



Corporate Report

Clerk's Files

Originator's
Files OZ 06/010 W1

DATE: June 3, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 23, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit an increase in the maximum permitted gross floor area for office and/or residential uses
1505 Hurontario Street
East side of Hurontario Street, north of Pinewood Trail
Owner: Kieran Concannon
Applicant: Wilson Salter, Team Three
Bill 20

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated June 3, 2008, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R1-20" (Detached Dwelling or Office) to "R1-20, as amended" (Detached Dwelling, Office or Office with One Dwelling Unit) in By-law 0225-2007, to permit an increase in the maximum permitted gross floor area from 200.00 m² (2,152.85 sq. ft.) to 383.00 m² (4,122.71 sq. ft.) for office and/or residential uses under file OZ 06/010 W1, Kieran Concannon, 1505 Hurontario Street, be received for information.

BACKGROUND: The above-noted application has been circulated for technical comments.

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

COMMENTS:

Details of the proposal are as follows:

| Development Proposal | |
|---|---|
| Application Submitted: | May 23, 2006 (submitted) July 25, 2006 (deemed complete) |
| Height: | Two (2) storeys |
| Lot Coverage: | 25 % |
| Landscaped Area: | 55 % |
| Existing Gross Floor Area: | 163.88 m ² (1,764.05 sq. ft.) |
| Proposed Gross Floor Area: | 360.73 m ² (3,882.99 sq. ft.) |
| Number of residential units: | One (1) in the form of a detached dwelling or a dwelling unit in combination with an office use. Alternatively, there may be no residential units if office uses occupy the entire building. |
| Maximum Anticipated Population if residential uses exist on site: | 3* *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: | 3.2 spaces/100.00 m ² (1,076.42 sq. ft.) gfa for office uses or 12 spaces if the entire building is occupied by an office (based on the current concept plan attached as Appendix I-5). The standard regulations in the Zoning By-law do not permit required parking to be provided in tandem format. |

| Development Proposal | |
|-----------------------------|--|
| Parking Provided: | 12 spaces, including 4 tandem (Note: Tandem parking spaces have historically been provided for the existing office use) |
| Supporting Documents: | - Arborist Report/Tree Preservation Plan - Planning Justification Letter |

| Site Characteristics | |
|-----------------------------|-----------------------------------|
| Frontage: | 30.08 m (98.69 ft.) |
| Depth: | 74.40 m (244.09 ft.) |
| Net Lot Area: | 0.22 ha (0.54 ac.) |
| Existing Use: | Office within a detached dwelling |

Additional information is provided in Appendices I-1 to I-9.

Neighbourhood Context

The subject property is located in the Mineola District on the east side of Hurontario Street and north of Pinewood Trail. An office known as “Visual8 Corp.” is currently operating at this location within the existing building. Information regarding the history of the site 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 office uses. Despite the conversion to office uses, the properties along Hurontario Street have continued to maintain a residential character. Immediately to the east and west of Hurontario Street are large properties with detached dwellings. Most of these lots contain mature trees and vegetation. Hurontario Street constitutes a major north-south arterial road in the City while Pinewood Trail is a narrow, local collector road which maintains a rural cross-section with no sidewalks and open ditches and culverts for drainage.

The surrounding land uses are described as follows:

North: Detached dwelling with two resident physicians offices

East: Detached dwellings

South: Office within a detached dwelling

West: Detached dwellings across Hurontario Street

Mississauga Plan Designation and Policies for Mineola 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 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 for new or modified buildings should not exceed 420.00 m² (4,520.99 sq. ft.), the maximum lot coverage should not exceed 25% and the maximum building height should not exceed two storeys.

The application is in conformity with the land use designation and no Official Plan Amendment is proposed at this time.

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.

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.

Special Site 2 Policy Review

Official Plan Amendment (OPA) 62 came into force on May 6, 2008 and amended the Special Site 2 policies for the Mineola Planning District. As the subject application was submitted prior to the new policies coming into effect, they cannot be applied to this development proposal. However, in evaluating the proposal, staff must have regard for the new policies which are outlined in Appendix I-8.

