



# Corporate Report

Clerk's Files

Originator's  
Files OZ 10/013 W11

**PDC** MAY 30 2011

**DATE:** May 10, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 30, 2011

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Rezoning Application**  
**To permit a two storey office and medical office building**  
**306 Queen Street**  
**West side of Queen Street South, south of Princess Street**  
**Owner: Frank Gusic**  
**Applicant: Zelinka Priamo Ltd.**

**Bill 51**

**Public Meeting**

**Ward 11**

**RECOMMENDATION:** That the Report dated May 10, 2011, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Detached Dwellings) to "R3-Exception" (Detached Dwellings) to permit a two storey office and medical office building under file OZ 10/013 W11, Frank Gusic, 306 Queen Street South, 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:** The applicant is proposing to demolish the existing single storey detached dwelling and replace it with a two storey medical office and office building. The existing dwelling is listed on the City's Heritage Register as part of the Mississauga Road Scenic Route Cultural Landscape and the Streetsville Village Core Cultural Landscape. The Heritage Impact Statement submitted in support

of the application concluded that the dwelling does not have sufficient architectural merit or historic interest and does not contribute to the Streetsville's streetscape heritage character and can be replaced by a new building. On November 24, 2010, Council approved the Heritage Advisory Committee's recommendation to demolish the dwelling.

Details of the proposal are as follows:

<b>Development Proposal</b>	
Application Submitted:	October 20, 2010
Application deemed complete:	November 23, 2010
Proposed Gross Floor Area:	484.30 m <sup>2</sup> (5,213.13 sq. ft.)
Height:	2 storeys
Lot Coverage:	12.39 %
Parking Required:	21 parking spaces
Provided:	21 parking spaces
Supporting Documents:	Planning Justification Report Site Concept Plan and Survey Heritage Impact Statement Building Elevations and Floor Plans Functional Servicing Report Noise Control Feasibility Study Tree Survey and Preservation Plan Sustainable Building Design Report Draft Zoning By-law

<b>Site Characteristics</b>	
Frontage on Queen Street South:	20.71 m (67.9 ft.)
Depth:	101.96 m (334.51 ft.)
Lot Area:	0.20 ha (0.49 ac.)
Existing Use:	Single storey brick detached dwelling

### **Green Development Initiatives**

The applicant has indicated that the following green development initiatives will be incorporated into the proposed development: geothermal heating and air-conditioning; special insulation which does not contain ozone depleting agents; energy efficient glazing; re-use of construction lumber from the existing building; and eco-friendly high efficiency water saving equipments.

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

### **Neighbourhood Context**

The subject property is located south of the Streetsville core commercial centre and is residential in character. In general, the area is generally flat and well vegetated with trees, including mature trees along Queen Street South. Information regarding the history of the site has been attached as Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwelling (subject to rezoning application in process to permit an office use (OZ 09/006 W11)).
- East: Detached dwelling and cemetery, across Queen Street South.
- South: Detached dwelling and low rise multiple dwellings.
- West: Driveway, vacant lands and St. Lawrence and 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 (7 units per net residential acre). Special Site 3 Policies state that in addition to the permitted uses, lands fronting on Queen Street South can be used for offices. The following policies apply to the proposal:

- 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;

- b) Redevelopment should maintain the existing front yard setback, with the front yard used for landscaping;
- c) Sufficient on-site parking, consisting of only surface parking should be provided in the rear yard only without removal of existing trees, except at the discretion of the City arborist;
- d) Vehicular entrances should be combined to minimize the number of access points on Queen Street South;
- e) Minimal signage will be permitted. The design of signage and lighting should be compatible with the residential character of the area; and
- f) Rear yard drainage will be provided to the City's satisfaction.

Section 3.13 of Mississauga Plan identifies a number of policies with respect to the Streetsville Node. In general, these policies promote pedestrian activity, a high level of public transit and heritage driven urban design objectives, and restrict building heights to a minimum of two storeys and a maximum of four storeys.

There are other policies in the Official Plan which also are applicable in the review of the subject application, including policies related to the community identity and historic character. In this regard, development shall be compatible with and enhance the village character of Streetsville. Alteration to existing vegetation which is part of the cultural heritage landscape, will be in keeping with the original character of the heritage resources to be preserved.

