



Corporate Report

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CD.03.MIN
(Mineola)

DATE: January 16, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 5, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Zoning By-law Amendments and
Amendment 62 to Mississauga Plan -
Special Site 2 Policies – Mineola District Policies of Mississauga
Plan - PUBLIC MEETING**

RECOMMENDATION:

1. That the submissions made at the public meeting held at the Planning and Development Committee meeting on February 5, 2007 to consider the report titled "Proposed Zoning By-law Amendments and Amendment 62 to Mississauga Plan – Special Site 2 Policies – Mineola District Policies of Mississauga Plan" dated January 16, 2007 from the Commissioner of Planning and Building, be received.
2. That Planning and Building Department staff report back on the submissions made with respect to "Proposed Zoning By-law Amendments and Amendment 62 to Mississauga Plan - Special Site 2 Policies – Mineola District Policies of Mississauga Plan".

COMMENTS: On December 13, 2006, City Council considered the report titled "*Proposed Amendments to Special Site 2 – Mineola District Policies of Mississauga Plan*" (see Appendix 1) and adopted the recommendation that a public meeting be held to consider amendments to the Special Site 2 policies – Mineola District Policies

of Mississauga Plan. The proposed amendments will permit, in addition to detached dwellings and offices, up to four apartment units either alone or in combination with offices or home occupations. The maximum permitted size of medical and real estate offices is proposed to be reduced from a gross floor area of 420 m² (4,521 sq. ft.) to 250 m² (2,691 sq. ft.). Further clarification of policy objectives for land use, built form, open space and parking are also proposed as part of Amendment 62 to Mississauga Plan.

Amendments are also proposed for the following site development zoning standards: minimum yard (setback) and open space requirements, and maximum gross floor area, height and lot coverage requirements.

An informal open house and public display of the proposed policies and site development zoning standards is scheduled for January 24, 2007.

The public meeting, scheduled for Planning and Development Committee on February 5, 2007, is the statutory public meeting to fulfill the requirements of the *Planning Act*. Its purpose is to provide an opportunity to the public to make submissions to Planning and Development Committee on the “Proposed Zoning By-law Amendments and Amendment 62 to Mississauga Plan - Special Site 2 Policies – Mineola District Policies of Mississauga Plan”.

Planning and Building Department staff will report back to City Council on all the comments received, including submissions made at the public meeting, with revised recommendations, where appropriate.

FINANCIAL IMPACT: Not Applicable

CONCLUSION: After the public meeting is held and all issues are addressed, the Planning and Building Department will be in a position to make recommendations with respect to the “Proposed Zoning By-law Amendments and Amendment 62 to Mississauga Plan - Special Site 2 Policies - Mineola District Policies of Mississauga Plan”.

ATTACHMENTS:

APPENDIX 1: Corporate Report titled “*Proposed Amendments to Special Site 2 – Mineola District Policies of Mississauga Plan*” dated November 14, 2006 from the Commissioner of Planning and Building.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Paulina Mikicich, Planner, Long Range Planning



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PDC DEC 5 2006

DATE: November 14, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 5, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Special Site 2 - Mineola District Policies of Mississauga Plan**

RECOMMENDATION That a public meeting be held at the Planning and Development Committee to consider the following recommendations in the report titled "Proposed Amendments to Special Site 2 - Mineola District Policies of Mississauga Plan" dated November 14, 2006 from the Commissioner of Planning and Building:

1. That Section 4.24.7.3, Site 2, Mineola District Policies, be amended by deleting subsections a. through e. and replacing them with the following, and renumbering subsections f. and g. as h. and i., respectively:

“a. The following uses will also be permitted:

- offices
- detached dwellings in combination with office uses or home occupations
- a maximum of four apartment units
- a maximum of three apartment units in combination with office uses;
- retail commercial uses will not be permitted;

- b. all buildings, including signage, whether new or modified will have a residential appearance which is compatible with the form, design, and scale of the surrounding residential area;
- c. the use must be of a nature and intensity that results in a low parking demand and does not negatively impact the function of Hurontario Street nor abutting local roads. In this regard, applicants for rezoning will be required to demonstrate through the submission of traffic and parking impact studies and business operation information, that the proposed use is suitable for its intended location;
- d. all required office related parking will be accommodated primarily within the front and side yards and with a minimal loss of vegetation. Alternative parking locations may be considered for apartments, and to address tree preservation issues, traffic safety matters or conflicts with underground utilities.

In exceptional circumstances, office parking may be considered in the rear yard provided there is no detrimental impact to the abutting residential properties. In this regard the applicant will be required to demonstrate that the following criteria have been addressed: appropriate landscaped screening of the parking area, overlook conditions and compatibility with adjacent rear yards in terms of grading, drainage, noise and lighting impacts.

- e. the Hurontario Street and side street frontages are required to be enhanced with extensive landscaping to visually screen the street. On-site surface parking areas are not permitted to dominate the streetscape and must be suitably screened with a landscaped buffer of a sufficient size and configuration to sustain plants and trees;
- f. the maximum permitted gross floor area for new or modified buildings is 190 m² (2,045 sq. ft.) plus 20% of the lot area. The maximum permitted gross floor area for a medical office or a real estate office in a new or modified

building is 250 m² (2,691 sq. ft.). No building will exceed a total gross floor area of 420 m² (4, 521 sq. ft.);

- g. the maximum lot coverage will not exceed 25% of the lot area and the maximum building height will not exceed two storeys.”

2. That the proposed site development standards attached as Appendix 11 to the report titled “Proposed Amendments to Special Site 2 - Mineola District Policies of Mississauga Plan,” dated November 14, 2006 from the Commissioner of Planning and Building be applied in the review of future development proposals until such time as they are incorporated into the Zoning By-law.

REPORT SUMMARY: This report reviews the evolution of official plan policies for the Mineola District Policies - Special Site 2 and examines development in the context of existing policy and the original objectives for this area. The report evaluates the appropriateness of specific office and non-residential uses in response to community concerns, discusses related site development issues and recommends amendments to the policies, where appropriate.

BACKGROUND: Recently, members of the Credit Reserve Association have expressed concerns regarding the cumulative impacts associated with conversions from residential to office uses in Special Site 2 in the Mineola District. In their opinion, specific types of offices, (i.e. medical offices) because of their intensity of use, conflict with Official Plan objectives to minimize hard surfaced areas and maintain a residential appearance. There have also been concerns regarding other proposed uses, such as a wellness centre and a medical therapy office which are not recognized as typical business, professional and administrative offices and their compatibility with the adjacent residential community.

On June 12, 2006, during consideration of the Supplementary Report on Official Plan amendment and rezoning applications for Dupal Holdings Inc. (file: OZ 05/036 W1) from the Commissioner of Planning and Building to permit a wellness centre at 1489 Hurontario Street, the Planning and Development Committee (PDC) recommended that the applications be deferred to allow staff to

undertake a scoped review of official plan policies for Special Site 2 of the Mineola District (Appendix 1) and that the terms of reference be brought back to the next PDC meeting.

On July 5, 2006, City Council considered a report from the Commissioner of Planning and Building titled “Terms of Reference - Review of Special Site 2 Policies - Mineola Planning District” and adopted the following recommendation:

“PDC-0067-2006

That the terms of reference for the review of the Special Site 2 Policies in the Mineola Planning District attached as Appendix 1 to the report titled “Terms of Reference - Review of Special Site 2 Policies - Mineola Planning District” dated June 6, 2006 from the Commissioner of Planning and Building, be adopted.”

The Draft Terms of Reference are attached as Appendix 2 to this report.

There are six active official plan amendment and/or rezoning applications at various stages of processing within the study area (see Appendices 3 and 4). Two have been appealed to the Ontario Municipal Board (OMB) on the basis that City Council has not yet made a decision on their merits.

A pre-hearing conference has been scheduled for January 16, 2007 for rezoning application file: OZ 05/025 W1 and a related site plan application (file: SP 04/174 W1) Natalia Zimochad, to permit a medical therapy office at 1484 Hurontario Street.

On January 17, 2007, a pre-hearing conference is also scheduled for official plan amendment and rezoning application (file: OZ 05/036 W1), Dupal Holdings Inc., to permit a wellness centre at 1489 Hurontario Street.

COMMENTS:**1. Study Area**

The study area is located along the east and west sides of Hurontario Street, south of the Queen Elizabeth Way as shown in Appendix 5. It is identified as Special Site 2 in the Mineola District Policies and consists of 52 properties. Detailed information on the study area characteristics and observations is contained in Appendix 6.

2. Purpose of the Study

This study responds to the concerns of the community and provides greater clarity on the land use policy objectives for Special Site 2 in the Mineola District. The policies discussed in this report, if adopted, will apply to all future development proposals but not to existing applications in accordance with past decisions of the OMB.

3. Special Site 2 - Planning Vision

Planning policies for Special Site 2 have evolved over the last 20 years through consultation with the community, Credit Reserve Association and Hurontario Street property owners (see Appendix 7). Over the last 20 years, while the specific wording has been modified and some of the urban design criteria have been incorporated into the Official Plan as objective performance standards, the basic intent of the official plan policies for the subject area has remained the same - to continue to allow residential uses, conversions of existing residential dwellings or redevelopments of individual parcels for business, professional or administrative offices, provided such development complies with special requirements to ensure that the uses are visually and functionally compatible with the surrounding residential development.

Conversions from residential to office uses have been permitted on a case-by-case basis through the approval of development applications. This vision and approach to dealing with land use change continues to remain valid. Proposals for rezoning must demonstrate compliance with all applicable official plan policies including the Special Site 2 policies.