Existing Zoning

"R1-20" (Detached Dwelling or Office), which permits a detached dwelling or office on a lot with a minimum frontage of 30.00 m (98.43 ft.), and limits the maximum permitted gfa to 200.00 m² (2,152.85 sq. ft.) for an office.

Proposed Zoning By-law Amendment

"R1-20, as amended" (Detached Dwelling, Office, or Office with One Dwelling Unit), to permit a detached dwelling, office or an office in combination with a dwelling unit on a lot with a minimum frontage of 30.00 m (98.43 ft.) having a maximum permitted gfa of 383.00 m² (4,122.71 sq. ft.).

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

| | Required Zoning By-law Standard | Proposed Standard |
|---------------------------|--|--------------------------|
| Parking | 3.2 spaces/100.00 m ² (1,076.42 sq. ft.) gfa for office uses 2 spaces per unit for a detached dwelling 1.25 spaces per unit for a dwelling unit in combination with an office | No change |
| Minimum Aisle Width | 3.80 m (12.46 ft.) | 5.70 m (18.70 ft.) |
| Maximum Height | 10.70 m (35.10 ft.) | No change |
| Minimum Front Yard | 9.00 m (29.53 ft.) | No change |
| Minimum Rear Yard Setback | 7.50 m (24.60 ft.) | No change |
| Minimum Side Yard Setback | 1.80 m (5.90 ft.) on one side and 4.20 m (13.78 ft.) on the other side | No change |

COMMUNITY ISSUES

No community meeting was held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. The major development issues related to the proposed layout of the parking area and tree preservation have been addressed. There are no significant development issues remaining to be resolved. Minor issues related to permeable paving and landscaping are being addressed through the associated site plan application under file SP 06/124 W1.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to future transit service, drainage and stormwater management, 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 this application.

ATTACHMENTS:

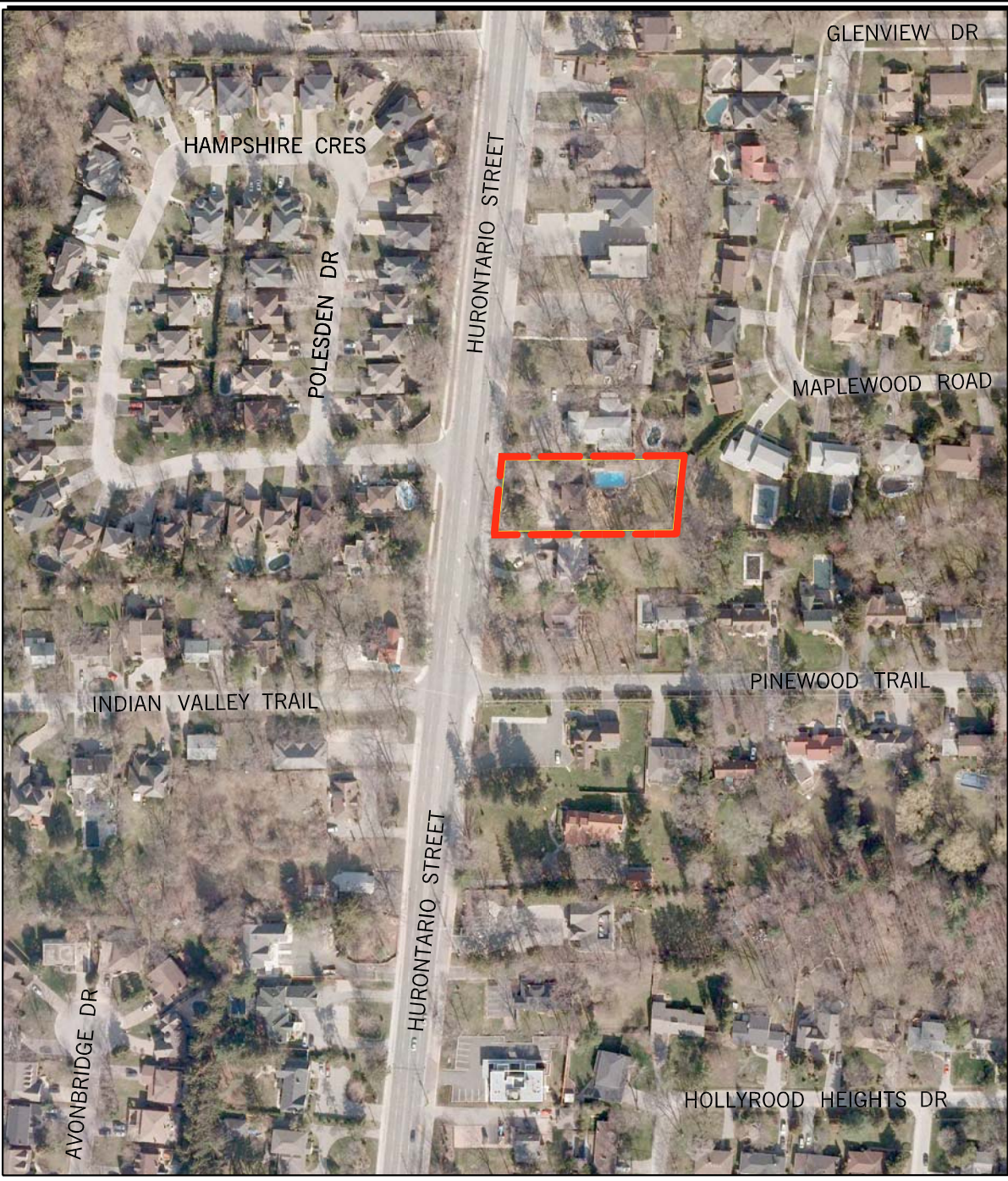
Appendix I-1 - Site History
Appendix I-2 - Aerial Photograph
Appendix I-3 - Excerpt of Mineola District Land Use Map
Appendix I-4 - Excerpt of Existing Land Use Map
Appendix I-5 - Concept Plan
Appendix I-6 - Conceptual Elevations
Appendix I-7 - Agency Comments
Appendix I-8 - Mineola District Special Site 2 Policies as revised
by OPA 62
Appendix I-9 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building