The application is in conformity with the land use designation and no official plan amendment is proposed.

### **New Mississauga Official Plan**

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the application is being reviewed,

regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "**Residential Low Density I**" and located within the Streetsville Community Node and identified as Special Site Policy Area 1. The new Plan contains similar policies compared to the existing Mississauga Plan. The proposed two storey office and medical office building conforms with the land use designation in the new Mississauga Official Plan and related policies.

The timing of the approval of the proposed rezoning application may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Existing Zoning**

**"R3" (Detached Dwellings)**, which permits detached dwellings on lots with a minimum lot area of 550 m<sup>2</sup> (5,920 sq. ft.) and minimum frontage of 15 m (49 ft.).

### **Proposed Zoning By-law Amendment**

**"R3-Exception" (Detached Dwellings)**, to permit the proposed two storey office and medical office building with a maximum gross floor area of 484.30 m<sup>2</sup> (5,213.13 sq. ft.).

The proposal is in compliance with the minimum front, side and rear yard and height requirements of the "R3" zone category. The site concept plan incorporates 21 parking spaces which satisfies the parking requirement for medical office and office in the Zoning By-law. Landscaping is being maximized along the south property limit in order to buffer the existing detached dwelling to the south. No variances to any provisions in the zoning by-law have been requested and therefore the two storey medical office and office building will have to meet all Zoning By-law requirements.

### **COMMUNITY ISSUES**

No community meetings were held. However, two written comments have been received by the Planning and Building Department. Area residents are concerned about congestion and

preserving the heritage character of Streetsville. The neighbour to the south is concerned about rear yard privacy near the parking area. As noted above, the proposal includes landscaping to buffer the parking area from the neighbour to the south. A condition of the site plan approval will be installation, by the applicant, of a solid fence along the shared property limit to visually screen the parking area.

## **DEVELOPMENT ISSUES**

Agency comments are summarized in Appendix I- 8. Based on the comments received and the applicable Mississauga Plan policies, the following matters will have to be addressed:

- revised building location to maintain the existing front yard setback;
- safe design of a two-way driveway adjoining the building;
- location of an acceptable pedestrian walkway from the parking to the front building entrance;
- resolution of a joint driveway with the property to the north and/or acceptable landscaping next to the driveway;
- submission of a revised Functional Servicing Report; and
- confirmation of the findings of the Noise Study.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development, there are certain other engineering matters such as municipal services 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 the 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 Streetsville District Land Use Map  
Appendix I-4: Excerpt of Existing Land Use Map  
Appendix I-5: Concept Plan  
Appendix I-6: Elevation  
Appendix I-7: Agency Comments  
Appendix I-8: General Context Map

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Haig Yeghouchian, Development Planner*

**Frank Gusic**

**File: OZ 10/013 W11**

### **Site History**

- 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 "R3" (Detached Dwellings).
- City records indicate that there are no previous planning applications submitted or processed for the property.