Proposals which do not comply with the Special Site 2 policies require Official Plan amendments. Section 5.3.2 of Mississauga Plan permits City Council to consider site specific Official Plan amendments subject to the applicant demonstrating that the proposed redesignation would not adversely impact or destabilize the achievement of the overall intent, goals and objectives and policies of the Plan nor the development or functioning of the remaining lands which have the same designation, or neighbouring lands. In addition, applications for official plan amendment are also required to stipulate the merits of a proposed amendment in comparison with the existing designation.

4. Public Consultation

In light of recent concerns regarding development trends and proposals in Special Site 2, the Planning and Building Department was requested to undertake a scoped review of the existing Official Plan policies.

On August 1, 2006, a focus group meeting was held with members of the Credit Reserve Association (CRA), Hurontario Task Force (a sub-committee of the CRA), Hurontario Street property owners and residents to obtain input on the study. Twelve persons signed the sign-in sheet but several more residents and property owners were in attendance. The following comments and concerns were raised at the stakeholder meeting and in correspondence received:

- the current Special Site 2 policies are clear and provide adequate future direction for development;
- recent developments along Hurontario Street are not in keeping with the original intent of the Special Site policies;
- greater clarification is needed of the terms “limited impact” and “low intensity”;
- retail commercial uses should not be permitted;
- there is an existing retail commercial presence in the area (travel agency, dog grooming services in conjunction with an veterinary office);
- medical offices should be limited to one or two practitioners and offices for chiropractors, naturopaths and therapists of any kind, be prohibited. The latter should be more appropriately located in vacant commercial storefronts on South Service Road. There

should be a similar prohibition against spas, beauty salons and barbershops;

- additional residential uses should be encouraged (i.e. live-work units) to better balance residential and office uses and be more active, from a residential perspective, on weekends;
- residential uses including live-work uses are not appropriate;
- buildings should continue to be limited to a maximum 25% lot coverage requirement and a maximum height of two storeys;
- there are undesirable streetscape impacts associated with a concentration of offices, particularly medical offices, along Hurontario Street and at intersection locations;
- the destruction of “front yards” to accommodate large parking areas is not in keeping with the original plan for the area;
- parking areas should be located at grade in front of the building and be setback from the front yard a minimum of 7.5 m (24.6 ft.) and be subject to site plan controls;
- no parking should be permitted in the side and rear yards; and
- common development standards should be created to ensure that there is greater consistency in the application of site plan criteria.

5. Summary of Planning Issues

Table 1 below provides a summary of the planning issues identified above along with a proposed course of action to address them. Section 6 of this report explains the rationale for proposed modifications.

Table 1 Mineola Special Site 2 Study Summary of Planning Issues and Proposed Response	
Planning Issue	Response
Recent developments along Hurontario Street are not in keeping with the original intent of the Special Site 2 policies	The overall planning vision for Special Site 2 continues to remain valid. This report recommends amendments to the Official Plan policies to provide greater clarity on certain elements of the existing policies.
Clarification of the terms “limited impact” and “low intensity”	For the purposes of Special Site 2, a use with “limited impact” is defined as a use that results in a low parking demand and which does not

	<p>negatively impact either the function of Hurontario Street or abutting local roads.</p> <p>In applications for rezoning, the applicant will be required to demonstrate through the submission of traffic and parking impact studies and business operation information that the proposed use is suitable for its intended location.</p> <p>The term “low intensity” is partially measured in terms of parking demand. A low parking demand is associated with a low intensity. The intensity of a use is also related to the specific business operation on a property and its development impact on abutting lands. Uses with a high parking requirement such as medical and office uses will be limited in size to 250 m² (2, 691 sq. ft.). This figure has been derived by applying measurable targets for other desired site objectives (see below) i.e. no more than 50% of the front yard to be devoted to paved areas, and determining an on-site parking capacity for uses which have a high parking rate (i.e. medical offices, real estate offices, offices of a health professional or drugless practitioner).</p>
Retail commercial uses and personal service should not be permitted.	<p>Retail commercial, which includes personal service uses, are currently not permitted by the Special Site 2 policies since only residential (detached dwellings) and office uses are allowed.</p> <p>It is proposed that a policy be added to the Special Site 2 policies</p>

	clarifying that retail commercial, which includes personal service uses, are not permitted.
Medical offices should be limited to one or two practitioners and offices for chiropractors, naturopaths and therapists of any kind should be prohibited. The latter should be more appropriately located in vacant commercial storefronts on South Service Road. There should be a similar prohibition against spas, beauty salons and barbershops.	<p>Medical offices are proposed to be restricted on the basis of floor area (up to 250 m² (2,691 sq. ft.)) rather than on the basis of number of practitioners. It is difficult to enforce a zoning restriction which limits the number of employees. In addition, the parking requirement for medical offices is determined on the basis of floor area not number of staff.</p> <p>Offices of a health professional (i.e. chiropractors, registered massage therapist) and a drugless practitioner (i.e. naturopath) are proposed to continue to be permitted. They would also be subject to the same floor area restrictions and parking requirements as medical offices as noted above.</p> <p>It is proposed that a policy be added to the Special Site 2 policies clarifying that retail commercial, which includes personal service uses, are not permitted.</p>
Additional residential uses should be encouraged (i.e. live-work units).	<p>A limited number of apartments are proposed either alone or in conjunction with office uses subject to specific criteria in order to encourage the establishment of residences and a better balance between office and residential uses.</p> <p>Home occupations are also proposed to be permitted in accordance with the Draft Mississauga Zoning By-law.</p>

Buildings should continue to be limited to a maximum 25% lot coverage requirement and a maximum height of two storeys.	No changes are proposed to these policies.
Cumulative streetscape impacts associated with a concentration of office uses.	The introduction of area-wide zoning standards is proposed for the entire Special Site 2 area. These standards will deal with matters such as building height, maximum floor area, setbacks, minimum landscape buffers, parking locations, lot coverage. These zoning standards are reflective of those for Infill Housing which limit maximum floor area to a proportion of the total site area.
The destruction of “front yards” to accommodate large parking areas is not in keeping with the original plan for the area. Parking areas should be located at grade in front of the building not in the side yard or at the rear of the property.	Area-wide site development zone standards are proposed in order to balance the need to retain a residential character and provide adequate on-site parking. The parking layout for office uses will be determined through a site specific application for change in use but a minimum of 50% of the front yard is proposed to be provided as landscaped open space under the area-wide zoning. Other alternative parking locations (i.e. rear yard) may be considered in exceptional cases where it can be demonstrated that there are no impacts to abutting properties.
Signage	Signage is currently regulated by the Mississauga Sign By-law. No changes are proposed.

6. Rationale for Proposed Modifications

Since 1985, 23 properties have been rezoned on an individual basis to permit business, professional and administrative offices. These uses are further defined in Appendix 8. Most of these applications have met the existing development criteria in the Official Plan and were supported by staff, the community and City Council. In a few cases, the Ontario Municipal Board ultimately approved the applications for office use.

One advantage of continuing this incremental approach is that each development may proceed through greater public scrutiny and review, particularly when assessing potential traffic and parking impacts. On the other hand, this approach does not provide a consistent set of development standards nor does it adequately address the cumulative impacts of redevelopment such as excessive hard surfaces in the front yards.

In order to respond to these concerns, a consistent implementation process for changes in land use and the establishment of site development standards are proposed to address impacts associated with redevelopment (i.e. building size, intensity of use, parking).

a) Proposed Land Uses

In addition to residential uses (detached dwellings and community uses) and office uses which are currently permitted, it is proposed that up to four apartment units or a maximum of three apartment units be permitted in combination with office uses. The policies are proposed to be modified to clarify that retail commercial and personal service uses are not permitted. In addition, it is proposed that detached dwellings in combination with office uses or home occupations be allowed in accordance with the Proposed Zoning Regulations - Draft Mississauga Zoning By-law (see Appendix 9).

Land uses changes are proposed to continue to be implemented through a site specific rezoning application which permits greater opportunity to address potential impacts, particularly traffic and parking impacts, associated with proposed development.

b) Office

Business, professional and administrative offices were always envisioned through the evolution of the Special Site 2 policies. A review of the existing developments indicates that the intensity of certain office uses, their traffic impacts and accommodating their required parking are the most problematic issues in Special Site 2.

Many of the desirable residential features of the properties (abundant landscaping and mature trees) have been compromised to provide parking in the front and side yards.

Business, professional and administrative offices are proposed to continue to be permitted subject to limitations on the size of medical and real estate offices, the offices of a health professional and a drugless practitioner up to a maximum 250 m² (2, 691 sq. ft.). The rationale for this is based on calculating a carrying capacity for parking in the front and side yards following the achievement of desired site plan goals (i.e. a minimum 50% of the front yard devoted to open space).

c) Residential

According to existing City records, approximately one-third of the properties retain a residential or mixed residential-office use. Consistent with the intent of Mississauga Plan to maintain a residential designation for the Special Site 2 area, and in response to public comments about the need to better balance residential and office uses, it is proposed that a limited number of apartment units be permitted either alone or in combination with office uses, within a single building with the appearance of a detached dwelling.

Expanding the range of permitted residential uses to include a limited number of apartment units will provide greater flexibility to Hurontario Street property owners as well as allowing additional dwelling units at a suitable scale and form.

