



Corporate Report

Clerk's Files

Originator's
Files OZ 06/023 W1

DATE: May 24, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 11, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit two business, professional
and administrative office buildings, excluding medical and real
estate offices
1361 and 1371 Hurontario Street
East side of Hurontario Street, north of Mineola Road East
Owner: Bassem & Mabelle Aboumrad
Applicant: Dirk Blyleven, Beacon Planning Services
Bill 20

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated May 24, 2007, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3-2066" (Detached Dwellings) to "R3- Special Section" (Office) to permit two business, professional and administrative office buildings, excluding medical and real estate offices under file OZ 06/023 W1, Bassem and Mabelle Aboumrad, 1361 and 1371 Hurontario Street, be received for information.

BACKGROUND: In June 2000, the Committee of Adjustment granted a minor variance application permitting the use of the existing detached dwelling at 1361 Hurontario Street for a consulting engineer's

office for a temporary period of two years subject to certain conditions. The office use has continued to operate even though the minor variance expired in July 2002 and the conditions of the minor variance were never satisfied.

Subsequently, the owners of 1361 Hurontario Street acquired the adjacent property to the immediate north at 1371 Hurontario Street. The two properties are maintained as separate parcels.

In March 2005, the applicant submitted a minor variance application requesting the renewal of the permission granted in 2000 for a consulting engineer's office at 1361 Hurontario Street. The application was subsequently withdrawn due to concerns expressed by the Committee of Adjustment and staff that the applicant had not fulfilled the conditions of the previous variance, including the submission of Rezoning and Site Plan applications to the Planning and Building Department.

The applicant has now filed a Rezoning application to permit the development of two office buildings on the subject properties with a mutual access driveway from Hurontario Street in accordance with the conceptual site plan attached as Appendix I-5.

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 2, 2006 Deemed complete on January 7, 2007
Height:	Two storeys for each building
Lot Coverage:	1361 Hurontario Street – 21.7% 1371 Hurontario Street – 22.5%
Landscaped Area:	1361 Hurontario Street – 53% 1371 Hurontario Street – 54%

Development Proposal	
Gross Floor Area:	<p>1361 Hurontario Street – 347.06 m² (3,735.84 sq. ft.)</p> <p>1371 Hurontario Street – 313.22 m² (3,371.58 sq. ft.)</p>
Parking Required:	<p>Parking is required at the rate of 3.2 spaces per 100.00 m² (1,076.42 sq. ft.) of Gross Floor Area (GFA). Based on this standard, a total of 21 parking spaces, including 1 parking space for disabled persons are required as follows:</p> <p>1361 Hurontario Street – 11 spaces 1371 Hurontario Street – 10 spaces</p> <p>The Zoning By-law does not permit required parking to be provided in tandem format.</p>
Parking Provided:	<p>1361 Hurontario Street – 12 spaces, 8 of which are in a tandem configuration. (Note: Applicant will be required to provide justification for the proposed tandem spaces and demonstrate that those type of spaces can adequately serve the needs of the site and the use)</p> <p>1371 Hurontario Street – 7 spaces (Note: Applicant has prepared a Parking Utilization Study demonstrating that parking is only required at a rate of 2.2 spaces per 100.00 m² (1,076.42 sq. ft.) of GFA for the consulting engineer's office)</p> <p>Total parking provided for both parcels - 19 spaces.</p>
Supporting Documents:	<p>Planning Rationale and Justification Report; Arborist Report and Tree Preservation Plan; Parking Utilization Study; and, Storm Sewer Servicing Report.</p>

Site Characteristics – 1361 Hurontario Street	
Frontage:	30.48 m (100.00 ft.)
Depth:	39.31 m (128.97 ft.)
Net Lot Area:	0.12 ha (0.30 ac.)
Existing Use:	Consulting engineer's office within a converted detached dwelling operating without appropriate approvals

Site Characteristics – 1371 Hurontario Street	
Frontage:	30.48 m (100.00 ft.)
Depth:	39.31 m (128.97 ft.)
Net Lot Area:	0.12 ha (0.30 ac.)
Existing Use:	Detached dwelling

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

Neighbourhood Context

The subject properties are located at the southerly end of the Mineola District Special Site 2 policy area. Information regarding the history of these sites is found in Appendix I-1.