**LEGEND:**



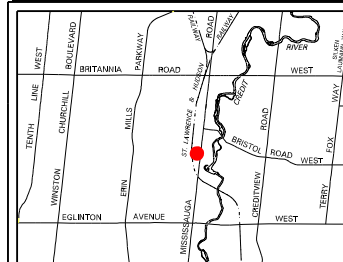
**SUBJECT LANDS**

**NOTE: DATE OF AERIAL PHOTO: 03/2010**



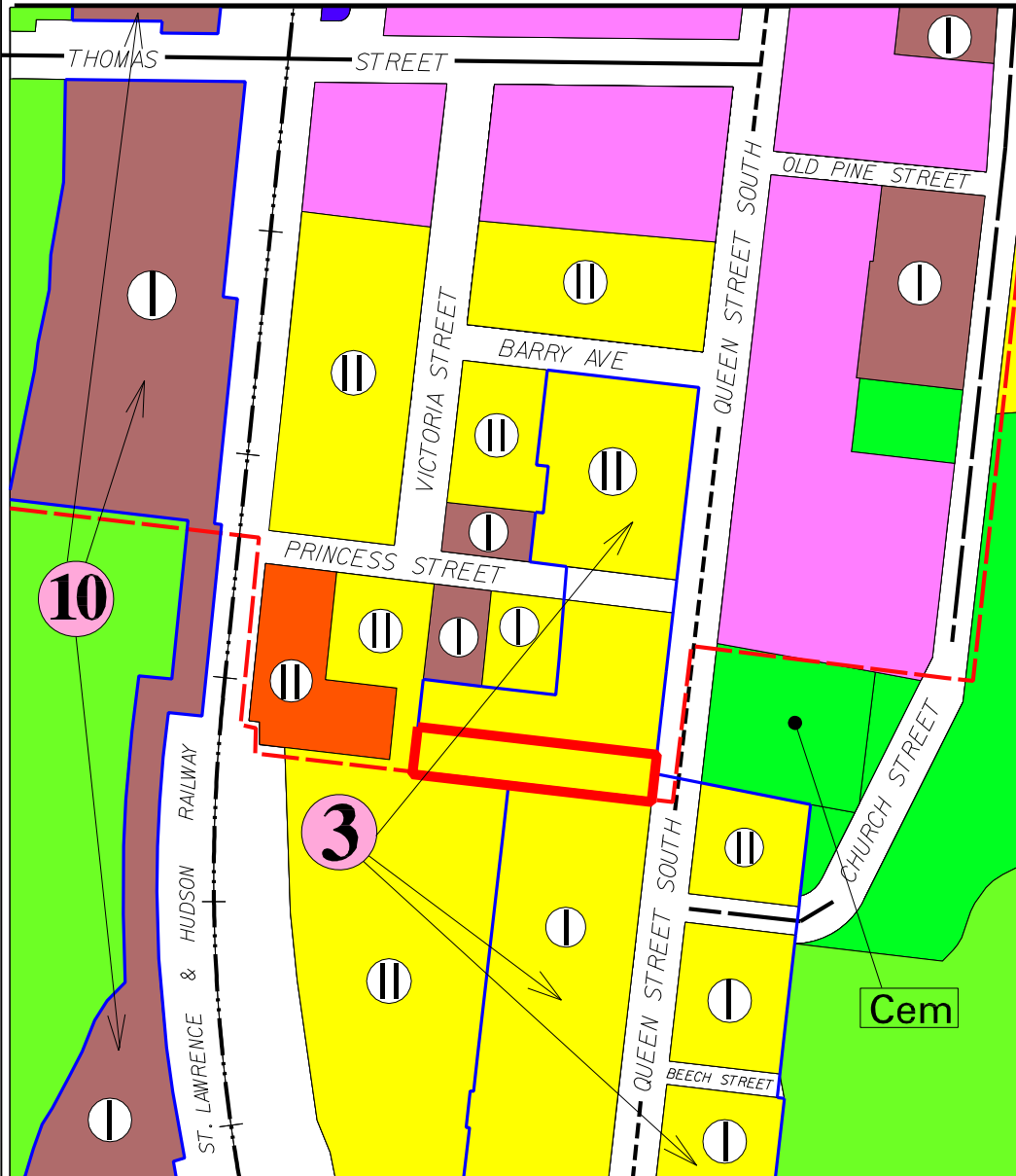
**SUBJECT:**

**306 QUEEN STREET SOUTH**



<b>FILE NO:</b> OZ 10/013 W11	
<b>DWG. NO:</b> 10013A	
<b>SCALE:</b> 1:2500	
<b>PDC DATE:</b> 2011 05 30	
<b>DRAWN BY:</b> B. KRUGER	

**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 Retail Commercial
  - General Retail Commercial
  - Convenience Retail 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**