Conditions would be imposed that require the building to maintain the appearance and site characteristics of a detached dwelling. In addition, no dwelling units would be permitted below-grade. As discussed below, conditions would also be imposed limiting the maximum floor area and lot coverage of any building to ensure that other site objectives, such as landscaping, will be achieved.

Staff have concluded that a maximum of four dwelling units or a maximum of three dwelling units in conjunction with offices could be accommodated within the maximum gross floor area of 420 m² (4,521 sq. ft.) assuming a minimum dwelling unit size of approximately 100 m² (1,076 sq. ft.). The effect of allowing a limited number of apartments, either alone or in conjunction with office uses, serves to reduce parking demand on individual sites since residential uses have a low parking demand (1 parking space per unit). This strategy also creates a better balance between office and residential uses.

d) Retail Commercial (and Personal Service) Uses

The original land use vision was to enable residences, specifically detached dwellings and office uses to co-exist harmoniously and be compatible with the adjacent residential area. Retail and personal service uses were not originally contemplated for the Special Site 2 area. They were perceived to be more intense uses and not in keeping with the residential character of the surrounding community. There does not appear to be any public support for personal service uses.

It is proposed that the existing Special Site 2 policies be modified by clarifying that retail commercial, which includes personal service commercial uses, are not permitted.

Amendments to the policies are proposed that clarify which land uses are permitted in accordance with the fundamental vision for the Special Site 2 area. Over the long-term, as the City develops its Growth Plan Strategy in response to Provincial requirements, and studies opportunities for higher-order transit along Hurontario Street, this vision may need to be re-examined.

In the interim, applications should continue to be evaluated on a site-by-site basis using relevant official plan policies, and as noted below, be subject to specific site development standards. Any area-wide as-of-right changes in land use should more appropriately be considered at that time.

Considerations of other land uses will only be considered in the context of an official plan amendment subject to the criteria outlined in Section 5.3.2. of Mississauga Plan as noted above.

e) Intensity of Use and Parking

In Special Site 2, the intensity of a use may be measured in terms of parking demand. The greater the demand for parking, the greater frequency or number of visitors to the business establishment.

Table 2 contains existing parking standards according to use and those proposed under the Draft Mississauga Zoning By-law.

Table 2		
Comparison of Parking Requirements by Use		
	Zoning By-law 5500	Draft Zoning By-law
Use	Per 100 m ² (1,076 sq. ft.) GFA non-residential	Per 100 m ² (1,076 sq. ft.) GFA non-residential
Dwelling Unit	1.0 spaces per unit	2.0 spaces per unit
Day Nursery	1.0 spaces per staff member + 1.0 spaces per service vehicle	2.5 spaces
Offices*	3.2 spaces	3.2 spaces
Real Estate Office	4.5 spaces	6.5 spaces
Other Non-Residential Uses	5.4 spaces	5.4 spaces
Medical Office	6.5 spaces	6.5 spaces **
Medical Office-Restricted	n/a	6.5 spaces
Medical Building	6.5 spaces **	n/a
Drugless Practitioner***	6.5 spaces	6.5 spaces

* “Office” includes business, administrative and professional offices excluding medical offices and the offices of a health professional.

** “Medical Building” in Zoning By-law 5500 and “Medical Office” in the new Zoning By-law include drug and optical dispensary, labs etc.

*** “Drugless Practitioner” includes naturopath etc.

Table 2 indicates that medical offices have the highest parking requirement along with real estate offices. Instead of creating a specific list which permits only certain office uses, it is more appropriate to limit the size of office uses requiring the most parking. The Special Site 2 policies should limit the size of specific intense office uses (medical and real estate offices) which require greater amounts of parking to be provided in the front yard, thereby eroding the residential character of the streetscape.

Another factor to consider when evaluating the level of intensity of a use, is the functional operation of the office. How many persons are on staff and what services do they provide? For example, in a one-hour timeframe, it is likely that a medical office use may generate more visitors than a non-medical use.

Other businesses may rely more on telephone or computer communications. This difference is reflected in the existing parking rate for medical offices (6.5 spaces per 100 m²/1,076 sq. ft.) compared with a non-medical business office (3.2 spaces per 100 m² /1,076 sq. ft.). A medical office has a relatively high parking demand, based on the zoning by-law requirement, whereas a general office use has a lower parking demand. The lowest parking demand is for a dwelling unit.

It is proposed that applicants be required to provide, as part of a rezoning application, detailed information on the proposed operation, including the number of full and part time employees, anticipated hours of operation etc. demonstrating that the applicable parking rate will satisfy the needs of the business without impacting the adjacent community. In addition, since the proposed operation must not negatively impact the function of Hurontario Street as major arterial road or abutting local roads, an applicant will also provide an assessment of the potential traffic and parking impact associated with a new use at the time of

submission of a rezoning application to the satisfaction of the Transportation and Works Department.

f) Maximum Gross Floor Area

The existing policies allow an office building of up to 420 m² (4,521 sq. ft) gross floor area (GFA). This cannot be achieved for each property. For example, subject to the 25% lot coverage rule, the smallest lots with areas of 595 m² (6,405 sq. ft.) could accommodate a maximum GFA of only 297 m² (3,197 sq. ft.), assuming a maximum two-storey height limit.

In order to reflect a residential character more in keeping with the scale of other detached dwellings in the community, it is proposed that the maximum permitted GFA be calculated using the same requirements of the Zoning By-law for infill dwellings. It is proposed that the maximum permitted office or multi-residential GFA be:

- 190 m² (2,045 sq. ft.) plus 20% of the lot area up to a maximum of 420 m² (4,520 sq. ft.).

This approach enables a property owner to develop a residential, office or mixed residential/office building that relates to the size of their property. It also clarifies that the maximum 420 m² (4,520 sq. ft.) cannot be achieved on every site.

The maximum 25% lot coverage requirement would continue to ensure that there is sufficient open space on the lot. In addition, area-wide zoning standards are proposed to reduce the amount of hard surface in front yards along Hurontario Street and to create a more consistent streetscape capable of accommodating new trees, provided there are no conflicts within underground utilities.

g) Proposed Site Development Zoning Standards

In order to address some of the impacts associated with a concentration of offices, the following site development standards are proposed to be implemented through an area-wide zoning amendment. The proposed development standards build upon

existing official plan policies and are reflective of the development in the surrounding residential area.

Accommodating more intense office uses, particularly large medical offices, poses several challenges for the Special Site 2 properties since the preferred parking locations are at-grade, in the front and side yards. In some cases, more than 60% of the front yard has been devoted to surface parking.

In order to “restore” the appearance of a front yard to these properties and provide adequate parking opportunities, the following site development standards for mid-block properties are proposed to be implemented through an amendment to the Draft Mississauga Zoning By-law:

- a maximum front yard setback of 50% of the lot depth;
- a minimum rear yard setback of 7.5 m (24.6 ft.);
- a maximum lot coverage of 25%;
- the combined width of the side yards for every lot other than a corner lot shall be:
 - 20% of the lot width for a one-storey building
 - 27% of the lot width for a two-storey building
- minimum 50% landscaped open space (excluding parking areas) requirement be applied to the front yard; and
- a minimum landscape buffer of 7.5 m (24.6 ft.) in depth be applied across the frontage of properties which are over 45 m (147 ft.) in depth to accommodate landscaped screening of the parking area. For properties which are less than 45 m (147 ft.) in depth, a minimum landscape buffer of 4.5 m (14.7 ft.) would be required.

A typical property with a 30 m (98.4 ft.) frontage would be able to accommodate parking for about 16 cars in the front and side yards. Based on the current parking rate for medical offices of 6.5 spaces per 100 m² (1,076 sq. ft.), a maximum GFA of about 250 m² (2,691 sq. ft.) would be permitted for a medical office. It is proposed that medical offices and real estate offices, which are proposed to require parking at the same rate in the Draft Mississauga Zoning By-law, be limited to a maximum GFA of 250 m² (2,691 sq. ft.).

Non-medical offices, assessed at a parking at a rate of 3.2 spaces per 100 m² (1,076 sq. ft.) could accommodate 14 parking spaces in the front yard under the proposed zone standards and would be able to achieve a GFA of 420 m² (4,520 sq. ft.).

In the case of corner lots, the same mid-block standards would apply with the following exceptions:

- a minimum landscape buffer of 4.5 m (14.8 ft.) in depth would be required adjacent to any parking areas abutting a residentially-zoned property;
- parking may also be permitted in the side yard;
- a minimum landscape buffer 7.5 m (24.6 ft.) in depth be required across the Hurontario Street frontage for properties which are over 45 m (147 ft.) in depth and for properties which are less than 45 m (147 ft.) in depth, a minimum landscape buffer of 4.5 m (14.8 ft.) in depth would be required; and
- a minimum landscape buffer of 4.5 m (14.8 ft.) in depth be applied across the side street frontage for properties.

To ensure that there is greater consistency in the treatment of the Hurontario Street streetscape, it is proposed that the above zoning standards be introduced following the adoption of the proposed official plan amendment, as part of the Draft Mississauga Zoning By-law rather than as an amendment to By-law 5500. In the interim, it is proposed that these standards be used to assist in the evaluation of future site specific developments. Appendix 11 provides an illustration of how the proposed development standards would be applied to a typical mid-block lot, a small lot and a corner lot example.

7. Summary of Proposed Official Plan Amendments

It is proposed that the Mineola District Policies of Mississauga Plan continue to guide change in land use from detached dwellings to office or, mixed residential-office uses or residential apartment uses within the Special Site 2 area. Existing Special Site 2 policies and other relevant Mississauga Plan policies are contained in Appendix 10.

