



Corporate Report

Clerk's Files

Originator's
Files OZ 04/036 W1

DATE: March 13, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 2, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit business, professional and administrative offices,
including medical offices
1405 Hurontario Street
East side of Hurontario Street, north of Mineola Road East
Owner: Tallaght Management and Investment Corporation
Applicant: Greg Dell and Associates
Bill 20

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated March 13, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3-2066" (Residential Detached) to "R3-Special Section"(Office) to permit business, professional and administrative offices, including medical offices under file OZ 04/036 W1, Tallaght Management and Investment Corporation, 1405 Hurontario Street, be received for information.

BACKGROUND: A Rezoning application has been filed to permit business, professional and administrative offices, including medical offices in a converted detached dwelling. In January 2002, the Committee of Adjustment granted a minor variance permitting the use of these lands for a medical office and sports injury clinic for a two year

period. The intent of the temporary approval was to provide the owner an opportunity to pursue a rezoning application to recognize the use. However, subsequent to the Committee of Adjustment approval, the sports injury clinic relocated elsewhere, leaving a portion of the building vacant. The application has, therefore, been modified to accommodate general medical offices in addition to business, professional and administrative offices. As there is presently not sufficient parking on site to accommodate medical offices in the entirety of the building and no exterior site alterations are proposed, the space devoted to medical offices is proposed to be restricted to a maximum of 170 m² (1,830 sq. ft.). The remaining 60 m² (646 sq. ft.) of the building would, therefore, be restricted to non-medical office uses.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	November 23, 2004 (deemed complete January 21, 2005)
Revised:	September 2006
Existing/Proposed Gross Floor Area:	230 m ² (2,476 sq. ft.) (excluding second floor 'attic' space)
Height:	2 storeys
Lot Coverage:	15%
Landscaped Area:	45%
Parking Required:	Parking for non-medical offices is required at a rate of 3.2 spaces per 100.00 m ² (1,076.42 sq. ft.) Gross Floor Area (GFA). For medical offices, a rate of 6.5 spaces per 100.00 m ² (1,076.42 sq. ft.) GFA is required. Based on these standards, a total of 13 parking spaces, including 1 parking space for disabled persons are required.

Development Proposal	
Parking Provided:	13 (including 6 tandem space). No parking space for disabled persons is proposed.
Supporting Documents:	Planning Rational Report

Site Characteristics	
Frontage:	27.43 m (90.00 ft.)
Depth:	57.71 m (189.34 ft.)
Net Lot Area:	0.16 ha (0.40 ac.)
Existing Use:	Medical office

Additional information is provided in Appendices I-1 to I-8.

Neighbourhood Context

The subject property is located in the Mineola District on the east side of Hurontario Street, north of Mineola Road East. The site is presently utilized for a medical office within a converted detached dwelling. Information regarding the history of the site is found in Appendix I-1.

Over the past twenty years, many of the existing detached dwellings fronting onto this portion of Hurontario Street have been converted to business, professional and administrative 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 the lots contain mature trees and vegetation.

The surrounding land uses are described as follows:

North: Detached dwelling converted for office use
East: Detached dwellings
South: Detached dwelling
West: Across Hurontario Street are detached dwellings converted for office use

Current Mississauga Plan Designation and Policies for Mineola Planning District

"Residential Low Density I" which permits detached dwellings to a maximum of 10 units per net residential hectare (4 units per net residential acre). The site is also subject to the "Special Site 2" policies of the Mineola District, which permits business, professional and administrative offices, in addition to residential uses, subject to the following criteria:

- ensuring the building maintains a residential appearance which is consistent with the form, design and scale of the surrounding residential area;
- the use must be of a nature and intensity that will have a limited impact on the low density residential character of the area and which results in limited impact on the function of Hurontario Street;
- locating the parking exclusively within the front and side yards with a minimal loss of vegetation. However, where such locations result in conflict with City policies, consideration may be given to other locations provided the intent of the policies is maintained;
- to minimize the amount of hard surface area, on-site parking areas should have efficient vehicular circulation and a layout which is suitably screened, preferably with vegetation; and,
- the maximum gross floor area for new or modified buildings should not exceed 420 m² (4,521 sq. ft.), the maximum lot coverage should not exceed 25% and the maximum building height should not exceed two storeys.

No exterior building or site alterations are proposed to accommodate the application. The existing hard surface parking area is relatively efficient and well screened by mature vegetation along the Hurontario Street frontage (see Concept Plan attached as Appendix I-5). Accordingly, the application is in conformity with applicable policies and no official plan amendment is required.

