



Corporate Report

Clerk's Files

Originator's
Files OZ 06/007 W11

DATE: March 11, 2008

TO: Planning and Development Committee
Meeting Date: March 31, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Official Plan Amendment and Rezoning Applications**
To permit a medical office - restricted and three apartment units
364 Queen Street South
West side of Queen Street South, north of Reid Drive
Owner: Think Large Inc.
Applicant: John D. Rogers & Associates
Bill 20

Supplementary Report **Ward 11**

RECOMMENDATION: That the Report dated March 11, 2008, from the Commissioner of Planning and Building recommending approval of the applications under File OZ 06/007 W11, Think Large Inc., 364 Queen Street South, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the applications have been proposed. Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the application to amend Mississauga Plan from "Residential – Low Density I, Special Site 3" to "Residential – Medium Density II, Special Site 3, as amended" to permit a

medical office - restricted and three apartment units, be approved.

3. That the application to change the zoning from "R3" to "RM8-Exception" to permit a medical office - restricted and three apartment units in accordance with the proposed zoning standards described in the staff report, be approved subject to the following conditions:
 - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
 - (b) That the school accommodation condition as outlined in City of Mississauga Council Resolution 152-98 requiring that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards not apply to the subject lands.
4. That the decision of Council for approval of the Rezoning application be considered null and void, and a new development application be required unless a Zoning By-law is passed within 18 months of the Council decision.

BACKGROUND:

A public meeting was held by the Planning and Development Committee on September 4, 2007, at which time a Planning and Building Department Information Report (Appendix S-1) was presented and received for information.

At the public meeting, the Planning and Development Committee passed Recommendation PDC-0062-2007 which was subsequently adopted by Council and is attached as Appendix S-2.

COMMENTS:

See Appendix S-1 - Information Report prepared by the Planning and Building Department.

COMMUNITY ISSUES

The following issues/concerns were raised by the community:

Comment

Customer and resident activity along the proposed walkway at the south of the building, and the vehicular activity within the parking lot will impact the privacy and enjoyment of the property immediately to the south.

Response

The proposed walkway along the south of the building has been eliminated. A walkway on the north side of the building will provide the means of access for customers and residents from the parking area to the front of the building and Queen Street South. The owner has agreed to erect solid screen fencing around the parking lot and the southern and western property limit to buffer adjacent residences, and protect privacy. These details are being resolved through the site plan process.

Comment

There is a large tree with branches that overhang into the residents property to the south, which the residents wish to be trimmed.

Response

This is a private matter, that we understand the owner and resident are working to resolve through the trimming of branches.

Comment

The proposal will create traffic issues along Queen Street South and change the character of this area of Streetsville.

Response

There was a Traffic Assessment prepared for the proposal which concluded there would be no adverse traffic safety or operational concerns. The Transportation and Works Department is in

agreement with the findings of the report (see Transportation and Works comments section of this report).

Special Site 3 of the Streetsville District Policies in Mississauga Plan permits offices in this area subject to certain requirements being met to maintain a residential character (see Planning comments section of this report). A number of offices already exist within the Special Site 3 area, including the property immediately to the north of the subject site.

Comment

Will the type of doctor, or number of doctors, be regulated?

Response

The Zoning By-law does not limit the type of medical practice carried out, but specifies the following definition of "medical office - restricted":

*Medical Office – Restricted, means a building, structure or part thereof, other than a hospital, used for consultation, examination or therapeutical treatment by a **physician, dentist, drugless practitioner or health professional** licensed by the Province of Ontario.*

The applicant has amended their application to limit the number of physicians, dentists, drugless practitioners or health professionals to a maximum of two.

Comment

There was concern raised regarding increased stormwater impacts on the adjacent properties.

Response

A Stormwater Management Report was submitted with the application to assess potential impacts and mitigation. Stormwater

will be contained upon the subject property and not infringe upon adjacent lands.

UPDATED AGENCY AND CITY DEPARTMENT COMMENTS

Transportation and Works

Comments updated February 19, 2008, indicate that this Department is in general agreement with the methodology of the supporting Traffic Assessment which concluded that there will be no adverse traffic safety or operational concerns arising on Queen Street South due to the additional traffic generated from the subject lands.

Should this application be approved by Council, the owner will be required to provide the appropriate legal documentation to the satisfaction of Legal Services and the Transportation and Works Department, confirming mutual right of way/servicing easements and maintenance agreements between these lands and the lands located to the north and west. The City will require that acceptable easements over these "mutual use" areas be maintained on title in perpetuity. In addition, the appropriate securities are to be provided to ensure the satisfactory installation of air conditioning units.

As these lands are to be developed as a multi-family or condominium, all internal roads (including the shared access to Queen Street South) and services are to be constructed to meet the City's minimum multi-family/condominium standards, (Section 6, Development Requirements Manual, Transportation and Works Department, City of Mississauga).

School Accommodation

In comments, dated May 26, 2006 (updated February 12, 2008) and June 2, 2006 (updated February 11, 2008) respectively, the Peel District School Board and the Dufferin-Peel Catholic District School Board responded that they are satisfied with the current

provision of educational facilities for the catchment area and as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.

PLANNING COMMENTS

Official Plan

The proposal requires an amendment to the Mississauga Plan Policies for the Streetsville District to permit the three apartment units, and specify the medical office - restricted use within the Special Site 3 Policies.

Special Site 3 of the Streetsville District Policies permits office uses within the Residential designation along the specified area of Queen Street South (which includes the subject property), subject to the following requirements being met:

- (a) Any office conversion should maintain a residential appearance in keeping with the existing scale, materials, and character of the existing dwellings in the immediate area. The existing houses should be preserved if at all possible, while the interior floor plan may be altered for office use.
- (b) Any additions and alterations of the existing building should be sensitive to the existing vernacular and heritage village theme, and should be largely confined to the rear of the property.
- (c) Any additions, alteration, conversion or redevelopment should maintain the existing front yard setback, with the front yard used for landscaping.
- (d) Sufficient on-site parking, which will consist of only surface parking, as required by the Zoning By-law, should be

provided in the rear yard only at grade without removal of existing trees, except at the discretion of the City arborist.

- (e) Vehicular entrances should be combined to minimize the number of access points on Queen Street South.
- (f) Minimal signage will be permitted. The design of such signage and external lighting should be compatible with the residential character of the area.
- (g) Existing lot sizes should be retained.
- (h) Rear yard drainage will be provided to the satisfaction of the City.