The following amendments, shown in *italics*, are proposed for Special Site 2 in Mineola:

Notwithstanding the provisions of the Residential Low Density I designation, the following additional policies will apply:	
Existing Special Site 2 Policy	Proposed Modification
a. offices will be permitted in addition to residential uses;	<p><i>Replace existing paragraph a. with:</i></p> <p><i>a. The following uses will also be permitted:</i></p> <ul style="list-style-type: none"> • <i>offices</i> • <i>detached dwellings in combination with office uses or home occupations</i> • <i>a maximum of four apartment units</i> • <i>a maximum of three apartment units in combination with office uses</i> • <i>retail commercial uses will not be permitted</i>
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 limited impact on the low density residential character of the area which results in limited impact on the function of Hurontario Street;	<p><i>Replace existing paragraph b. with revised paragraph b. and new paragraph c. as follows:</i></p> <p><i>b. all buildings, including signage, whether new or modified, will have a residential appearance which is compatible with the form, design, and scale of the surrounding residential area.</i></p> <p><i>c. the use must be of a nature and intensity that results in a low parking demand and which does not negatively impact the function of Hurontario Street nor abutting local roads. In this regard, applicants for rezoning will be required to demonstrate, through the submission of traffic and parking impact studies and business operation information, that the proposed use is suitable for its location.</i></p>

<p>c. all required office related parking will be accommodated at grade, exclusively within the front and side yards and 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 providing the intent of the policies is maintained;</p>	<p><i>Replace existing paragraph c. with new paragraph d. as follows:</i></p> <p><i>d. all required office related parking will be accommodated at grade, primarily within the front and side yards and with a minimal loss of vegetation. Alternative parking locations may be considered for apartments, and to address tree preservation issues, traffic safety matters or conflicts with underground utilities.</i></p> <p><i>In exceptional circumstances, office parking may be considered in the rear yard provided there is no detrimental impact to the abutting residential properties. In this regard the applicant will be required to demonstrate that the following criteria have been addressed: appropriate landscaped screening of the parking area, overlook conditions and compatibility with adjacent rear yards in terms of grading, drainage, noise and lighting impacts.</i></p>
<p>d. to minimize the amount of hard surface area, on-site parking areas should have an efficient vehicular circulation and layout which is suitably screened, preferably with vegetation;</p>	<p><i>Replace existing paragraph d. with new paragraph e. as follows:</i></p> <p><i>e. the Hurontario Street and side street frontages are required to be enhanced with extensive landscaping to visually screen the street. On-site surface parking areas are not permitted to dominate the streetscape and must be suitably screened with a landscaped buffer of a sufficient size and configuration to sustain plants and trees.</i></p>
<p>e. new buildings or modified buildings will not exceed 420 m² gross floor area and the maximum lot coverage will not exceed 25% and the maximum</p>	<p><i>Replace existing paragraph e. with new paragraphs f. and g. as follows:</i></p> <p><i>f. the maximum permitted gross floor area for new or modified</i></p>

building height will not exceed two storeys.	<p><i>buildings will be 190 m² (2,045 sq. ft.) plus 20% of the lot area. The maximum permitted gross floor area for a medical office or a real estate office in a new or modified building is 250 m² (2,691 sq. ft. No building will exceed a total gross floor area of 420 m² (4, 520 sq. ft.).</i></p> <p><i>g. the maximum lot coverage will not exceed 25% of the lot area and the maximum building height will not exceed two storeys.</i></p>
f. notwithstanding subsection e. of this section the existing building at 1523 Hurontario Street will not exceed 584.7 m ² of gross floor area.	<p><i>Subsections f. and g. which pertain to site specific approvals for gross floor area in excess of 420 m² (4,520 sq. ft.) are proposed to be renumbered h. and i.</i></p>
g. notwithstanding subsection e. of this section the existing building at 1443 Hurontario Street will not exceed 552 m ² of gross floor area.	

FINANCIAL IMPACT: Not Applicable.

CONCLUSION: The study reviewed the evolution of the official plan policies for the Mineola Special Site 2 area and examined existing development in the context of current policy and the original objectives for this area. The study concluded that there is a need for consistent application of specific development performance standards.

The study also evaluated specific office and non-residential uses and concluded that the current incremental approach to allowing office uses continues to be appropriate while more intense office uses such as medical and real estate offices should be limited in size. The study proposes to permit a limited number of apartments, either alone or in

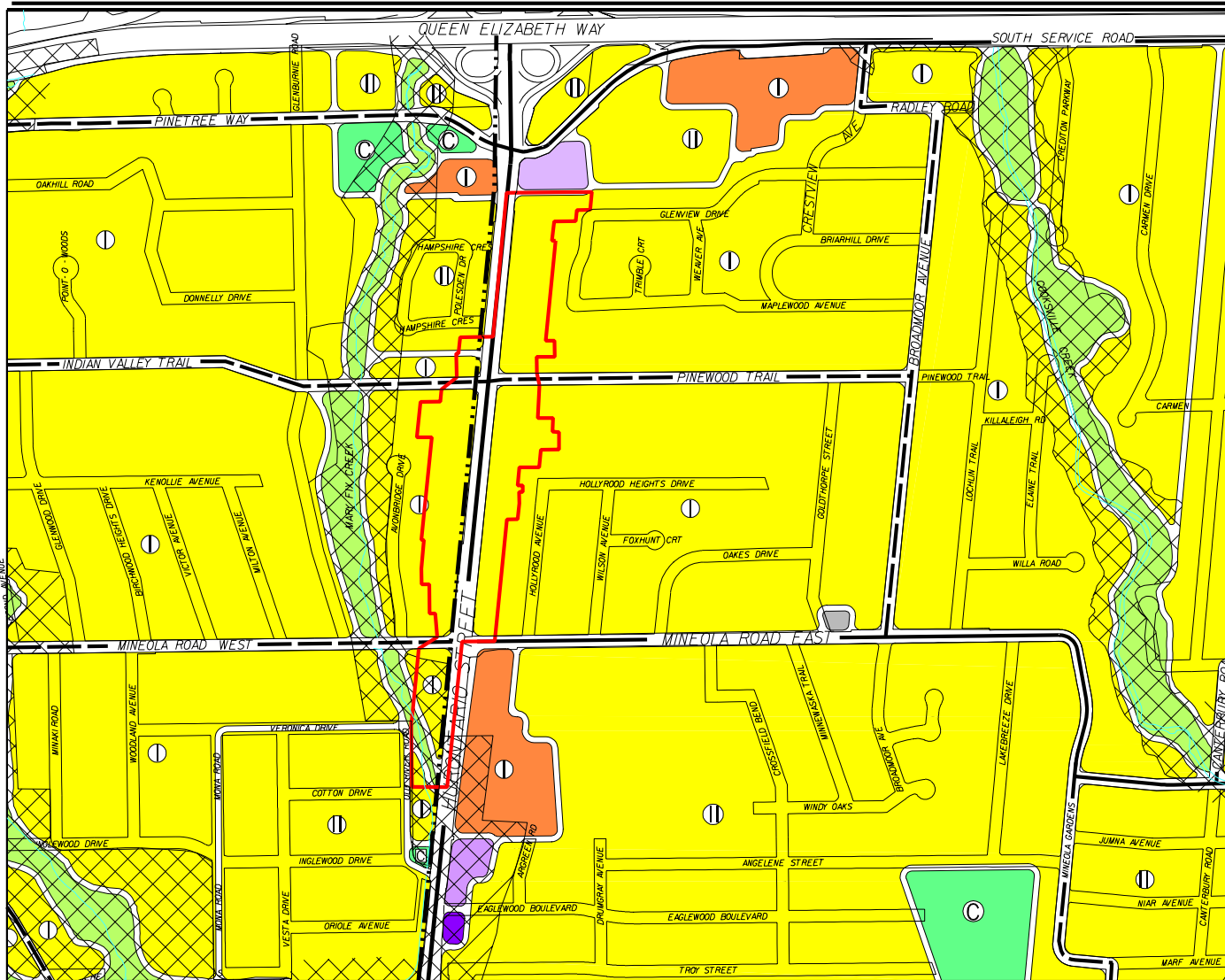
combination with office uses, as a strategy to better balance residential and office uses and lessen the demand for parking along Hurontario Street. Site development criteria that build upon the existing urban design policies of Mississauga Plan have also been developed to create consistent and measurable objectives for the Hurontario Street streetscape.

ATTACHMENTS:	APPENDIX 1: Mineola District Land Use Map
	APPENDIX 2: Draft Terms of Reference Special Site 2 Policies Mineola District
	APPENDIX 3: Active Development Applications
	APPENDIX 4: Active Development Applications - Proposal Details
	APPENDIX 5: Special Site 2 Study Area Boundary and Lot Pattern
	APPENDIX 6: Study Area Characteristics and Observations
	APPENDIX 7: Evolution of the Special Site 2 Planning Policy
	APPENDIX 8: Existing Zoning By-law 5500
	APPENDIX 9: Draft Mississauga Zoning By-law
	APPENDIX 10: Applicable Mississauga Plan Policies
	APPENDIX 11: Summary of Proposed Site Development Guidelines and Applied Examples

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Paulina Mikicich, Planner, Long Range Planning



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

SUBJECT LANDS

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

- Regulatory Floodplain
- C – Community Park
- Planning District



This Consolidation includes Latest Approved Amendment –
OMB Order No.0662 2004 March 29

City of Mississauga 2004 April



Mineola District Land Use Map

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

**Draft Terms of Reference
Special Site 2 Policies
Mineola District**

Background

The area referred to as Special Site 2 in the Mineola District policies, the policies for which are attached, was intended to permit the conversion of the existing dwellings to low intensity, low traffic generating professional offices. The main principle was that the use must have a residential appearance and must have no detrimental impact on the residential character of the area. At the time these policies were developed in 1985, the dwellings fronting onto Hurontario Street were becoming less desirable for residential use due to the impact of traffic on Hurontario Street. Consequently, an alternative use was desirable as long as the residential character of the area could be maintained.