Over the last 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 these lots contain mature trees and vegetation. Hurontario Street constitutes a major north-south arterial road in the City.

The surrounding land uses are described as follows:

North: Detached dwelling
East: Detached dwellings
South: Detached dwelling

West: Across Hurontario Street is a detached dwelling and a law office within a converted detached dwelling

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 residential acre). The site is also subject to "Special Site 2" policies which permit offices in addition to residential uses subject to certain criteria being met. The criteria include:

- 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 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 (GFA) for new or modified buildings should not exceed 420 m² (4,520 sq. ft.), the maximum lot coverage should not exceed 25% and the maximum building height should not exceed two storeys.

Both proposed office buildings are intended to have a residential character (see Elevations attached as Appendix I-6), conform to the maximum gfa and lot coverage provisions and the proposed site layout shown on Appendix I-5 conforms to the Special Site 2

policies. Accordingly, the application is in conformity with the policies and no official plan amendment is required.

The Special Site 2 Policies for the Mineola District are currently under review. Several focus group meetings have been held and it is anticipated that a report on comments will be considered by Planning and Development Committee in the fall of 2007. In reviewing and evaluating the subject application, staff will have regard for the study and its recommendations in addition to evaluating the applications on the basis of the Special Site 2 policies currently in effect.

There are other policies in the Official Plan which also are applicable in the review of this application including:

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 Mineola District policies 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 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.

Existing Zoning

"R3-2066" (Detached Dwellings), which permits detached dwellings on lots with minimum frontages of 30.00 m (98.42 ft.),

as well as a resident practitioner subject to certain criteria being met.

Proposed Zoning By-law Amendment

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

"R3 – Special Section" (Office), to permit two business, professional and administrative office buildings, excluding medical and real estate offices, with the building at 1361 Hurontario Street having a Gross Floor Area of 347.06 m² (3,735.84 sq. ft.) and the building at 1371 Hurontario Street having a Gross Floor Area of 313.22 m² (3,371.58 sq. ft.).

Eight (8) of the parking spaces provided for 1361 Hurontario Street are proposed in a tandem configuration, and parking for 1371 Hurontario Street is proposed at a reduced rate of 2.2 spaces per 100.00 m² (1,076.42 sq. ft.) of GFA. In addition, for 1371 Hurontario Street, a total side yard width of 8.04 m (26.38 ft.) is proposed; whereas a minimum 27% of the lot frontage for two storey buildings or 8.23 m (27.00 ft.) is required.

Draft Mississauga Zoning By-law

A final report on the new draft Zoning By-law was dealt with by Planning and Development Committee on April 30, 2007. A further addendum report was adopted by Council on May 23, 2007 with the exception of the Harris Farm. The implementing Zoning By-law is anticipated to be passed by Council on June 20, 2007. The draft Zoning for this property is "R3-3" (Detached Dwellings).

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 June 6, 2007. A summary of the issues raised by the Community will be outlined in an Addendum Report. To date no written comments have been received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. In addition to the matter of tandem parking and based on the comments received and the applicable Mississauga Plan policies the following matter will have to be addressed:

Mutual Access Agreement

The two properties are currently both owned by Bassem and Mabelle Aboumrad, however are held in separate names so that the two properties do not merge. This could allow for one property to be conveyed to another owner without any prior consultation with the City. Accordingly, the applicant will be required to register the appropriate agreements and easements on title to ensure that the mutual access will be maintained for both properties in perpetuity.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm water management, access, and environmental issues which will require the applicant to enter into appropriate agreements with the City. Site Plan approval will be required for the proposed development. Site Plan applications have been submitted for both 1361 and 1371 Hurontario Street under files SP 06/231 W1 and SP 06/232 W1 respectively.

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 resolved, the Planning and Building Department will be in a position to make a recommendation regarding this application.

