

Please be informed of a proposed development in your neighbourhood



This is to inform you that the landowners at 6, 8 and 10 Ann Street, southwest corner of Ann Street and High Street have applied to the City to permit a 15 storey apartment building containing 66 dwelling units and 3 townhouse dwellings. 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.

Proposal:	File:	OZ 14/007 W1
<ul style="list-style-type: none">The applicant is requesting an amendment to the Mississauga Official Plan policies for the Port Credit Local Area Plan from "Mixed Use" to "Residential High Density - Special Site";In addition, a change in zoning is being requested for the subject lands from "C4" (Mainstreet Commercial) to "RA5-Exception" (Apartment Dwellings).	Applicant/ Owner:	F.S. 6810 Limited Partnership (FRAM Building Group)/Scott and Deanna Insley, F.S. 6810 Development Inc.
	Planning Information:	David Breveglieri, Planner, Planning & Building Department at 905-615-3200 ext. 5551 or by email at david.breveglieri@mississauga.ca
	Notice Date:	December 10, 2014

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

- Concept Plan, Site Plan and Plan of Survey
- Elevations and Floor Plans
- Landscape Plan and Tree Inventory/Protection Plan
- Grading Plan, Servicing Plan, Composite Utility Plan and Street Cross-Sections
- Planning Justification Report
- Urban Design Analysis
- Pedestrian Level Wind Study
- Shadow Impact Study
- Phase I Environmental Site Assessment
- Record of Site Condition
- Noise Feasibility Study
- Traffic Impact Study
- Functional Servicing and Stormwater Management Report
- Draft Official Plan Amendment and Zoning By-law Amendment
- Green Features List

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 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.