Recently, concerns have been expressed that some office uses, such as medical offices and clinics, may generate too much traffic and require extensive paving to accommodate the required parking, with an attendant loss of landscaping and the residential streetscape. Other concerns have been expressed that the term “office” could be interpreted to permit uses more in the nature of a personal service, even though these uses are not permitted by the Special Site 2 Policies.

Purpose

The purpose of this study is to carry out a scoped review of the existing Special Site 2 Policies with specific regard to the appropriateness of specific offices and non residential uses, and their related development policies such as the location and amount of parking, access to corner lots, landscaping and setbacks.

Work Program

The work program will include:

- An overview of the history of the Special Site 2 Policies and their evolution in the Official Plan;
- Identification of other policies in Mississauga Plan relevant to the site;
- An analysis of existing development in the context of the current policy compared to the original objectives for this area.;
- Identification of redevelopment potential for additional office uses;
- Identification of development pressures through a review of current development applications ;
- Recommended amendments to the existing policies.

Deliverables

The study will be completed in the fall to enable Planning and Development Committee to consider a recommendation to hold a statutory public meeting, which will initiate the formal public review process.

Stakeholder Input

In addition to the formal public review process, the land owners and Credit Reserve Association will be invited to a focus group meeting in summer to provide their input to the study.

Staff Resources

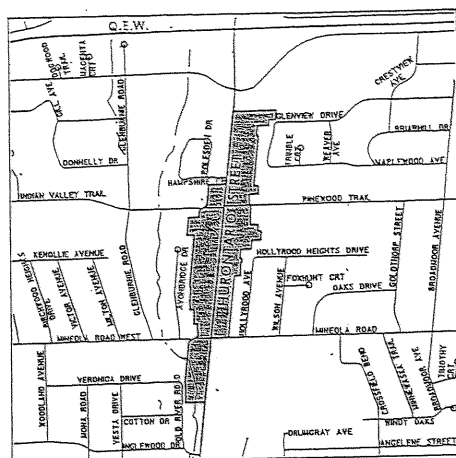
The study will be led by Policy Division staff, with design assistance from Development and Design Division staff.

MISSISSAUGA PLAN

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Mineola District Policies of Mississauga Plan

4.24.7.3 Site 2

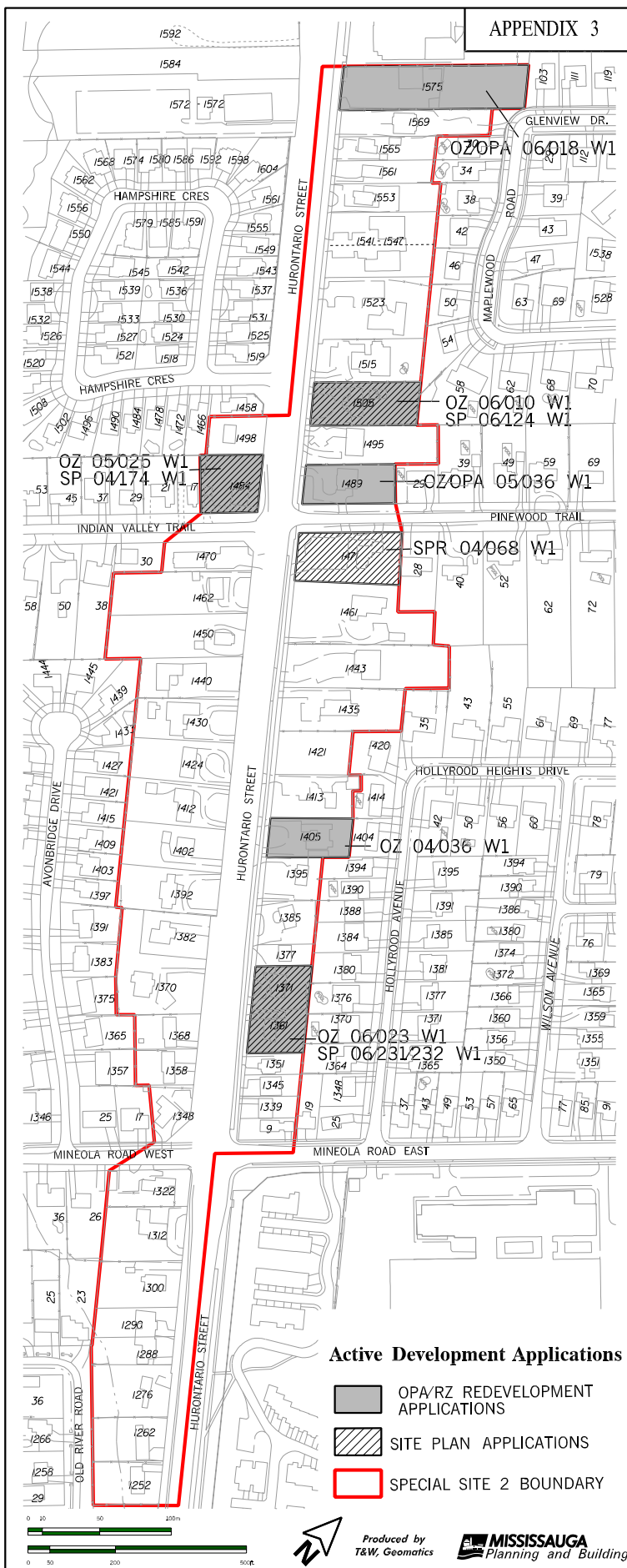


The lands identified as Special Site 2 are the lots which front onto the east and west sides of Hurontario Street, south of the Queen Elizabeth Way.

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

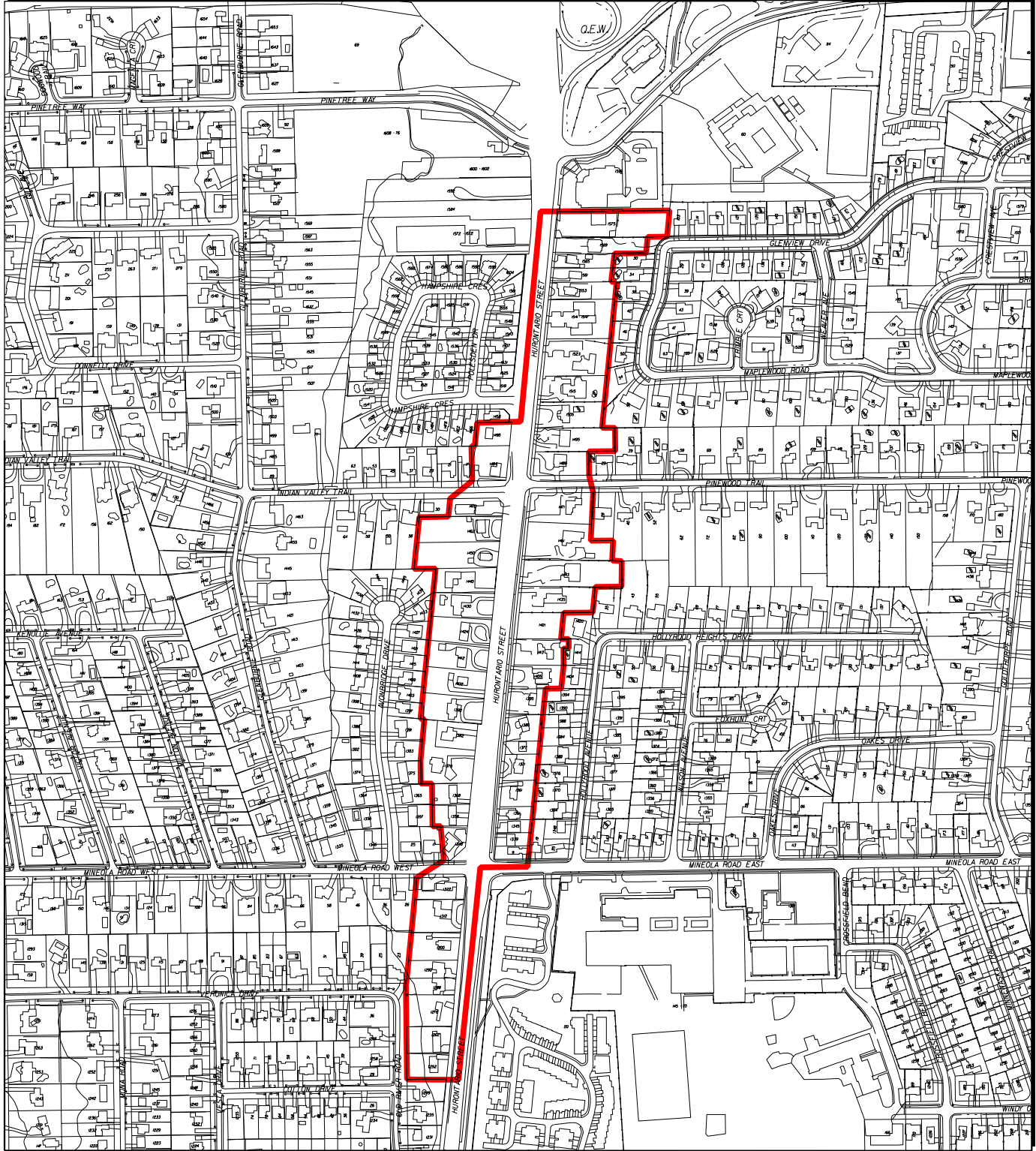
- a. offices will be permitted in addition to residential uses;
- b. the building, including amenities and signage, whether new or modified, will have a residential appearance which is consistent with the form, design and scale of the surrounding residential area, and the use must be of nature and intensity that will have 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 providing the intent of the policies is maintained;
- d. to minimise the amount of hard surface area, on-site parking areas should have an efficient vehicular circulation and layout which is suitably screened, preferably with vegetation;

- e. new buildings or modified buildings will not exceed 420 m² gross floor area and the maximum lot coverage will not exceed 25% and the maximum building height will not exceed two storeys.
- f. notwithstanding subsection e. of this section, the existing building at 1523 Hurontario Street will not exceed 584.7 m² gross floor area;
- g. notwithstanding subsection e. of this section, an office building at 1443 Hurontario Street will not exceed 552 m² gross floor area.



