



Corporate Report

Clerk's Files

Originator's
Files OZ 09/002 W1

PDC JAN 31 2011

DATE: January 11, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: January 31, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit retail, medical office and financial institution uses
305, 315, 321, 333 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 Lightower
Commercial Inc.
Applicant: Glen Schnarr and Associates Inc.
Bill 51

Supplementary Report **Ward 1**

RECOMMENDATION: That the Report dated January 11, 2011, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 09/002 W1, Pelican (Lakeshore) Commercial Inc. and Lightower Commercial Inc., 305, 315, 321, 333 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, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed, Council considers that the changes do not require further notice and,

therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.

2. That the application to amend Mississauga Plan from "Mainstreet Retail Commercial-Special Site 7" and "Residential-Low Density I" to "Mainstreet Retail Commercial" to permit retail, medical office and financial institution uses, be approved.
3. That the application 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 in accordance with the proposed zoning standards described in the Information Report and revised in this Report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That the decision of Council for approval of the rezoning application be considered null and void, and a new development application be required unless a zoning by-law is passed within 18 months of the Council decision.
5. That the Region of Peel be requested to make appropriate modifications to the new Official Plan through the Regional approval process to re-designate the lands from "Mixed Use – Special Site 6" and "Residential Low Density I" to "Mixed Use".

BACKGROUND:

On September 9, 2010, the applicant was granted minor variances to allow the construction of the two storey medical office building permitting a portion of the required parking to be located off-site at 315 Lakeshore Road West. The minor variance was required as the applicant was seeking a Conditional Foundation-to-Roof

Building Permit and the site could not accommodate the required number of parking spaces without the inclusion of 7 Maple Avenue South. In addition to allowing off-site parking, minor variances were granted for an insufficient landscape buffer to the residential property at 7 Maple Avenue South and an excessive front yard setback to Maple Avenue South. The requested minor variances were granted for a temporary period of one year and the Committee's decision became final on October 7, 2010. A Conditional Foundation-to Roof Building Permit was subsequently issued for the two storey medical office building on November 8, 2010 and construction is currently underway.

A public meeting was held by the Planning and Development Committee on September 20, 2010, at which time a Planning and Building Department Information Report (Appendix S-1) and Addendum Report (Appendix S-2) were presented and received for information. At the public meeting, the Planning and Development Committee passed Recommendation PDC-0047-2010 which was subsequently adopted by Council and is attached as Appendix S-3.

COMMENTS:

See Appendix S-1 - Information Report and Appendix S-2 - Addendum Report prepared by the Planning and Building Department.

COMMUNITY ISSUES

As outlined in the Information Report, two community meetings were held by the former Ward 1 Councillor Carmen Corbasson in April 2009 and September 2010 as well as one meeting between these dates in May 2010 with the affected ratepayer associations in the area to discuss the original and subsequent revised applications submitted by the proponents.

An additional community meeting was recently convened by the new Ward 1 Councillor Jim Tovey on January 11, 2011. A summary of the issues raised at these meetings is outlined below.

Comment

The proposal is not completely 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, encroaches into the residential component of the neighbourhood and the proposed CIBC building does not have a fully functional second storey.

Response

Comments regarding the appropriateness of the proposed development are included in the Planning Comments section of this report.

Comment

The proposed right-out only vehicular access onto Lakeshore Road West from the proposed CIBC development is not necessary and should be eliminated or revised to a 'T' configuration.

Response

The applicant has expressed a desire to retain the proposed right-out only vehicular access onto Lakeshore Road West in order to mitigate vehicular turnaround congestion within the parking area. The City has determined that a right-out only access is feasible from both a functional and safety perspective. The configuration of the proposed right-out only access has been revised with a reduced curvature. It has been determined that a 'T' configuration for the proposed right-out only access would present a safety concern as it would increase the likelihood of east bound vehicles attempting to enter the driveway.

Comment

The parking requirements should be revisited and lay-by parking along Lakeshore Road West should be introduced. Parking spaces

for persons with disabilities should also be relocated to better serve the medical office building.

Response

Lay-by parking spaces are now being proposed on Lakeshore Road West on both the west and east sides of Pine Avenue South.

The applicant has submitted a Parking Utilization Study which satisfactorily justifies a reduction in the parking requirement for the existing Shoppers Drug Mart. In addition, given the mix of uses within proximity of each other, the application of the shared parking formula is deemed to be appropriate for the entire development, further reducing the parking requirement. The current proposal illustrating the Shoppers Drug Mart and adjoining medical clinic each having a parking space for persons with disabilities immediately in front of their main entrances and the medical office building having two parking spaces for persons with disabilities next to the walkway represents an appropriate dispersion of parking spaces for persons with disabilities.

Comment

Right turn lanes should be constructed on Pine Avenue South and Maple Avenue South leading onto Lakeshore Road West in order to avoid excess queuing and congestion. Stops signs should also be introduced on the property to regulate traffic.

Response

The applicant will be required to adjust the east side curb line at the intersection of Lakeshore Road West and Maple Avenue South to allow for a northbound left turn lane at the intersection. The intersection improvement will help to alleviate the northbound queues on Maple Avenue South. The Site Plan, Site Grading and Servicing Plans are being updated to include the necessary modifications to the intersection. Traffic control measures for the site such as stop signs will be reviewed through the Site Plan approval process. The possibility of a left turn lane from Pine

Avenue South will be assessed prior to the future resurfacing of the street.

Comment

A concern was raised regarding headlights shining into the residence directly across the street at 10 Maple Avenue South from vehicles exiting the site from Maple Avenue South.

Response

The Transportation and Works Department has concerns with relocating the access on Maple Avenue South north towards Lakeshore Road West due to the queuing of vehicles on the street. Shifting the access point further north will compromise the effectiveness and intended benefits of having a left turn lane on Maple Avenue South. Upgraded landscaping and berming will be incorporated as part of the development in order to help mitigate the effect of vehicle headlights.

Comment

A concern was raised regarding the heritage building being isolated as currently proposed.

Response

The heritage building has always operated as a stand alone building due to its historical use as a gatehouse. Given the building's heritage designation, it is to remain in its current location. No intention has been expressed to connect the structure to the proposed financial institution.

Comment

A comment was raised regarding reconsidering the architectural appearance of the proposed financial institution in order to better reflect the village character and complement the heritage designated building.

Response

During the course of the processing of the application, the proposed financial institution has been amended to include a partial second storey and additional fenestration on the second floor. While the proposed financial institution is situated beside a heritage designated building, it is not subject to a heritage designation itself, and therefore not subject to heritage related design criteria, however, further refinements to the elevations can be considered through the site plan approval process.

**UPDATED AGENCY AND CITY DEPARTMENT
COMMENTS****City Transportation and Works Department**

Comments updated January 6, 2011 state that the applicant's consulting engineer has revised and updated the Functional Servicing Report to include the lands east of Pine Avenue South and has addressed previous concerns with respect to the storm water management and site grading proposals.

Traffic impact studies provided in support of the development satisfactorily demonstrate that the existing road infrastructure can accommodate the projected vehicular traffic to be generated by the proposed development. The traffic consultant has submitted the required plan depicting the local access and road improvements to be funded by the applicant. These improvements are proposed to include the widening of Maple Avenue South to allow for a separate northbound left turn onto Lakeshore Road West; the construction of lay-by parking across the Lakeshore Road West frontage of the site; a right-out only access for the proposed building east of Pine Avenue South and the appropriate vehicular signage. The above improvements also address certain concerns identified by area residents at previous public meetings. Notwithstanding the limited access to Lakeshore Road West, full access is proposed to the development from both Pine Avenue South and Maple Avenue South.

The Environmental Noise Report submitted by Jade Acoustics has been updated and confirms that mitigation measures will be required to ensure that noise associated with the Shoppers Drug Mart site operations will meet the MOE guideline for stationary noise at the nearest residential receptors. Additional measures will be required to ensure that no delivery or unloading operations are to occur between the hours of 9:00 p.m. and 7:00 a.m., that there are no idling of tractor trailers or delivery vehicles at any time within or outside the enclosed loading bay area and that waste collection be limited to daytime hours between 7:00 a.m. and 7:00 p.m. Monday to Friday. Mitigation for the buildings will consist of the appropriate height of roof parapets and/or rooftop barriers surrounding the HVAC equipment for the buildings.

In the event these applications are approved by Council, a detailed noise report will be required prior to Site Plan approval to the satisfaction of the Planning and Building Department as and when final grading information and detailed equipment selection is available. The detailed report shall include the appropriate analysis for all buildings.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to the Mississauga Plan Policies for the Port Credit District. As outlined in the Information Report, Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments (Section 5.3.2). Each criterion is summarized below along with a discussion of how the proposed applications address the intent of the criteria.

Will the proposed redesignation adversely impact or destabilize the intent, goals and objectives of the Official Plan?

Section 2 of Mississauga Plan outlines the overall Goals and Objectives of the Plan. There are three in particular which are most relevant to the proposed Official Plan Amendment.

Section 2.2 speaks to Urban Form and Community Identity. The proposal adheres to the applicable goals and objectives by introducing a built form that will assist in retaining the local community identity; is superior to the former automotive dealership which occupied the site and is complementary in both character and scale to the surrounding built environment.

The proposed development meets the intent of the Urban Design goals and objectives under Section 2.11 which require new development to respect and enhance the streetscape through building design, placement, scale and form. The introduction of the proposed built form will assist in developing a Mainstreet Commercial character as the recently constructed Shoppers Drug Mart and attached medical offices and the proposed medical office building and financial institution will line Lakeshore Road West, with the bulk of the on-site parking being located behind the buildings. This will foster a more active pedestrian street and minimizing the apparent width of Lakeshore Road West. Additionally, lay-by parking spaces are proposed along the south side of Lakeshore Road West. The medical office building will be two storeys while the proposed financial institution will have a two storey façade with a partially second storey, but will be built to have the structural capability to be retrofitted to accommodate a full second storey. Accordingly, both proposed buildings will have the massing and street presence commonly associated with Mainstreet Commercial areas.

The proposal also adheres to the applicable Heritage goals and objectives under Section 2.12. A Heritage Impact Study was requested for the property at 305 Lakeshore Road West as the building on the property, known as the Hill Gatehouse/Dudgeon Cottage, was listed on the City's Heritage Register. As a result of this study, Council voted to designate the property and accordingly this heritage building will be preserved and will remain in its current location.

The proposed redesignation will, therefore, not adversely impact or destabilize the overall intent of these above referenced goals and objectives of the Plan.

