



Corporate Report

Clerk's Files

Originator's
Files OZ 06/018 W1

DATE: August 18, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 8, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit office and medical office uses in a proposed
two (2) storey building
1575 Hurontario Street
East side of Hurontario Street, south of the
Queen Elizabeth Way
Owner: Pal I.E. Canada Ltd.
Applicant: Green Propeller Design
Bill 20

Public Meeting

Ward 1

RECOMMENDATION: That the Report dated August 18, 2009, from the Commissioner of Planning and Building regarding the applications to amend the Official Plan from "Residential Low Density I – Special Site 2" to "Residential Low Density I – Special Site 2, as amended" and to change the Zoning for the front portion of the subject lands extending 73 m (239.5 ft.) east of Hurontario Street from "R1-1" (Detached Dwelling) to "R1-Exception" (Office and Medical Office), to permit office and medical office uses in a proposed two (2) storey building under file OZ 06/018 W1, Pal I.E. Canada Ltd., 1575 Hurontario Street, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments and a community meeting was held on May 14, 2009.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	September 7, 2006 (submitted) September 27, 2006 (deemed complete)
Gross Floor Area:	487 m ² (5,242 sq. ft.)
Height:	Two (2) storeys
Lot Coverage:	6.9 % (entire property) 11.9 % (for front portion of subject lands extending 73 m east of Hurontario Street)
Front Yard Landscaped Area:	35 %
Parking Required:	3.2 spaces/100 m ² (1,076.42 sq. ft.) GFA for office uses or 7 spaces based on the current concept plan; 6.5 spaces/100 m ² (1,076.42 sq. ft.) GFA for medical office uses or 14 spaces based on the current concept plan; (Total requirement of 22 spaces, including 1 space for persons with disabilities)
Parking Provided:	23 spaces including 1 space for persons with disabilities
Supporting Documents:	Planning Justification Report Tree Preservation Plan Traffic Impact Study Storm Water Management Report

Site Characteristics	
Frontage:	30.3 m (99.4 ft.)
Depth:	129 m (423 ft.)
Net Lot Area:	0.38 ha (0.95 ac.)
Existing Use:	Vacant – formerly a vacated restaurant

Green Development Initiatives

There have been no green development initiatives identified by the applicant at this time.

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

Neighbourhood Context

The subject property is located on the east side of Hurontario Street at the northern perimeter of the Mineola District Special Site 2 policy area. A one storey restaurant building (formerly a McDonald's restaurant) was demolished on the site earlier this spring. The rear portion of the property is undeveloped, drops off in grade and is well treed.

Over the last twenty years, despite the introduction of new office buildings along this portion of Hurontario Street and the conversion of many of the existing detached dwellings for office uses, the properties along this section of the street have continued to maintain a residential character. The large lot sizes and the presence of mature trees and vegetation also contribute to the characteristics of this area. Hurontario Street constitutes a major north-south arterial road in the City. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Three (3) storey office building with parking at the rear
- East: Detached dwellings on Glenview Drive
- South: Two (2) storey office building and undeveloped land to the rear, adjacent to Maplewood Road
- West: Realigned Pinetree Way/Hurontario Street intersection completed, as part of the QEW/Hurontario interchange re-construction which is currently underway

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 the "Special Site 2" policies which permit offices in addition to residential uses subject to certain criteria being met. At the time of submission of the application, the criteria included:

- 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 are 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.

Official Plan Amendment (OPA 62) - Amended Special Site 2 Policies

OPA 62 came into force on May 6, 2008 and amended the Special Site 2 policies for the Mineola Planning District. As the subject applications were submitted prior to the new policies coming into effect, they cannot be applied to the subject development.

However, in evaluating the proposal, staff must have regard for the new policies which are outlined in Appendix I-8. When evaluated

against the amended policies, the proposal also does not conform to the requirement of a minimum landscaped open space area in the front yard of 40%, as it proposes 35%.

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.

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 lands are 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 Low Density I – Special Site 2, as amended" to permit office and medical office uses in a proposed two storey building with a maximum GFA of 487 m² (5,242 sq. ft.), with parking proposed at the rear of the building.

Existing Zoning

"R1-1" (Detached Dwelling), which permits detached dwellings with a maximum GFA of 190 m² (2,045.2 sq. ft.) plus 0.2 times the lot area. In this instance, the maximum GFA permitted would be 961 m² (10,344 sq. ft.) when applied to the entire lot and 641 m² (6,900 sq. ft.) when applied to the proposed developed area.