Prepared By: Stacey Laughlin, Development Planner

Kieran Concannon**File: OZ 06/010 W1****Site History**


- July 10, 1985 – An application was submitted under file OZ 85/051 W1 to rezone the subject property to permit office uses to a maximum gfa of 200.00 m² (2,152.85 sq. ft.). The application was approved on January 26, 1987;
- August 21, 1985 – An application for site plan approval was submitted under file SP 85/264 W1 to convert the existing detached dwelling to an office building in association with OZ 85/051 W1. The site plan application was approved on October 13, 1989;
- May 5, 2003 – The Region of Peel approved the Mississauga Plan Policies for the Mineola District, designating the subject lands "Residential Low Density I – Special Site 2";
- May 19, 2006 – An application for site plan approval was submitted under file SP 06/124 W1 proposing front and second storey additions to the existing office building and the conversion of garage area to a boardroom for a total gross floor area of 360.73 m² (3,882.99 sq. ft.) in association with the subject Rezoning application;
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed the provisions of the new By-law apply. The subject lands are zoned "R1-20" (Detached Dwelling or Office);
- May 6, 2008 – OPA 62 came into force which revised the Special Site 2 policies for the Mineola District.



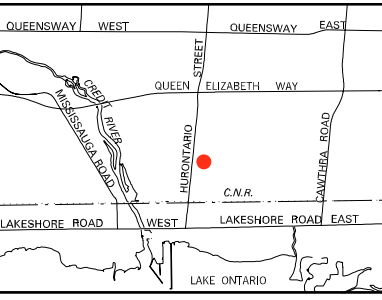
LEGEND:

 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: 2007












SUBJECT: **KIERAN CONCANNON**











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|---|--------------------------------|--------------------------------------|
|  | FILE NO: OZ 06010 W1 | APPENDIX I-2 |
| | DWG. NO: 06010A | |
| | SCALE: NTS | |
| | PDC DATE: 2006 06 23 | |
| 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
-  Public Open Space
-  Greenbelt
-  Utility