ATTACHMENTS:

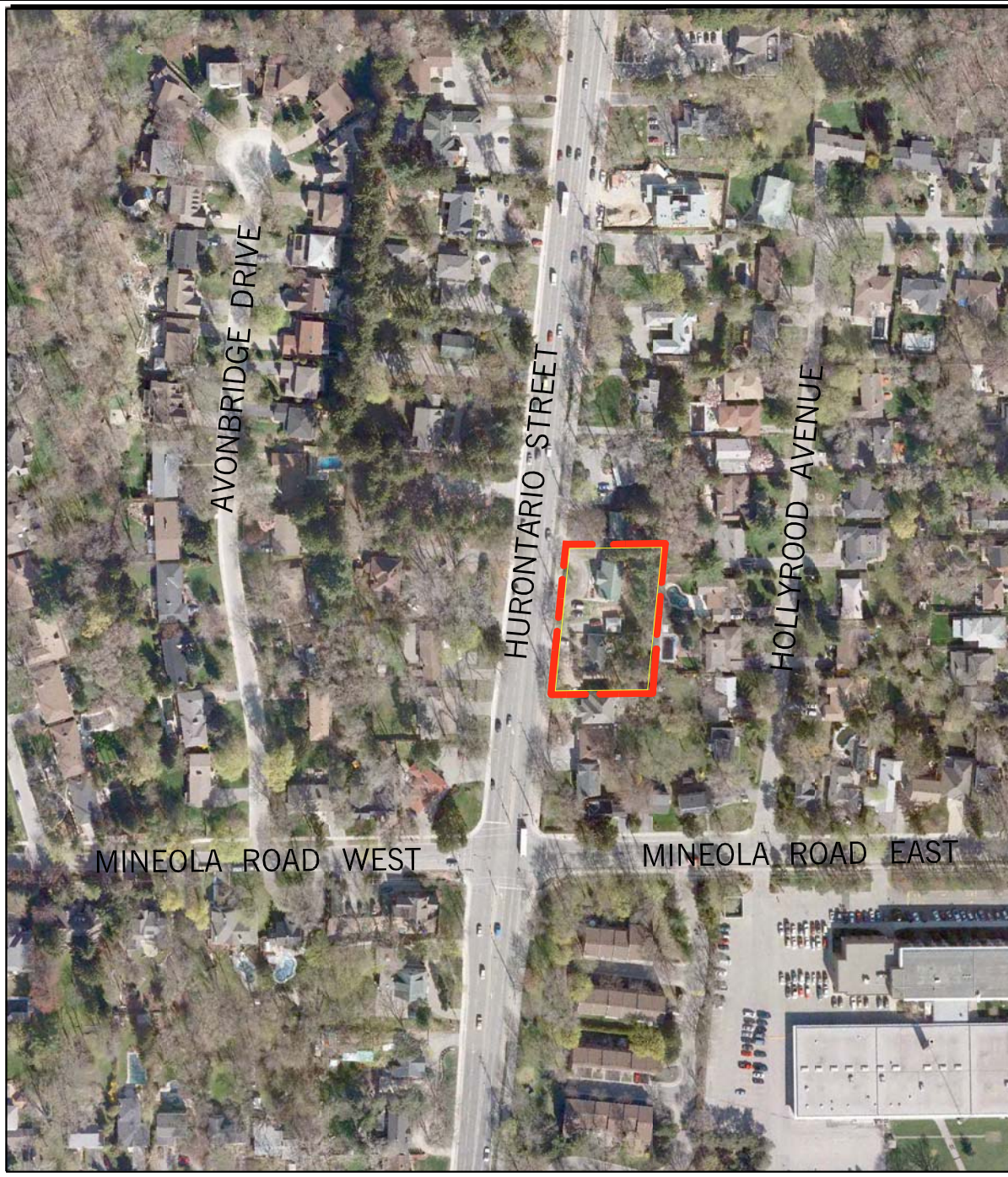
- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Mineola District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Elevations
- Appendix I-7 - Agency Comments
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Stacey Laughlin, Development Planner