Proposed Zoning By-law Amendment

"R1-Exception" (Office and Medical Office), for the front portion of the lands extending 73 m (239.5 ft.) east of Hurontario Street to permit office and medical office uses in a proposed two storey building having a maximum GFA of 487 m² (5,242 sq. ft.) with medical offices limited to a maximum GFA of 220 m² (2,368 sq. ft.). The existing "R1-1" (Detached Dwelling) zoning is proposed to be retained on the rear portion of the lands to accommodate a potential future residential development in conjunction with abutting lands.

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 m ² (1,076.42 sq. ft.) GFA for office uses	No change
	6.5 spaces/100 m ² (1,076.42 sq. ft.) GFA for medical office uses	No change
Minimum depth of landscaped buffer measured from a lot line that is a street line	Nil	8.0 m (26.2 ft.)
Maximum Height – Highest Ridge (Sloped Roof)	9.5 m (31.17 ft.)	No change
Maximum Height of Eaves	6.4 m (21.0 ft.)	7.2 m (23.6 ft.)
Minimum Interior Side Yard Setback	1.8 m (5.9 ft.) + 0.61 m (2.0 ft.) for each additional storey or portion thereof above one (1) storey	No change

COMMUNITY ISSUES

A community meeting was held by Ward 1 Councillor Carmen Corbasson on May 14, 2009. The following is a summary of the issues raised by the community and through correspondence received to date:

Comment

Concerns were raised about the proposal for parking within the rear yard of the building given the extensive review and public engagement undertaken through OPA 62 which prohibits office parking within the rear yard.

Response

The applicant and City staff have been involved in on-going discussions with representatives of the Credit Reserve Association in an effort to reach a satisfactory resolution, including resolving the issue of how the grading in the rear yard will function should there be any parking in the rear yard.

Comment

A concern was raised by a representative of the abutting office building to the north, that trees on the subject property had caused the fence separating the two properties, to lean to one side.

Response

The opportunity for the installation of new fencing and the removal of any leaning trees will be addressed through the site plan approval process.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- the applicant should consider reducing the size of the proposed building in order to better meet the Official Plan requirement of a maximum GFA of 420 m² (4,521 sq. ft.) for an office building;
- with a reduced building size, the applicant should consider the removal of parking at the rear of the building;
- a mutual access agreement must be entered into by both the owner of the subject site and the owners of 1569 Hurontario Street;
- an acceptable parking configuration must be devised for the abutting property to the south at 1569 Hurontario Street; and

- the identification of any sustainable green technology to be used in the proposed development.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm water management, municipal works, fill, and road allowance dedication which will required to be addressed and may require the applicant to enter into appropriate agreements with the City. A mutual access agreement will be required to be entered into by the property owner and the abutting property owner to the south at 1569 Hurontario Street. A Site Plan application for the proposed development has been submitted under file SP 08/073 W1.

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 Mineola District Land Use Map
- Appendix I-4 - Excerpt of Zoning Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - 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: David Breveglieri, Development Planner

Site History

- A residence with a retail store in the front had historically existed on the site since the construction of the QEW/Hurontario Street interchange in 1937.
- An Official Plan Amendment was approved in or around February 1956 designating the lands commercial and shortly thereafter, a zoning by-law amendment was enacted changing the zoning from residential to commercial to implement the Official Plan.
- The residence and store was demolished in 1968 and a McDonalds Restaurant was constructed and opened in 1971. The restaurant ceased operations on August 31, 2002.
- September 3, 1985 – Amendment 72 to the Official Plan of Mississauga, the Queen Elizabeth Secondary Plan, was approved designating the lands along Hurontario Street, south the QEW, including the subject site, "Special Site 7" which permitted low density professional, business and administrative offices in addition to residential uses.
- July 7, 1998 - The Queen Elizabeth Secondary Plan was re-titled as the Mineola District Plan and incorporated as part of the Official (City) Plan.
- September 8, 1999 – City Plan policies for the Mineola District were approved by the Region of Peel and "Special Site 7" was renamed "Special Site 2". Additional policies were included enforcing the residential character of the area.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which were appealed. As no appeals were filed, the provisions of the new By-law apply. The subject lands are zoned "R1-1" (Detached Dwelling).
- May 6, 2008 – OPA 62 came into force which revised the Special Site 2 policies for the Mineola District.

