



# Corporate Report

Clerk's Files

Originator's  
Files OZ 05/036 W1

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**DATE:** February 7, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: February 27, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a wellness centre**  
**1489 Hurontario Street**  
**Northeast corner of Hurontario Street and Pinewood Trail**  
**Owner: Dupal Holdings Inc.**  
**Applicant: Glen Broll, Glen Schnarr and Associates Inc.**  
**Bill 20**

**Public Meeting** **Ward 1**

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**RECOMMENDATION:** That the Report dated February 7, 2006, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I - Special Site 2" to "Residential Low Density I - Special Site 2 as amended" and to change the Zoning from "R1-2064" (Residential Detached) to "R1-Special Section" (Office/Commercial) to permit a wellness centre under file OZ 05/036 W1, Dupal Holdings Inc., 1489 Hurontario Street, be received for information.

**BACKGROUND:** Official Plan Amendment and Rezoning applications have been filed to allow, in addition to the currently permitted residential uses, a wellness centre within the existing detached dwelling on the property in accordance with the conceptual site plan attached as

Appendix I-6. A "wellness centre" is not a recognized term in either the City's Official Plan or Zoning By-law. The applicant has indicated that a wellness centre is a building or structure or part thereof "where the healing of a person's mind, body or spirit may be performed". The specific wellness services to be provided at the premises include massage therapy, osteopathy, naturopathy, hair and scalp treatments, prosthetic wigs, skin and body treatments such as facials, aromatherapy, and re-hydration treatments.

The purpose of this report is to provide preliminary information on the above-noted applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	September 6, 2005 October 6, 2006 (Considered complete for the purposes of circulation of the applications)
Height:	one storey + basement
Lot Coverage:	10% (approximately)
Landscaped Area:	40% (approximately)
Existing/Proposed Gross Floor Area:	236 m <sup>2</sup> (2,540.4 sq. ft.)
Parking Required:	No current parking standard exists for a wellness centre. The applicant is proposing a standard of 5.4 spaces per 100 m <sup>2</sup> of gross floor area. This is the same standard applicable to personal service uses or other "non-residential" uses. Based on this standard, a total of 13 parking spaces, including 1 parking space for disabled persons are required.
Parking Provided:	19 parking spaces, including 1 parking space for disabled persons.
Supporting Documents:	Traffic Impact Study and Planning Justification Report

<b>Site Characteristics</b>	
Frontage:	27.44 m (90.02 ft.) - Hurontario Street
Depth:	61.8 m - 64.8 m (varies) (202.8 ft. - 212.6 ft.)
Gross Lot Area:	0.17 ha (0.42 ac.)
Existing Use:	Detached dwelling

Additional information is provided in Appendices I-1 to I-7.

### **Neighbourhood Context**

The subject property is located in the Mineola District at the northeast corner of Hurontario Street and Pinewood Trail. The site presently contains a detached dwelling which has been recently renovated and modified on the basis of permits and approvals for a use as a private residence. The current development proposal includes two driveways to accommodate vehicular access to the site as well as the introduction of a parking areas in the front and side yards. The applicant is proposing that client parking be provided in the front yard while only staff parking be accessible from Pinewood Trail. The two parking areas are proposed to be separated in order not permit through traffic.

Several private trees highlighted in black on the concept plan are also proposed to be removed (see Appendix I-6). No changes to the existing building are proposed.

Over the last twenty years, many of the existing detached dwellings fronting onto this portion of Hurontario Street have been converted to business, administrative and professional office uses. Despite the conversion to office uses, the properties along Hurontario Street have continued to maintain a residential character. Immediately to the east and west of Hurontario Street are large properties with detached dwellings. Most of these lots contain mature trees and vegetation. Hurontario Street constitutes a major north-south arterial road in the City while Pinewood Trail abutting the southern side yard is a narrow, local collector road which maintains a rural cross-section with no sidewalks and open ditches and culverts for drainage.