Site History

- June 22, 2000 – A minor variance was granted by the Committee of Adjustment for 1361 Hurontario Street under file ‘A’ 323/00 permitting a consulting engineer’s office within the existing detached dwelling for a temporary period of 2 years which expired on July 31, 2002 and was subject to the following conditions:
 - the decision was personal to Bassem Aboumrad;
 - the submission of an application for site plan approval to the Planning and Building Department;
 - the submission of a Rezoning application to the Planning and Building Department;
 - signage limited to a professional plaque in keeping with the professional character of the surrounding office in the area; and,
 - a maximum of 4 employees.
- May 5, 2003 – Region of Peel approved the Mississauga Plan Policies for the Mineola District, designating the subject lands “Residential Low Density I – Special Site 2”.
- August 11, 2005 – A minor variance application submitted in March 2005 under file ‘A’ 094/05 for 1361 Hurontario Street to renew the permission granted in 2000 for a consulting engineer’s office was withdrawn by the applicant based on concerns expressed by the staff and the Committee that the conditions of the previous minor variance were not fulfilled.
- November 2, 2006 – Site Plan applications were submitted under files SP 06/231 W1 (1361 Hurontario Street) and SP 06/232 W1 (1371 Hurontario Street) for the proposed office buildings.



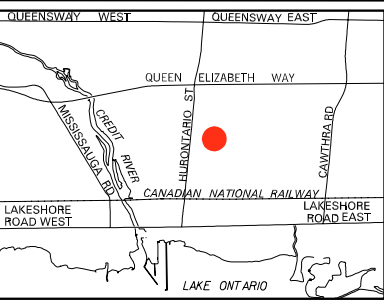
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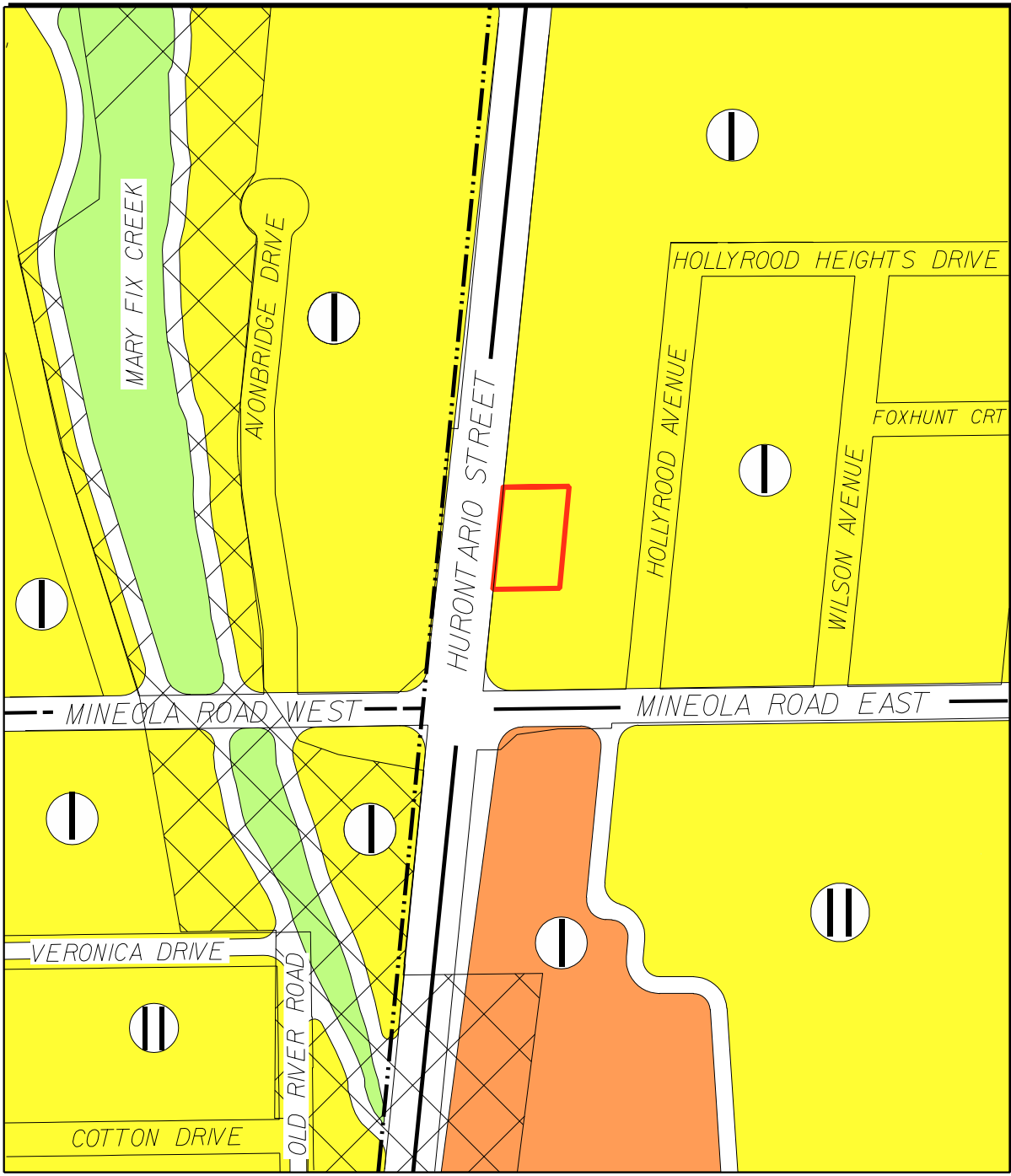
 **SUBJECT LANDS**