Will the proposed redesignation adversely impact or destabilize the development or functioning of the remaining lands which are the same designation, or neighbouring lands?

The application proposes to introduce a mix of retail, medical office and financial institution uses to a site which had been formerly occupied by an automotive dealership. As such, under the subject proposal, the general function of the lands will continue with commercial uses being located along Lakeshore Road West, albeit with an enhanced built form and uses more characteristic of a mainstreet. It has been determined that the integration of the residential properties at 7 Maple Avenue South and 3 Pine Avenue South is essential in ensuring that the proper setbacks, landscape buffers, access points and parking requirements are met. The inclusion of the two residential properties into the 'Mainstreet Retail Commercial' designation will not have an adverse impact to the character or function of the residential community to the south. Given the configuration of the site, vehicular traffic will not be required to infiltrate into the existing residential area to the south. Additionally, the proposed development will not have any adverse impact on the future development on the vacant Imperial Oil lands to the east and will contribute to the expansion of the mainstreet commercial character at the west end of Port Credit.

Is the proposed land use suitable for the lands and compatible with existing and future uses of surrounding lands?

The proposal seeks to maintain the existing "Mainstreet Retail Commercial" designation while eliminating the Special Site which recognized the former automotive dealership and incorporating two residential properties into the designation. The proposed medical office building and financial institution along with the existing retail store is in keeping with the intended commercial character and uses along Lakeshore Road West. It is anticipated that when the vacant Imperial Oil property to the east is developed, additional mainstreet commercial uses will line Lakeshore Road West creating a continuous streetscape which will connect to the Port Credit Node.

Are there adequate infrastructure and company services to support the proposed development?

Based on the comments received from the applicable City departments and agencies, the existing infrastructure is adequate to support the proposed development.

Mississauga Official Plan (new Official Plan)

Mississauga Official Plan (new Official Plan) was adopted by City Council on September 29, 2010. Until the new Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan (existing Official Plan) continues to be in effect. While the existing Official Plan is the plan of record against which applications are being reviewed, regard should also be given to the new Official Plan. Under the new Official Plan, the subject lands that are currently designated "Mainstreet Retail Commercial – Special Site 7" are designated "Mixed Use – Special Site 6" and the two residential properties to the south that are currently designated "Residential Low Density I" will continue to be designated "Residential Low Density I". The proposed medical office and financial institution uses conform to the "Mixed Use – Special Site 6" designation contained in the new Official Plan and associated policies, however, the two residential properties would require a change to their designation to "Mixed Use" in order to be incorporated into the development. The Special 'Site 6' designation which would continue to recognize the former automotive dealership would also need to be removed from the "Mixed Use" designation.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. Accordingly, public notice under the *Planning Act* has been provided for this meeting to consider the recommendations contained in this report. Furthermore, should these applications be approved by City Council through the adoption of a site specific official plan amendment to the existing Official Plan, the Region of Peel will be

requested to incorporate the appropriate modifications into the new Mississauga Official Plan prior to its approval.

Zoning

The proposed "C4-Exception" (Mainstreet Commercial) zone is appropriate to accommodate the recently constructed Shoppers Drug Mart and attached medical offices and the proposed medical office and financial institution uses. The proposed provisions will be compatible with the surrounding lands for the reasons noted in the Official Plan section of this Report.

An exception schedule consistent with the applicant's revised concept plan (Appendix S-5) is proposed to regulate the dimension of setbacks along property lines that are street lines and minimum landscape buffer depths.

Proposed exception regulations which have been revised and did not form part of the Information Report include a minimum landscaped buffer of 3.0 m (9.8 ft.) at the southerly lot line of 3 Pine Avenue South, and a minimum landscaped buffer of 1.5 m (4.9 ft.) along the easterly portion of the site which abuts the Imperial Oil lands.

Parking

The second storey uses associated with the proposed financial institution include a staff lunch room and storage area which do not generate an additional parking requirement. The proposed zoning will exclude the gross floor area for those second storey uses from the parking calculation requirement.

The applicant also submitted a Parking Utilization Study which satisfactorily justified a reduction in parking requirement for the existing retail store. A reduced parking standard of 2.8 spaces per 100 m² (1076.4 sq. ft.) for the retail component of the development will be included in the proposed zone. The Parking Utilization Study also justified the application of the shared parking formula,

as outlined in Section 3.1.2.3 of the Zoning By-law for the entire development.

When the above-noted factors are taken into consideration, the development will have an overall on-site parking requirement of 129 spaces. The most recent concept plan submitted meets this requirement.

Lay-by parking spaces on the south side of Lakeshore Road West are to be constructed at the cost of the developer. These parking spaces will be under City ownership, will not be for the exclusive use of any particular business and do not count towards the parking provided by the proposed development. The lay-by parking spaces will reinforce the mainstreet commercial character of the area, will offer convenient access to users of the site and will assist in alleviating peak parking demands.

Site Plan

Site Plan applications have been submitted for development of the proposed medical office building and financial institution under files SP 10/092 W1 and SP 10/109 W1 respectively. Site Plan approval for the existing Shoppers Drug Mart and attached medical clinic was approved under file SP 08/212 W1 on December 7, 2009.

Through further refinement of the development proposal to address concerns identified by City staff and neighbouring residents, the concept plan has been modified from that shown on Appendix I-5. The revised concept plan can be found on Appendix S-5 and incorporates the following changes:

- the inclusion of lay-by parking on the south side of Lakeshore Road West along the length of the development;
- a revised right-out only vehicular access beside the proposed financial institution in order to address safety and accessibility concerns and to mitigate the affect of the driveway curvature on the heritage designated building. While the angle of the

right-out has been straightened, a 90 degree 'T' configuration would not be appropriate for a right-out only condition as it would provide the opportunity for drivers to enter the site;

- a minimum requirement of 129 parking spaces on site based on the assessment of the parking justification study and the application of the shared parking formula. The latest submission illustrates 131 parking spaces;
- an increased landscaped buffer of 3 m (9.8 ft.) and upgraded plantings along the southerly property line of 3 Pine Avenue South.

Upgraded landscaping along the Maple Avenue South frontage will be reviewed through the landscape approval process and traffic abatement measures such as on-site stop signs will be reviewed through the site plan approval process.

The above-noted revisions are considered appropriate to accommodate the safe vehicular movement both on and off site and to facilitate the development of the proposed buildings. Additionally, the City will secure for the creation of a left turn lane from Maple Avenue South onto Lakeshore Road West and will request securities for the potential construction of a centre median along Lakeshore Road West in front of the proposed financial institution should it be necessary.

The applicant has also submitted revised building elevations for the proposed financial institution illustrating added fenestration along the west side of the building (Appendix S-7). Minor changes to architectural details have also been illustrated on the medical office building elevations (Appendix S-6).

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:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. The proposed revisions to the application which consist of revisions to the site layout, parking standard and specific zone standards are deemed to be minor. Therefore, it is recommended that no further public meeting need be held regarding the proposed changes.

The proposed Official Plan Amendment and Rezoning applications are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed Official Plan Amendment and Rezoning meet the overall intent goals, objectives and policies of Mississauga Plan.
2. The proposal for retail, medical office and financial institution uses are in keeping with the intended commercial activity along Lakeshore Road West and will enhance the character of the area.
3. The integration of two residential lots into the proposed development will not adversely impact the function or character the residential neighbourhood to the south.
4. Outstanding technical issues can be satisfactorily addressed through the required Development Agreement prior to by-law enactment and through the applications for Site Plan approval.

ATTACHMENTS:

Appendix S-1 - Information Report
Appendix S-2 - Addendum Report
Appendix S-3 - Recommendation PDC-0047-2010
Appendix S-4 – Excerpt of Existing Land Use Map (Revised)
Appendix S-5 – Revised Concept Plan
Appendix S-6 – Revised Elevations (Medical Office Building)
Appendix S-7 – Revised Elevations (Financial Institution)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Breveglieri, Development Planner



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 –</p> <p>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:

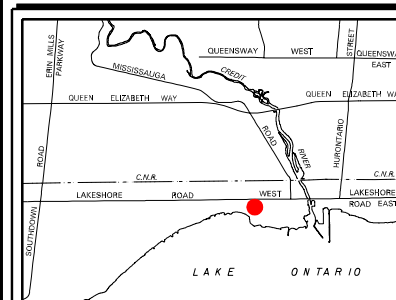


SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO 03/2010



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



FILE NO:
OZ 09002 W1

DWG. NO:
09002A.dgn

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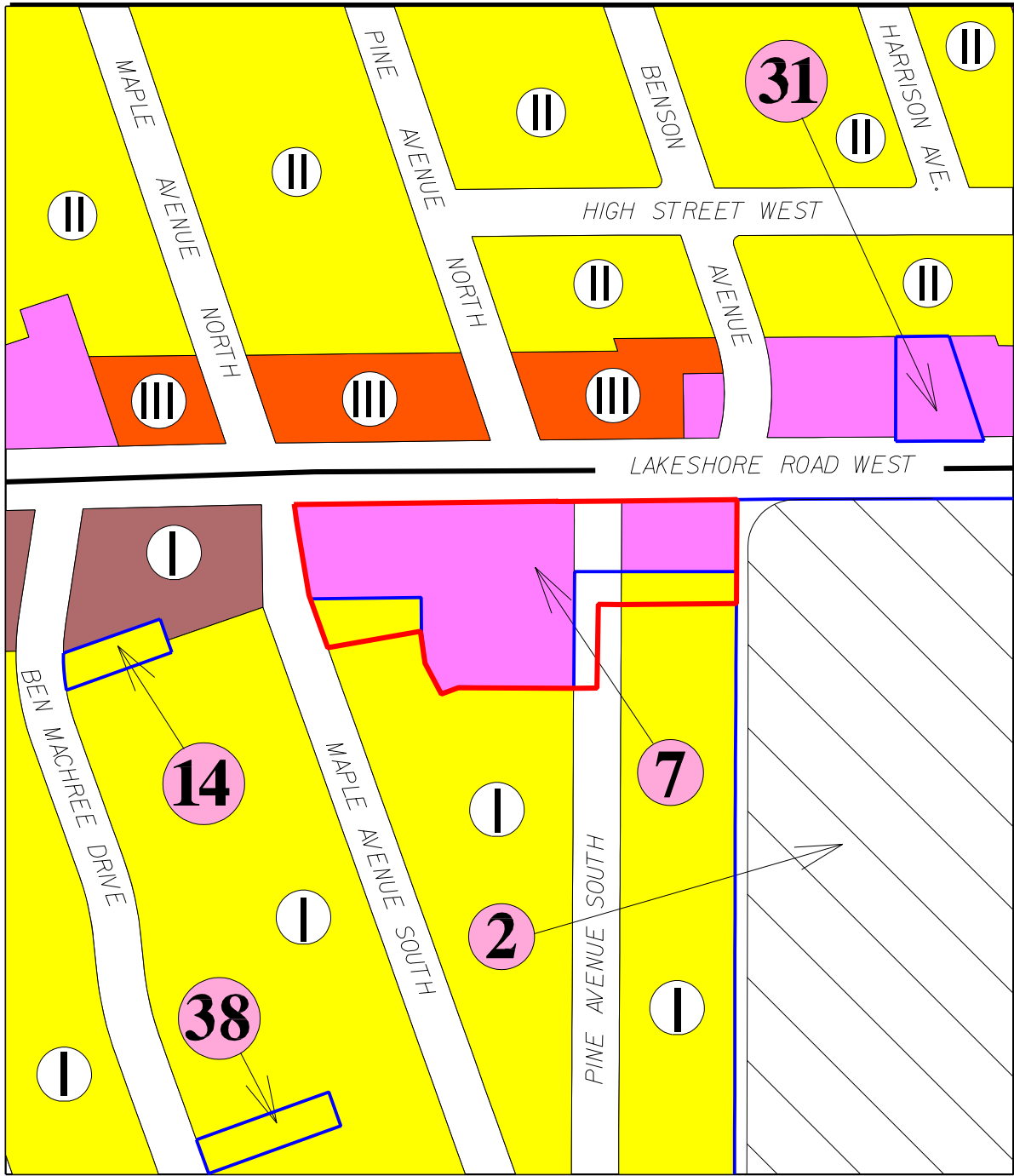
PDC DATE:
2010/09/20