The surrounding land uses are as follows:

- North: Detached dwelling used as resident chiropractic office
- East: Detached dwellings
- South: Detached dwelling approved by Ontario Municipal Board for a medical clinic use
- West: Proposed rezoning application under file OZ 05/025 W1 to convert the existing detached dwelling to a medical therapy office

**Current Mississauga Plan Designation and Policies for Mineola District (May 5, 2003)**

**"Residential Low Density I"** which permits detached dwellings to a maximum of 10 units per net residential hectare (4 units per net acre). The site is also subject to Special Site 2 policies as follows:

Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:

- a. offices will be permitted in addition to residential uses;
- b. the building, including amenities and signage, whether new or modified, will have a residential appearance which is consistent with the form, design, and scale of the surrounding residential area, and the use must be of a nature and intensity that will have a limited impact on the low density residential character of the area which results in limited impact on the function of Hurontario Street;
- c. all required office related parking will be accommodated at grade, exclusively within the front and side yards with a minimal loss of vegetation. However, where such locations result in conflict with City policies, including these District Policies, consideration may be given to other locations provided the intent of the policies is maintained;
- d. to minimize the amount of hard surface area, on-site parking areas should have efficient vehicular circulation and layout which is suitably screened, preferably with vegetation;

- e. new buildings or modified buildings will not exceed 420 m<sup>2</sup> (4,520 sq. ft.) gross floor area and the maximum lot coverage will not exceed 25% and the maximum building height will not exceed two storeys.

The subject applications are not in conformity with the Mississauga Plan policies for the Mineola District and propose to change the applicable land use designation and zoning to permit a wellness centre.

Other policies in the Official Plan which are also applicable in the review of these applications include:

#### **Development Concept for Hurontario Street Corridor**

Section 4.24.2 of Mississauga Plan indicates that the conversion of the Hurontario Street frontage residential properties to office or mixed residential and office uses will continue to be subject to the policies to maintain the residential character of the street, and enhance the streetscape, recognizing its role as a major corridor and gateway to Port Credit. Future commercial development is intended to be concentrated in existing commercial areas.

#### **Urban Design Policies for Streetscapes in the Mineola District**

Section 4.24.3.2 of the Mississauga Plan policies for the Mineola District state that on lands adjacent to Hurontario Street, the existing mature vegetation, well landscaped appearance and general setbacks will be maintained to reflect area character. As Hurontario Street is a gateway to the District, as well as Port Credit, consideration should be given to: additional tree planting, a sodded boulevard, a bicycle route and a right-of-way design that is sympathetic to the character of the area. In addition, open ditch road cross-sections should be maintained as they contribute to the character of the area.

#### **Criteria for Site Specific Official Plan Amendments**

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

The applicant has provided a Planning Justification Report which discusses how, in their opinion, the proposed development addresses this criteria. Staff are in the process of reviewing this report. Detailed comments will be provided by City staff upon receipt of a draft zoning by-law and revised site plan submission from the applicant which is required prior to the preparation of the Supplementary Report on these applications.

### **Proposed Official Plan Designation and Policies**

The applicant is proposing to change the Official Plan for the Mineola District Special Site 2 policies by adding a new paragraph (h) to permit a wellness centre at 1489 Hurontario Street to a maximum gross floor area of 236 m<sup>2</sup> (2,540 sq. ft.).

### **Existing Zoning**

**"R1-2064 " (Residential Detached)**, which permits detached dwellings on lots with a minimum lot frontage of 30 m (98.4 ft.) and a minimum lot area of 750 m<sup>2</sup> (8,073 sq. ft.).

### **Proposed Zoning By-law Amendment**

The applicant has request that the lands be rezoned to the following:

**"R1-Special Section" (Office - Commercial)**, to permit in addition to the uses permitted under the "R1-2064" zoning, a wellness centre up to a maximum GFA of 236 m<sup>2</sup> (2,540 sq. ft.).

### **Draft Mississauga Zoning By-law**

The zoning for the subject lands under the new draft zoning by-law released in January 2005 is proposed to be "R1-2" (Residential Infill). This proposed zone is consistent with the permitted uses and regulations contained within the existing "R1-2064" (Residential Detached) zone. Should these applications be approved, a new "R1-Exception" (Office/Commercial) zone would be required to reflect the site specific provisions sought through these applications.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 1 Councillor Carmen Corbasson on November 30, 2005. Several residents were in attendance at the meeting.