DATE AERIAL PHOTO: 2006

SUBJECT:
BASSEM & MABELLE ABOUMRAD

	FILE NO: OZ 06023 W1	APPENDIX 1-2
	DWG. NO: 06023A	
	SCALE: NTS	
	PDC DATE: 2007 06 11	
MISSISSAUGA Planning and Building		Produced by T&W, Geomatics
DRAWN BY: R.DICOSOLA		



**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:
BASSEM & MABELLE ABOUMRAD

FILE NO:
OZ 06/023 W1

DWG. NO:
06023L

SCALE:
1:5000

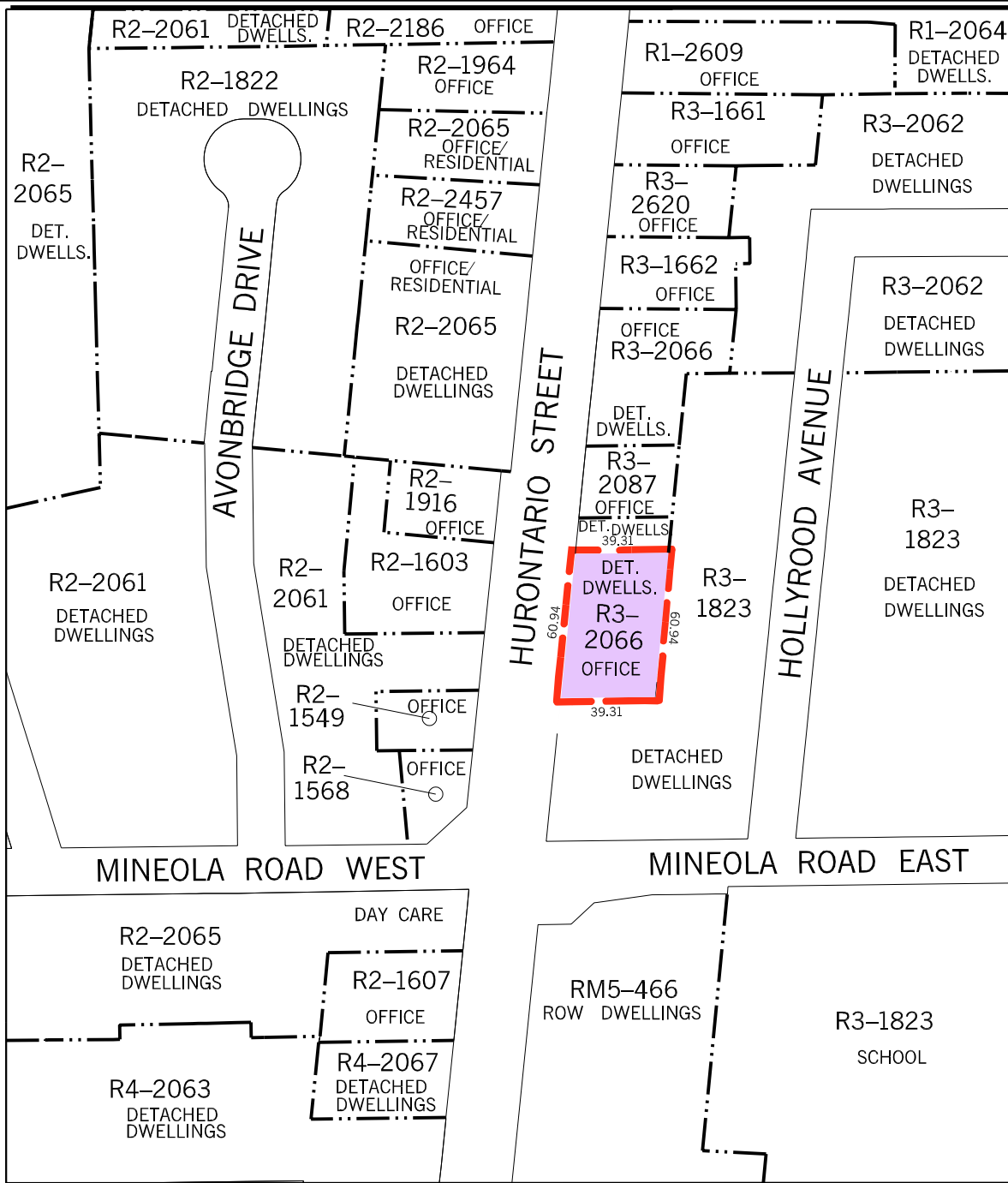
PDC DATE:
2007 06 11

DRAWN BY:
R.DICOSOLA


MISSISSAUGA
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T&W, Geomatics


APPENDIX I-3



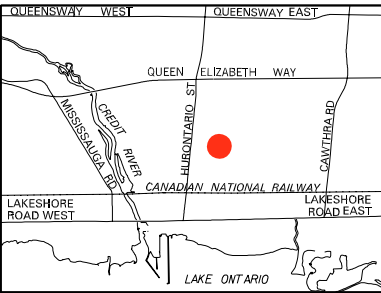

LEGEND:

 PROPOSED REZONING FROM "R3-2066" (DETACHED DWELLINGS) TO "R3-SPECIAL SECTION" (OFFICE) TO PERMIT TWO BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICE BUILDINGS, EXCLUDING MEDICAL AND REAL ESTATE OFFICES.