The current medical office - restricted proposal meets the above noted policies of Special Site 3, and these policies will remain applicable to the subject property. An amendment is proposed to re-designate the lands "Residential – Medium Density II" to permit the three apartment units, and note the uses within the Special Site 3 Policies.

As outlined in the Information Report, Mississauga Plan provides criteria for evaluating site specific Official Plan Amendments (Section 5.3.2). Each criterion is summarized below, along with a discussion of how the proposed applications address the intent of the criteria.

- **the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;** The proposal for a medical office - restricted is permitted in this area of Queen Street South. A complementary addition is being added to the existing dwelling, which is being maintained, in order to preserve the residential character. The area is designated as Residential - Low Density I. An amendment is being sought to redesignate the subject property to Residential - Medium Density II to

permit three apartment units within the expanded dwelling, which will maintain a residential component within the building. The proposal meets the intent of the Official Plan and provides for compatible land uses. Neither the medical office - restricted, nor the three residential apartment units will destabilize the area, as it maintains the character of the existing lot, the "Listed" heritage dwelling, and the surrounding area.

- **the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;** There are a number of existing residences in this area which have been converted to office uses in conformity with Special Site 3 of the Streetsville District Policies of Mississauga Plan. The design is at an appropriate and compatible scale for existing and future residences or offices and maintains the existing heritage structure.
- **there is adequate infrastructure and community services to support the proposed development;** The proposal will make efficient use of existing infrastructure with no adverse impacts anticipated.

As a result of the above, it is recommended that the Official Plan Amendment be approved.

Zoning

On September 10, 2007, the new Mississauga Zoning By-law (By-law 0225-2007) was approved by the Ontario Municipal Board, except for those sites that are under appeal. As a result, the zoning for the subject lands changed from "TR4" (Transitional Zone) to "R3" (Detached Dwelling Zone) (see Appendix S-1 for details). The applicant has consented to converting their application from By-law 65-30 to the new Zoning By-law, requesting an "RM8-Exception" (Horizontal Multiple Dwelling - Exception) zone in place of the previously requested "R5-Special Section" (Residential Fifth Density - Special Section) zone.

The proposed "RM8-Exception" (Horizontal Multiple Dwellings Zone – Exception) is appropriate to accommodate the proposal, subject to incorporation of the requirements identified in Appendix S-5.

For the reasons previously stated within the Planning Comments section of this report, it is recommended that the Rezoning be approved consistent with the proposed Official Plan Amendment.

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:

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, Council is given authority to determine if further public notice is required. Since the request by the applicant is to amend By-law 0225-2007, as By-law 5500 is no longer in effect, along with an additional request to limit the number of physicians, dentists, drugless practitioners, or health professionals to two (2), and to obtain relief from drive aisle requirements, it is recommended that no further public meeting need be held regarding the proposed minor changes.

The proposed Official Plan Amendment and Rezoning are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal for a medical office - restricted and three apartment units is compatible with the surrounding land uses based on the existing context of the surrounding area and the Streetsville District Special Site 3 Policy within Mississauga Plan.
2. The proposed "Residential - Medium Density II – Special Site 3, as amended" designation and "RM8-Exception" zoning are

appropriate to accommodate the requested uses and maintain a residential appearance and preserve the character of the area.

3. The proposal will provide for a compatible and efficient use of both land and building at an appropriate scale for the area.

ATTACHMENTS:

Appendix S-1 - Information Report

Appendix S-2 - Recommendation PDC-0062-2007

Appendix S-3 – Revised Site Plan

Appendix S-4 – Updated School Accommodation Statistics

Appendix S-5 – Zoning Provisions for Exception Zone

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner



Corporate Report

Clerk's Files

APPENDIX S-1

Originator's

File OZ 06/007 W11

PDC SEP 04 2007

DATE: August 14, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 4, 2007

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a medical clinic and three apartment units
364 Queen Street South
West side of Queen Street South, north of Reid Drive
Owner: Think Large Inc.
Applicant: John D. Rogers & Associates Inc.
Bill 20

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated August 14, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential - Low Density I, Special Site 3" to "Residential – Medium Density II, Special Site 3, as amended" and to change the Zoning from "TR4" (Transitional Zone) to "R5 – Special Section" (Fifth Density Residential Zone - Special Section) to permit a medical office and three apartment units under file OZ 06/007 W11, Think Large Inc., 364 Queen Street South, be received for information.

BACKGROUND:

Official Plan Amendment and Rezoning applications have been filed to convert an existing duplex to a mixed use building containing a medical office and three apartment units.

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

A site plan application has been submitted in support of the application under file SP 06/095 W11 (See Appendix I-5).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	April 24, 2006
Gross Floor Area	
Existing:	184.5 m ² (1,986 sq. ft.);
Proposed Addition:	234.6 m ² (2,525 sq. ft.);
Total:	419.1 m ² (4,511 sq. ft.), with medical clinic comprising approximately 151 m ² (1,625 sq. ft.);
Detached Garage:	43.3 m ² (466 sq. ft.).
Height	2 storeys
Lot Coverage:	24.3 %
Floor Space Index:	0.45
Landscaped Area:	38.7 %
Net Density:	33.3 units/ha 13 units/acre
Number of units:	3 residential apartment units (1 basement unit and 2 second storey units), and medical clinic (ground floor)
Anticipated Population:	6.879* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2005 Growth Forecasts for the City of Mississauga.
Parking Required:	13 spaces
Parking Provided:	13 spaces

Development Proposal	
Supporting Documents:	Noise Study Traffic Assessment Planning Justification Stormwater Management Report Heritage Impact Statement

Site Characteristics	
Frontage:	23.72 m (77.8 ft.)
Depth:	39.32 m (129 ft.)
Net Lot Area:	0.09 ha (0.23 ac.)
Existing Use:	two rental apartment units

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

Neighbourhood Context

The subject property is located in a largely residential section of Queen Street South. There are some dwellings which have been converted to office uses, and there is a gas bar located southeast of the subject property at the northeast corner of Reid Drive and Queen Street South. On the property is a two storey brick dwelling, with two apartment units, which is listed on the Heritage Register and several mature trees. Access and parking is currently provided through an easement over the driveway for 362A Queen Street South, shown on Appendix I-5. The existing dwelling is to be retained with an addition proposed to the south and west side of the building. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Detached Dwellings
East: Queen Street South, Detached Dwellings, Gas Bar, Apartments
South: Detached Dwelling, Office, St. Lawrence & Hudson Railway
West: Detached Dwelling, St. Lawrence & Hudson Railway