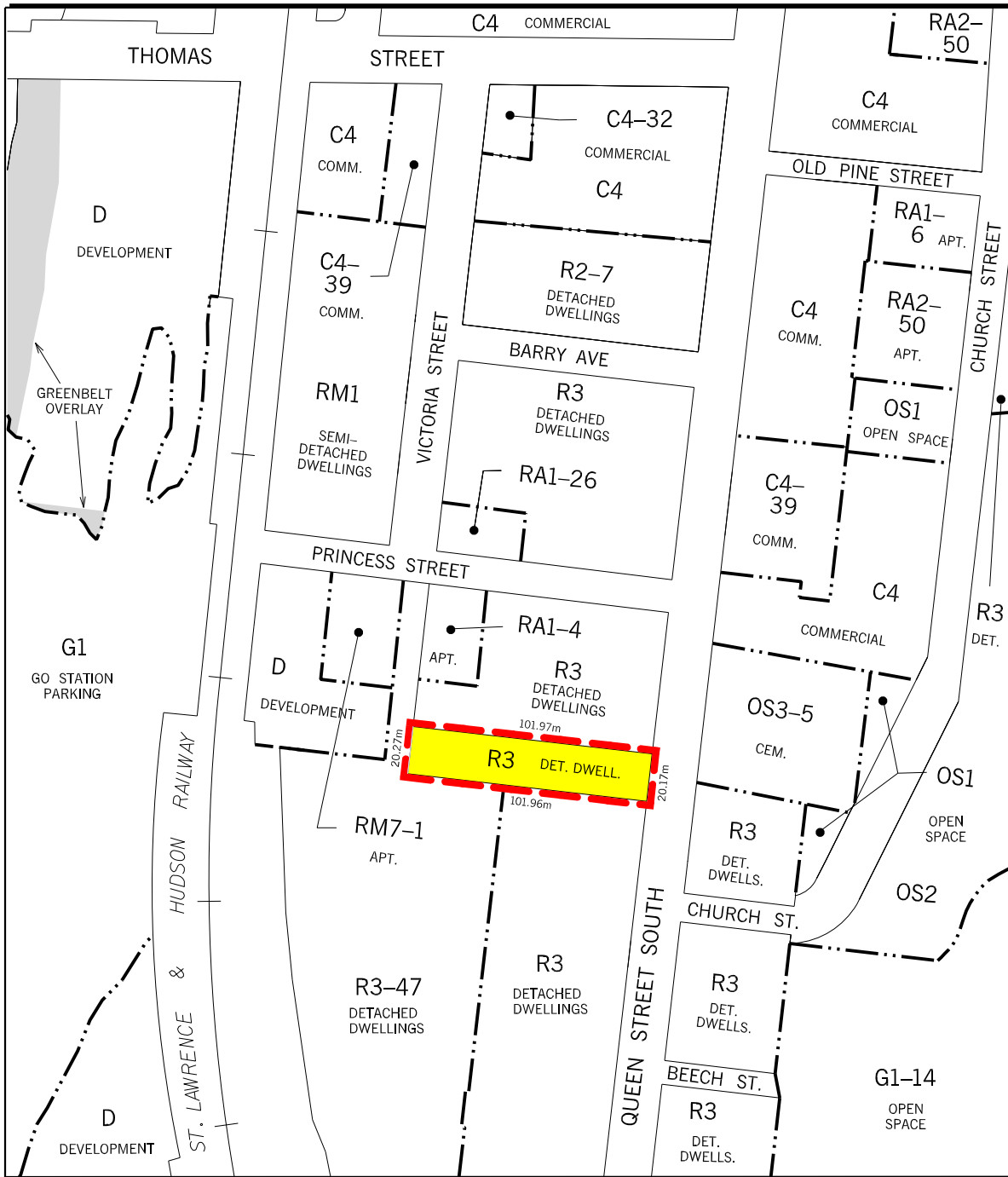
  - LBPIA Operating Area Boundary – See Aircraft Noise Policies
  - Node Boundary
  - Cem – Cemetery
  - 1996 NEP /2000 NEF Composite Noise Contours
  - Planning District
  - Special Site Areas (See Special Site Policies)

**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: 306 QUEEN STREET SOUTH**

		<b>FILE NO:</b>	
		OZ 10/013 W11	
		<b>DWG. NO:</b>	
		10013L	
<b>SCALE:</b>		1:2500	
<b>PDC DATE:</b>		2011 05 30	
<b>DRAWN BY:</b>		B. KRUGER	
		<b>Produced by</b> <b>T&amp;W, Geomatics</b>	

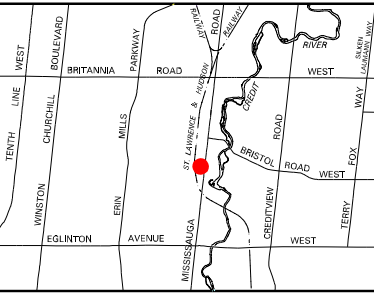


**LEGEND:**

 **PROPOSED REZONING FROM "R3" (Detached Dwellings) TO "R3-EXCEPTION" (Detached Dwellings) TO PERMIT OFFICE AND MEDICAL OFFICE USES.**