Existing Zoning

"R3-2066" (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 550 m² (5,920.3 sq. ft.) for an interior lot.

Proposed Zoning By-law Amendment

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

"R3-Special Section" (Office), to permit business, professional and administrative offices, including medical offices to a maximum gross floor area (GFA) of 230 m² (2,476 sq. ft.), with medical offices being limited to a maximum GFA of 170 m² (1,830 sq. ft.).

Six of the required parking spaces are proposed in a tandem configuration and no parking for disabled persons is presently proposed. In addition, a minimum aisle width of 4.24 m (13.9 ft.) is proposed at its narrowest point.

Draft Mississauga Zoning By-law

A report on the new draft Zoning By-law was received at the Planning and Development Committee on September 18, 2006 and will be considered at a future meeting. The draft Zoning for this property is "R3-3" (Residential Infill).

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A recommendation will be included in the supplementary report to address the new Mississauga Zoning By-law.

COMMUNITY ISSUES

A community meeting has been scheduled by Ward 1 Councillor, Carmen Corbasson for March 22, 2007. Issues and comments identified during this meeting will be outlined and responded to

within the Supplementary Report. To date no written comments have been received by the Planning and Building Department.

DEVELOPMENT ISSUES

Mineola District Special Site 2 Policy Study

The subject application was received prior to the commencement of the Mineola District Special Site 2 policy study. In evaluating the subject application, staff will have regard for the study and its recommendations in addition to evaluating the application on the basis of the Special Site 2 policies currently in effect.

Parking Layout

The applicant has been requested to revise the parking layout to accommodate the required parking space for disabled persons immediately adjacent to the building entrance. There is sufficient space on the existing hard surface parking area to accommodate this revision without a reduction in the required number of parking spaces.

Second Floor Space

The applicant has indicated that the existing GFA of the building is 230 m² (2,476 sq. ft.). Additional area on the second floor comprising 41 m² (441.3 sq. ft.) has not been included in the total GFA since it is the applicant's intent to remove the existing second floor stair case, thereby converting this area to attic space which is not considered usable GFA. The exclusion of this space from the total GFA reduces the total parking space requirement to that which presently exists on site.

Since no exterior building changes or on-site alterations are proposed, site plan approval is not required to accommodate the proposal.

Agency comments are summarized in Appendix I-7.

OTHER INFORMATION**Development Requirements**

Based upon the comments received to date, it is not anticipated that the applicant will be required to enter into any agreements with the City or other agency.

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: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

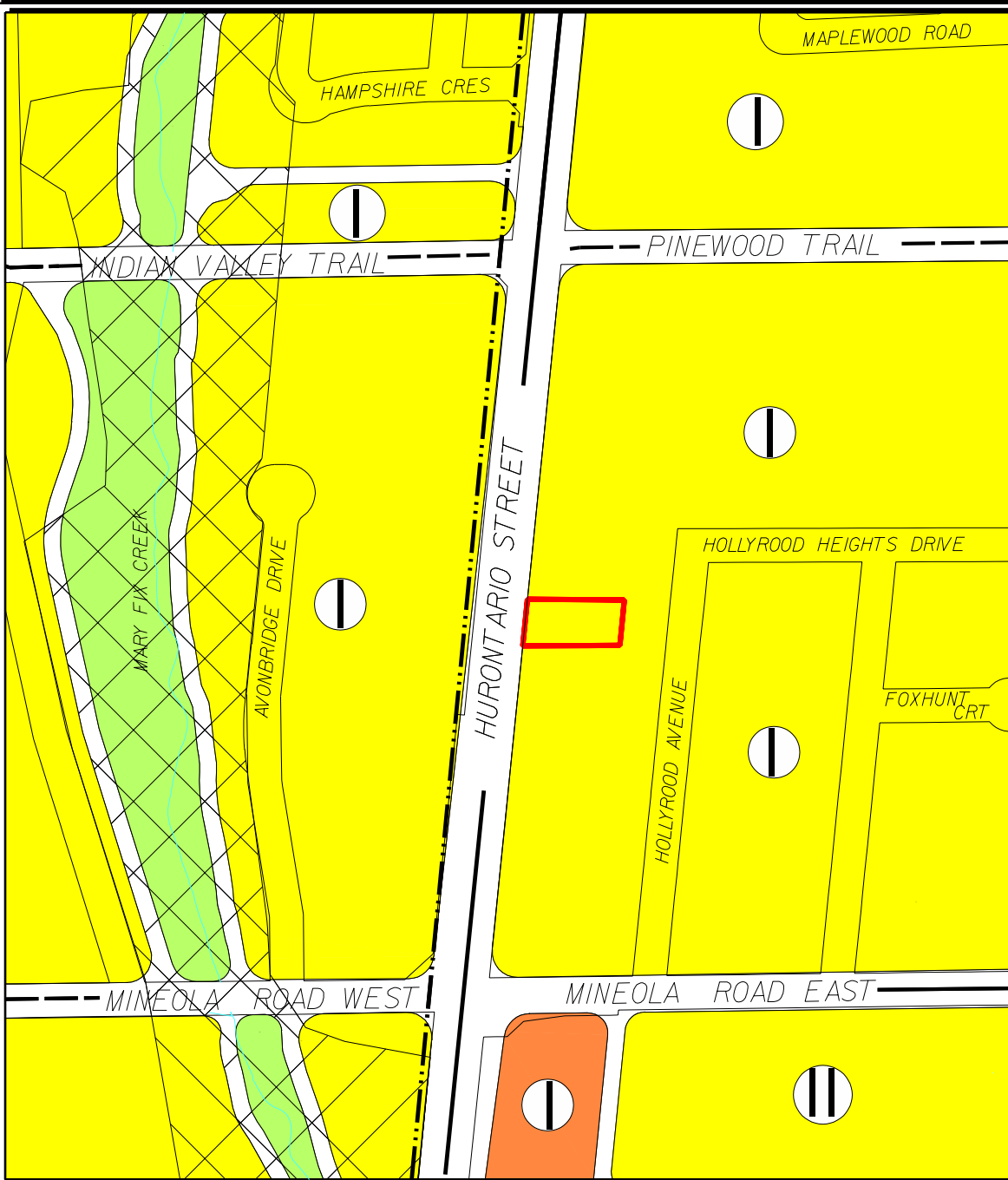
- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Mineola District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Site Photograph
- Appendix I-7 - Agency Comments
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: John Hardcastle, Development Planner