**Current Mississauga Plan Designation and Policies for
Streetsville District (November 2, 2006)**

"Residential – Low Density I, Special Site 3" which permits detached dwellings to a maximum density of 17 units per net residential hectare (6.88 units per acre). Special Site 3 permits offices subject to meeting the following requirements to ensure that the residential character is maintained:

- a. any office conversion should maintain a residential appearance in keeping with the existing scale, materials, and character of the existing dwellings in the immediate area. The existing houses should be preserved if at all possible, while the interior floor plan may be altered for office use;
- b. any addition and alteration of existing building should be sensitive to the existing vernacular and heritage village theme, and should be largely confined to the rear of the property;
- c. any additions, alteration, conversion or redevelopment should maintain the existing front yard setback, with the front yard used for landscaping;
- d. sufficient on-site parking, which will consist of only surface parking, as required by the Zoning By-law, should be provided in the rear yard only at grade without removal of existing trees, except at the discretion of the City arborist;
- e. vehicular entrances should be combined to minimize the number of access points on Queen Street South;
- f. minimal signage will be permitted. The design of such signage and external lighting should be compatible with the residential character of the area;
- g. existing lot sizes should be retained;
- h. rear yard drainage will be provided to the satisfaction of the City.

The applications are not in conformity with the land use designation, as apartment units are not permitted within the "Residential Low Density I" designation. An Official Plan Amendment is proposed to "Residential Medium Density II" and Special Site 3 is to be amended to permit a medical office and horizontal multiple dwellings to a maximum density of 33.3 units per net residential hectare (13 units per net residential acre) with a maximum of three residential apartment units on the subject site, while still being subject to the special site policies for office uses.

There are other policies in the Official Plan which also are applicable in the review of these applications including:

Residential Policies

3.2.3.1

Residential lands will be developed to achieve a compact, orderly urban form generally characterized by lower densities in the interior of communities and higher densities along major roads and near concentrations of commercial, community, and transportation facilities.

3.2.3.8

Residential intensification, in the form of more compact development and higher densities in appropriate development areas, is encouraged subject to:

- a. adequate engineering and community services;
- b. compatibility with surrounding uses; and,
- c. development proposals addressing the scale and character of the existing residential area by having regard for natural vegetation, lot frontages and areas, building height coverage, mass setbacks, privacy, and overview.

Urban Design Policies

3.15.2.6

Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Criteria for Site Specific Official Plan Amendments

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

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

Proposed Official Plan Designation and Policies

"Residential – Medium Density II" which would permit all forms of horizontal multiple dwellings at a density of 42-57 units per net residential hectare and low rise apartments at a Floor Space Index of 0.3-1.0, with building heights not to exceed four storeys. The amended Special Site 3 would identify the subject site, permit a medical office, permit a maximum of 3 apartment units, and a maximum density of 33.3 units per net residential hectare (13 units per net residential acre).

Existing Zoning (By-law 65-30)

"TR4" (Transitional Zone) in By-law 65-30 (Streetsville Zoning By-law). The permitted uses include a single-family detached dwelling, a residential use in existence at the time of the passing of the By-law, and a clinic. The full list of permitted uses is summarized in Appendix I-8.

Proposed Zoning By-law Amendment

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

"R5 – Special Section" (Residential Fifth Density – Special Section), to permit a medical office and three (3) apartment units.

As part of the rezoning, the applicant is proposing that the following standards be applied:

	Required Zoning By-law Standard	Proposed Standard
Parking	13 spaces - medical office: 6.5 spaces per 100 m ² GFA; - apartment units: 1 space per unit.	13 spaces
Landscaped Open Space	40% of lot area	38.7% of lot area
Minimum Front Yard Setback	7.5 m	2.8 m
Minimum Rear Yard Setback	10.5 m	1.2 m
Minimum Side Yard Setback	4.13 m (50% of height)	1.2 m

Mississauga Zoning By-law 0225-2007 (under appeal)

Zoning By-law 0225-2007 was approved by Council on June 20, 2007, and has been appealed to the Ontario Municipal Board. The subject property is zoned “R3” (Detached Dwelling Zone) in By-law 0225-2007, permitting a detached dwelling subject to specific setbacks and regulations.

When By-law 0225-2007 comes into force, the proposed zoning for this property will be “RM8 – Exception” (Detached, Semi-Detached, Duplex, Triplex and Horizontal Multiple Dwellings with 4 to 6 Dwelling Units Zone – Exception), as stated in the letter dated July 16, 2007 from John D. Rogers and Associates Inc.

The timing of the site specific Zoning By-law to permit the proposed development may be affected by the status of Zoning By-law 0225-2007 and the appeals. A recommendation will be included in the supplementary report to address Mississauga Zoning By-law 0225-2007.

COMMUNITY ISSUES

A letter was received from the adjacent property owners to the south at 366 Queen Street South dated October 3, 2006 providing the following concerns:

- increased stormwater impacts (flooding of basement);
- potential number of doctors practicing and impact on demand for parking, resulting in insufficient parking supply;
- impacts on privacy from idling cars, increased pedestrian traffic and noise; and,
- the owner and medical practitioner will not reside in the dwelling.

The above issues will be addressed in the Supplementary Report.

A community meeting was held by Ward 11, Councillor Carlson on May 24, 2007.

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

Comments

The proposal will generate excessive traffic and result in further congestion along Queen Street South.

Response

A Traffic Impact Study was submitted with the application. Comments on traffic impacts will be provided in the Supplementary Report, following further review.

Comments

The proposal will change the character and nature of south Streetsville.

Response

The impact on community character will be evaluated within the Supplementary Report.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6 and school accommodation information is contained in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed

1. Compatibility with adjacent residential uses, to ensure no adverse traffic and noise impacts;
2. Ensuring the proposal does not destabilize existing and designated uses in the area;
3. Provide legal authorization for increased traffic over the driveway of 362A Queen Street South (easement) for proposed intensified use of land.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and land use issues with respect to warning clauses, servicing, and access, which will require the applicant to enter into appropriate agreements with the City.

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

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

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Streetsville District Land Use Map
- Appendix I-4a - Excerpt of Existing Land Use Map (By-law 65-30)
- Appendix I-4b - Excerpt of Existing Land Use Map (By-law 0225-2007)
- Appendix I-5 - Concept Plan and Elevations
- Appendix I-6 - Agency Comments
- Appendix I-7 - School Accommodation
- Appendix I-8 - TR4 Zone Permitted Uses
- Appendix I-9a - General Context Map (By-law 65-30)
- Appendix I-9b - General Context Map (By-law 0225-2007)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner

Think Large Inc.