THE QUEEN ELIZABETH WAY

PINETREE

WAY

HURONTARIO STREET

SOUTH SERVICE ROAD

GLENVIEW DRIVE

TRIMBLE CRT

WEAVER AVE

HAMPSHIRE CRES.

POLEDEN DR

HAMPSHIRE CRES

INDIAN VALLEY TRAIL

MAPLEWOOD ROAD

PINEWOOD TRAIL

LEGEND:



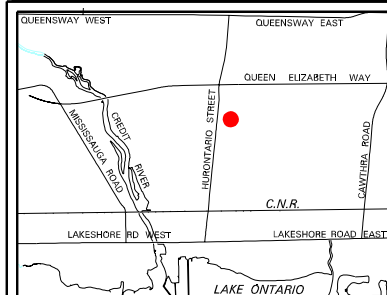
SUBJECT LANDS

AERIAL PHOTO: 2008 03



SUBJECT:

PAL I.E. CANADA LTD



FILE NO:
OZ 06018 W1

DWG. NO:
06018A

SCALE:
1:3000

PDC DATE:
2009 09 08

DRAWN BY:
K. PROKOP

APPENDIX I-2

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

COOKSVILLE

DISTRICT

QUEEN ELIZABETH WAY

MINEOLA DISTRICT

SOUTH SERVICE ROAD

PINETREE WAY

GLENVIEW DRIVE

HAMPSHIRE CRES

POLESDEN DR

HURONTARIO STREET

MAPLEWOOD ROAD

TRIMBLE CRT

PINEWOOD TRAIL

INDIAN VALLEY TRAIL

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
- 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)

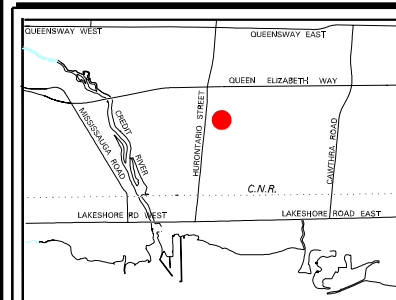
NOTE: REVISED ALIGNMENT OF PINETREE WAY ILLUSTRATED ON APPENDIX I-2.

SUBJECT LANDS



SUBJECT:

PAL I.E. CANADA LTD



FILE NO:
OZ 06/018 W1

DWG. NO:
06018L

SCALE:
NTS

PDC DATE:
2009 09 08

DRAWN BY:
K. PROKOP

APPENDIX I-3

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

THE QUEEN ELIZABETH WAY

R2-4

VACANT

R2-4

VACANT

PINETREE WAY

OS1

OPEN SPACE

OS1

G1

H-
G1-9

DETACHED DWELLINGS

H-RM4-30

R2-1

R2-1

R3-12

DETACHED DWELLINGS

HAMPSHIRE CRES.

DETACHED DWELLINGS

R3-12

R3-12

HAMPSHIRE CRES

R3-12

DETACHED DWELLINGS

R2-4

DETACHED DWELLINGS

INDIAN VALLEY TRAIL

HURONTARIO STREET

R1

OPP STATION

SOUTH SERVICE ROAD

RM4-5

R1-1

SCHOOL

O-3

OFFICE

R1-1

VACANT

R1-37

OFFICE

R1-21

OFFICE

DETACHED DWELLINGS

R1-22

OFFICE

R1-24

OFFICE

R1-23

OFFICE

R1-2

DETACHED DWELLINGS

R1-20

OFFICE

R1-1

DETACHED DWELLINGS

GLENVIEW DRIVE

R1-1

DETACHED DWELLINGS

TRIMBLE CT

R1-2

DETACHED DWELLINGS

WEAVER AVE

R1-1

R1-2

MAPLEWOOD ROAD

R1-2

DETACHED DWELLINGS

PINEWOOD TRAIL

LEGEND:



SUBJECT LANDS



PROPOSED OFFICIAL PLAN AMENDMENT FROM 'RESIDENTIAL - LOW DENSITY 1- SPECIAL SITE 2' TO 'RESIDENTIAL LOW DENSITY 1- SPECIAL SITE' AND PROPOSED REZONING FROM 'R1-1' (DETACHED DWELLING) TO 'R1-EXCEPTION' (OFFICE) TO PERMIT OFFICE AND MEDICAL OFFICE USES IN A PROPOSED TWO STOREY BUILDING.