The following is a summary of issues raised by the Community:

- How many trees will be removed to accommodate the proposed development?
- What are the proposed hours of operation and can they be restricted?
- How many staff persons will be working at the premises?
- Will the proposed parking adequately serve the needs of the proposed development?
- The proposed use is essentially a commercial use which opens the door for other similar development proposals along this portion of Hurontario Street.
- How can we trust the applicant since he made modifications to the building on the basis of approvals for a detached dwelling while he intended to proceed with a commercial use on the property?
- The proposed development constitutes overdevelopment of the subject property.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I-5. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed prior to the preparation of the Supplementary Report.

### **Parking Justification and Traffic Analysis**

The applicant is required to demonstrate that the proposed parking standard of 5.4 spaces per 100 m<sup>2</sup> (1,076.4 sq. ft.) is adequate to accommodate the proposed development. The applicant is also required to select an access plan which addresses all of the other relevant policy and site plan concerns to the satisfaction of both the Planning and Building Department and Transportation and Works Departments.

### **Tree Preservation**

The applicant is required to provide an accurate tree preservation plan for both private and City-owned trees prepared by a certified arborist for the review and approval of the City's Development and Design Division and Urban Forestry staff.

Development and Design and Urban Forestry staff are currently withholding securities because of impact to tree preservation zones associated with previous construction activity on the site for works under Site Plan application files SPI 03/356 W1 and SPR 04/420 W1.

In the event that more than 5 private trees are proposed to be removed to accommodate the proposed development, a Tree Permit will be required from the City. A cash contribution for the replacement of street trees will be required if any City trees are proposed to be removed.

### **Site Design and Compatibility with Adjacent Uses**

Prior to the preparation of the Supplementary Report, the applicant is also required to submit a revised site plan which accurately depicts the existing and proposed conditions of the site. It should



be noted that the proposed site plan does not meet the intent of the Urban Design Guidelines for Streetscapes. The proposed 19 parking spaces constitute an excessive amount of hard surface on this property. Proposed on-site landscape areas in the front and side yard are significantly inadequate.

The applicant is also required to submit detailed floor plans and elevation drawings which identify all how the internal spaces within the building are proposed to be used. In addition the applicant will be required to provide further detailed information about the proposed operation of this facility along with a draft zoning by-law which specifies what uses constitutes a "wellness centre" for the purposes of these site specific applications and which includes the relevant proposed site development standards. The definition of a "wellness centre" noted above is vague and inappropriate for the purposes of inclusion into a Zoning By-law.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters with respect to drainage and site servicing, which will require the applicant to enter into appropriate agreements with the City.

**FINANCIAL IMPACT:** Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:** Most agency and City department comments have been received and after the public meeting has been held and all issues are, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

**ATTACHMENTS:** Appendix I-1 - Site History  
Appendix I-2 - Excerpt of Mineola District Land Use Map  
Appendix I-3 - Excerpt of Existing Land Use Map

Appendix I-4 - Aerial Photograph  
Appendix I-5 - Agency Comments  
Appendix I-6 - Concept Plan  
Appendix I-7 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