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



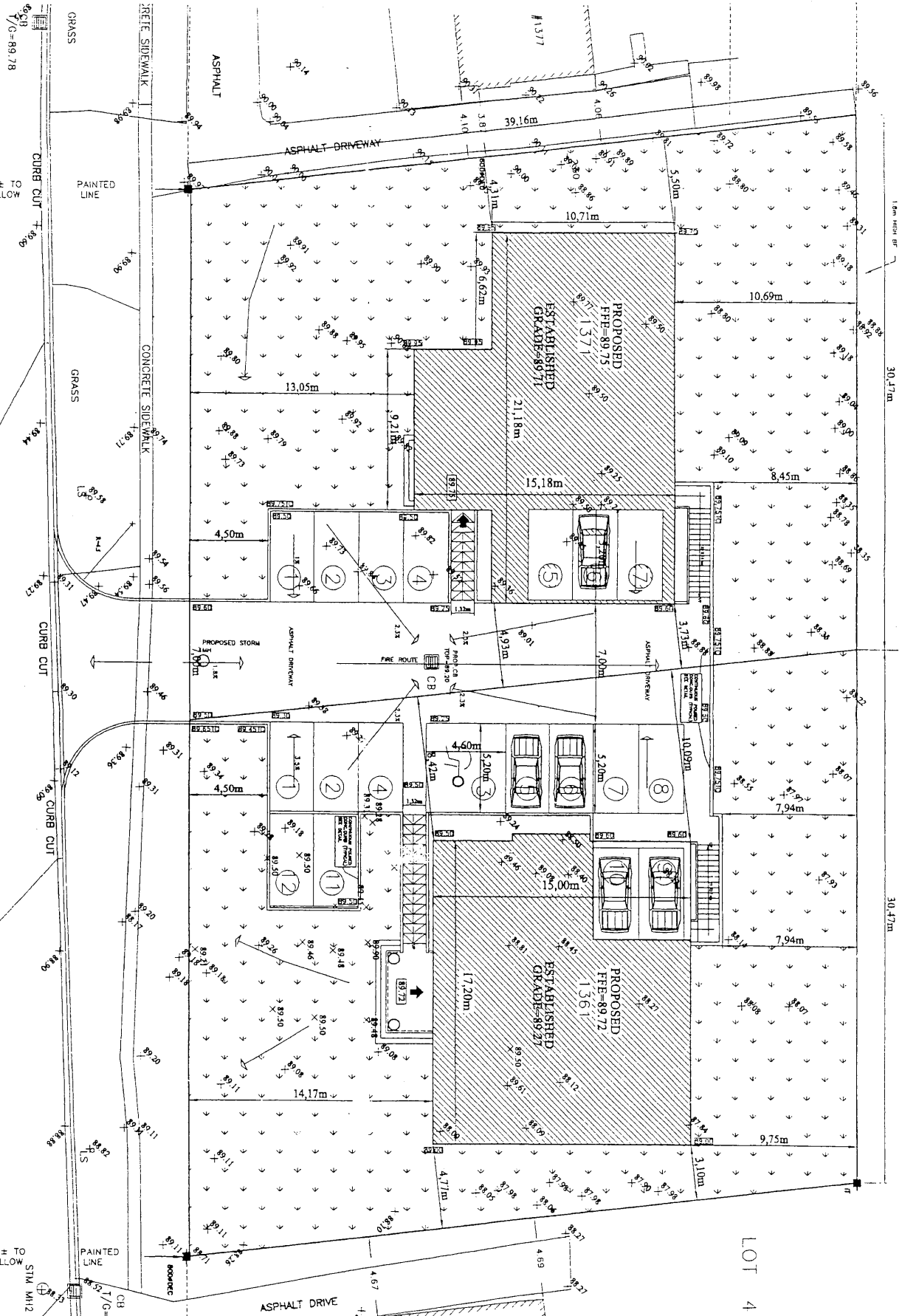
SUBJECT:
BASSEM & MABELLE ABOUMRAD

	FILE NO: OZ 06023 W1	APPENDIX I-4
	DWG. NO: 060232R	
	SCALE: 1:2500	
	PDC DATE: 2007 06 11	
DRAWN BY: R.DICOSOLA		
 Produced by T&W, Geomatics		

CONCEPT PLAN

APPENDIX I-5

THE KINGS HIGHWAY NO. 10



LOT 4



1361 Hurontario Street



1371 Hurontario Street

Bassem & Mabelle Aboumrad

File: OZ 06/023 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 26, 2007)	<p>The Region has no objection to the approval of the subject application and provides the following comments:</p> <p>An existing 450 mm (18 in.) diameter watermain and 250 mm (10 in.) diameter sanitary sewer are located on Hurontario Street.</p> <p>Regional staff have reviewed the Storm Sewer Servicing Report regarding this application and found it satisfactory.</p> <p>The subject land is not located within the vicinity of a landfill site.</p> <p>The applicant is advised that on-site waste collection will be required through a private waster hauler.</p>
City Community Services Department – Planning, Development and Business Services Division (March 2, 2007)	This Department indicated that should this application be approved, prior to by-law enactment, payment for street tree planting and trail signage along Hurontario Street is required.
City Community Services Department – Fire and Emergency Services Division (April 13, 2007)	This Department has reviewed the subject application from an emergency response perspective and has no concerns; emergency response time to the site and water supply availability are acceptable.
City Transportation and Works Department (April 10, 2007)	This Department indicated that they are in receipt of a Storm Sewer Servicing Report, dated October 2006 which is currently under review. Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending the review of the foregoing.

Bassem & Mabelle Aboumrad**File: OZ 06/023 W1**

Agency / Comment Date	Comment
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: Economic Development Office; Canada Post Corporation; and, Enersource Hydro Mississauga.
	The following City Departments and external agencies were circulated the application but provided no comments: Realty Services; Bell Canada; and, The Trillium Health Centre.

APPENDIX I-8