TO REMAIN 'R1-1'

NOTE: REVISED ALIGNMENT OF PINETREE WAY ILLUSTRATED ON APPENDIX I-2.



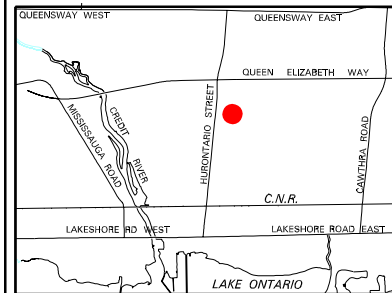
GREENBELT OVERLAY

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



SUBJECT:

PAL I.E. CANADA LTD



FILE NO:
OZ 06018 W1

DWG. NO:
06018R

SCALE:
1:3000

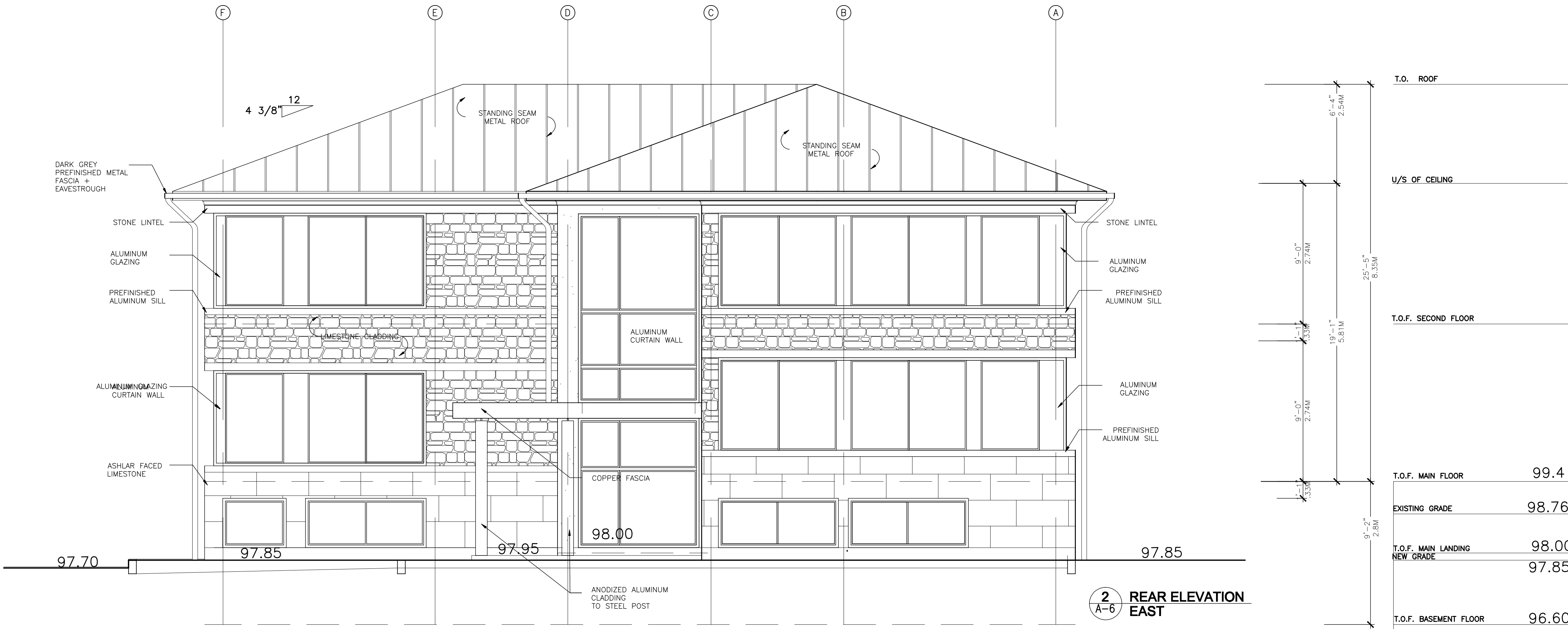
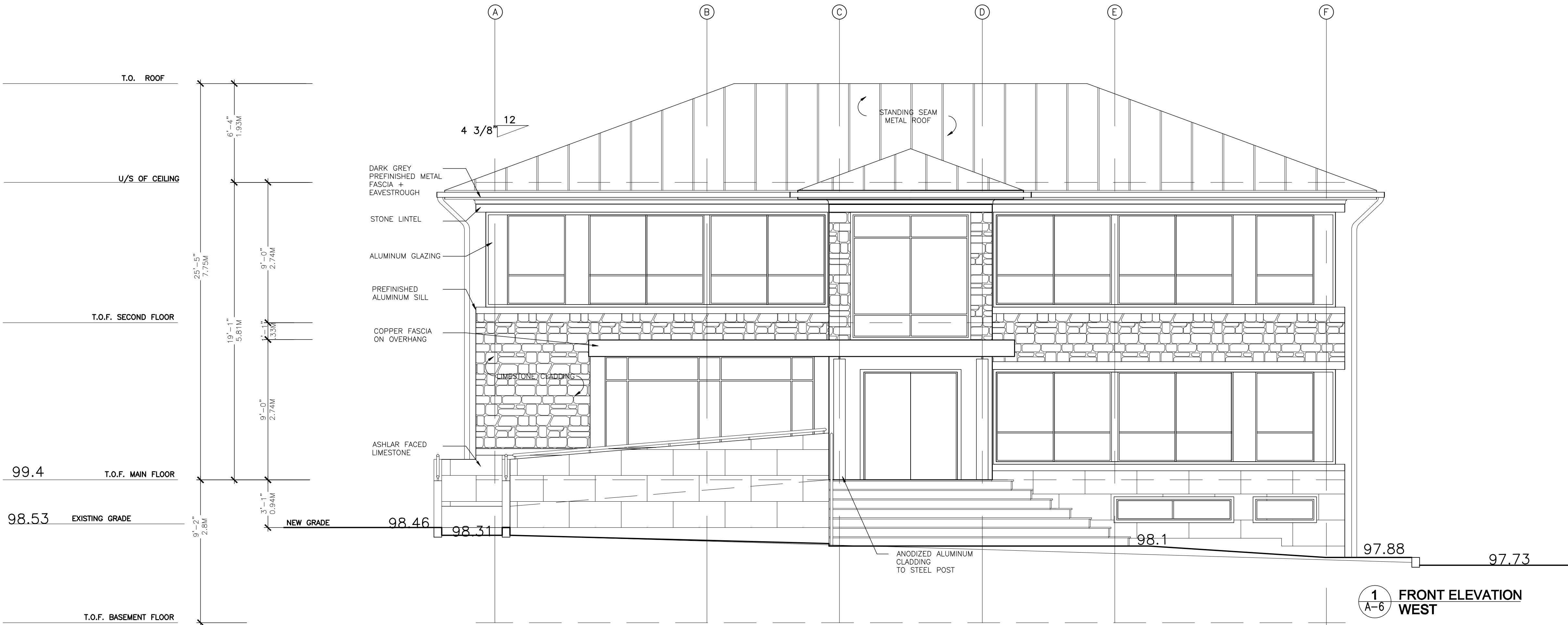
PDC DATE:
2009 09 08