File: OZ 06/007 W11

Site History

- May 5, 2003 – Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board (OMB), came into full force and effect. Since the appeals to Mississauga Plan do not pertain to this site, Mississauga Plan governs the subject lands. The subject site was designated “Residential - Low Density I, Special Site 5” within the Streetsville District.
- November 2, 2006 – Amendment No. 49 Streetsville District Policies and District Land Use Map was approved, with the exception of two site specific appeals to the Ontario Municipal Board (OMB), came into full force and effect. The two site specific appeals do not pertain to this site. The subject site is designated “Residential – Low Density I, Special Site 3” within the Streetsville District of Mississauga Plan.



LEGEND:



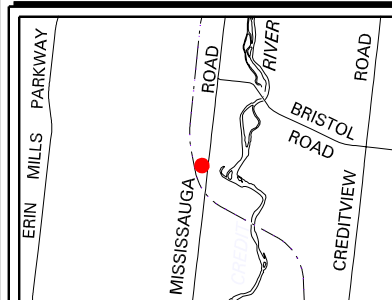
SUBJECT LANDS

DATE OF AERIAL PHOTO: 2007



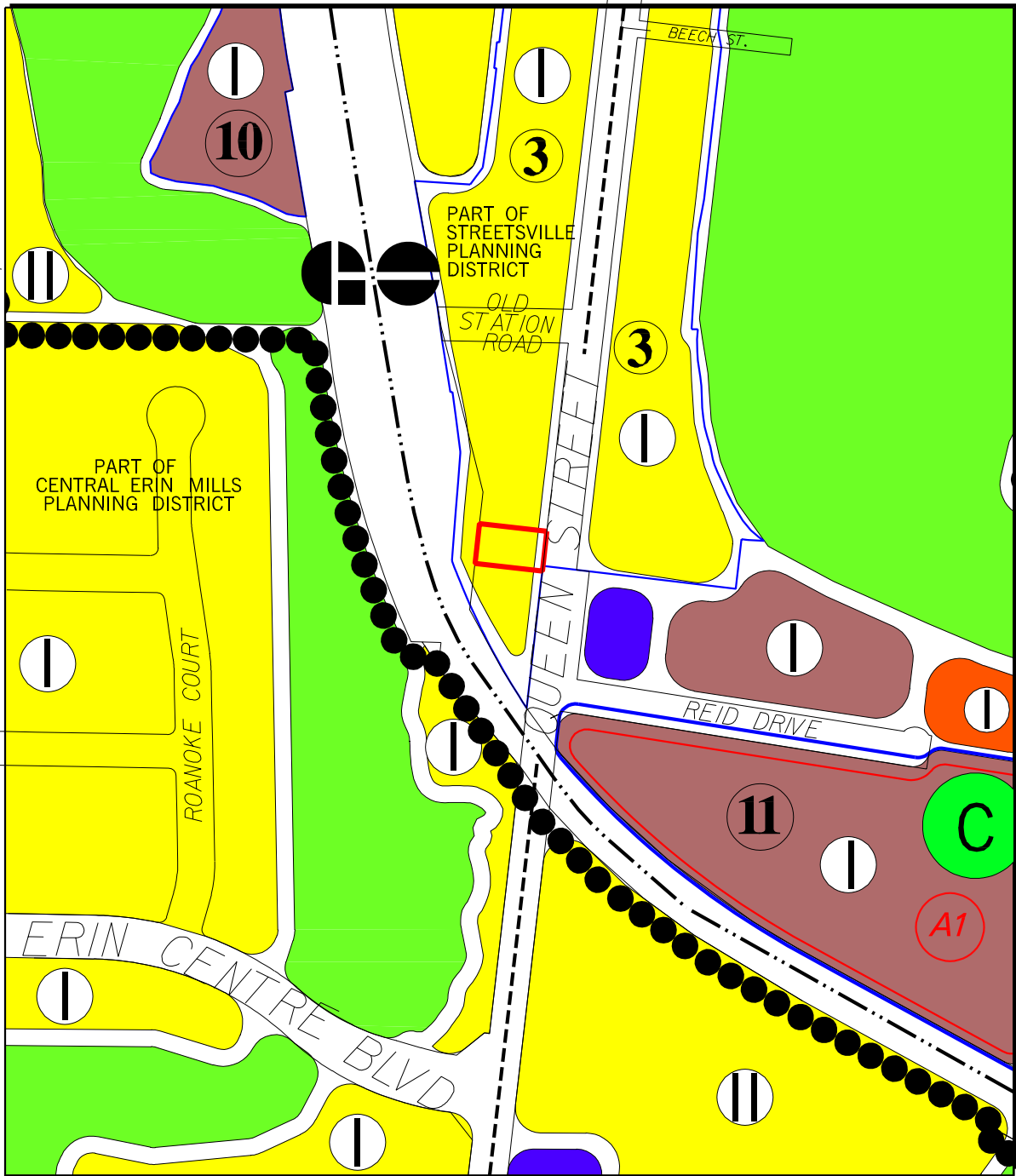
SUBJECT:

THINK LARGE INC.



FILE NO:
OZ 06007 W11
DWG. NO:
06007A
SCALE:
NTS
PDC DATE:
2007 09 04
DRAWN BY:
N.H

APPENDIX I-2



**PART OF STREETSVILLE DISTRICT LAND USE MAP
STREETSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN**

- LAND USE DESIGNATIONS**

 - Residential – Low Density I
 - Residential – Low Density II
 - Residential – Med. Density I
 - Residential – Med. Density II
 - Residential – High Density I
 - Mainstreet Commercial
 - General Commercial
 - Convenience Commercial
 - Motor Vehicle Commercial
 - Business Employment
 - Public Open Space
 - Private 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
- LAND USE LEGEND**

 - LBPIA Operating Area Boundary – See Aircraft Noise Policies
 - Node Boundary
 - Community Park
 - Cemetery
 - 1996 NEP /2000 NEF Composite Noise Contours
 - Planning District
- SPECIAL SITES AREAS**

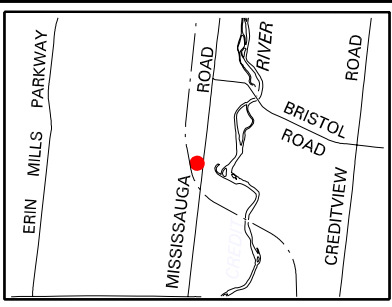
 - Special Sites Areas (See Special Site Policies)
 - Appealed to the Ontario Municipal Board

Note:
The 1996 Noise Exposure Projection (NEP)/2000 Noise Exposure Forecast (NEF) Composite Noise Contours are shown for information purposes only and are not part of the District Land Use Map. These contours will change from time to time as new information becomes available.
For accurate reference the composite NEP/NEF map produced by Transport Canada at a scale of 1:50 000 should be consulted.