APPENDIX 4

Active Development Applications – Proposal Details			
File No.	Address	Application Type/Status	Proposal
OZ 04/036 W1	1405 Hurontario St	Rezoning	To permit business, professional and administrative offices including a medical office up to a total gross floor area (GFA) of 226 m ² (2, 432.7 sq. ft.) Total Parking – 13 spaces including 4 tandem spaces
OZ 05/025 W1 (SP 04/174 W1)	1484 Hurontario St	Rezoning and Site Plan Appealed to OMB	To permit a medical therapy office up to a maximum GFA of 182.0 m ² (1, 959 sq. ft.). Total Parking – 14 spaces
OZ 05/036 W1	1489 Hurontario St	Official Plan Amendment and Rezoning/ Appealed to OMB	To permit a wellness centre up to a maximum GFA of 236 m ² (2, 540 sq. ft.) size. Total Parking - 13 spaces
OZ 06/010 W1 (SP 06/124 W1)	1505 Hurontario St	Rezoning and Site Plan	To permit an increase in the maximum permitted GFA from 200 m ² (2, 152.8 sq. ft.) to 383.0 m ² (4, 122.7 sq. ft.). The applicant is also proposing an apartment use in conjunction with the office uses Total Parking – 12 spaces including 5 parallel spaces
OZ 06/018 W1	1575 Hurontario St	Official Plan Amendment and Rezoning	To permit business, professional and administrative offices, including medical offices up to a maximum GFA of 487.0 m ² (5, 242.2 sq. ft.). Total Parking – 29 spaces
OZ 06/023 W1 (SP 06/231 W1) (SP 06/232 W1)	1361 and 1371 Hurontario St	Rezoning and Site Plan	To permit business, professional and administrative offices in two new buildings. A maximum GFA of 350 m ² is proposed for 1361 Hurontario Street and 315 m ² for 1371 Hurontario Street. Parking is proposed to be shared between the buildings and accessed through a mutual driveway. Total Parking – 18 spaces
SPR 04/068 W1	1471 Hurontario St	Site Plan Approved in principle by the Ontario Municipal Board	To permit business, professional and administrative offices including a medical clinic with a maximum GFA of 350 m ² (3, 767.5 sq. ft.). Total Parking – 23 spaces



SPECIAL SITE 2

STUDY AREA BOUNDARY AND LOT PATTERN

 SPECIAL SITE 2 BOUNDARY



APPENDIX 5

SCALE:
1:6000

DRAWN BY:
K. PROKOP

Produced by
T&W, Geomatics

 **MISSISSAUGA**
Planning and Building

STUDY AREA CHARACTERISTICS AND OBSERVATIONS

The properties vary in lot area (from 595 m²/6,405 sq. ft. to over 3,900 m²/41,981 sq. ft.) and lot frontage (from 15 m/49.2 ft. to 45 m/147.6 ft.) as shown on Appendix 5. While there is no consistent lot pattern, approximately 58% of the properties have a lot frontage of 30 m (98.4 ft.) or more. In addition, lots with similar frontage measurements are located in clusters along the corridor.

Existing Land Uses

Existing development consists of buildings with a detached dwelling appearance up to two storeys in height used for residences, offices and mixed residence/office uses. Approximately 35% of the properties are used solely for residential purposes, while 38% of the sites contain exclusively business, professional and administrative offices.

Other uses along Hurontario Street include a daycare centre (Blue Elephant Day Care) located at 1322 Hurontario Street, which has been in operation since 1985 through time-limited approvals of minor variance applications by the Committee of Adjustment.

Table 1 provides a breakdown of existing and proposed uses within the study area.

Table 1		
Existing and Proposed Land Uses within the Study Area*		
Land Use	Number of Properties	% of Total
Residential Detached	18	34.6
Residential Other	1	1.9
Residential/Office	5	9.6
Business or Administrative Office	13	25.0
Medical Offices	7	13.5
Day Care	1	1.9
Proposed Additional Offices	5	9.6
Proposed Wellness Centre/ Spa	1	1.9
Proposed Other Use	1	1.9
Total	52	100.0

*Based on data derived from site specific zoning and minor variance approvals including those sites currently under construction, site inspections, the City's employment database and proposed redevelopment applications.

Development Trends

Over the past few years there has been growing interest in the redevelopment of properties within the study area. Since 1985 there has been a noticeable decline in the number of private residences, and an

increase toward only office development. There has also been a shift toward larger medical offices with more than one non-resident practitioner.

Currently, there are six active development applications seeking a change in use from residential to office or other non-office uses. One applicant is requesting an expansion of an existing office use and to include apartment unit.

Only 19% of the properties have been developed at or above the maximum permitted of gross floor area of 420 m² (4,520 sq. ft.). Redevelopment potential also continues to remain on several residential properties including some of the smaller lots (1361 and 1371 Hurontario Street) which have recently been assembled for proposed office uses.

EVOLUTION OF THE SPECIAL SITE 2 PLANNING POLICIES

September 3, 1985 -Amendment 72 to the Official Plan of Mississauga, the Queen Elizabeth Secondary Plan, was approved by the Ministry of Municipal Affairs designating lands along Hurontario Street, south of the Queen Elizabeth Way, “Special Site 7” permitting low-density professional, business and administrative offices in addition to residential uses. Retail commercial and personal service commercial uses such as barber and beauty shops, laundries, cleaners, shoe repair services and tattoo parlours were not permitted. The intent of this policy was to allow conversions of existing residential dwellings or redevelopments of individual parcels for professional, business or administrative offices, if they complied with specific requirements to ensure that they were visually and functionally compatible with the well-established residential development in the surrounding area.

This policy was not implemented through a complementary area-wide zoning amendment. Instead rezoning applications for lands subject to this amendment were to be considered on a case-by-case basis. Offices for accountants, architects, lawyers, artists, doctors, dentists, drugless practitioners, consultants, insurance brokers, real estate agents or similar uses were permitted provided that they addressed, among other things, the following through the site plan process:

- compatibility of building form, design and scale with the residential character of the surrounding residential area;
- adequacy and location of parking and refuse disposal facilities;
- vehicular ingress and egress;
- exterior lighting and signage;
- natural features;
- landscaping and fencing;
- impact of proposed uses on adjacent land uses.

Appendix I, which was attached to the Queen Elizabeth Secondary Plan, contained a number of design guidelines for development within the Special Site 7 area which were to be taken into consideration when evaluating development applications.

July 7, 1998 - The Queen Elizabeth Secondary Plan was re-titled as the Mineola District Plan and incorporated as part of Official (City) Plan which was approved by the Ministry of Municipal Affairs. The Special Site 7 policies and guidelines as outlined above continued to apply.

September 8, 1999 - City Plan policies for the Mineola District were approved by the Region of Peel. Special Site 7 was renamed “Special Site 2” in this City Plan document. In addition, Special Site 2 incorporated some of the Appendix I guidelines as specific policies restricting the maximum permitted floor area to 420 m² (4,520 sq. ft) and the maximum lot coverage to 25% for office buildings while requiring new construction and redevelopment to maintain the residential character of the area.

Development is to be residential in appearance, having limited impact on the low density residential character of the area. All required office related parking will be accommodated at grade, exclusively within the front and side yards with a minimum loss of vegetation. Hard surface parking areas shall be minimized with efficient circulation and screening from Hurontario Street, preferably by vegetation. New or modified buildings will not exceed 420 m² (4,520 sq. ft.) gross floor area and the maximum lot coverage will exceed two (2) storeys.

May 5, 2003 - Region of Peel approved the Mississauga Plan policies for the Mineola District which continue to designate the study area as “Residential Low Density I - Special Site 2”. The currently applicable Special Site 2 policies are included in Appendix 3 attached to this report.

November 2, 2005 - The Ontario Municipal Board granted an appeal of a refusal by the City of a rezoning application under file OZ 04/005 W1 to permit a business, professional and administrative offices including a medical clinic at 1471 Hurontario Street.

EXISTING ZONING BY-LAW (BY-LAW 5500)

The site-by-site implementation of the Special Site 2 policies has resulted in over 30 different zoning categories. Lands currently zoned to permit detached dwellings typically maintain an infill housing zoning categories similar to the surrounding residential areas on either side of Hurontario Street.