TRANSPORTATION LEGEND

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

LAND USE LEGEND

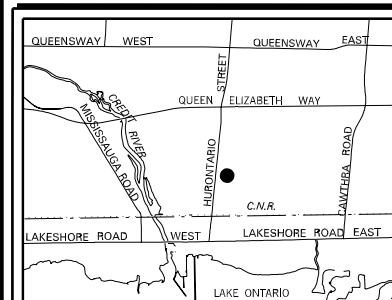
-  Regulatory Floodplain
-  Planning District
-  Special Site Areas (See Special Site Policies)

 **SUBJECT LANDS**



SUBJECT:

KIERAN CONCANNON



FILE NO:
OZ 06010 W1

DWG. NO:
06010L

SCALE:
1:5000

PDC DATE:
2008 06 23

DRAWN BY:
R.DICOSOLA

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

CONCEPT PLAN

HUNTING STREET

STOCK 3.5M

63.8

63.7

EXISTING ACCESS TO REMAIN

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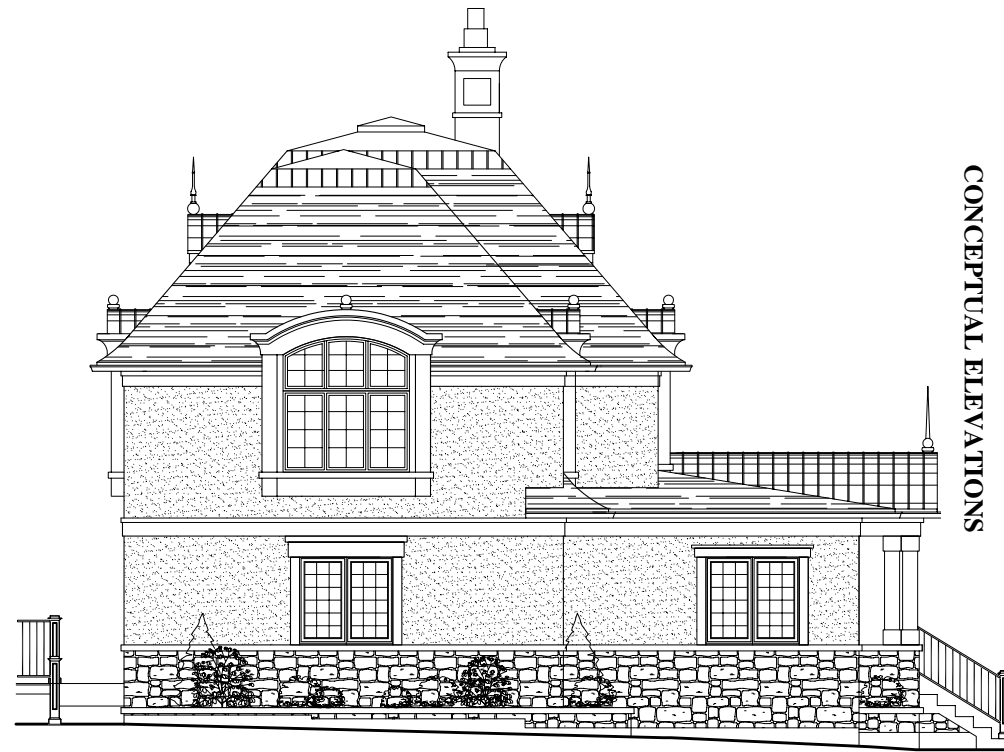


1 PROPOSED WEST ELEVATION 'D'
A4.4



1
A4.3

PROPOSED SOUTH ELEVATION 'D'



2
A4.3

PROPOSED NORTH ELEVATION 'D'



1
A4.5

PROPOSED EAST ELEVATION 'D'