**Dupal Holdings Inc.**

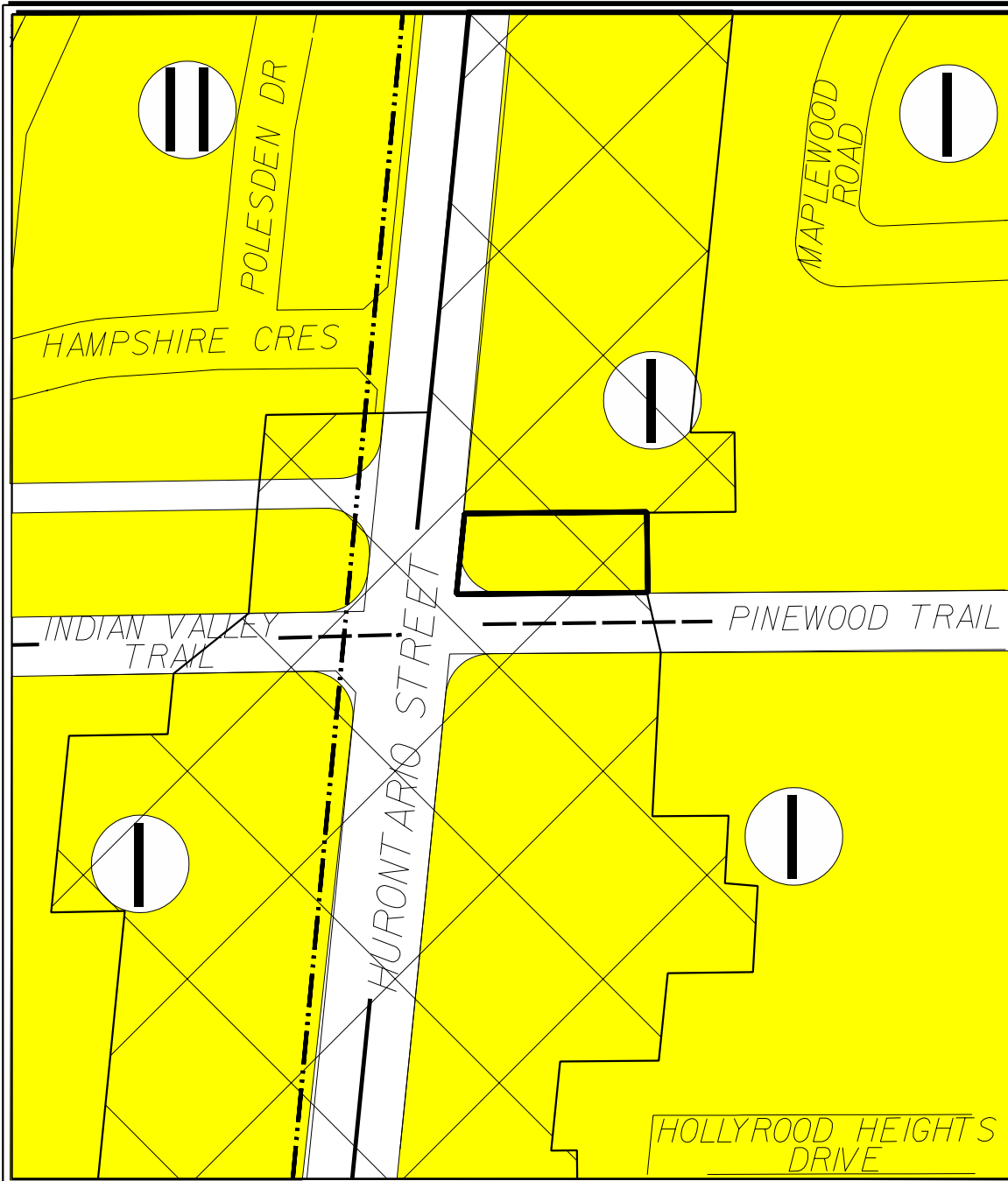
**File: OZ 05/036 W1**

### **Site History**

May 5, 2003 - Region of Peel approved the Mineola District Policies of Mississauga Plan which continue to designate the subject lands "Residential Low Density I - Special Site 2";










April 1, 2004 - Site plan application under file SPI 03/356 W1 approved for a one storey and roof deck addition to the detached dwelling;

February 17, 2005 – Revised site plan application under file SPR 04/420 W1 approved for a basement walkout.












# PART OF MINEOLA DISTRICT LAND USE MAPS MINEOLA DISTRICT POLICIES OF MISSISSAUGA PLAN

## LAND USE DESIGNATIONS


-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Open Space
-  Greenbelt
-  Utility

## TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Major Transit Corridor

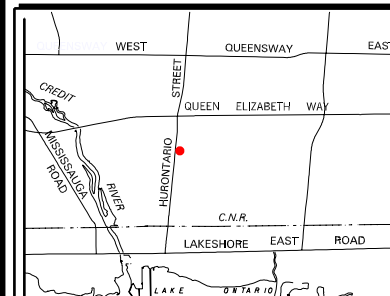
## LAND USE LEGEND

-  Special Site 2
-  Community Park
-  Planning District

-  Subject Lands

SUBJECT:

**DUPAL HOLDINGS INC.**



FILE NO:  
**OZ 05036 W1**

DWG. NO:  
**05036R**

SCALE:  
**1: 2000**

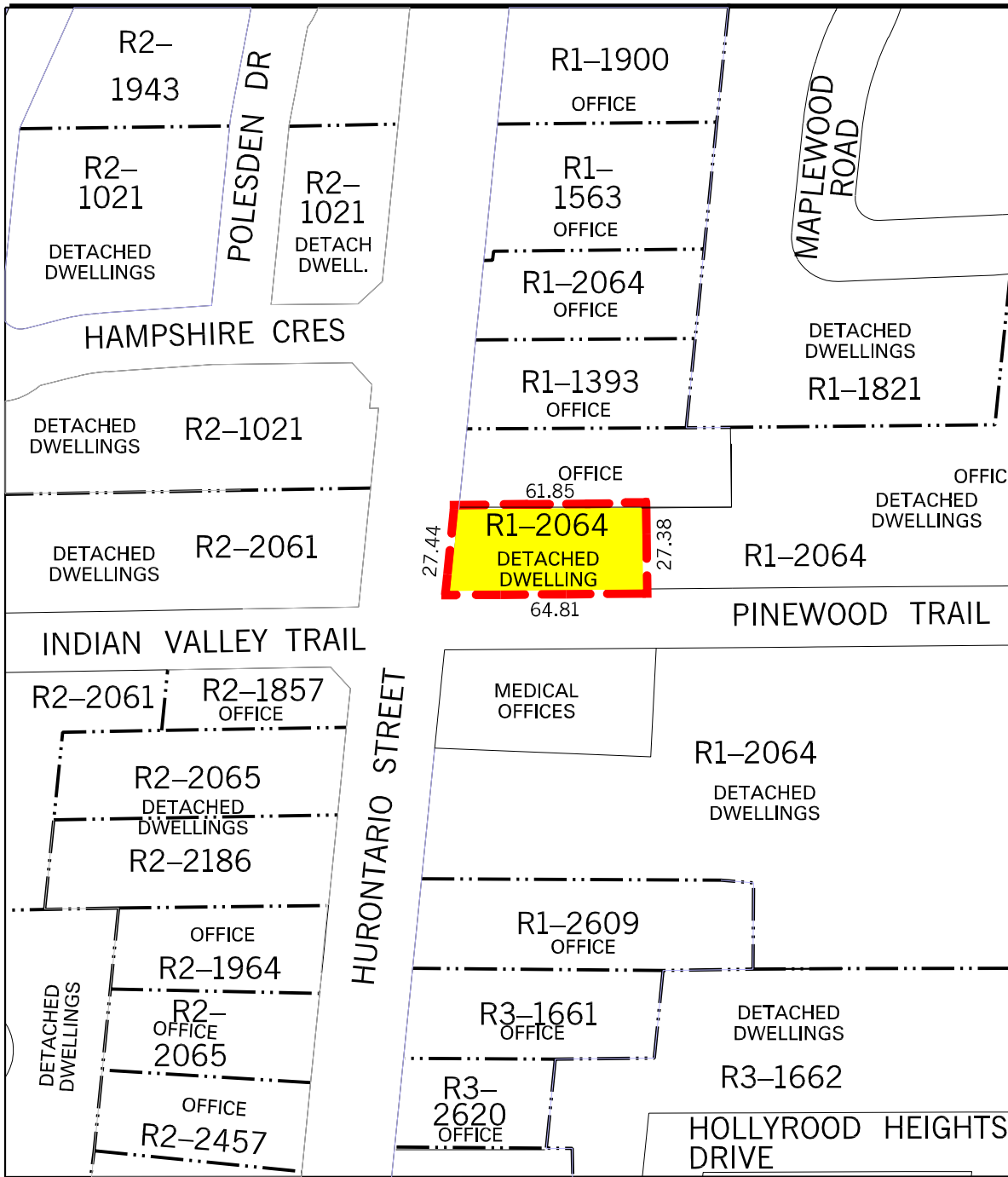
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**2006 02 27**

