

Statutory Public Meeting

2094404 Ontario Inc.
Zoning By-law Amendment Application
1094 & 1108 Eglinton Ave East
Mississauga, Ontario

Zoning File No. OZ 17/007 W3



Location & Context

- The Subject Lands have an area of approximately 0.40 hectares, and are located on the south side of Eglinton Avenue East, east of Tomken Road, opposite of Maingate Drive, in the City of Mississauga.

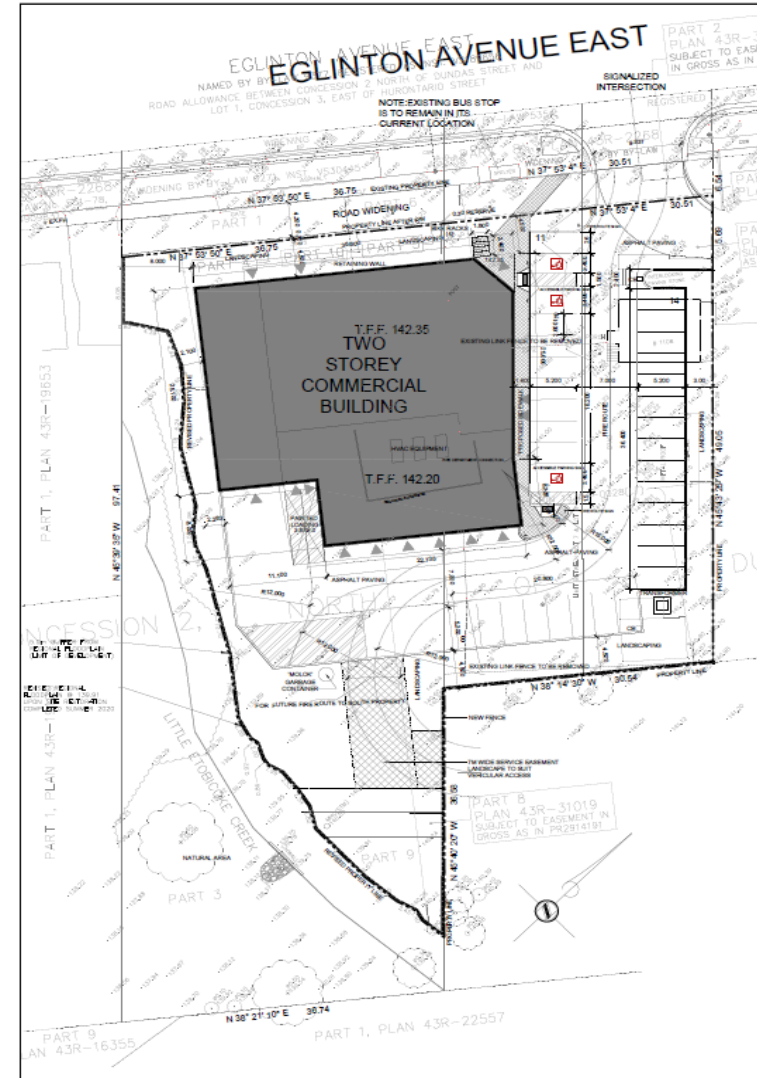


Proposed Development & Site Plan

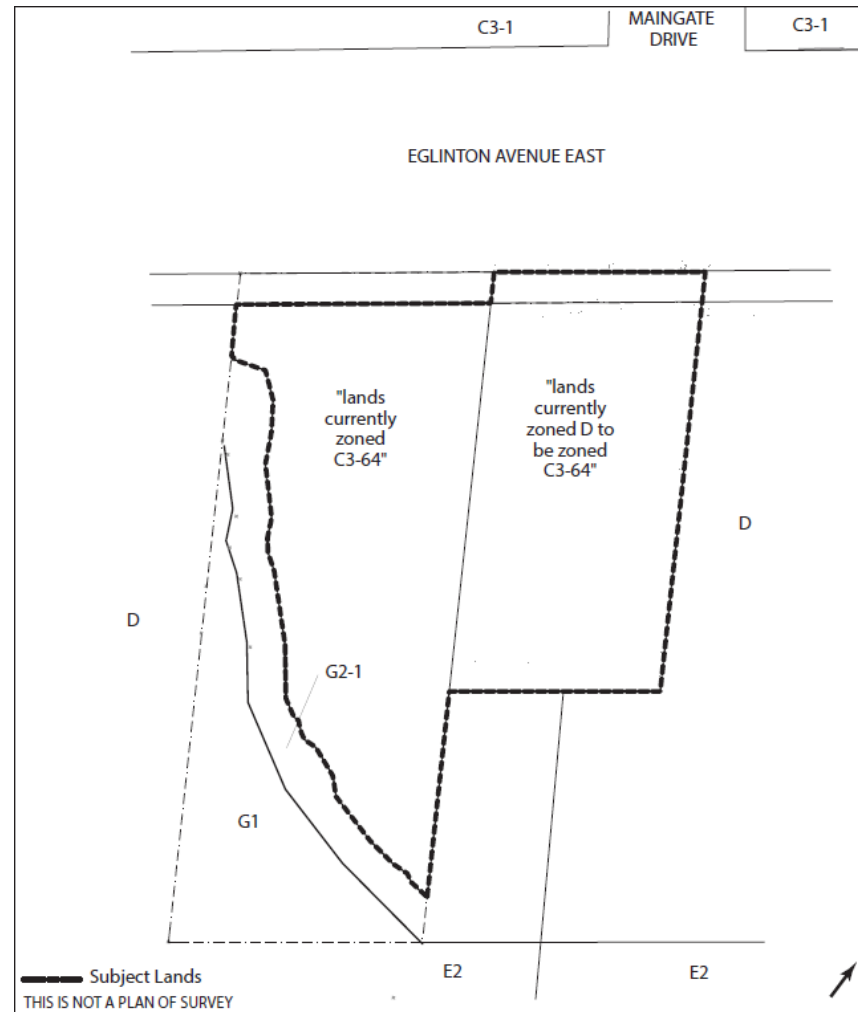
- The Owner is proposing to develop the Subject Lands with one (1) two-storey commercial building for an auto dealership with driveway access at a signalized intersection.
- Statistics are provided below:

SITE STATISTICS

GROSS SITE AREA (ROAD WIDENING + RESERVE + TABLELAND)	4070.88 M2			
ROAD WIDENING + RESERVE	302.67 M2			
NET SITE AREA	3768.21 M2			