Kieran Concannon

File: OZ 06/010 W1

Agency Comments

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

| Agency / Comment Date | Comment |
|--|--|
| Region of Peel (May 15, 2008) | <p>Comments from the Region indicate that they have no objection to the approval of this application.</p> <p>The following general comments are provided for information purposes:</p> <ul style="list-style-type: none"> - A 450 mm (18 in.) diameter watermain and 250 mm (10 in.) diameter sanitary sewer exist on Hurontario Street; - Curbside waste collection will be provided for residential waste. A private waste hauler will be required for office waste; and, - The subject land is not located within the vicinity of a landfill site. |
| City Community Services Department – Planning, Development and Business Services Division (May 15, 2008) | <p>This Department indicates that prior to the issuance of a building permit, cash-in-lieu of parkland for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with City's Policies and By-laws.</p> <p>Further, prior to by-law enactment, a cash contribution for trail signage will be required for the trail on Hurontario Street.</p> |
| City Community Services Department – Fire and Emergency Services Division (May 15, 2008) | <p>This Department has reviewed the application from an emergency response perspective and has no concerns; emergency response time to the site and watersupply available are acceptable.</p> |
| City Transportation and Works Department (May 5, 2008) | <p>This Department has no objection to the application proceeding to a Public Information meeting. Further comments and conditions will be provided prior the Supplementary Meeting.</p> |

Kieran Concannon**File: OZ 06/010 W1**

| Agency / Comment Date | Comment |
|--|---|
| Other City Departments and External Agencies | <p>The following City Department and external agency offered no objection to this application provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none">- Economic Development Office- Canada Post Corporation |
| | <p>The following City Department was circulated the application but provided no comments:</p> <ul style="list-style-type: none">- Realty Services |

Kieran Concannon

File: OZ 06/010 W1

Mineola District Special Site 2 Policies as revised by OPA 62

- Offices and detached dwellings in combination with office uses are also permitted;
- retail commercial uses, including personal service commercial uses, are not permitted;
- all buildings used for office or residential-office purposes will have a residential appearance which is compatible with the form, design, and scale of the surrounding residential area. All development will be designed so that it does not negatively impact abutting properties used for residential purposes, in terms of light, privacy, noise and rear yard amenity;
- the use must be of a nature and intensity that results in a parking demand which does not negatively impact the function of Hurontario Street or abutting local roads. Developments which result in a reduced parking demand are preferred;
- all office-related parking will be accommodated within the front and side yards only with a minimal loss of vegetation or in underground facilities. Rear yard parking, with the exception of parking for residential dwellings, is not permitted. Surface parking areas are permitted to be constructed of permeable materials in order to achieve sustainable and urban design objectives and reduce impacts on drainage and grading systems;
- where appropriate, mutual driveway access will be permitted between abutting property owners provided this arrangement is registered on title;
- for developments located at intersections, access to the minor streets will be discouraged, and where technically feasible, access will be permitted on Hurontario Street;
- street frontages are required to be enhanced with landscaping to reflect Hurontario Street's role as a gateway to the Mineola and Port Credit Districts. On-site parking areas should not dominate the streetscape and are required to be appropriately screened by vegetation and landscape treatments which are complementary to the character of the area. In this regard the following will also apply:
 - a minimum of 40% of the front yard of interior lots will be landscaped open space. Landscaped open space may include pedestrian walkways but will exclude paved parking areas;
 - corner lots will provide a minimum landscaped open space area of 40% of the lot;
 - a landscape buffer ranging from 4.50 m (14.76 ft.) to 7.50 m (24.60 ft.) in depth will be provided along the Hurontario Street frontage; and,

Kieran Concannon

File: OZ 06/010 W1

Mineola District Special Site 2 Policies as revised by OPA 62

- a minimum landscape buffer of 4.50 m (14.76 ft.) in depth will be provided along side street frontages adjacent to parking areas.
- New or modified office or residential-office buildings will not exceed:
 - 420.00 m² (4,520.99 sq. ft.) gfa;
 - a maximum lot coverage of 25%;
 - a maximum building height of two storeys.
- The following yards are required for office or residential-office buildings:
 - minimum 1.80 m (5.90 ft.) side yard for a one-storey building;
 - minimum 2.40 m (7.87 ft.) side yard for a two-storey building;
 - minimum 7.50 m (24.60 ft.) rear yard; and,
 - maximum front yard equivalent to 50% of the lot depth.

APPENDIX I-9