Site History

- January 1984 - Subject property was purchased by Dr. Moodley as a primary residence. Late in 1984, an addition was constructed for the purpose of accommodating a home-based medical office. A paved circular driveway was also completed at this time to accommodate the additional parking required for the medical office;
- May 2001 - Dr. Moodley ceased using the subject lands as a primary residence and began the process of legalizing the use of the property for a medical office;
- January 24, 2002 - Minor variances were granted by the Committee of Adjustment permitting a medical office and sports injury clinic on the subject lands with insufficient parking for a temporary period of two years to permit the applicant sufficient time to make application for rezoning;
- May 5, 2003 - Region of Peel approved the Mississauga Plan Policies for the Mineola District which continue to designate the subject lands "Residential Low Density I - Special Site 2";
- November 23, 2004 - Subject rezoning application submitted ;
- October 2005 - Sports injury clinic vacated the premises, relocating elsewhere (this portion of the building remains unoccupied);
- September 2006 - Rezoning application modified to delete the request for the sports injury clinic and to propose a mix of medical and non-medical offices, including a GFA limitation for medical offices to ensure that the parking requirement does not exceed that presently provided on site.



**PART OF MINEOLA DISTRICT LAND USE MAP
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**

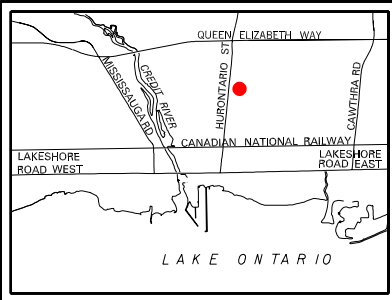
 - Provincial Highway and Interchange
 - Arterial
 - Major Collector
 - Major Collector (Scenic Route)
 - Minor Collector
 - Local Road
 - Existing Commuter Rail
 - GO Transit Station
 - Major Transit Corridor

- LAND USE LEGEND**
- Regulatory Floodplain
 - Community Park
 - Planning District

SUBJECT LANDS



SUBJECT:
TALLAGHT MANAGEMENT & INVESTMENT CORP.