SUBJECT LANDS



SUBJECT:
THINK LARGE INC



FILE NO:
OZ 06007 W11

DWG. NO:
06007L

SCALE:
NTS

PDC DATE:
2007 09 04

DRAWN BY:
N.H.

APPENDIX I-3

BY-LAW 65-30

LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY I- SPECIAL SITE 3" TO RESIDENTIAL MEDIUM DENSITY II- SPECIAL SITE 3, AS AMENDED" AND PROPOSED REZONING FROM "TR4" TO "R5-SPECIAL SECTION" TO PERMIT A MEDICAL OFFICE AND THREE APARTMENT UNITS.

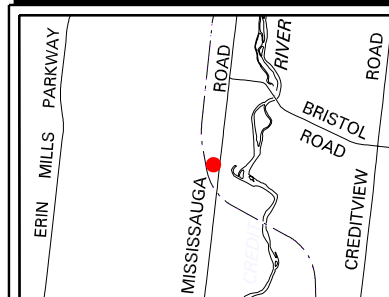
NOTE: THE NEW ZONING BY-LAW (BY-LAW 0225-2007) WAS PASSED BY COUNCIL ON JUNE 20, 2007 AND IS UNDER APPEAL. SHOULD BY-LAW 0225-2007 COME INTO FORCE AND EFFECT, THE ABOVE NOTED APPLICATION WOULD NEED TO BE CHANGED IN ACCORDANCE WITH APPENDIX I-4b AS ATTACHED.

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



SUBJECT:

THINK LARGE INC.



FILE NO:
02 06/07 W11

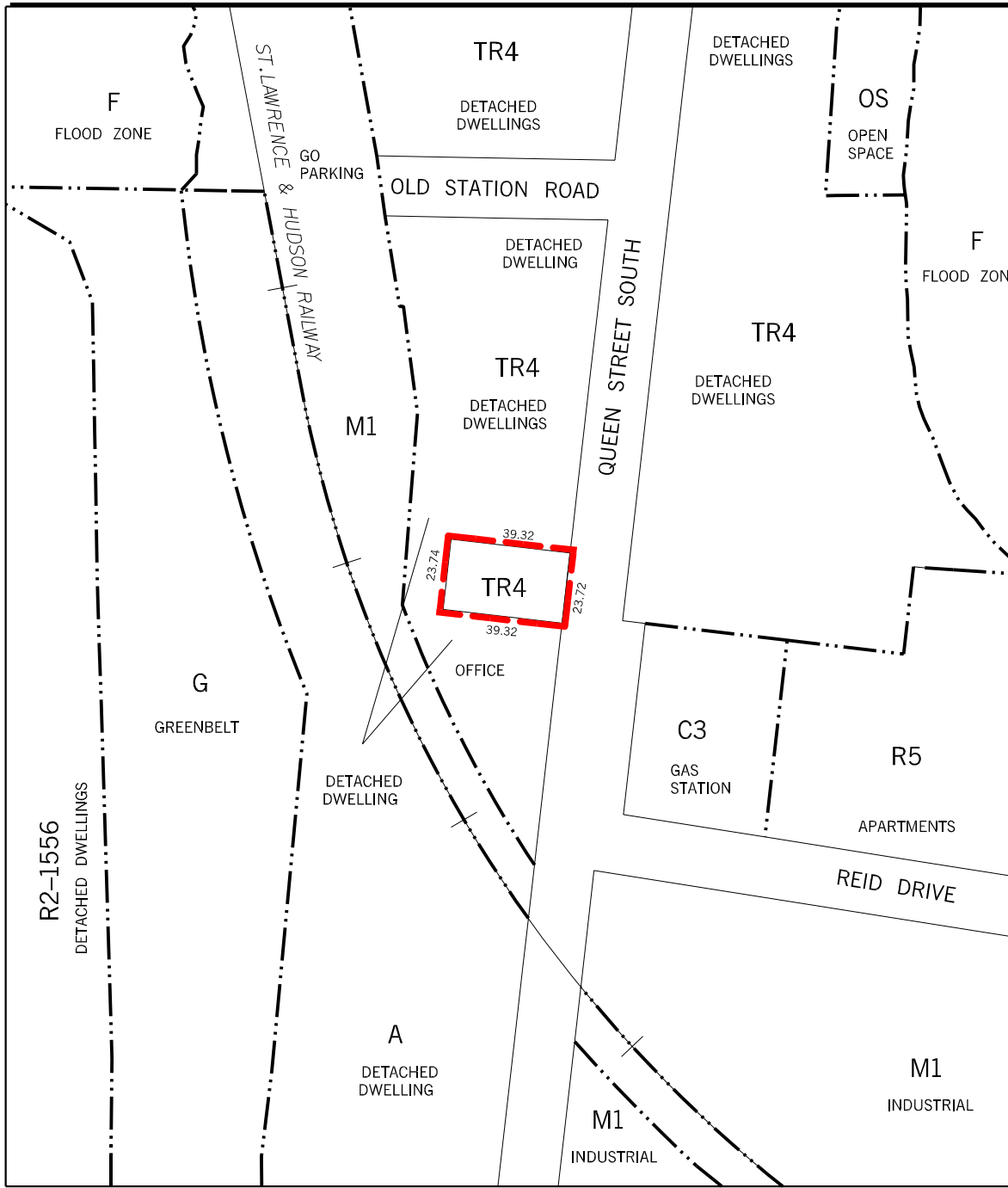
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06007R

SCALE:
1:2000

PDC DATE:
2007 09 04

DRAWN BY:
N.H.

APPENDIX I-4a



**BY-LAW 0225-2007
(UNDER APPEAL)**

LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY I- SPECIAL SITE 3" TO RESIDENTIAL MEDIUM DENSITY II- SPECIAL SITE 3, AS AMENDED" AND PROPOSED REZONING FROM "R3" TO "RM8-SPECIAL SECTION" TO PERMIT A MEDICAL OFFICE AND THREE APARTMENT UNITS.



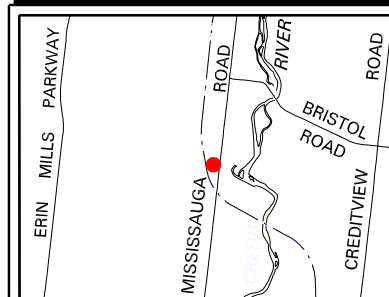
GREENBELT OVERLAY

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



SUBJECT:

THINK LARGE INC.