DRAWN BY:
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

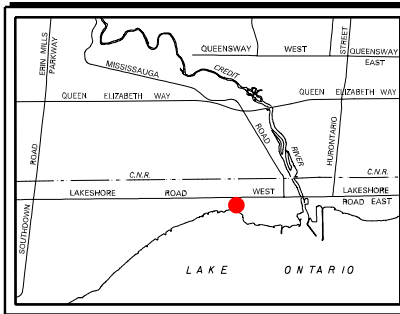
*Amendment No. 95 Appealed to the Ontario Municipal Board.
Delete and replace with Higher Order Transit Corridor*

Amendment No. 95 Appealed to the Ontario Municipal Board

SUBJECT LANDS



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

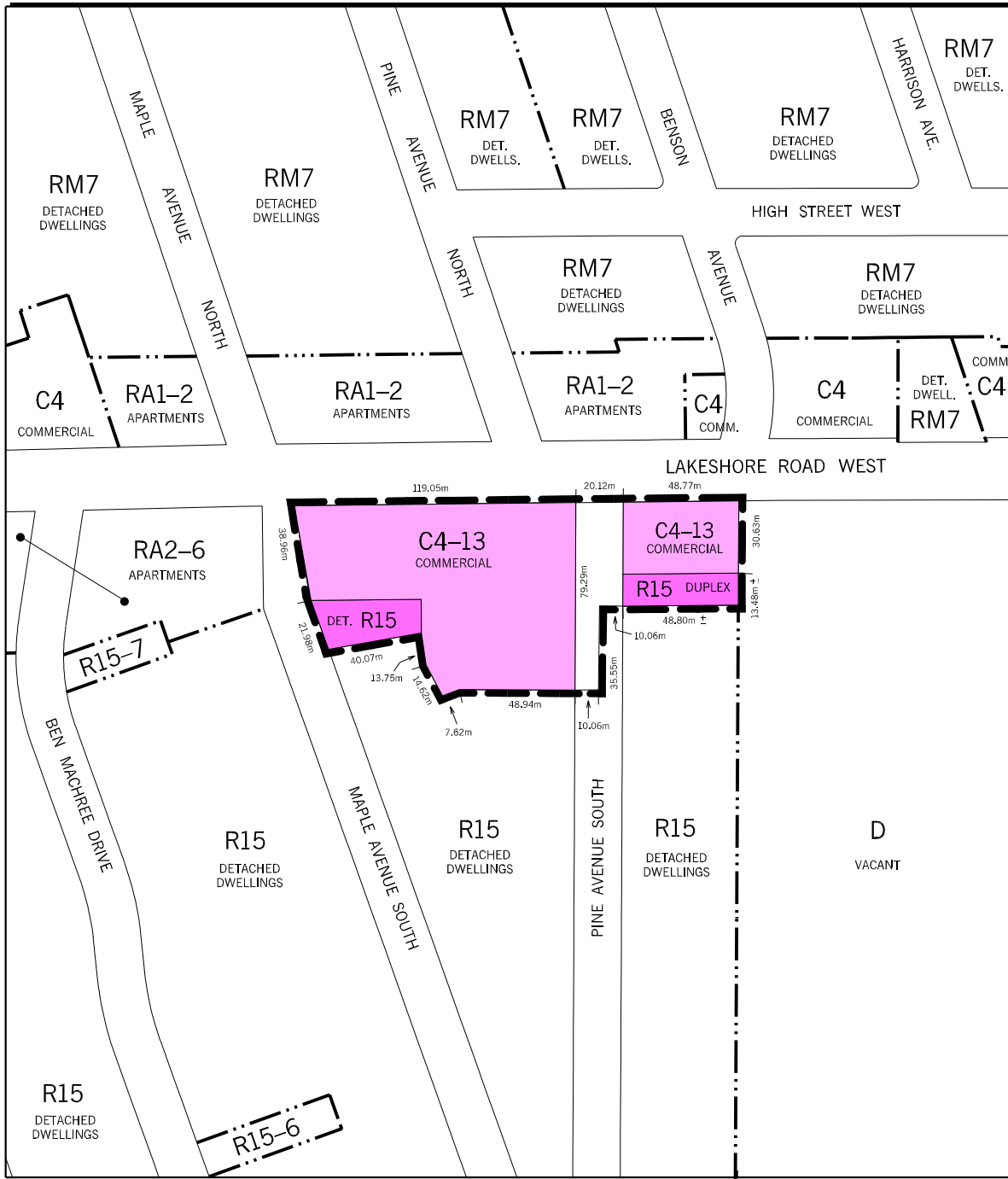


FILE NO: OZ 09002 W1	
DWG. NO: 09002L.dgn	
SCALE: 1:2500	
PDC DATE: 2010/09/20	
DRAWN BY: B. KRUGER	


MISSISSAUGA
Planning and Building


*Produced by
T&W, Geomatics*


APPENDIX I-3



LEGEND:

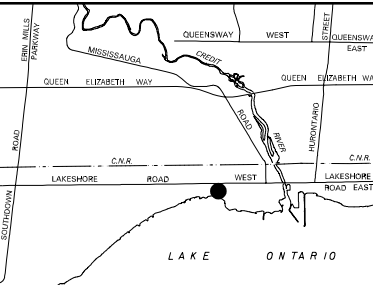
 **SUBJECT LANDS**

 **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:
OZ 09002 W1

DWG. NO:
09002R.dgn

SCALE:
1:2500

PDC DATE:
2010/09/20

DRAWN BY:
B. KRUGER

APPENDIX I-4

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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. (1,681.07 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:

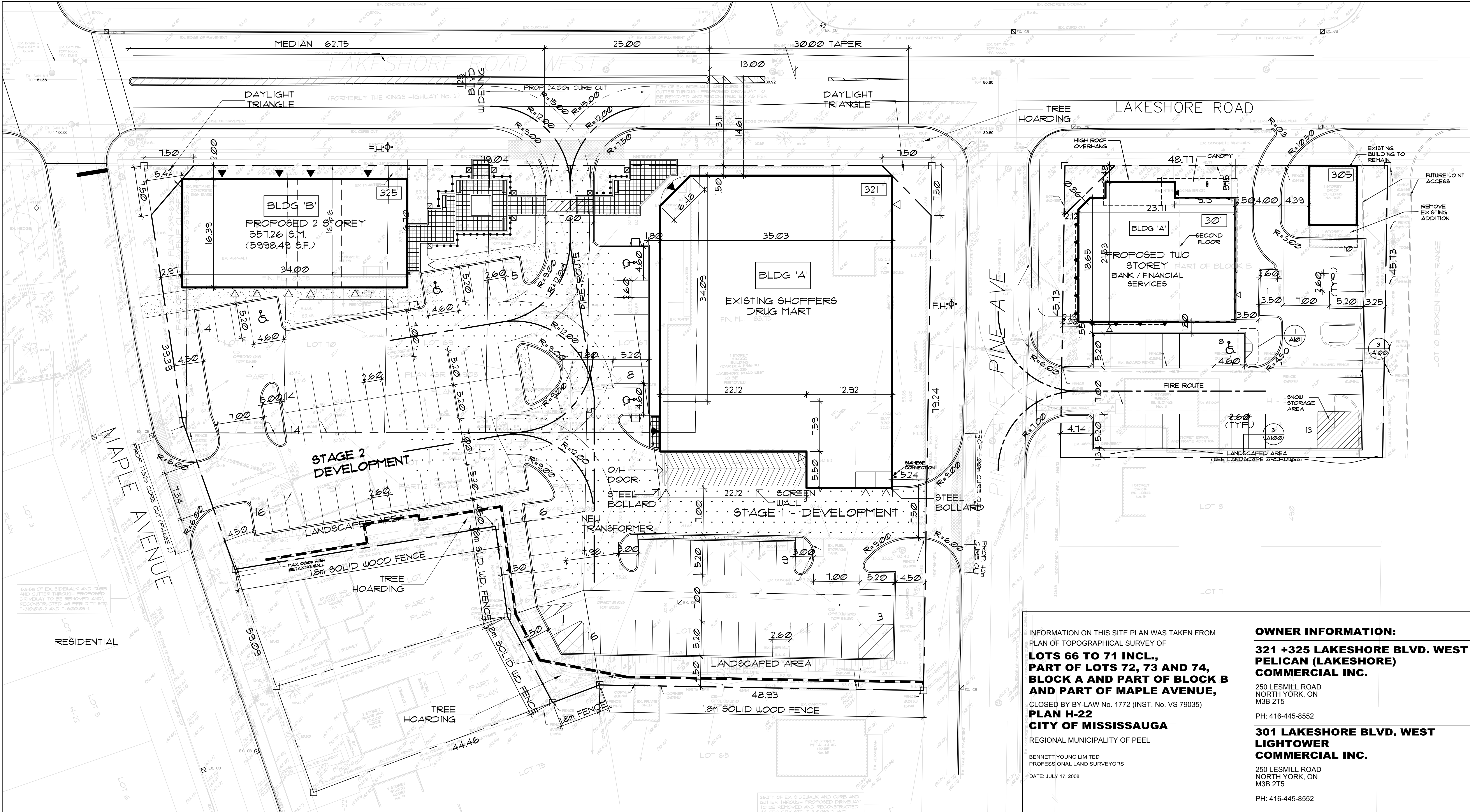
COVERAGE	(2,078.03 / 7,820.36 S.M.) = 26.57%
FLOOR SPACE INDEX: (2,635.15 / 7,820.36 S.M.)	= 0.34
LANDSCAPED AREA:	= 1502.88 S.M. (19.22%)
PAVED AREA:	= 4239.59 S.M. (54.21%)
HANDICAPPED PARKING REQUIRED:	= 4 CARS
HANDICAPPED PARKING PROVIDED:	= 4 CARS
LOADING SPACE REQUIRED:	= 1 SPACE
LOADING SPACE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

