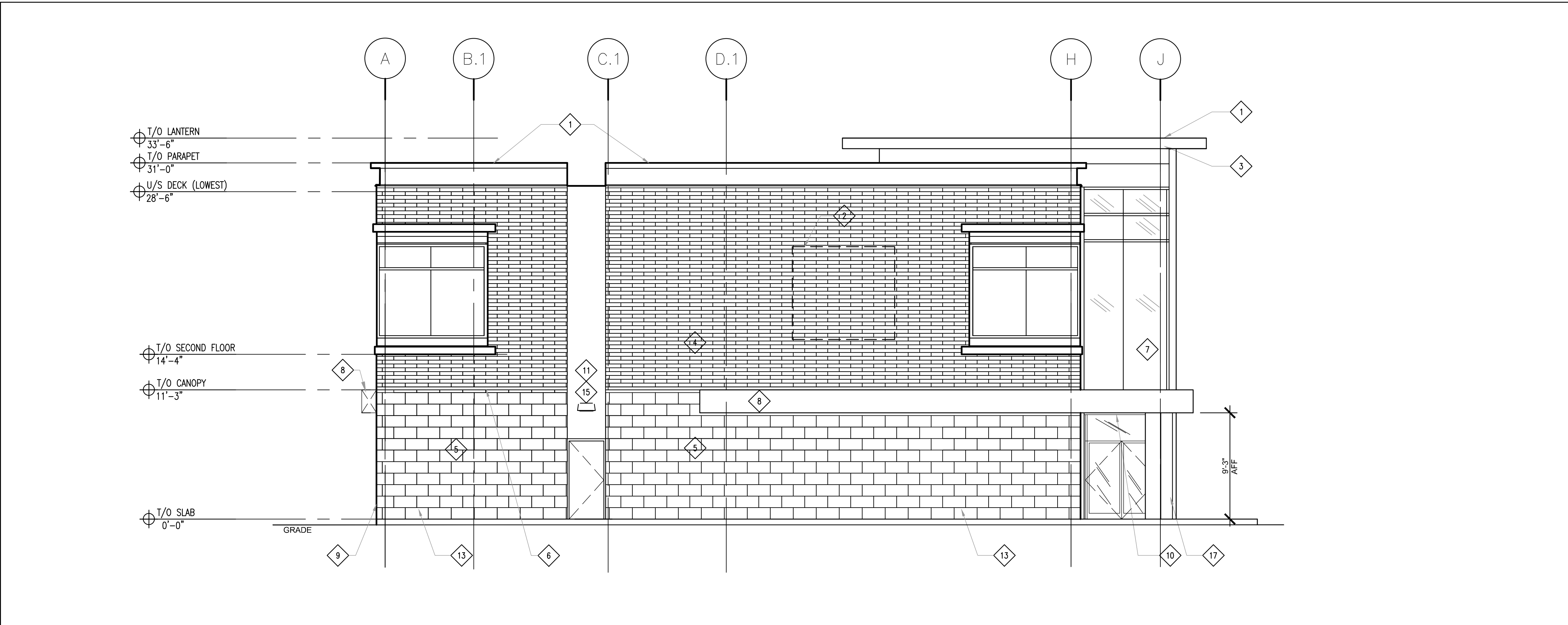
1 WEST ELEVATION
A-300 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION (INSIDE)
A-300 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
A-301 SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
A-301 SCALE: 3/16" = 1'-0"

Pelican (Lakeshore) Commercial Inc.
Lighttower Commercial Inc.

File: OZ 09/002 W1

Agency Comments

The following is a summary of comments from agencies and departments regarding these applications.

Agency / Comment Date	Comment
Region of Peel (August 12, 2010)	<p>Regional staff has reviewed the subject applications and have no objections. They have also received and reviewed a Functional Servicing Report and find it satisfactory.</p> <p>An existing 300 mm (12 in.) diameter water main is located on Lakeshore Road West; an existing 200 mm (8 in.) diameter water main is located on Maple Avenue South and a 150 mm (6 in.) diameter water main is located on Pine Avenue.</p> <p>An existing 200 mm (8 in.) diameter sanitary sewer is located on Lakeshore Road West, an existing 300 mm (12 in.) diameter sanitary sewer is located on Lakeshore Road West (west of Pine Avenue), an existing 250 mm (10 in.) diameter sanitary sewer is located on Maple Avenue South and an existing 250 mm (10 in.) diameter sanitary sewer is located on Pine Avenue.</p>
City Community Services Department – Park Planning, Planning, Development and Business Services Division (August 12, 2010)	Should these applications be approved, street tree contributions will be required. Prior to the issuance of building permits, cash-in-lieu of parkland for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O.1990, c.P.13, as amended) and in accordance with the City's Policies and By-laws.
City Community Services Department – Culture Division, Heritage Planning (August 12, 2010)	Appropriate landscaping and buffering must be provided between the asphalt of the parking lot pavement and the heritage building's foundation at 305 Lakeshore Road West.
City Community Services Department – Fire and Emergency Services Division (August 12, 2010)	Fire has reviewed the applications from an emergency response perspective and has no concerns. Emergency response time to the site and water supply available are acceptable.