The site specific zones created to allow offices, typically permit detached dwellings under a particular base residential zone (ranging from R1 to R4) or allow business, professional or administrative offices subject to certain site specific restrictions. Since 1985 only one site specific zone was established to permit a combined residence and office use. Several of the recent site specific zones permit only office uses.

Under Zoning By-law 5500, the offices permitted include business, professional and administrative offices. These are defined as:

“a building or structure used for the purposes of providing accommodation for the offices of a professional person or persons such as a physician, dentist, drugless practitioner, barrister, solicitor, engineer, architect, Ontario Land Surveyor, and for any purpose incidental thereto; the administrative office of a non-profit organization; a business administrative office.”

A drugless practitioner is further defined as follows:

“means a person authorized to practise as a drugless practitioner under the Drugless Practitioners Act, R.S.O. 1990, c. D.18, as amended; a person authorized to practise the profession of chiropractic under the Chiropractic Act, 1991, S.O. 1991, c.21, as amended; a person authorized to practise massage therapy under the Massage Therapy Act, 1991, S.O. 1991, c. 27, as amended; and a person authorized to practise physiotherapy under the Physiotherapy Act, 1991, S.O 1991, c.37, as amended.”

Unless specifically prohibited, any zone that permits business, professional or administrative offices would also allow medical offices. The term “medical office” includes all types of offices for health professionals - physician, dentist, chiropractor, registered massage therapists, etc. The existing residential zoning also enables a physician, dentist or drugless practitioner to establish a medical office within their principal residence up to a maximum GFA of 100 m² (1,076 sq. ft.) and subject to other zoning requirements.

PROPOSED ZONING REGULATIONS – DRAFT MISSISSAUGA ZONING BY-LAW

A Supplementary Report on Comments on the Draft Mississauga Zoning By-law was received by the Planning and Development Committee on September 18, 2006. A second Supplementary Report will be considered at a future meeting.

The Draft Mississauga Zoning By-law proposes to continue to permit office and medical office-restricted uses where they have already been permitted on the basis of a site-specific rezoning. Office uses permitted through approval of a minor variance will not be recognized.

It also proposes to combine the terms “medical office” and “medical building” used in Zoning By-law 5500 into one modified “medical office” term. A “medical office” in the Draft Mississauga Zoning By-law is defined as a *“building, structure or part thereof, other than a hospital, used for consultation, examination or therapeutic treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario and, may include medical uses such as, laboratories, facilities for medical, diagnostic and dental purposes, a drug and optical dispensary and a medical supply and equipment store.”*

A “medical office-restricted” definition is proposed to be used for medical offices in residential zones. The restricted definition does not permit accessory uses such as a laboratory, drug dispensary or medical supply and equipment store.

The Draft Mississauga Zoning By-law also provides for additional land use opportunities. Home occupations such as tutoring, music instruction, artist or artisan establishment or an office will be permitted within detached dwellings subject to by-law regulations which require that the use is a minor component of a principal residence. This live-work arrangement is particularly appropriate along this corridor as it expands potential land uses for Hurontario Street property owners and is in keeping with the general intent of the Special Site 2 policies.

It also allows daycares, as-of-right along Hurontario Street, subject to specific development standards ensuring compatibility with adjacent lands. Daycare centres and other community uses such as places of religious assembly are permitted by Mississauga Plan in all residential designations. Places of religious assembly are also permitted by the existing zoning by-law.

APPLICABLE MISSISSAUGA PLAN POLICIES

Mississauga Plan

The study area includes 52 properties fronting onto both sides of Hurontario Street, south of the Queen Elizabeth Way known as Special Site 2 in the Mineola District Policies of Mississauga Plan. These lands are designated “Residential Low Density I” which permits detached dwellings to a maximum of 10 units per net residential hectare (4 unit per net residential acre). Other general residential uses which are also permitted under this designation include special needs housing such as group homes and housing for the elderly, accessory offices for physicians, dentists and drugless practitioners in their private residences, and community uses such as, but not limited to, day care centres, schools, and places of religious assembly.

The lands are also subject to the following provisions for the **Special Site 2** area.

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 and 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 providing the intent of the policies is maintained;
- d. to minimize the amount of hard surface area, on-site parking areas should have an efficient vehicular circulation and layout which is suitably screened, preferably with vegetation;
- e. new buildings or modified buildings will not exceed 420 m² gross floor area and the maximum lot coverage will not exceed 25% and the maximum building height will not exceed two storeys;
- f. notwithstanding subsection e. of this section the existing building at 1523 Hurontario Street will not exceed 584.7 m² of gross floor area;
- g. notwithstanding subsection e. of this section an office building at 1443 Hurontario Street will not exceed 552 m² of gross floor area.

Mississauga Plan Urban Design and Road Classification policies are also applicable to the study area. Section 4.24.3.2 of the Mississauga Plan Policies for the Mineola District indicates that:

- a. On lands adjacent to Hurontario Street, the existing mature vegetation, well landscaped appearance and generous 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.
- b. On Mineola Road East and West, consideration should be given to additional tree planting.
- c. Open ditch cross-sections should be maintained, as they contribute to the character of the area.

Under Mississauga Plan, Hurontario Street is classified as an Arterial Road and a Major Transit Corridor with a 30 m (98.4 ft.) right-of-way. This classification recognizes the street's role as a major traffic route in this City. Pinewood Trail and Indian Valley Trail are depicted as "minor collector" roads. Both trail roads maintain a rural character with open ditch cross-sections. Mineola West is a minor collector while Mineola Road, east of Hurontario is a major collector road. Minor and major collector road are designed to accommodate inter-district and neighbourhood traffic.

SUMMARY OF PROPOSED SITE DEVELOPMENT GUIDELINES
AND APPLIED EXAMPLES

Maximum GFA

- 190 m² (2,045 sq. ft.) plus 20% of the lot area up to a maximum 420 m² (4,520 sq. ft.)
- 250 m² (2,691 sq. ft.) permitted for medical offices and real estate offices

Minimum Yard Requirements:

- Total Side Yards
- 20% of lot width for a one storey building
 - 27% of lot width for a two storey building
 - minimum side yard of 1.8 m (5.9 ft.) for a one-storey building and a minimum side yard of 2.41 m (7.9 ft.) for a two-storey building

Front Yard - front wall of building cannot be setback more than 50% of the lot depth

Rear Yard - minimum of 7.5 m (24.6 ft.)

Minimum Landscaped Open Space and Landscape Buffers:

- a minimum of 50% of the front yard is to be landscaped open space (Landscaped open space may include walkways and driveway access aisles but may not include parking areas);
- a minimum 50% of the lot area is to be landscaped open space for corner lots;
- a minimum 7.5 m (24.6 ft.) deep landscape buffer is required along the Hurontario Street frontage for properties with a lot depth greater than 45 m (147.6 ft.);
- a minimum 4.5 m (14.8 ft.) deep landscape buffer is required along the Hurontario Street frontage for properties with a lot depth less than 45 m (147.6 ft.);
- a minimum 4.5 m (14.8 ft.) deep landscape buffer is required along the side street frontage for corner lots;
- a minimum 4.5 m (14.8 ft.) deep landscape buffer is required adjacent to any parking areas abutting a residential property.

Maximum Height - 10.7 m (35.1 ft.) to the midpoint of the roof

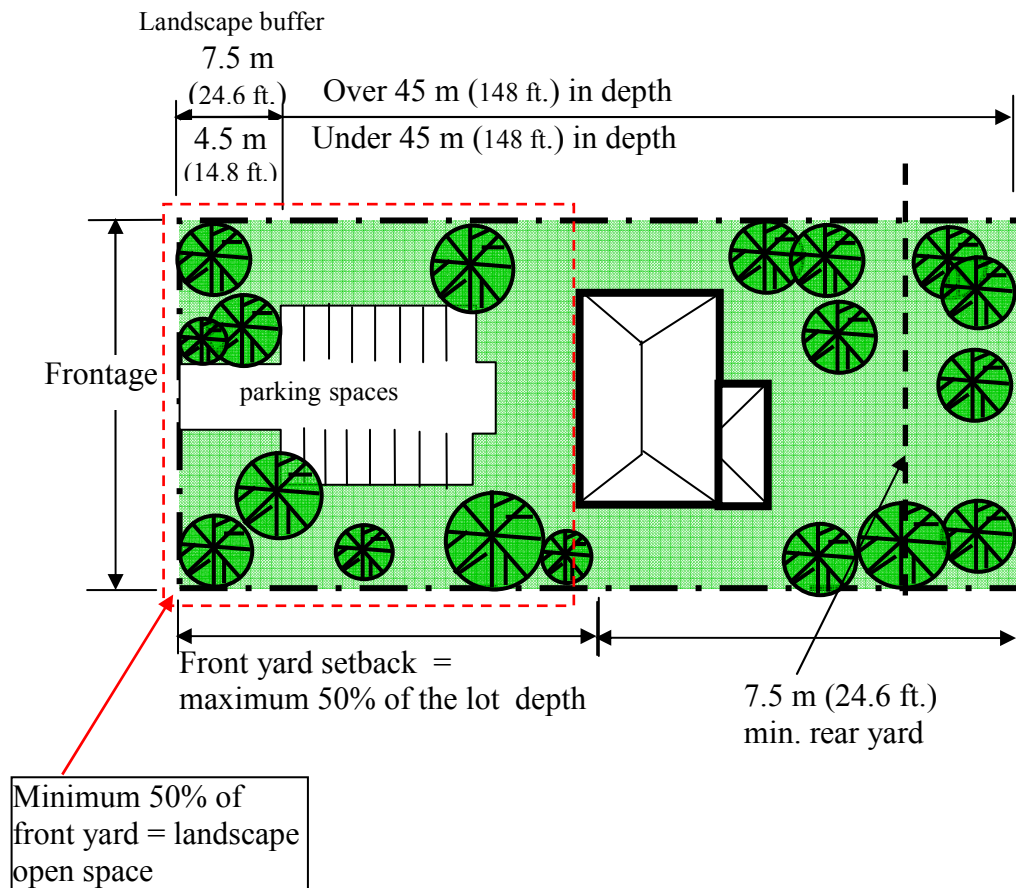
Maximum Lot Coverage - 25% of lot area

Illustration of Guidelines:

Maximum GFA = 190 m^2 (2,045 sq. ft.) + 20% of the lot area up to a maximum of 420 m^2 (4,520 sq. ft.)