FILE NO:
02 06/007 W11

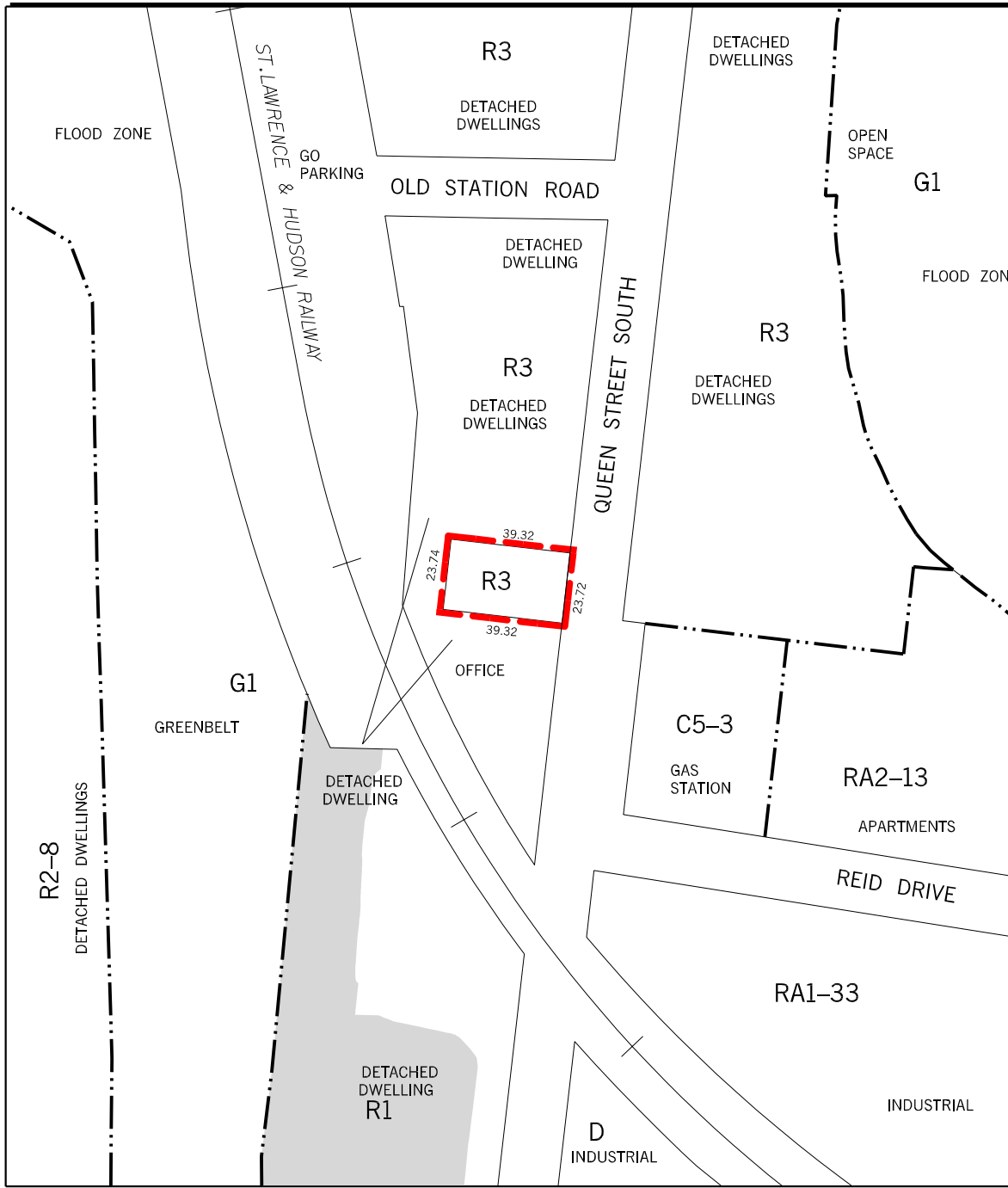
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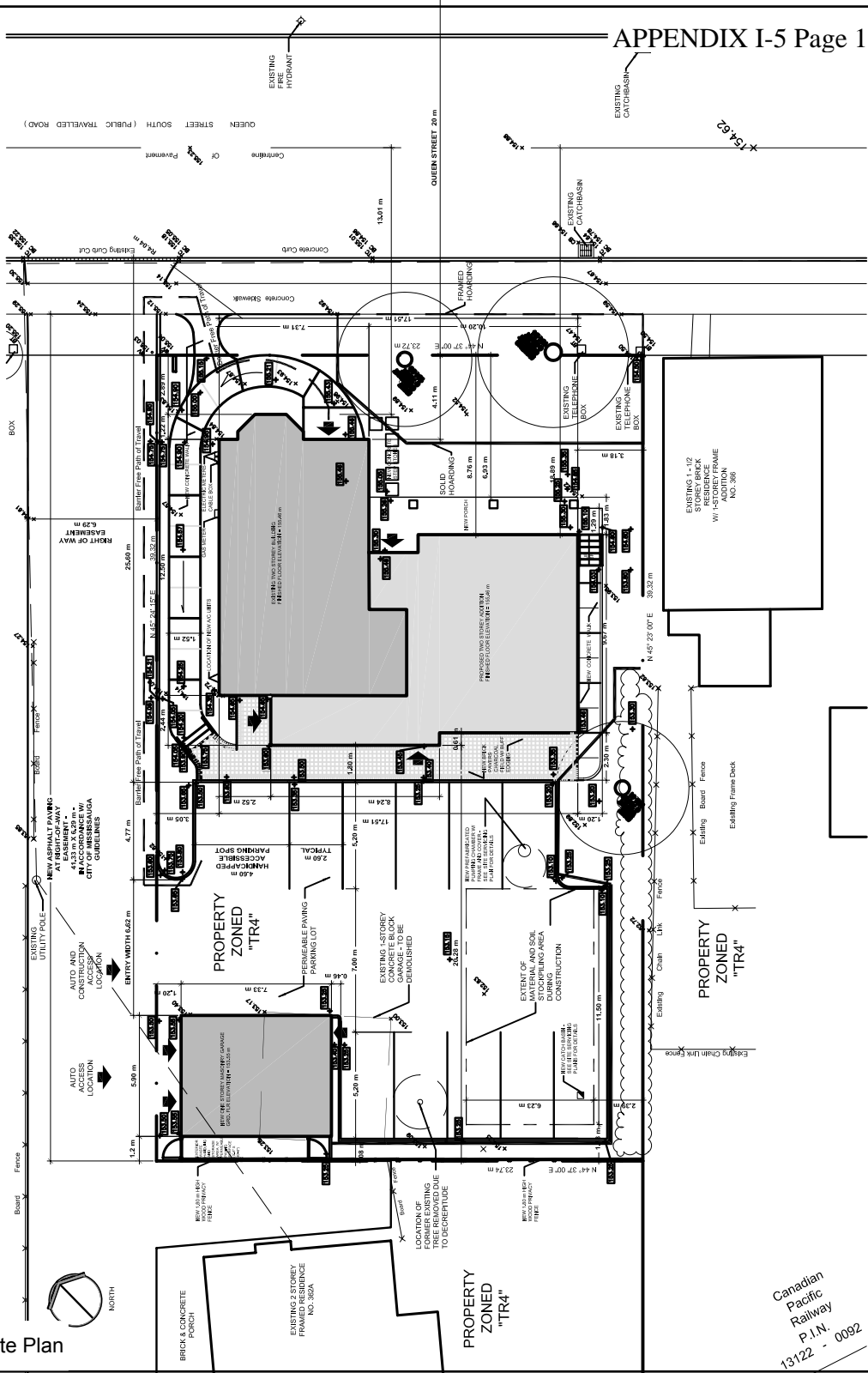
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PDC DATE:
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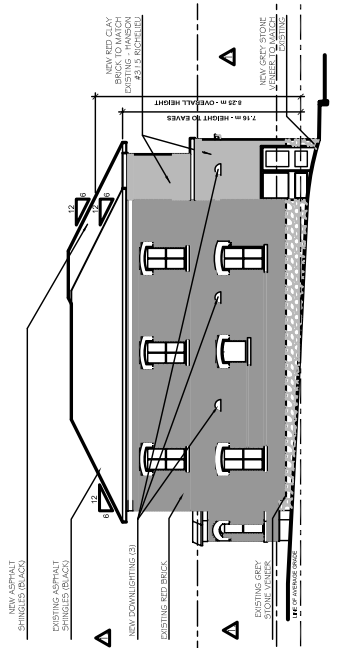
DRAWN BY:
N.H.