Pelican (Lakeshore) Commercial Inc.
Lighttower Commercial Inc.

File: OZ 09/002 W1

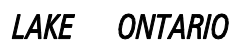
Agency / Comment Date	Comment
<p>City Transportation and Works Department (August 27, 2010)</p>	<p>Comments updated August 27, 2010 state that the applicant is to provide a revised Site Grading and Servicing Plan which accurately depicts the existing and proposed grading elevations and service connections at 321 Lakeshore Road West along with additional lands at 0 and 305 Lakeshore Road West as per an amendment of the rezoning application.</p> <p>The applicant is also required to revise the Noise Report to incorporate lands at 0 and 305 Lakeshore Road West as a part of the new rezoning application and address outstanding matters with regards to the previous Noise Report comments/conditions dated October 28, 2009.</p> <p>In addition the applicant has been requested to provide an updated Functional Servicing Report to address Storm Water Management requirements for the additional lands at 0 and 305 Lakeshore Road West.</p> <p>A revised Traffic Impact Study and Addendum to reflect the resulting access arrangement is currently under review. It is noted that discussions are currently underway regarding the potential for limited access from Lakeshore Road West.</p> <p>It was further noted that the proposed site plan is to be revised illustrating the interim access to Maple Avenue South and lay-by parking on Lakeshore Road West in front of the proposed CIBC building.</p> <p>Comments on the above will be finalized prior to preparation of the Supplementary Report and the receipt and review of the above items.</p>

Pelican (Lakeshore) Commercial Inc.
Lightower Commercial Inc.

File: OZ 09/002 W1

Agency / Comment Date	Comment
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Enersource Hydro Mississauga Economic Development Office Mississauga Transit Bell Canada</p>
	<p>The following external agencies were circulated the applications but provided no comments:</p> <p>Rogers Cable Canada Post Corporation</p>

APPENDIX I-9





Corporate Report

Clerk's Files

Originator's
Files OZ 09/002 W1

PDC SEP 20 2010

DATE: September 7, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 20, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Report**
Official Plan Amendment and Rezoning Applications
To permit retail, medical office and financial institution uses
0, 305 and 321 Lakeshore Road West, 3 Pine Avenue South and
7 Maple Avenue South
South side of Lakeshore Road West, on both the west and east
sides of Pine Avenue South
Owner: Pelican (Lakeshore) Commercial Inc. and
Lighttower Commercial Inc.
Applicant: Glen Schnarr and Associates Inc.
Bill 51

Public Meeting **Ward 1**

COMMENTS: The report from the Commissioner of Planning and Building dated August 31, 2010, was prepared and finalized in advance of the community meeting held on September 1, 2010.

The following is a summary of issues and comments raised by the Community:

- The proposed development is not consistent with the findings of the Direction Report for the Lakeview and Port Credit District Policies Review and Public Engagement Process as it does not provide enough density, is encroaching into the

residential component of the neighbourhood and is not in keeping with the character outlined in the Report;

- The second storey of the proposed CIBC building is not fully functional. Applicant should build the entire second storey so that CIBC may one day expand into it;
- It is preferable that there be no access onto Lakeshore Road West from the proposed CIBC development. Should access be provided, it should be in a 'T' configuration;
- The existing heritage building will be isolated as currently proposed;
- The possibility of underground parking as well as parking on the adjacent Imperial Oil lands should be explored;
- Lay-by parking spaces should be provided along Lakeshore Road West in order to mitigate parking deficiencies;
- Parking spaces for persons with disabilities should be relocated to better serve the proposed medical office building;
- The driveway access onto Maple Avenue South should be moved north towards Lakeshore Road West in order to further separate it from the residences;
- A concern was raised regarding headlights from vehicles exiting the site from Maple Avenue South shining into the residence directly across the street at 10 Maple Avenue South;
- The property on the east side of Maple Avenue South is currently in a derelict state and overgrown with weeds. Loading trucks are currently using this property to maneuver into the Shoppers Drug Mart loading bay;
- Stop signs should be installed on the subject properties in order to more safely control access onto Lakeshore Road West, Pine Avenue South and Maple Avenue South;
- Right turn lanes should be constructed on Maple Avenue South and Pine Avenue South leading onto Lakeshore Road West in order to avoid excessive queuing;
- Parking standard should be reduced in order to allow the types of buildings which are desired; parking should not determine the built form;
- It was noted that the residents should question whether there is value in having the proposed tenants in their community;
- The proposal represents a compromise between where the proposal started and the intent of the Directions Report;

- The establishment of the proposed uses is a benefit to the community;
- A concern was raised regarding approval of the requested minor variances and the implications it would have on the proposed Official Plan Amendment and Rezoning applications.

Some of the above noted comments and issues were responded to at the community meeting; the remainder will be addressed in the Supplementary Report.

original signed by

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: David Breveglieri, Development Planner