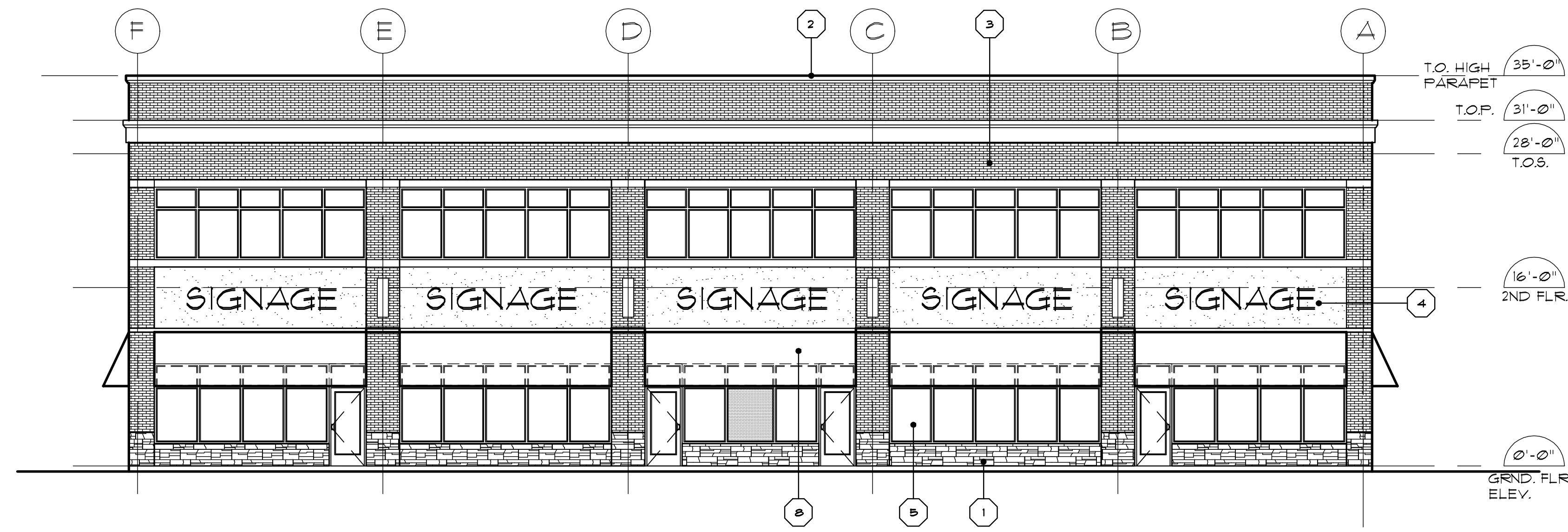
SYMBOL LEGEND

	MAN 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

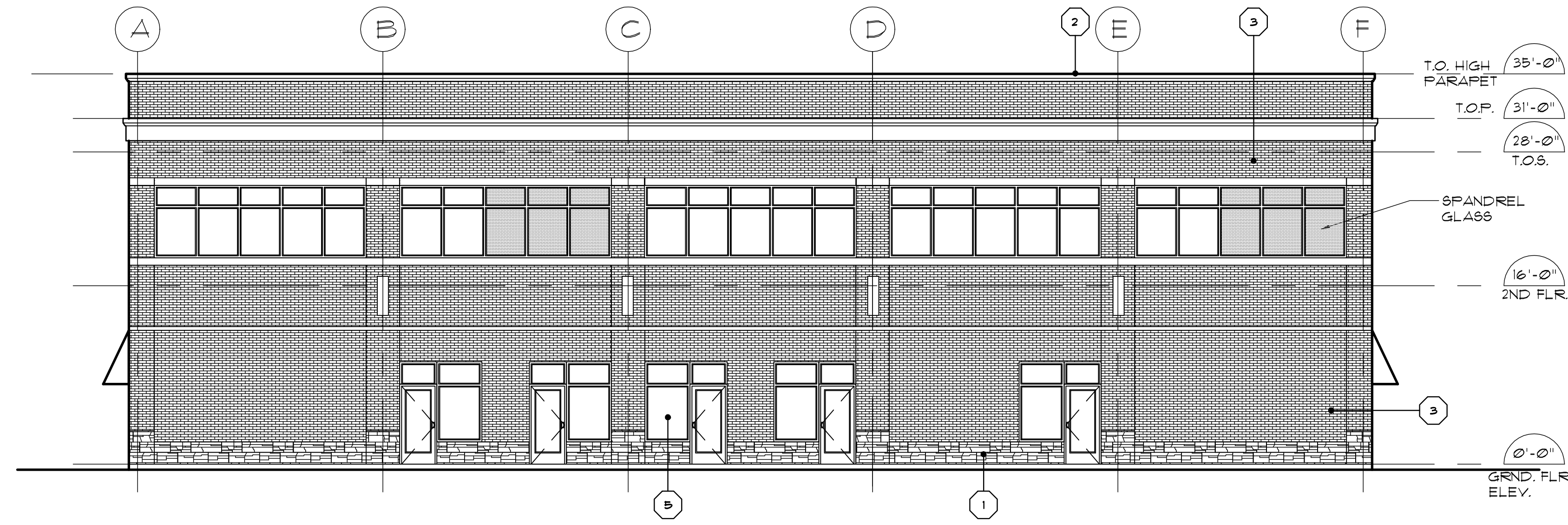
OWNER INFORMATION:
**321 +325 LAKESHORE BLVD. WEST
PELICAN (LAKESHORE)
COMMERCIAL INC.**
250 LESMILL ROAD
NORTH YORK, ON
M3B 2T5
PH: 416-445-8552
**301 LAKESHORE BLVD. WEST
LIGHTTOWER
COMMERCIAL INC.**
250 LESMILL ROAD
NORTH YORK, ON
M3B 2T5
PH: 416-445-8552



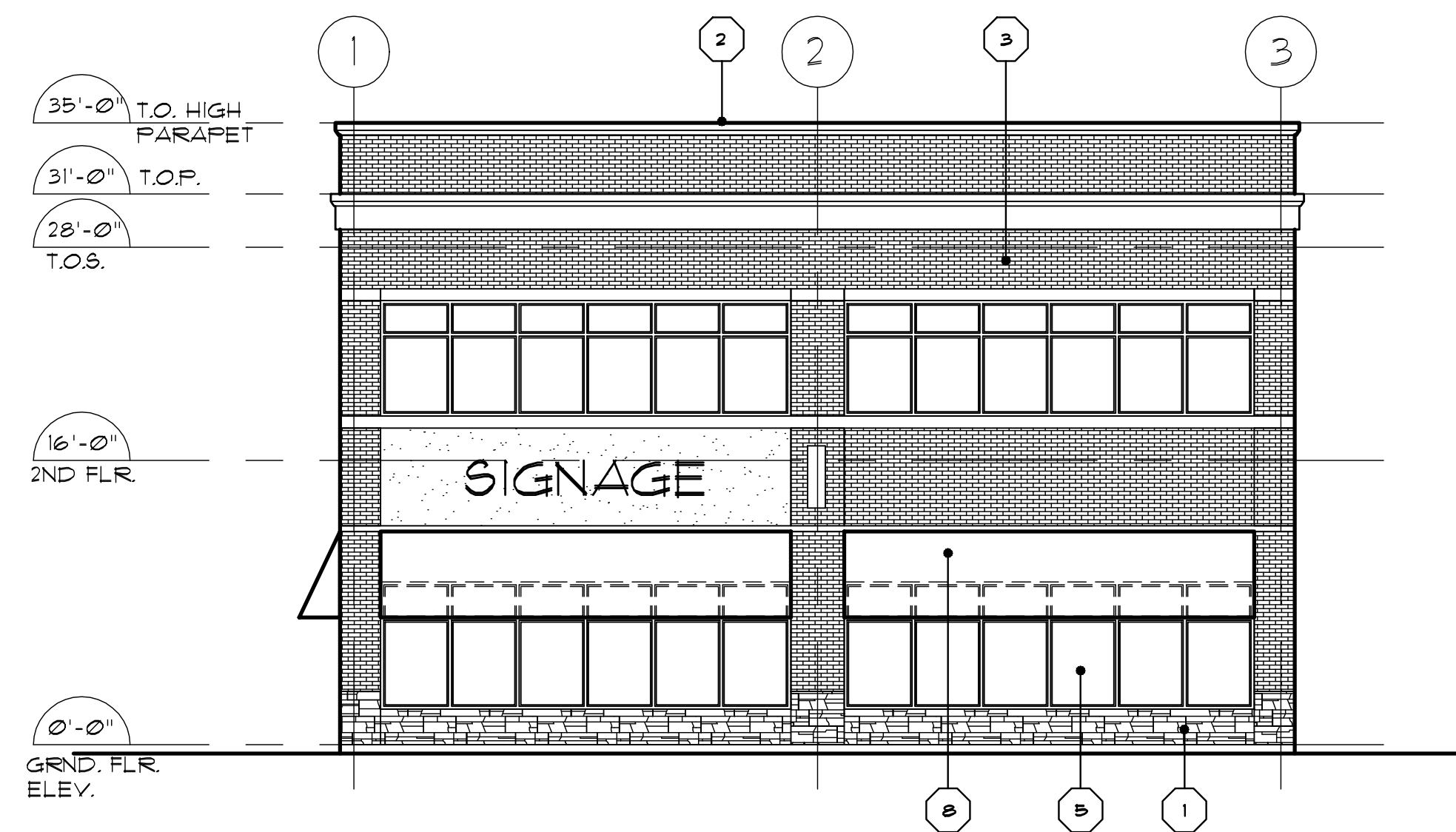
1 NORTH ELEVATION (LAKESHORE AVE.)
A-300 SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS AND FINISHES LEGEND:

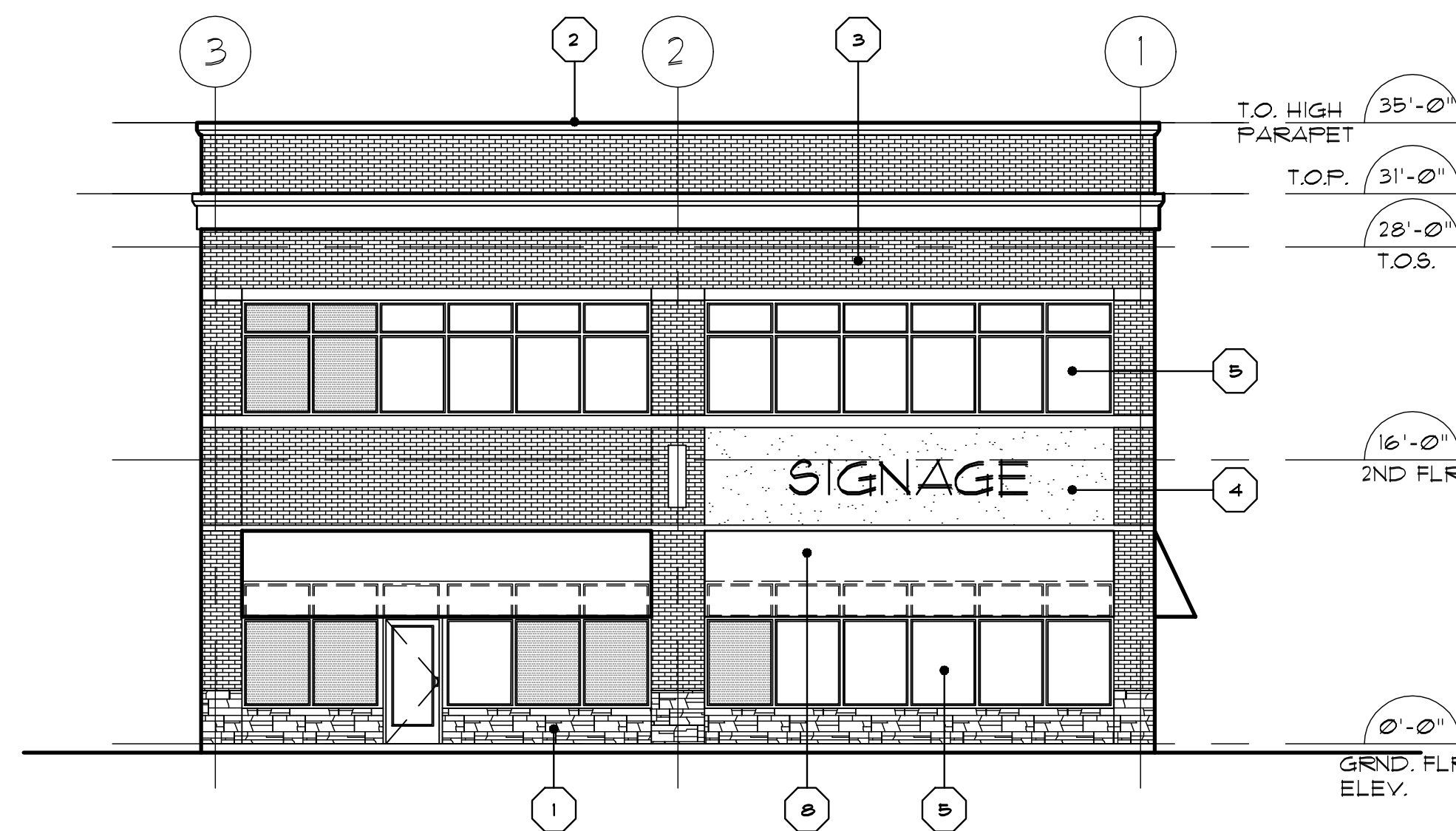
- 1 STONE BASE
- 2 PREFINISHED METAL FLASHING
- 3 4" FACE BRICK (OLD PARSONAGE)
- 4 EIFS
- 5 DOUBLE GLAZING IN ANODIZED ALUMINUM FRAME
- 6 PAINTED HOLLOW METAL DOOR & FRAME (N/A)
- 7 CLEAR ANOD. ALUM. DOOR W/ CLEAR GLASS LITES
- 8 FABRIC CANOPY
- 9 WALL LIGHTING
- 10 ROOF SCUPPER



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

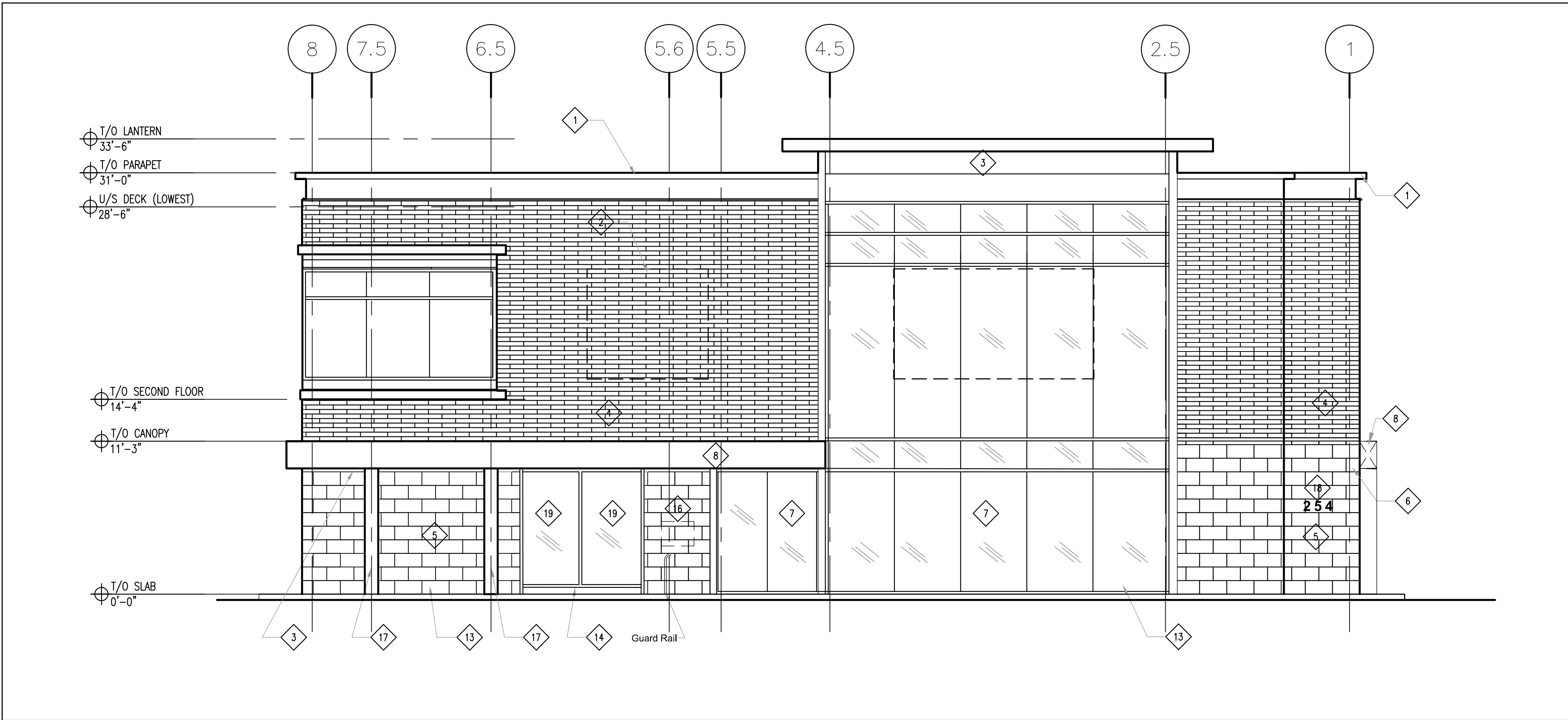
16. CIBC SEGMENT PLAQUE SIGN: BY CIBC

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

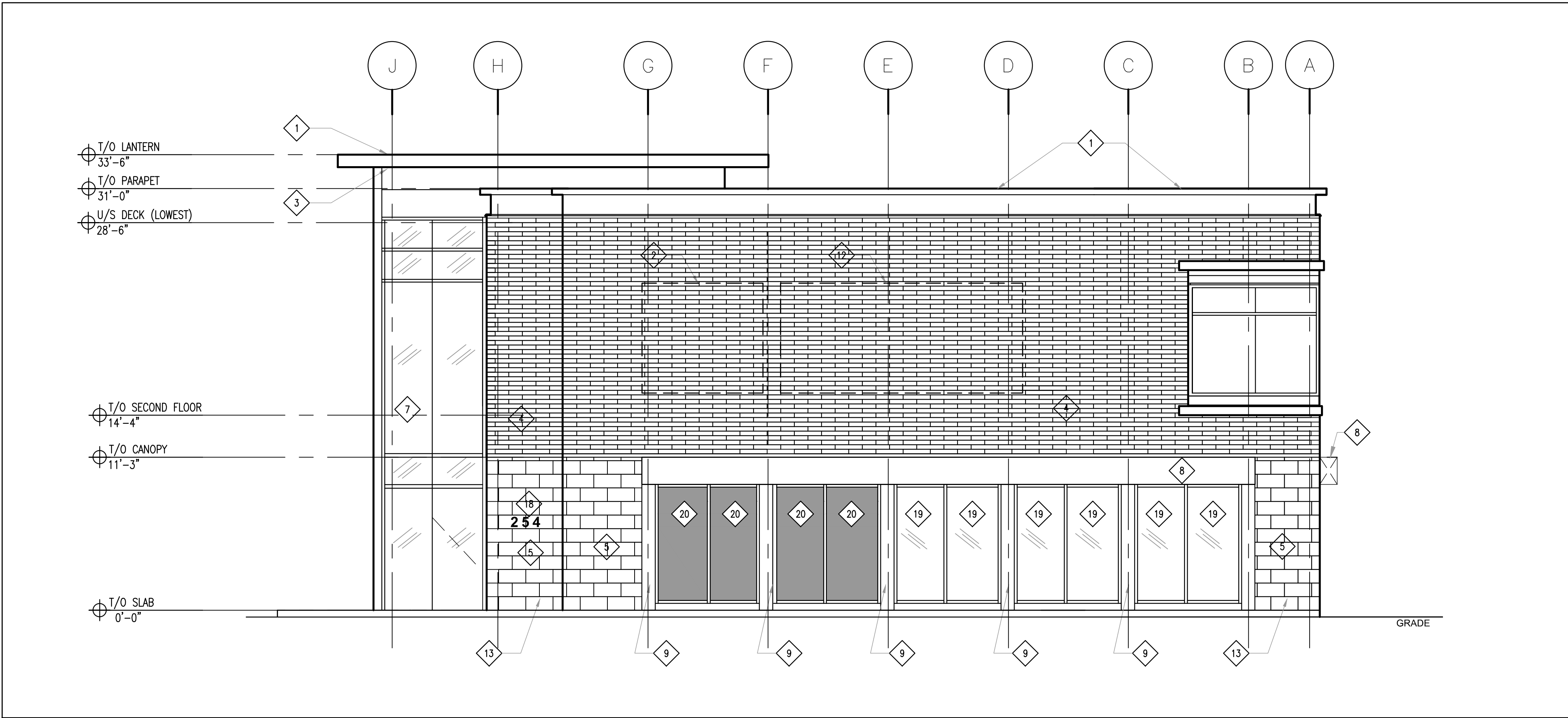
19. CLEAR DOUBLE LOW-E GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES

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

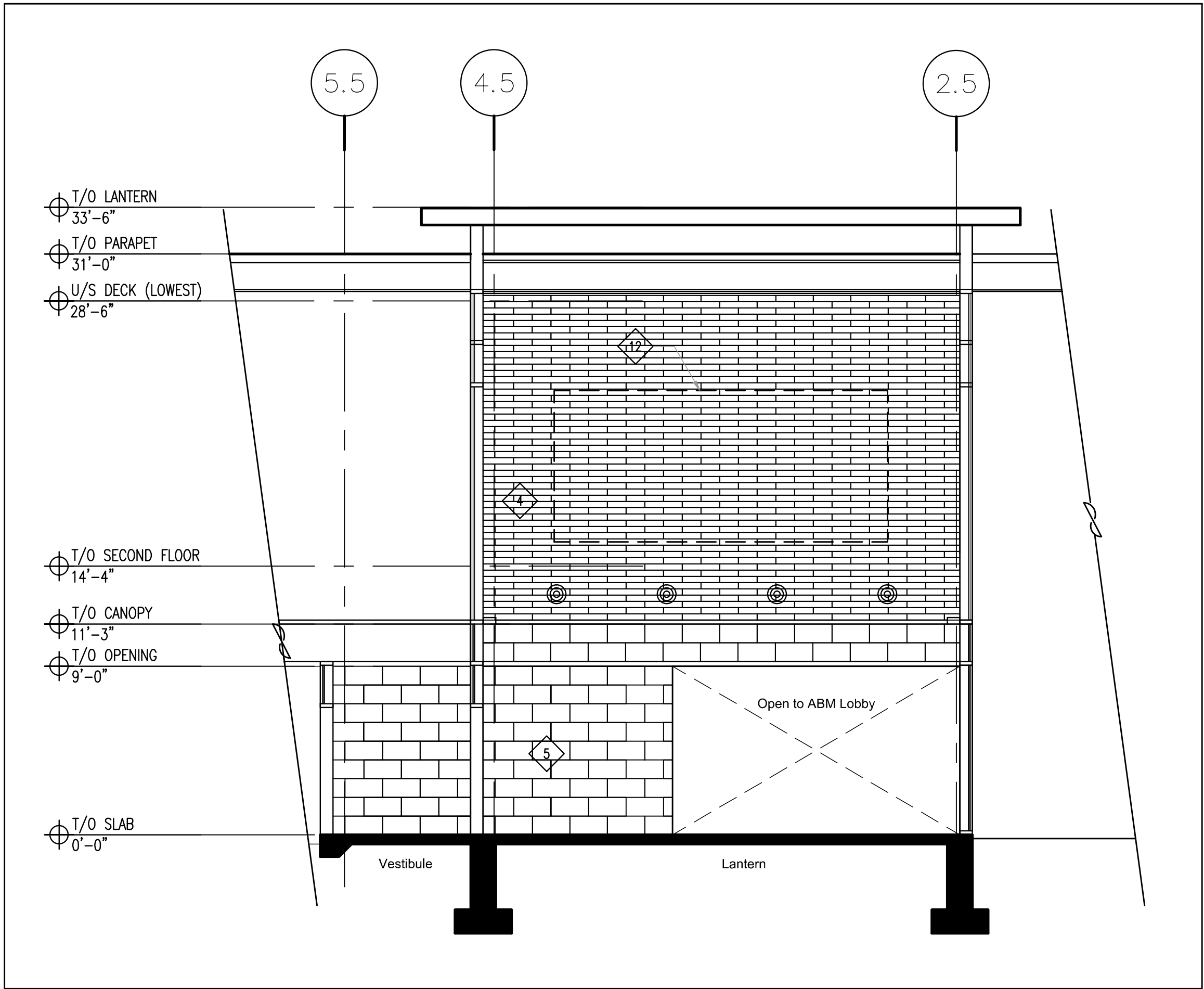
NOTE: WHERE APPLICABLE, BACK PAINTED INSULATED SPANDREL GLASS TO BE USED IN LIEU OF CLEAR GLASS IN ALL BACK-OF-HOUSE AREAS ON GROUND FLOOR.
FINAL LOCATION AND EXTENT OF BUILDING SIGNAGE TO BE DETERMINED BY CIBC.



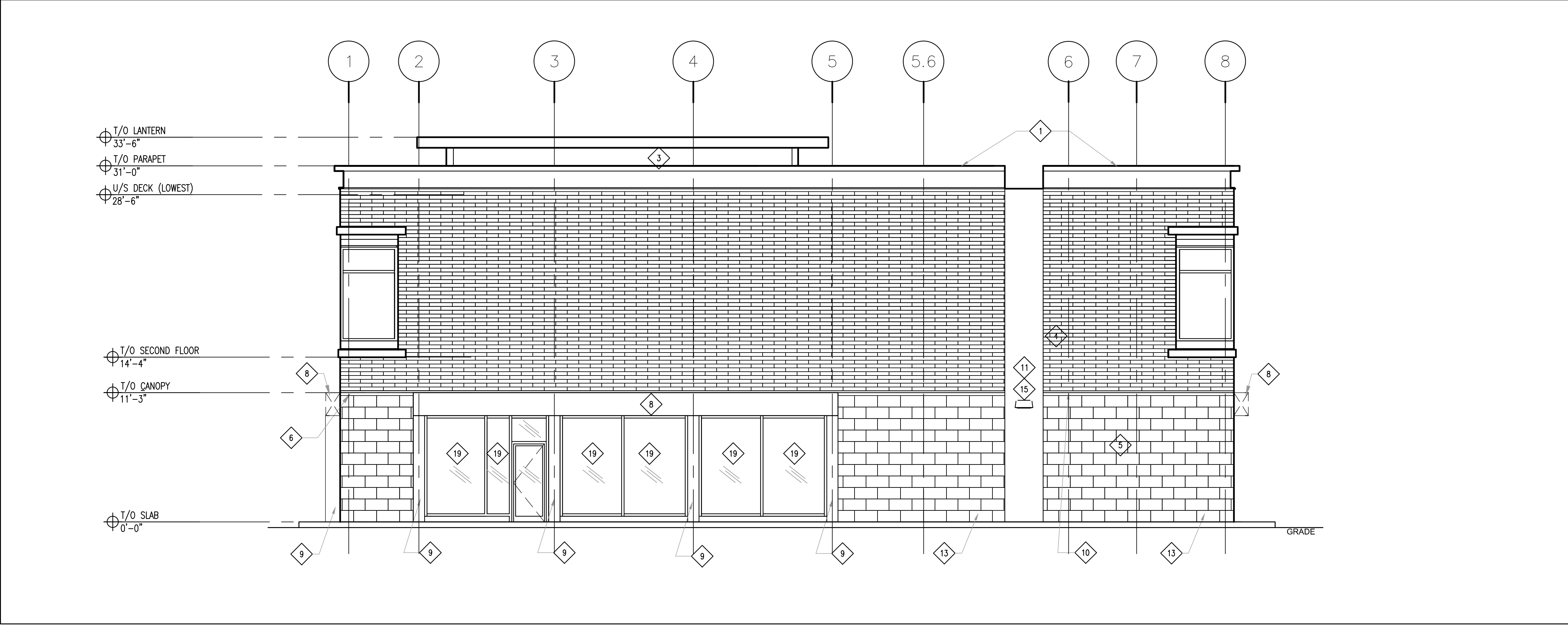
2 NORTH ELEVATION
A-300 SCALE: 3/16" = 1'-0"



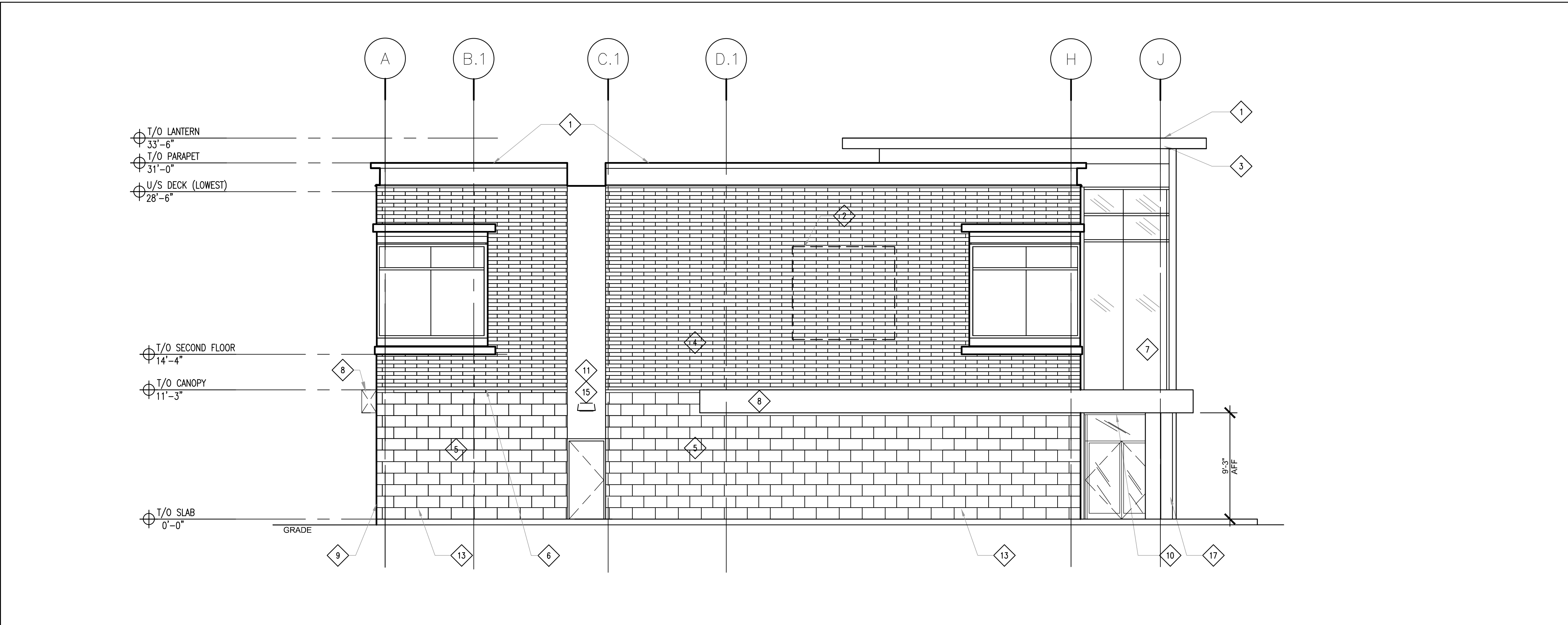
1 WEST ELEVATION
A-300 SCALE: 3/16" = 1'-0"