APPENDIX 1-4b

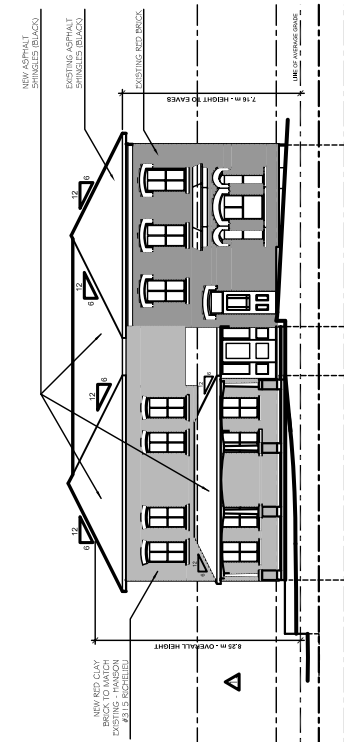




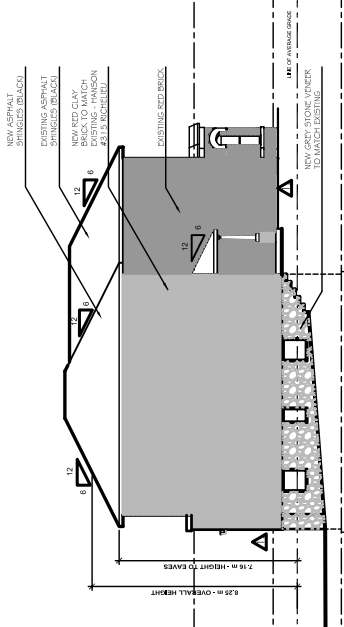
Elevation



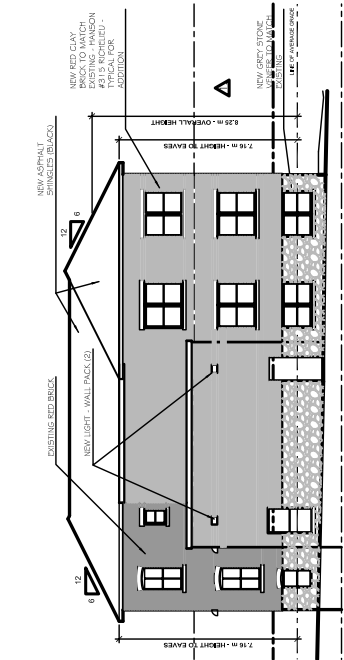
NORTHWEST ELEVATION
1/8" = 1'-0"



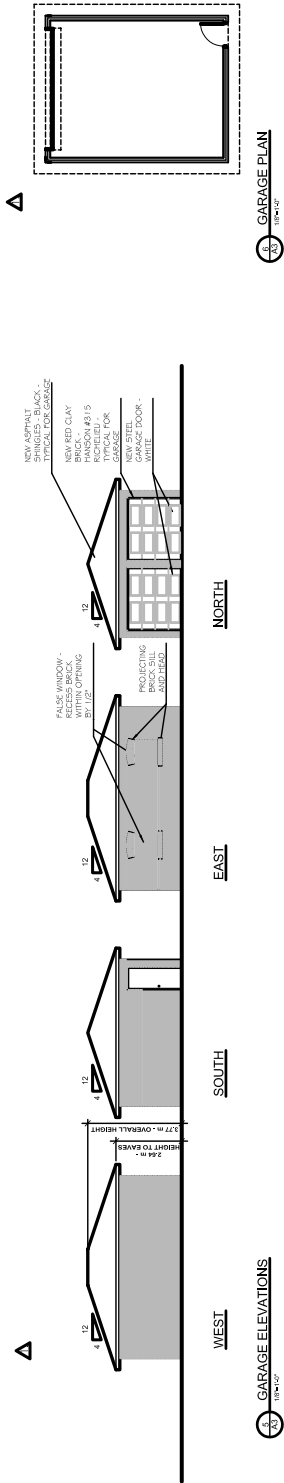
NORTHEAST ELEVATION
1/8" = 1'-0"



SOUTHWEST ELEVATION
1/8" = 1'-0"



SOUTHEAST ELEVATION
1/8" = 1'-0"



GARAGE PLAN
1/8" = 1'-0"

GARAGE ELEVATIONS
1/8" = 1'-0"