Total Side Yards = 20 % of lot width for one-storey, 27 % of lot width for two storeys with a minimum side yard of 1.8 m (5.9 ft.) for a one-storey building and a minimum side yard of 2.41 m (7.9 ft.) for a two-storey building

Maximum Lot Coverage = 25% of the lot area



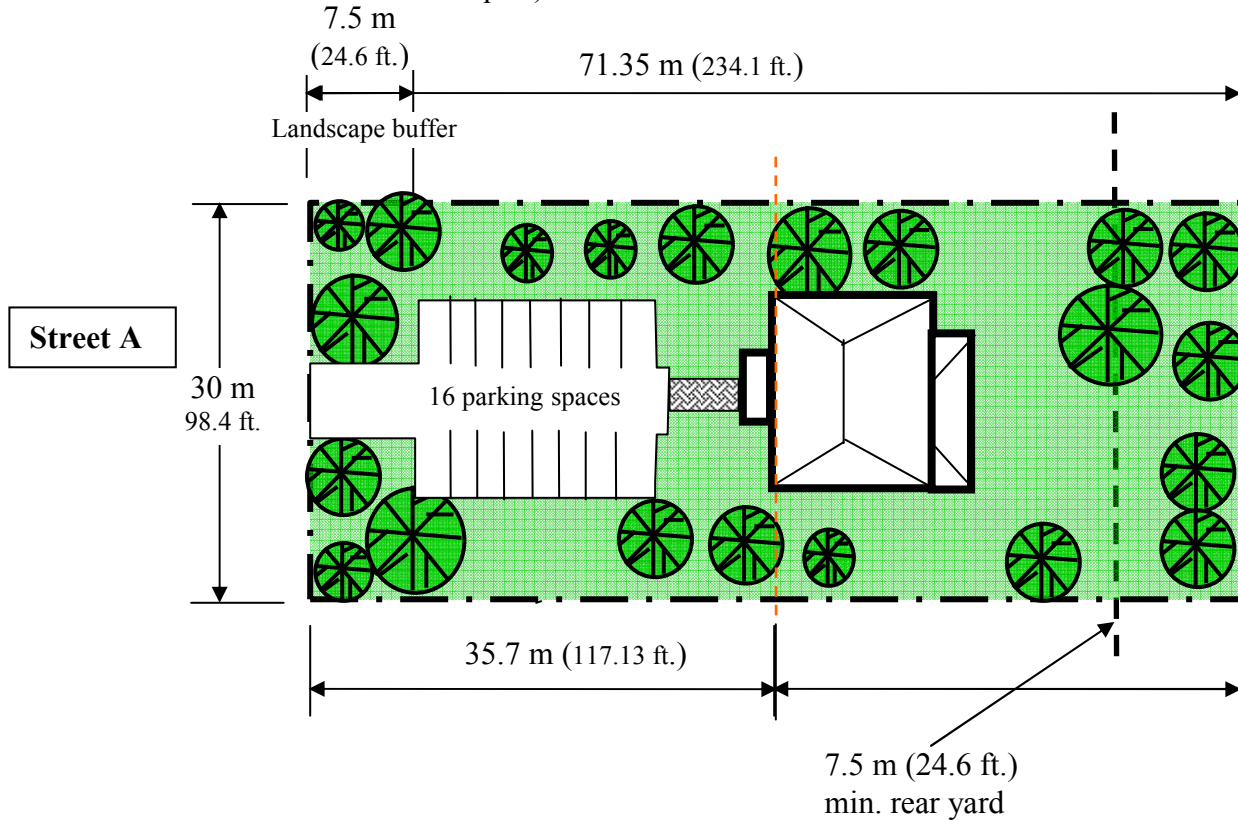
Applied Examples

Example 1 - Typical Lot:

Total side yard setbacks = 8.1 m (26.6 ft.)

Maximum parking permitted = 16 spaces

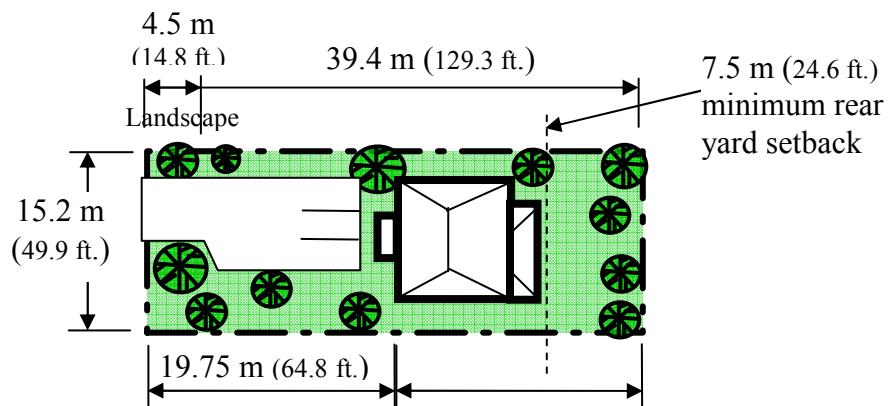
Maximum GFA = 420 m² (4,520 sq. ft.)



Example 2- Small Lot

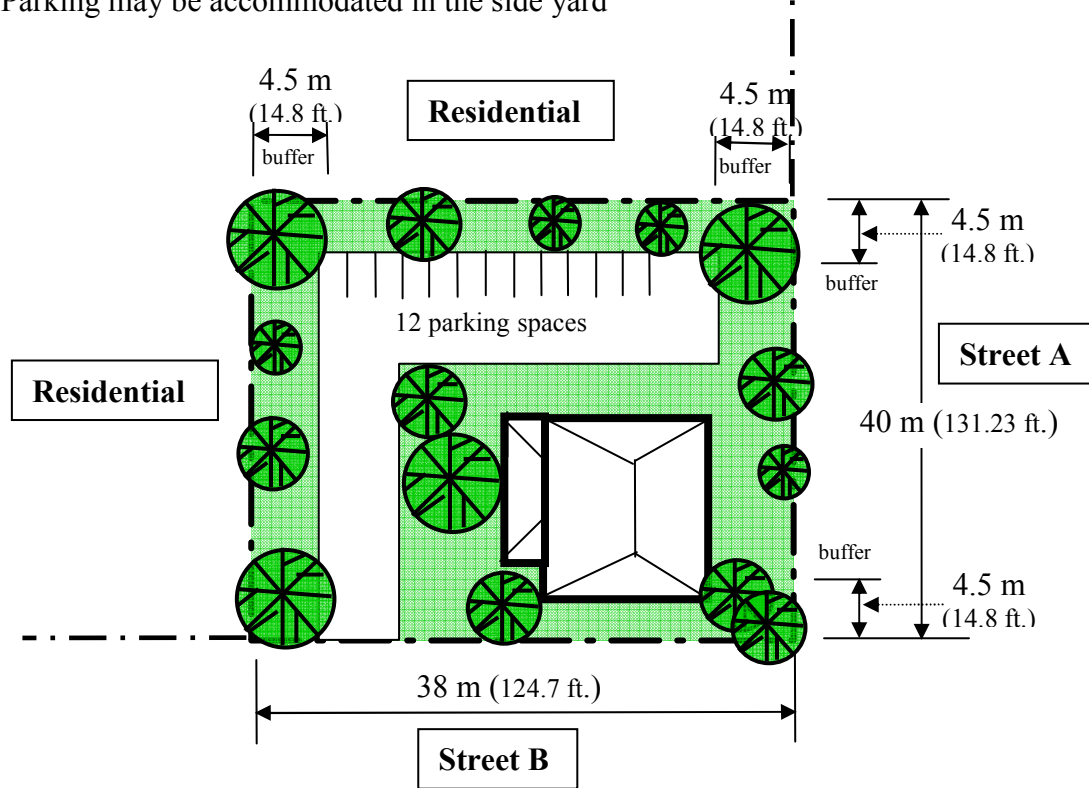
Total side yard setbacks = 4.1 m (13.45 ft.) however minimum side yard must be 2.41 m (7.9 ft.) for a two storey building

Maximum GFA permitted is 309 m² (3,326.2 sq. ft.)



Example 3 - Corner Lot

- 50% of the entire lot should be landscape open space
- Minimum depth of a landscape buffer required for any parking area abutting a residential property shall be 4.5 m (14.8 ft.)
- Dwelling can not be further back than 50% of lot depth from Hurontario Street
- Parking may be accommodated in the side yard



Example 4 - Corner Lot