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

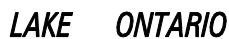
Agency / Comment Date	Comment
<p>City Transportation and Works Department (August 27, 2010)</p>	<p>Comments updated August 27, 2010 state that the applicant is to provide a revised Site Grading and Servicing Plan which accurately depicts the existing and proposed grading elevations and service connections 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

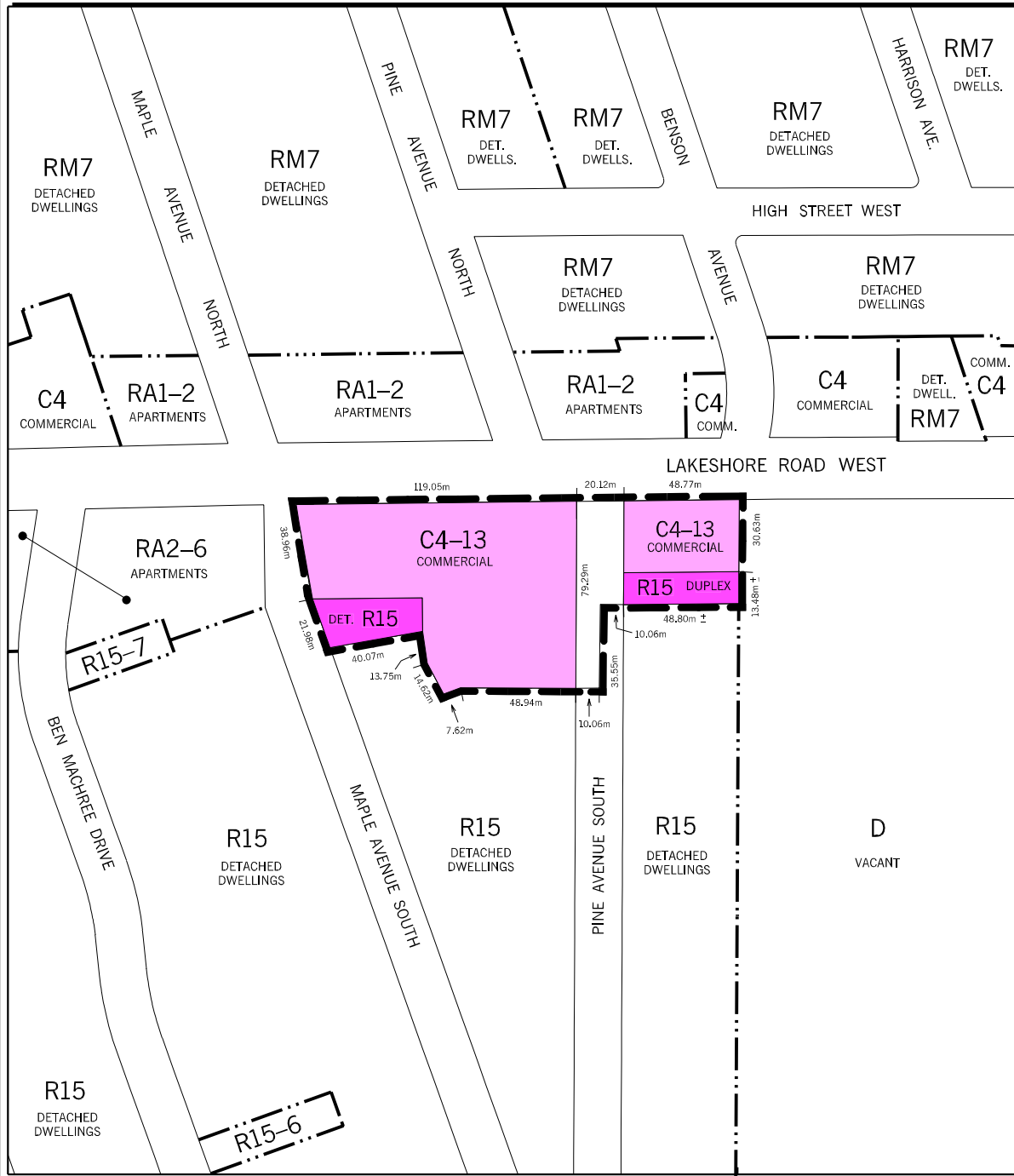
**Pelican (Lakeshore) Commercial Inc.
and Lightower Commercial Inc.**

File: OZ 09/002 W1


Recommendation PDC-0047-2010


PDC-0047-2010

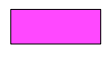
"That the Information Report dated August 31, 2010 and the Addendum Report dated September 7, 2010, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Mainstreet Retail Commercial-Special Site 7" and "Residential-Low Density I" to "Mainstreet Retail Commercial-Special Site" 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 Lightower Commercial Inc., 0, 305 and 321 Lakeshore Road West, 3 Pine Avenue South and 7 Maple Avenue South, be received for information."



LEGEND:

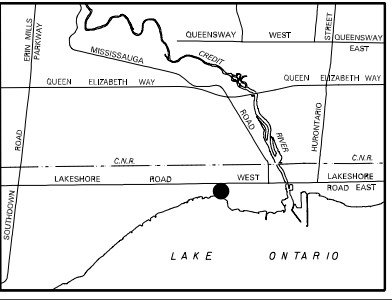

 **SUBJECT LANDS**

 **305, 315, 321 & 333 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: OZ 09002 W1	APPENDIX S-4
	DWG. NO: 09002R.dgn	
	SCALE: 1:2500	
	PDC DATE: 2011/01/31	
	DRAWN BY: B. KRUGER	
 Produced by T&W, Geomatics		



OWNER INFORMATION:

**321 +333 LAKESHORE BLVD. WEST
PELICAN (LAKESHORE)
COMMERCIAL INC.**

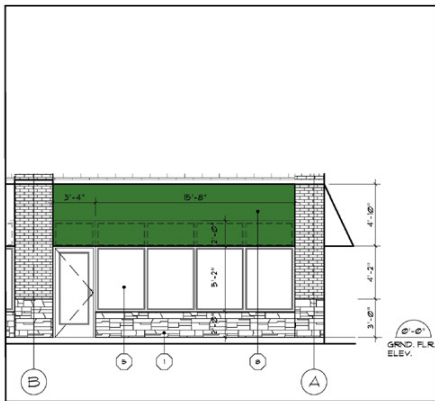
250 LESMILL ROAD
NORTH YORK, ON
M3B 2T5

PH: 416-445-8552

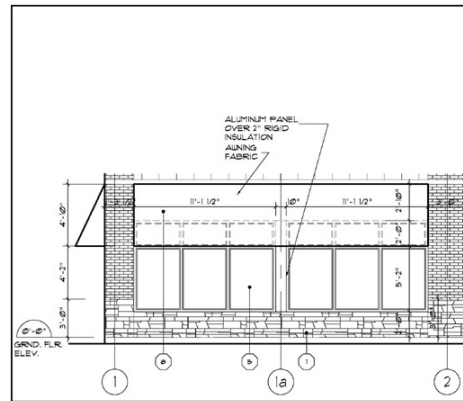
**315 LAKESHORE BLVD. WEST
LIGHTTOWER
COMMERCIAL INC.**

250 LESMILL ROAD
NORTH YORK, ON
M3B 2T5

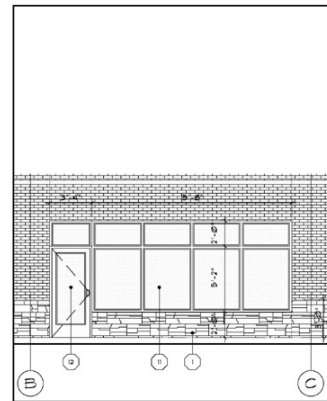
PH: 416-445-8552



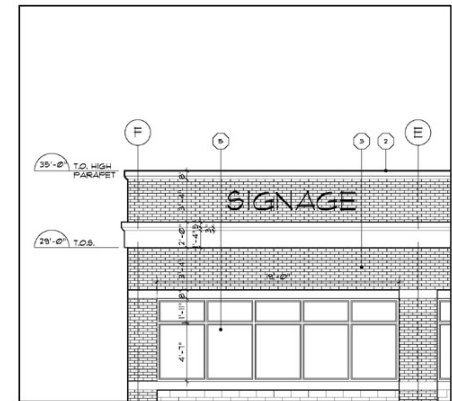
8 ENLARGED ELEVATION
A-300 SCALE: 1/4"=1'-0"