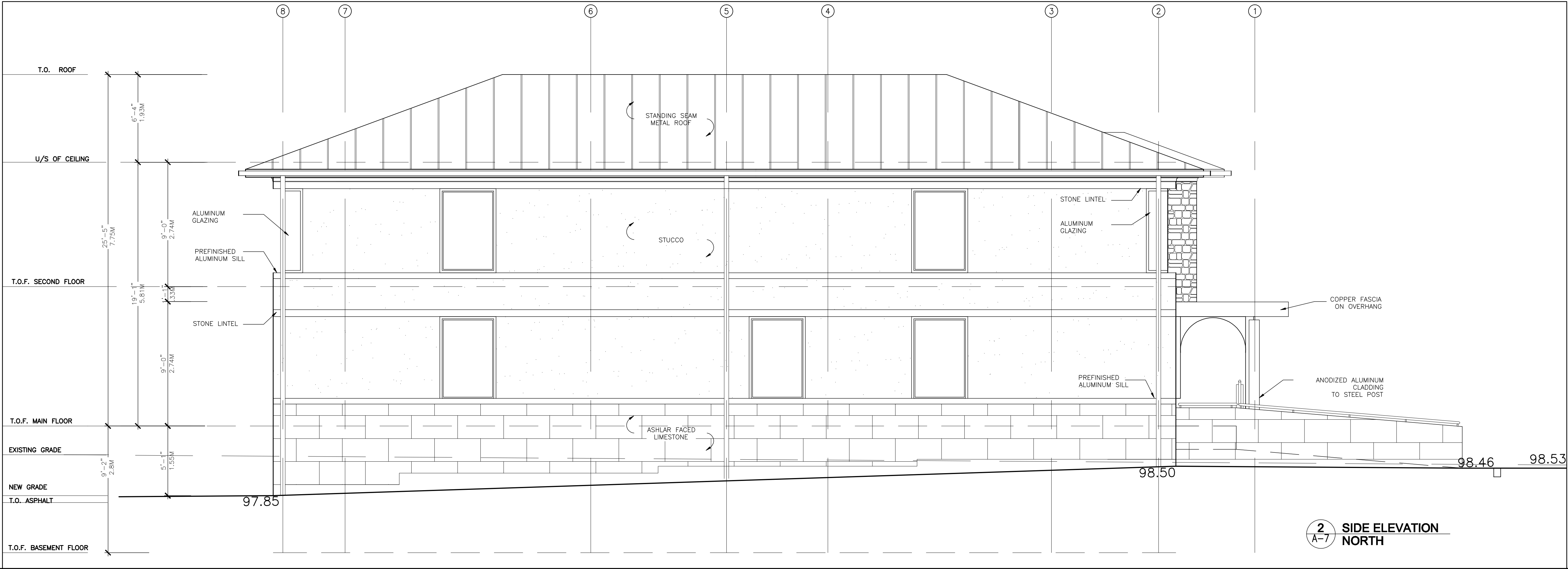
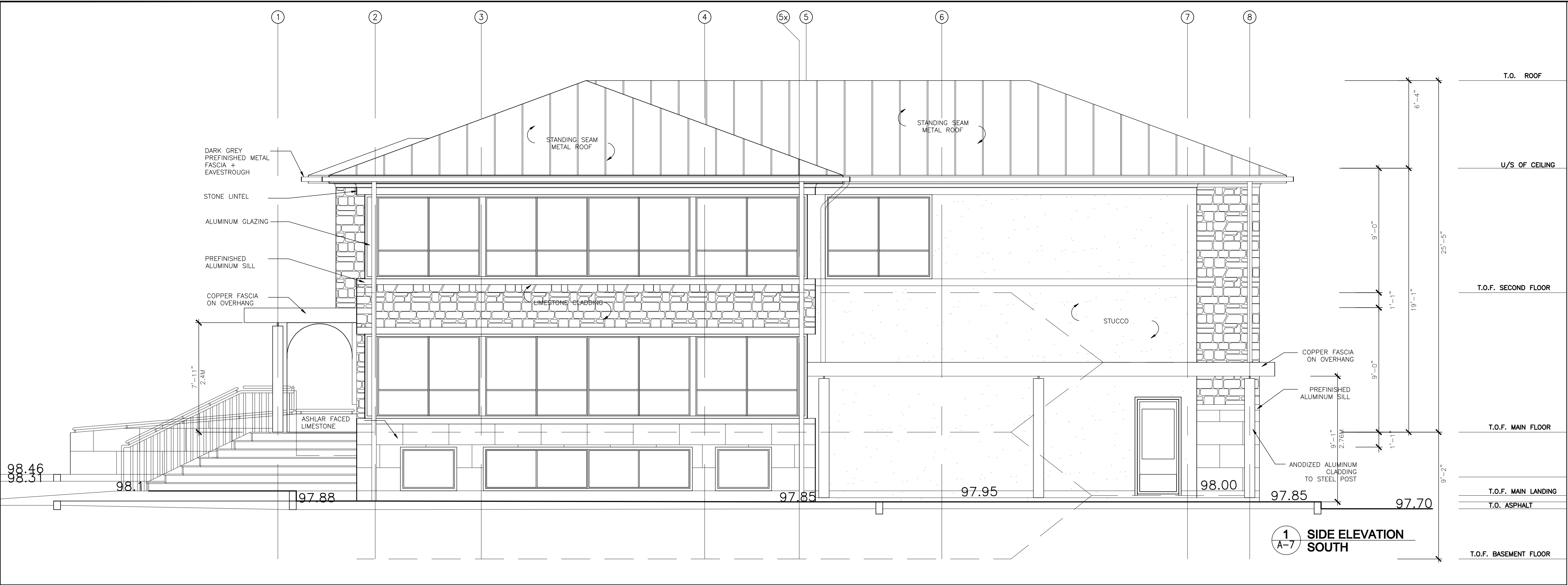
DRAWN BY:
K. PROKOP

