Please be informed of a proposed development in your neighbourhood

This is to inform you that the landowner at 266-272, 274, 280, 290 & 294 Lakeshore Road West, 125, 127, 131, 135, 139, 141 and 143 High Street West, and 5 Benson Avenue, north of Lakeshore Road West, east of Benson Avenue and south of High Street West has applied to the City to permit a continuing care retirement community consisting of 17 condominium townhouses, an 8-storey retirement rental building with 170 dwelling units, an 8-storey condominium/rental building with 142 dwelling units and street level commercial uses along Lakeshore Road West. 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:

- The applicant is requesting an amendment to the Mississauga Official Plan policies for the Port Credit Local Area Plan from "Mixed Use", "Mixed Use – Special Site 28", "Mixed Use – Special Site 38" and "Residential Low Density II" to "Residential High Density – Special Site";

- In addition, a change in zoning is being requested for the subject lands from "RM7" (Detached, Semi-Detached, Duplex, Triplex and Horizontal Multiple Dwellings with 4 to 6 Dwelling Units), "C4" (Mainstreet Commercial) and "C4-17" (Mainstreet Commercial) to "RA2-Exception" (Apartment Dwellings).

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

- Concept and Site Plans
- Context Map and Property Map
- Location Plan
- Draft Reference Plan
- Planning Justification Report
- Urban Design Brief
- Green Initiatives
- Arborist Report & Tree Preservation Plan
- Pedestrian Wind Assessment
- Shadow Study
- Traffic Impact Study
- Phase I Environmental Site Assessment
- Functional Servicing Report
- Noise Feasibility Study
- Easement Summary
- 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.

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.