7 ENLARGED ELEVATION
A-300 SCALE: 1/4"=1'-0"



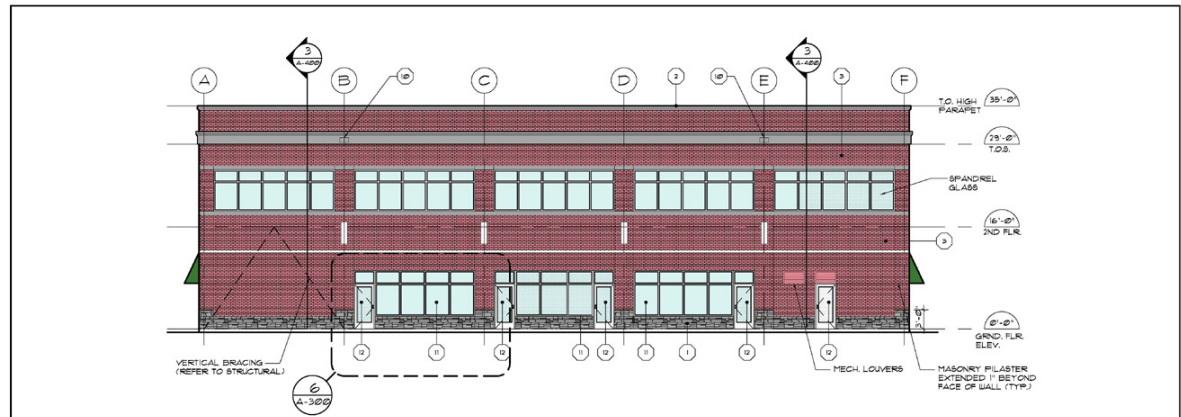
6 ENLARGED ELEVATION
A-300 SCALE: 1/4"=1'-0"



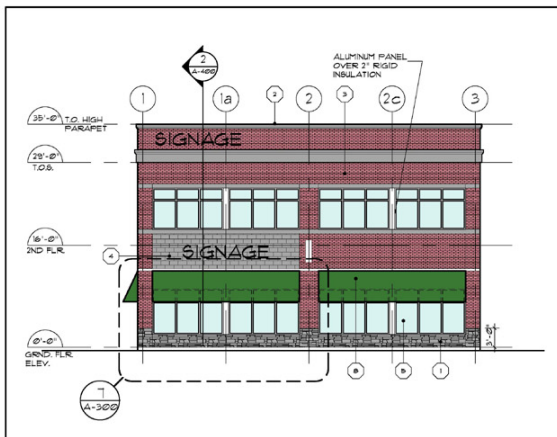
5 ENLARGED ELEVATION
A-300 SCALE: 1/4"=1'-0"



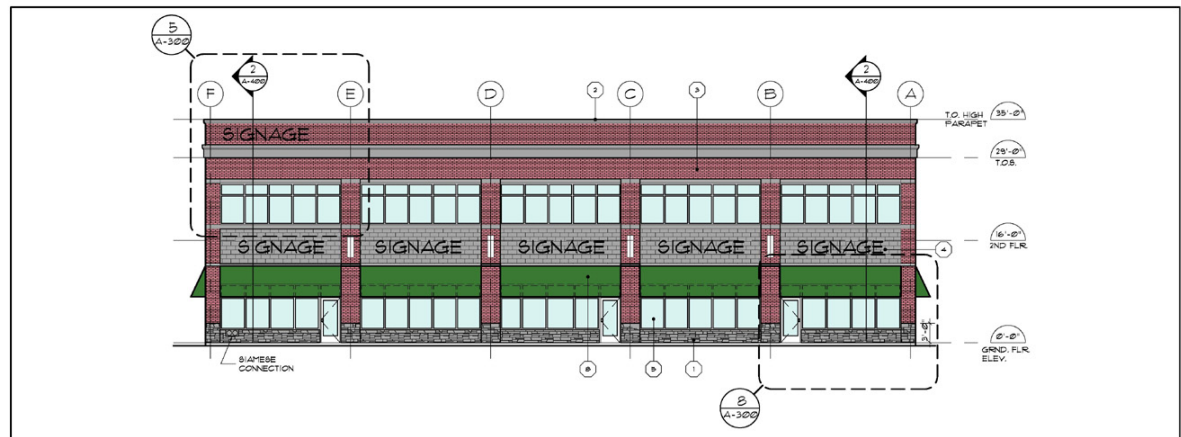
4 EAST ELEVATION
A-300 SCALE: 1/8"=1'-0"



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



3 WEST ELEVATION
A-300 SCALE: 1/8"=1'-0"



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



NORTH Elevation Through Lantern



NORTH Elevation

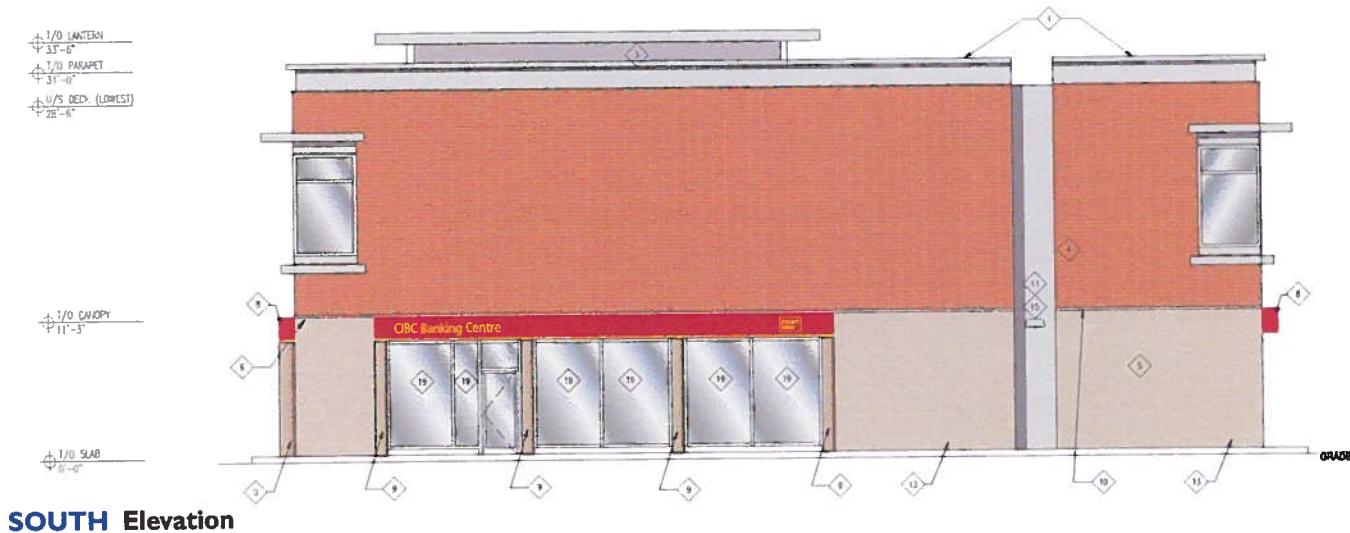
Lakeshore & Pine, MISSISSAUGA ON
CIBC FINAL Elevations

Revised November 01, 2010 - Page 5 of 7



LEGEND

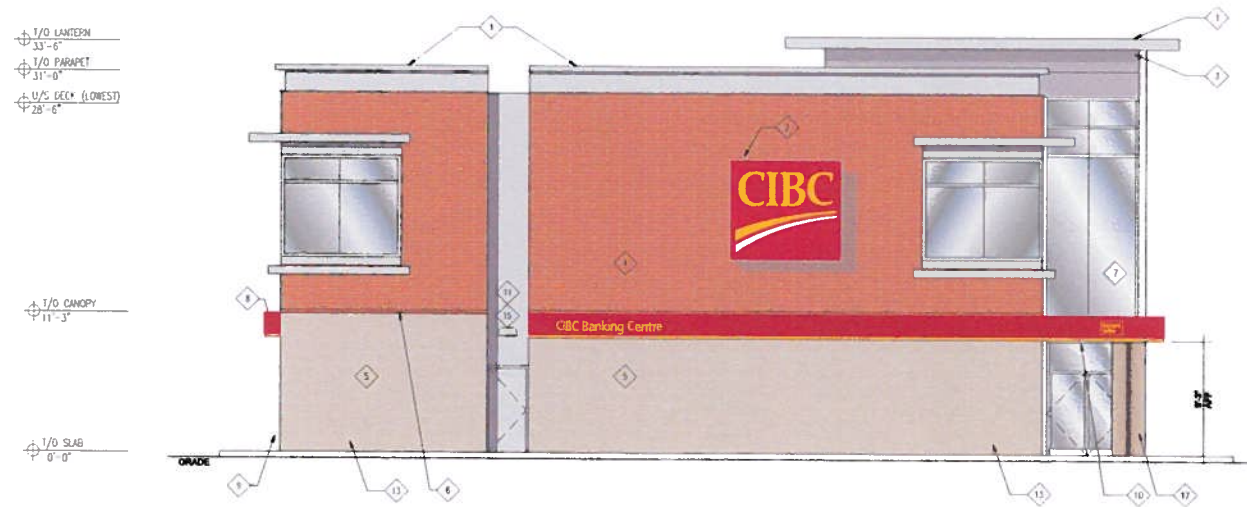
- | | | |
|--|---|--|
| 1. Composite Aluminum Coping: clear anodized finish | 7. Lantern with Curtain Wall Glazing: Clear Double Low-e Glazing in Clear Anodized Capped Horizontal Mullions and Capless Verticals | 13. ST-5 Limestone Starter Course at entire building perimeter: Antiscraft Adair Stone, 11 5/8" h, colour sepia, floured cut |
| 2. CIBC Illuminated Logo Sign Box: by CIBC | 8. CIBC Illuminated Horizontal Fascia Sign: by CIBC | 14. Prefinished Aluminum Flashing over 6" concrete curb, refer to detail |
| 3. Composite Aluminum Fascia and Soffit: clear anodized finish | 9. Precast Concrete Fin: Finish to match ST1 | 15. Exterior Wall Mounted Light Fixture |
| 4. ST1: Hanson Brick Robinsdale SQ Metric Jubo Brick or similar | 10. Composite Aluminum Soffit: clear anodized finish | 16. CIBC Segment Plaque Sign: by CIBC |
| 5. ST2: RS115 Antiscraft Renaissance Cultured Stone: 11 5/8" h, colour sage, dressed finish all exposed surfaces | 11. Composite Aluminum Reveal Plate Wall System: clear anodized finish | 17. Precast Concrete Column: finish to match ST1 |
| 6. Continuous Stone Reveal to match ST1: 3" h | 12. CIBC Illuminated Brand Image Box Sign: by CIBC | 18. Building Street Number Signage: by CIBC |
| | | 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.



Lakeshore & Pine, MISSISSAUGA ON
CIBC FINAL Elevations

Revised November 01, 2010 - Page 7 of 7



**EAST Elevation****WEST Elevation**

Lakeshore & Pine, MISSISSAUGA ON
CIBC FINAL Elevations

Revised November 12, 2010 - Page 6 of 7