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MIN FRONTAGE	30.0 M	67.211 M	MIN FRONT YARD	4.5 M / 4.5 M
MAX FSI	1.0	0.380	EXT SIDE YARD	7.5 M / N/A
GFA	-	1255 M2	INT SIDE YARD	0.9 M / 2.1 M
BUILDING AREA	-	1064.65 M2 (30.20%)	REAR YARD	4.5 M / 23.9 M
PAVED AREA	-	103.24 M2 (29.78%)	LANDSCAPE (front)	4.5 M / 4.5 M
SOFT LANDSCAPE AREA	-	1192.22 M2 (29.78%)	LANDSCAPE (rear)	3.0 M / 4.5 M
ASPHALT AREA	-	1401.10 M2 (40.02%)	LANDSCAPE (side)	1.5 M / 2.1 M
PARKING				
AUTO SALES	4.3 spaces/100 M2		EXISTING ZONING:	C3-64 AND D
TOTAL REQ'D		54 spaces	PROPOSED ZONING:	C3
PROVIDED		35 spaces above grade 19 spaces underground	REQUIRED BIKE PARKING:	
TOTAL		54 spaces	SHORT TERM: (1255/100) X 0.3=	4
ADDITIONAL DISPLAY SPACES IN U/G PARKING AREA		7 spaces	LONG TERM: (1255/100) X 0.15=	2
H.C. PARKING	3 spaces	3 spaces		
LOADING	1 space	1 space		