FILE NO:
OZ 04036 W1

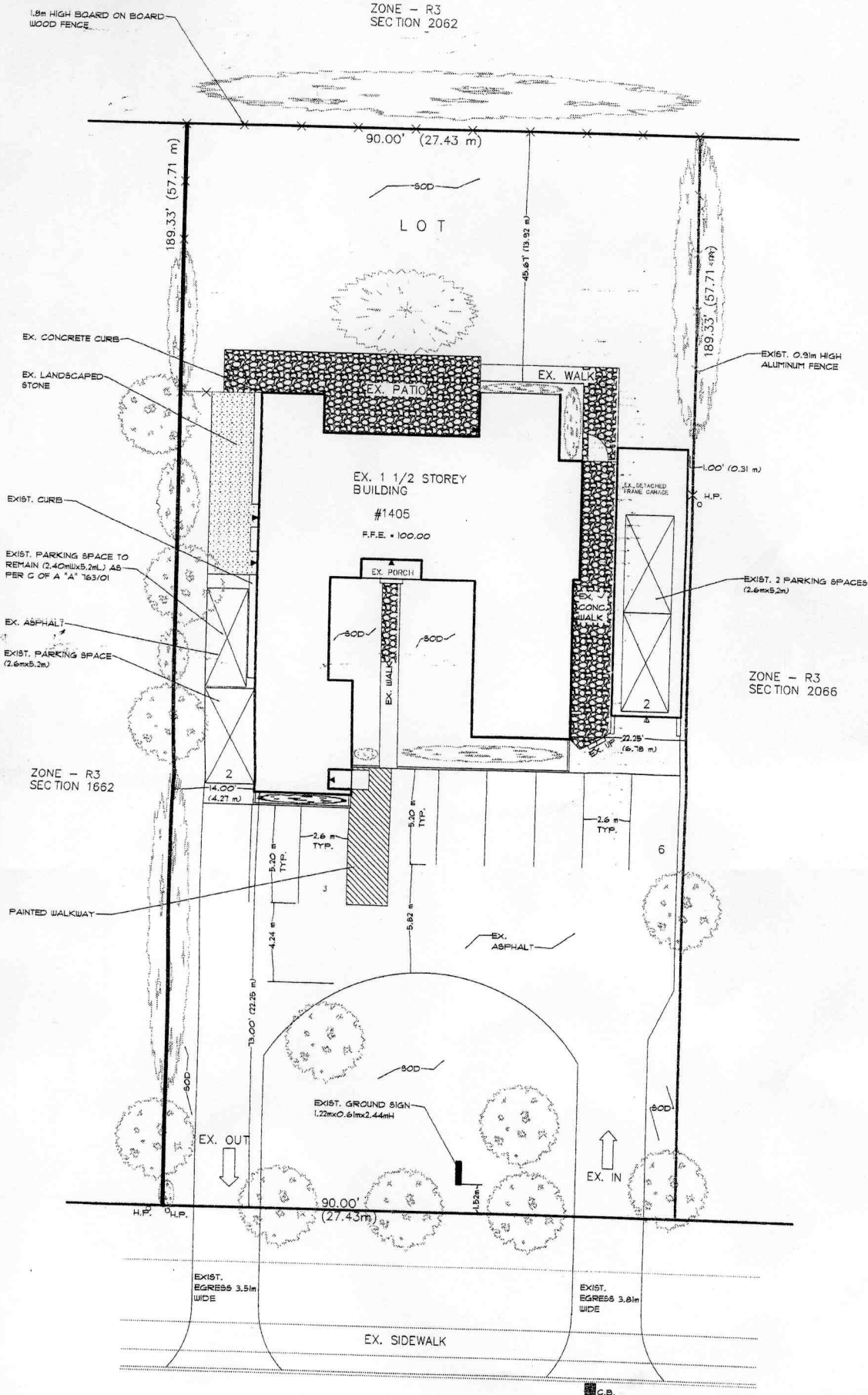
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04036L

SCALE:
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PDC DATE:
2007 04 02

DRAWN BY:
R.DICOSOLA

APPENDIX I-3

ZONE - R3
SECTION 2062

HURONTARIO STREET



Tallaght Management and Investment Corporation**File: OZ 04/036 W1****Agency Comments**

The following is a summary of comments from agencies and departments regarding the application.

Agency / Comment Date	Comment
Region of Peel (February 16, 2007)	The proposed rezoning does not raise any concerns from a Regional land use planning perspective. Regional services consist of a 450 mm (18 in.) diameter watermain and 250 mm (10 in.) diameter sanitary sewer on Hurontario Street. On-site waste collection is required through a private waste hauler. No Regional roads will be affected by this proposal.
City Community Services Department – Planning, Development and Business Services Division (February 13, 2007)	Should the application be approved, cash contributions for trail signage and street tree planting will be required prior to By-law enactment.
City Transportation and Works Department (February 13, 2007)	The applicant has provided a completed Environmental Site Screening Questionnaire and Declaration (ESSQD). Provided there are no physical changes to the site, no further action is required at this time.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to this application provided that all technical matters are addressed in a satisfactory manner: Community Services - Fire and Emergency Services Division, Economic Development Office, Enersource - Hydro Mississauga, Bell Canada, and Rogers Cable.

APPENDIX I-8