DRAWN BY:  
**D. GREEN**

APPENDIX 1-2

**MISSISSAUGA**  
Planning and Building

Produced by  
**Geomatics**



**LEGEND:**



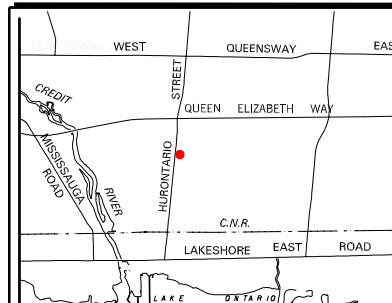
PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY 1 - SPECIAL SITE 2" TO "RESIDENTIAL - LOW DENSITY 1- SPECIAL SITE 2 AS AMENDED" AND REZONING FROM "R1-2064" (RESIDENTIAL DETACHED) TO "R1-SPECIAL SECTION" (OFFICE COMMERCIAL) TO PERMIT A WELLNESS CENTRE WITH A MAXIMUM GFA OF 236m<sup>2</sup> (2,540sq. ft)

NOTE: EXISTING ZONING DELINEATED ON THE PLAN  
PROPOSED ZONING INDICATED BY SHADING WITHIN  
THE APPLICATION AREA.



**SUBJECT:**

**DUPAL HOLDINGS INC.**

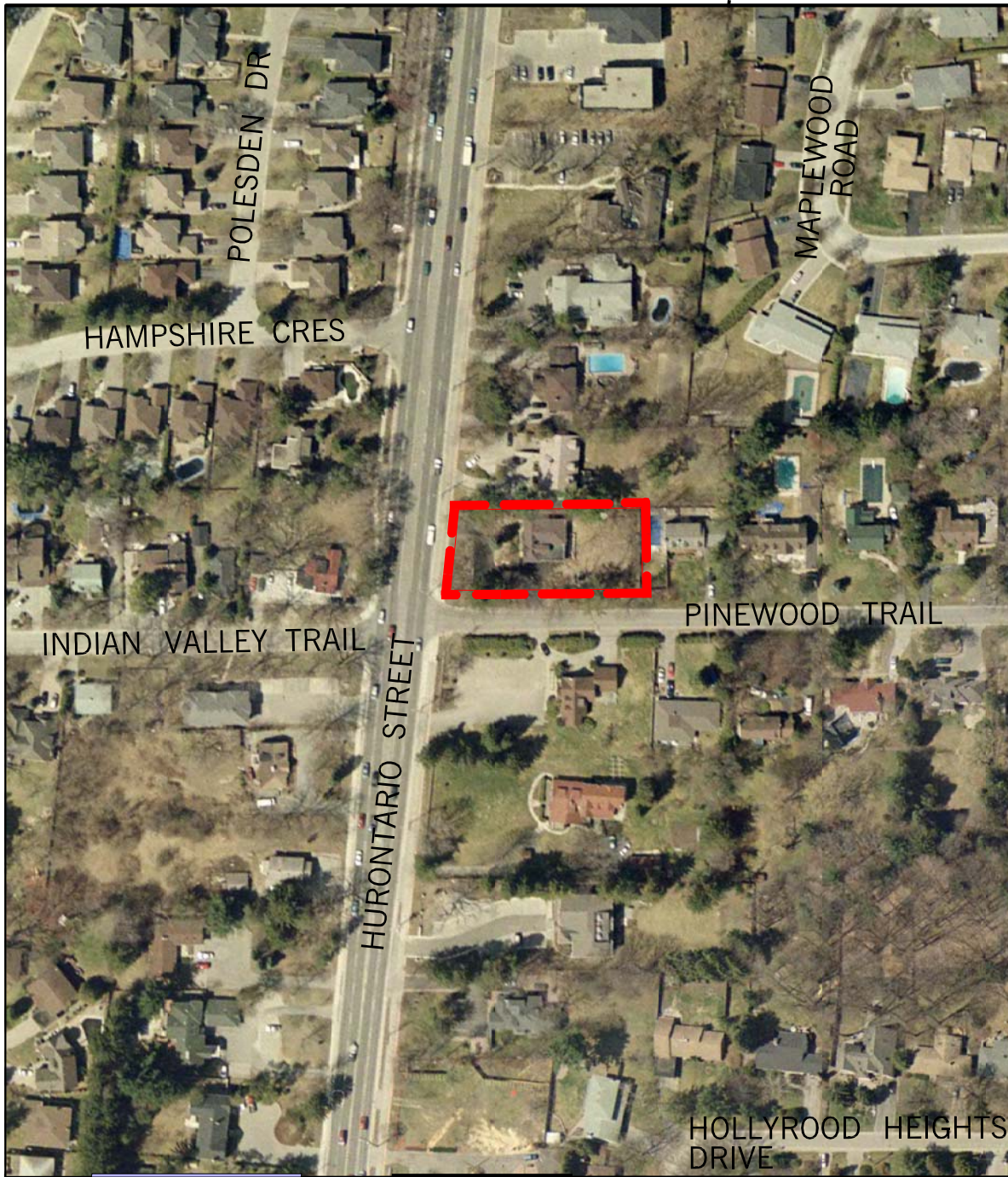


FILE NO:  
OZ 05036 W1  
DWG. NO:  
05036R  
SCALE:  
1: 2000  
PDC DATE:  
2006 02 27  
DRAWN BY:  
D. GREEN

APPENDIX I-3

**MISSISSAUGA**  
Planning and Building

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LEGEND:



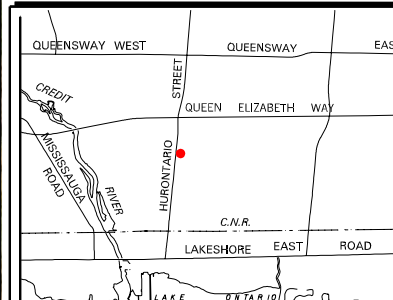
SUBJECT LANDS

NOTE: AERIAL PHOTO TAKEN APRIL 2005



SUBJECT:

DUPAL HOLDINGS INC.



FILE NO:  
OZ 05036 W1  
DWG. NO:  
05036A  
SCALE:  
1: 2000  
PDC DATE:  
2006 02 27  
DRAWN BY:  
D. GREEN

APPENDIX I-4

**Dupal Holdings Inc.****File: OZ 05/036 W1****Agency Comments**

The following is a summary of comments from agencies and departments regarding these applications.

Agency / Comment Date	Comment
Region of Peel (November 23, 2005)	<p>Municipal services in the vicinity of the site include a 450 mm (18 inch) diameter watermain on Hurontario Street and a 150mm (6 inch) diameter watermain on Pinewood Trail. There is also a 250 mm (10 inch) diameter sanitary sewer on Hurontario Street.</p> <p>On-site waste collection will be required through a private waste hauler. The proposed development is not within the vicinity of a landfill.</p> <p>The subject applications do not raise any concerns from a Regional land use planning perspective and a Regional Official Plan amendment is not required. This agency has no objections to the proposed Rezoning and Official Plan Amendment applications.</p>
City Community Services Department – Planning and Administration Division (December 5, 2005 and January 19, 2006)	<p>Planning and Administration Division:</p> <p>There are no concerns with the subject applications.</p> <p>Urban Forestry:</p> <p>Prior to by-law enactment, a cash contribution for replacement street tree planting may be required.</p>
City Transportation and Works Department (January 24, 2005)	<p>This department is in receipt of a Traffic Impact Study dated July 2005, prepared by Tedesco Engineering which is currently under review. The submitted Traffic Impact Study recommended an access and parking scheme that minimizes access and parking from Pinewood Trail and encourages the majority of the operations to access the site from Hurontario Street utilizing a separate parking area. This recommended access scheme has not been adequately addressed through the submitted development concept plan. Prior to the supplementary meeting, the applicant is to provide a site development concept that addresses an access and parking configuration to the satisfaction of this department in conjunction with the Planning and Building Department.</p>

**Dupal Holdings Inc.****File: OZ 05/036 W1**

Agency / Comment Date	Comment
	Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending the review of the foregoing.
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <p>Economic Development Office  Enersource Hydro Mississauga  Canada Post</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Realty Services  Community Services - Fire and Emergency Services Division  Mississauga Transit</p>



## APPENDIX I-6



## APPENDIX I-7