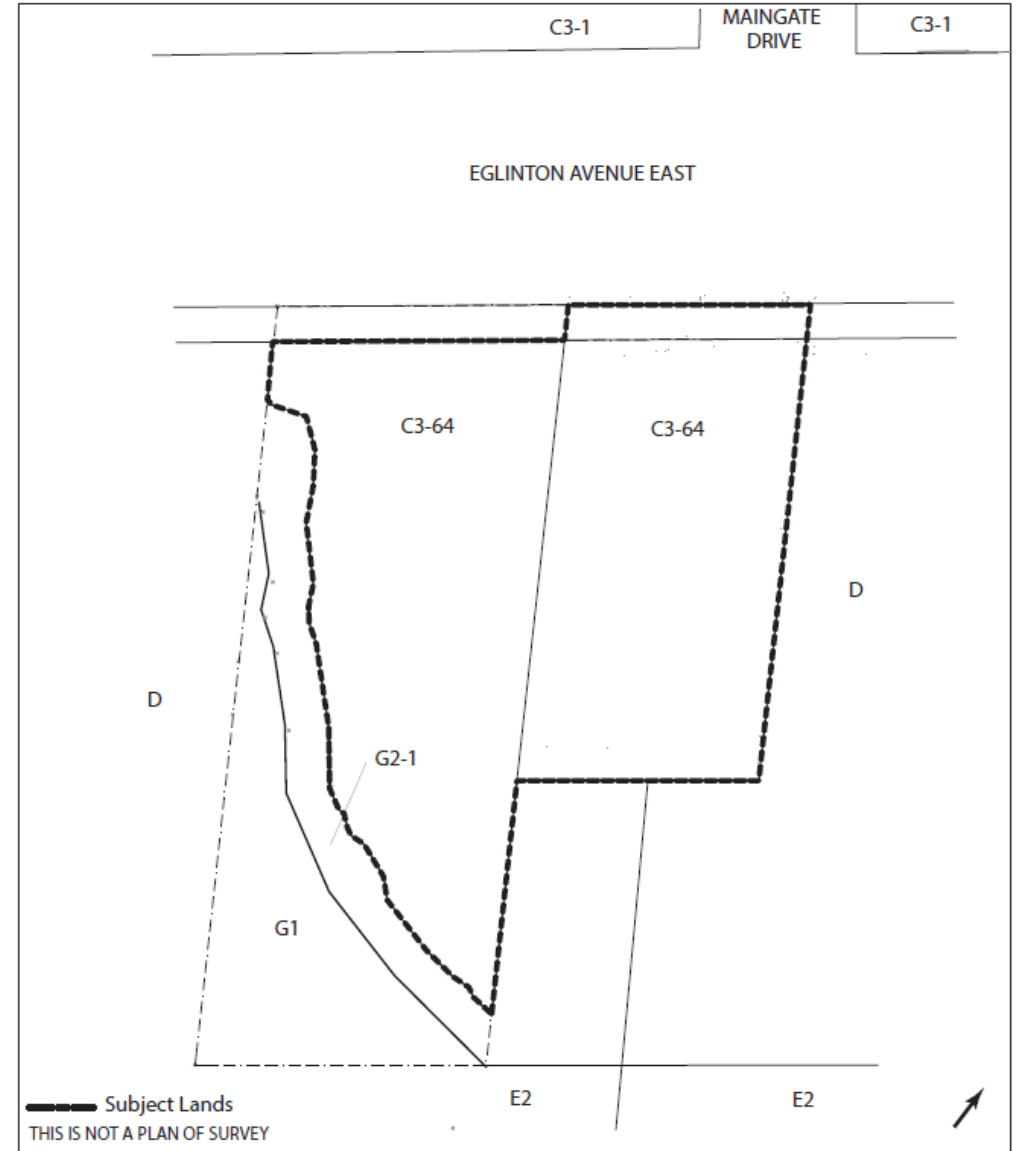


Existing Zoning – Zoning By-law 0225-2007



Proposed Zoning By-law Amendment

- The Proposed Amendment is to rezone the easterly portion of the Subject Lands from "D" to "C3-64"



- Phase One Environmental Site Assessment prepared by C.F. Crozier & Associates.
- Functional Servicing and Stormwater Management Report prepared by C.F. Crozier & Associates.
- Traffic Operations Assessment prepared by C.F. Crozier & Associates.
- SP-1 Site Plan & Statistics prepared by Brian Luey Architect Inc.
- Hydrogeological Assessment prepared by Soil Engineers Ltd.

Thank You

Questions and Comments

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