

This is to inform you that the landowner at 971 Burnhamthorpe Road East, northeast corner of Burnhamthorpe Road East and Tomken Road has applied to the City to permit a six (6) storey mixed use building with 56 residential units and retail uses on the ground floor. Below is a short description of the applications. The City will be processing the applications as required by the Provincial *Planning Act* and we would welcome any comments you may have.

<b>Proposal:</b>	<b>File:</b>	OZ 14/001 W3
<ul style="list-style-type: none"><li>The applicant is requesting an amendment to the Mississauga Official Plan policies for the Rathwood Neighbourhood Character Area from "Motor Vehicle Commercial" to "Mixed Use - Special Site";</li><li>In addition, a change in zoning is being requested for the subject lands from "C5-3" (Motor Vehicle Commercial - Exception) to "C4-Exception" (Mainstreet Commercial - Exception).</li></ul>	<b>Applicant:</b>	Walker, Nott, Dragicevic Associates Limited
	<b>Owner:</b>	Reza Tahmasebi
	<b>Planning Information:</b>	Aiden Stanley, Planner, Planning & Building Department at 905-615-3200 ext. 3897 or by email at aiden.stanley@mississauga.ca
	<b>Notice Date:</b>	April 8, 2014

The following studies/information were submitted in support of the applications:

- Survey and Concept Plan
  - Context Map
  - Building Elevations
  - Grading/Servicing Plans
  - Green Site/Building Design Features
  - Vegetation Management and Landscape Plan
  - Planning Justification Report
  - Arborist Report
  - Sun/Shadow Study
  - Noise Feasibility Study
- Functional Servicing and Stormwater Management Report
  - Traffic Impact Study and Travel Demand Management Plan
  - Phase I and II Environmental Site Assessments
  - Record of Site Condition
  - Parcel/Easement Document
  - Draft Official Plan Amendment
  - Draft Zoning By-law

**Planning Act Requirements:**

The *Planning Act* requires that all complete applications be processed.

The above-noted applications are now being circulated to City Departments and Agencies for technical review.

Once this has been completed, a report summarizing the development and the comments received will be prepared by Planning staff and presented at a Public Meeting.

Notice of the Public Meeting will be given in accordance with the *Planning Act* requirements.

A recommendation on the applications will not be presented until after the Public Meeting and all technical comments have been received.

Lesley Pavan, Director  
Development and Design Division  
Planning and Building Department

**Please contact the Planning and Building Department in writing by mail at 300 City Centre Drive, Mississauga ON L5B 3C1 or by fax at 905-896-5553 or by email at [application.info@mississauga.ca](mailto:application.info@mississauga.ca) if:**

- You would like to forward your views on the proposed development. Written submissions will become part of the public record; or
- You wish to be notified of any upcoming meetings.

**More Information:**

**Contact the Planner responsible for the file (noted above) for further details on the actual proposal.**

Planning documents and background material are available for inspection at the Planning and Building Department, Planning Services Centre, 3rd floor, Mississauga Civic Centre between 8:30 a.m. and 4:30 p.m., Monday through Friday. **Please contact the Planner noted above prior to your visit.**

For residential applications, information regarding education and school accommodation is available from the Peel District School Board at 905-890-1099 or the Dufferin-Peel Catholic District School Board at 905-890-1221.

