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**From:** [Jim Danahy](#)

**To:** [David L. Martin](#)

**Cc:** [Mayor Hazel McCallion](#) ; [Councillor Carmen Corbasson](#) ; [Ed Sajecki](#) ; [Marilyn Ball](#) ; [Ray Poitras](#) ; [Paul Stewart](#) ; [Mary Ellen Bench](#) ; [David Breveglieri](#) ; [Bruno Nazzicone](#) ; [Chris Mackie \(CCPCRA\)](#) ; [Judy Smith \(CCPCRA\)](#) ; [Don McVie \(PCVRA\)](#) ; [Rod Male \(PCVRA\)](#) ; [Dorothy Tomiuk \(TOPCA\)](#) ; [Town of Port Credit Association \(TOPCA\)](#)

**Sent:** Friday, August 06, 2010 2:48 PM

**Subject:** August 12 Hearing re: Briarwood variance applications

August 6, 2010

David L. Martin  
Secretary, Committee of Adjustment  
City of Mississauga

Dear Mr. Martin:

We are writing concerning the scheduled **August 12, 2010** hearing on file "**A**" **302/10** (Ward 1) for variances requested at 321 & 325 Lakeshore Road West (with impact on 301 Lakeshore Road West) by Pelican (Lakeshore) Commercial Inc. and Lighttower Commercial. These properties are situated on what is generally known as the former "Briarwood" site in Port Credit.

The Town of Port Credit Association (TOPCA) is asking for a denial of these variances, should the developer not withdraw his requests first, as we believe should be done. We plan to address the Committee at the hearing should it proceed.

While our Association found merit in the land use and built form of the proposed two storey medical/retail building at 325 Lakeshore Road West based on preliminary descriptions, we submit that it is inappropriate for the Committee of Adjustment to approve the applicant's variances until the requisite rezoning and Official Plan amendment process required for the adjacent property at 7 Maple Ave South is complete.

Variance request #1, in particular, creates risk as to the ultimate use of the lands at 301 Lakeshore Road West, should the proposed temporary use (off-site parking) need to be made permanent for the proposed medical building to remain in place. We believe there should be an orderly and democratic application and site-plan review process. Should the mainstreet parking lot need to remain (i.e. re-zoning disallowed), it would be non-conforming, with a mainstreet commercial opportunity lost.

Early approval of the variances would undermine the rezoning process and pre-empt the right of area residents to review and comment on the applicant's complex and as yet, incomplete plans for the entire Briarwood site. We have no quarrel with phased construction, but it is essential that the entire plan be presented and public input received before the next phase of construction begins.

We would note that since April 2010, a Notice for Official Plan Amendment and Rezoning has been posted on or near the sites at both 325 Lakeshore Road West, and 301 Lakeshore Road West. Pictures are attached. We understand from the developer that these are once again (as originally) now to be submitted as two (2) separate applications, but the community has not been informed of this. Before any variances are considered, the community requires clarity as to exactly which application they pertain to.

The Town of Port Credit Association Executive passed a resolution this week requesting your Committee to deny any variances until the public meeting is held to consider the full context of each/both rezoning application(s), Official Plan amendment(s) and architectural compatibility with mainstreet commercial village character.

Most sincerely,

**Deb Greenfield & Jim Danahy**

Co-presidents

Town of Port Credit Association (TOPCA)

<http://www.TOPCA.net>



**Photo taken March 2010:**  
 The site at 321/325 Lakeshore Road West is a separate application from 301/305 Lakeshore Road West.



**Photo taken August 5, 2010:**  
 Here, the proposed site at 321/325 Lakeshore Road West is combined with the application for 301/305 Lakeshore Road West.  
*Sign erected: February 27, 2009*



**Photo taken August 5, 2010:**  
 Here, the proposed site at 301/305 Lakeshore Road West is combined with the application for 321/325 Lakeshore Road West.  
*Sign erected: April 13, 2010*