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Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (June 5, 2006)	<p>The Region has no objection to the applications and requires no conditions of approval.</p> <p>Curbside waste collection will be provided for the residential portion of the proposed development, while a private hauler will be required for the waste from the medical clinic. Residential waste must be separated from medical waste, and must be clearly identifiable. Hazardous or pathological wastes, from the medical clinic must not be set out for collection. Medical waste must be collected by an appropriately licensed private hauler, Regional collection services may be suspended if these wastes are set out with the residential waste from this development.</p>
Dufferin-Peel Catholic District School Board (July 30, 2007) and the Peel District School Board (July 23, 2007)	<p>The Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for this development application.</p> <p>In addition, if approved, the Peel District School Board also requires inclusion of the following condition in the Development Agreement as well as the Engineering Agreement:</p> <ol style="list-style-type: none"> 1. The Board requires that the following clause be placed in any agreement of purchase and sale entered into with respect to any lots on this plan, within a period of five years from the date of registration of the subdivision agreement:

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Agency / Comment Date	Comment
	<p>“Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”</p> <p>If approved, the Dufferin-Peel Catholic District School Board requires the following:</p> <ol style="list-style-type: none"> 1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed. <ol style="list-style-type: none"> (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school." (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."
City Community Services Department – Planning, Development and Business Services Division (July 4, 2007)	This Department indicated that prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.

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Agency / Comment Date	Comment
	<p>The subject property is listed on the City's Heritage Register. The applicant has provided a completed Heritage Impact Statement, which is acceptable to Departmental standards. The document provided two options for the addition to the building. This Department concurs with the report's recommendation that option 2 is preferable. This option, as stated by the heritage consultant, offers a more "refined" treatment of the elevation, in keeping with the heritage structure."</p>
<p>City Transportation and Works Department (July 5, 2007)</p>	<p>The applicant has provided a Traffic Assessment which is currently being reviewed by staff. Comments on the above study will be finalized prior to the preparation of the Supplementary Report.</p>
<p>Other City Departments and External Agencies</p>	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Development Services; - Economic Development; - Community Services – Fire Prevention; - Bell Canada; - Enbridge; and, - Enersource Hydro Mississauga.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Realty Services; - Conseil Scolaire de District Catholique Centre-Sud; - Conseil Scolaire de District Centre-Sud-Ouest; - CN Rail; - CP Rail; and, - Canada Post.

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School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 0 Grade 7 to Grade 8 0 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Russell Langmaid P.S. <ul style="list-style-type: none"> Enrolment: 125 Capacity: 233 Portables: 0 Dolphin Sr. <ul style="list-style-type: none"> Enrolment: 567 Capacity: 609 Portables: 9 Streetsville S.S. <ul style="list-style-type: none"> Enrolment: 1,007 Capacity: 1,008 Portables: 6 <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p>	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 0 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Joseph (Elementary) <ul style="list-style-type: none"> Enrolment: 432 Capacity: 475 Portables: 1 St. Aloysius Gonzaga <ul style="list-style-type: none"> Enrolment: 1937 Capacity: 1656 Portables: 0

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TR4 Zone Permitted Uses

- a single-family detached dwelling;
- a residential use in existence at the time of the passing of the By-law;
- a group home in a single-family detached dwelling;
- a business use in existence at the time of the passing of the By-law;
- a private office located in a dwelling used by the business occupant as his private residence provided no staff is employed;
- any public or institutional use permitted in an OS zone;
- a place of religious assembly;
- a clinic;
- a nursery school;
- a parking lot;
- a public library;
- a public or private hospital;
- a public or private tennis or lawn bowling club;
- a YMCA or YWCA use;
- a Boys Scouts Association use;
- a Girl Guides Association use; and
- a Canadian Legion use.





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Recommendation PDC-0062-2007

- PDC-0062-2007
1. That the Report dated August 14, 2007, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from 'Residential – Low Density I, Special Site 3' to 'Residential - Medium Density II, Special Site 3, as amended' and to change the Zoning from 'TR4' (Transitional Zone) to 'R5 – Special Section' (Fifth Density Residential Zone – Special Section) to permit a medical office and three apartment units under file OZ 06/007 W11, Think Large Inc., 364 Queen Street South, be received for information.
 2. That the e-mails from Terry and Margaret Murphy dated August 27 and 30, 2007, and from Mr. Fred Klassen dated August 30, 2007, with respect to the proposed walkway and large tree on 364 Queen Street, be received.

OZ 06/007 W11

Think Large Inc.

OZ 06/007W11

Updated School Accommodation

The Peel District School Board	The Dufferin-Peel Catholic District School Board
<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Kindergarten to Grade 6 0 Grade 7 to Grade 8 0 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> Russell Langmaid P.S. <ul style="list-style-type: none"> Enrolment: 117 Capacity: 233 Portables: 0 Dolphin Sr. <ul style="list-style-type: none"> Enrolment: 516 Capacity: 597 Portables: 0 Streetsville S.S. <ul style="list-style-type: none"> Enrolment: 1,061 Capacity: 1,008 Portables: 6 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 1 Junior Kindergarten to Grade 8 0 Grade 9 to Grade 12/OAC School Accommodation: <ul style="list-style-type: none"> St. Joseph (Elementary) <ul style="list-style-type: none"> Enrolment: 389 Capacity: 475 Portables: 1 St. Aloysius Gonzaga S.S. <ul style="list-style-type: none"> Enrolment: 1,870 Capacity: 1,656 Portables: 0 <p>Please be advised that St. Joseph Elementary School is currently in the Central Erin Mills Accommodation Review Area for school closures. The Dufferin-Peel Catholic District School Board's Long Term Accommodation Plan requires that 576.5 pupil places be reduced in this area. An Accommodation Review Committee has been established to consider the possible options for closure and consolidation of schools in the review area.</p>

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Zoning Provisions for Exception Zone

- The inclusion of a medical office - restricted as a permitted use with a maximum of two (2) physicians, dentists, drugless practitioners or health professionals permitted to practice;
- A maximum of three (3) dwelling units shall be permitted;
- A maximum total gross floor area of 420 m² (4,521 sq.ft.) shall be permitted for all buildings and structures;
- A maximum gross floor area – non-residential of 151 m² shall be permitted to be used for a medical office – restricted;
- A minimum front yard of 2.8 metres (9.18 ft.);
- A minimum side yard of 1.2 metres (3.94 ft.);
- A minimum rear yard of 20.2 metres (66.27 ft.);
- A minimum setback of 1.2 metres (3.94 ft.) to a detached garage;
- A minimum aisle width of 6.0 metres (19.68 ft.); and,
- Access/aisle be permitted off-site.