APPENDIX I-4

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics





Pal I.E. Canada Ltd.

File: OZ 06/018 W1

Agency Comments

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

Agency / Comment Date	Comment
Ministry of Transportation (April 2, 2009)	The Ministry indicated that the general comments provided for OPA 62 are still applicable. They have no objection to the proposed development moving forward.
Region of Peel (April 6, 2009)	<p>The Region has no objection to the approval of the subject applications and provides the following comments:</p> <p>An existing 450 mm (18 in.) diameter watermain and a 250 mm (10 in.) diameter sanitary sewer are located on Hurontario Street.</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 waste hauler.</p>
City Community Services Department – Planning, Development and Business Services Division (April 1, 2009)	This Department indicated that should these applications be approved, prior to by-law enactment, a cash contribution for street tree planting and trail signage will be required. Further, prior to the issuance of building permits, cash-in-lieu of 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.
City Community Services Department – Fire and Emergency Services Division (April 2, 2009)	This Department has reviewed the applications from an emergency response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (August 6, 2009)	This Department indicated that the applicant has provided a supporting Traffic Impact Study which is currently being reviewed by staff. Comments on this study will be finalized prior to the preparation of a Supplementary Report.

Pal I.E. Canada Ltd.

File: OZ 06/018 W1

Agency / Comment Date	Comment
	<p>In addition, the applicant is required to submit an updated site servicing/drainage plan which satisfactorily addresses the accommodation of the external flows from the lands to the north for both interim and ultimate conditions.</p> <p>Updated comments on the above will be finalized prior to the preparation of a Supplementary Report.</p>
Other City Departments and External Agencies	<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> <p>Enersource Hydro Mississauga Economic Development Office Rogers Cable Canada Post Corporation Mississauga Transit</p>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <p>Trans-Northern Pipelines Hydro One Networks Inc. Bell Canada</p>

Pal I.E. Canada Ltd.

File: OZ 06/018 W1

Mineola District Special Site 2 Policies as revised by OPA 62

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

- a. The following uses will also be permitted:
 - offices, provided that medical offices are used for the consultation, examination or therapeutical treatment by a physician, dentist, drugless practitioner or health professional licensed by the Province of Ontario. Medical offices may not include hospitals or other accessory medical uses such as, laboratories, diagnostic facilities for medical and dental purposes, a drug and optical dispensary, or a medical supply and equipment store;
 - a detached dwelling containing a maximum of one dwelling unit in combination with office uses.
- b. retail commercial uses, which include personal service uses, will not be permitted as a primary or as an accessory use.
- c. all buildings used for office or residential office purposes, whether new or modified, 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.
- d. 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. In this regard, applicants for rezoning will be required to demonstrate, through the submission of traffic studies, parking justification studies and business operation information, that the proposed use is suitable for its location. Developments which result in a reduced parking demand are preferred.
- e. 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. The portion of the access driveway within the road allowance is to be constructed of hard surface pavement.
- f. where appropriate, mutual driveway access will be permitted between abutting property owners provided this arrangement is registered on title.

Pal I.E. Canada Ltd.

File: OZ 06/018 W1

- g. for developments located at intersections, access to the minor streets will be discouraged, and where technically feasible, access will be permitted on Hurontario Street.
- h. 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 total minimum landscaped open space area of 40% of the lot;
 - a landscape buffer ranging from 4.5 m (14.8 ft.) to 7.5 m (24.6 ft.) in depth will be provided along the Hurontario Street frontage; and
 - a minimum landscape buffer of 4.5 m (14.8 ft.) in depth will be provided alongside street frontages adjacent to parking areas.
- i. New or modified office or residential-office buildings will not exceed:
 - 420 m² (4,521. sq. ft.) Gross Floor Area (GFA);
 - a maximum lot coverage of 25%;
 - a maximum building height of two storeys and a 10.7 m (35.1 ft.) mean height level between the eaves and the ridge of a sloped roof or 7.5 m (24.6 ft.) to the highest point of the surface of a flat roof.
- j. The following yards are required for office or residential-office buildings:
 - minimum 1.8 m (5.9 ft.) side yard for a one storey building;
 - minimum 2.4 m (7.8 ft.) side yard for a two storey building;
 - minimum 7.5 m (24.6 ft.) rear yard;
 - maximum front yard equivalent to 50% of the lot depth.

APPENDIX I-9