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

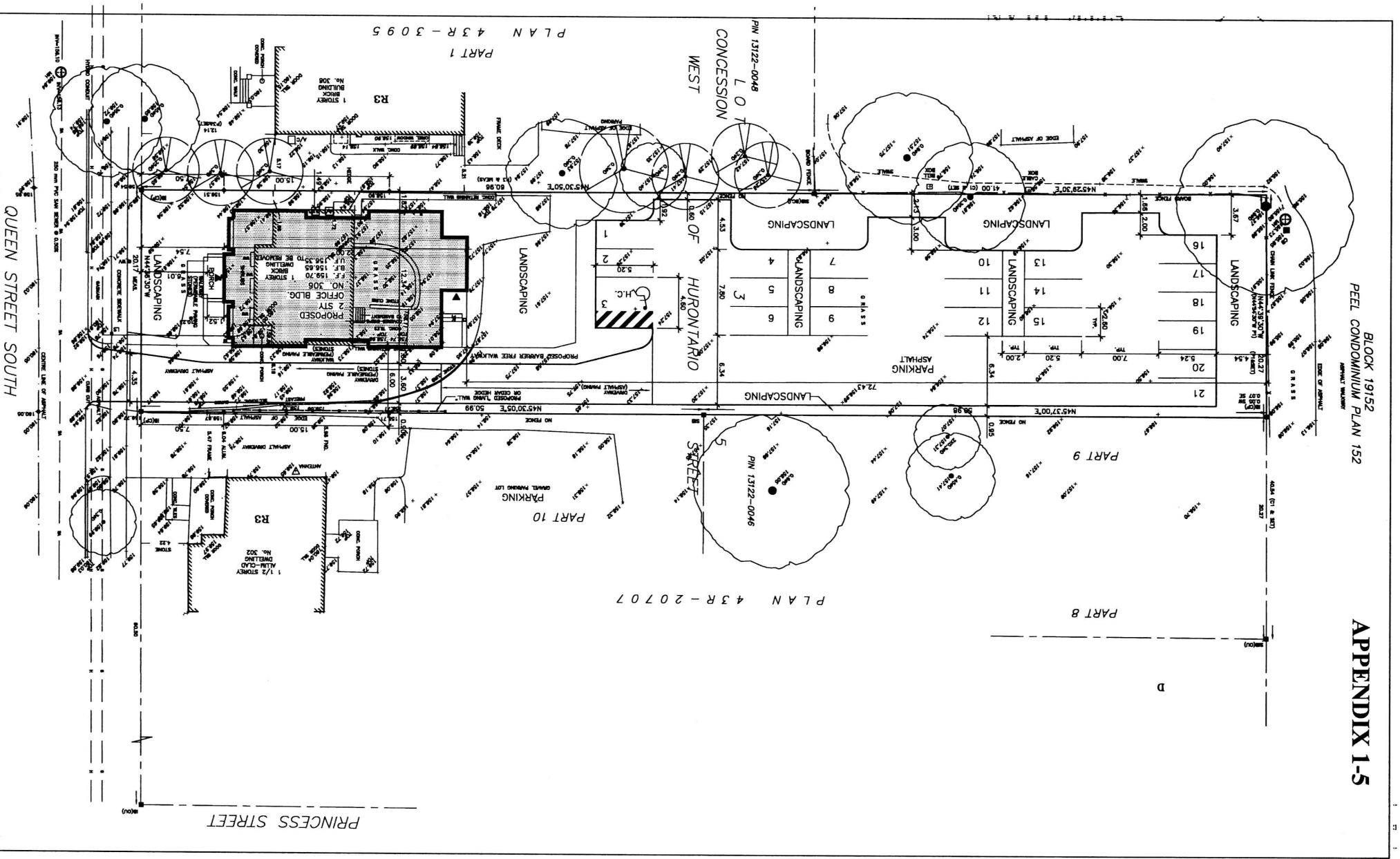
**SUBJECT: 306 QUEEN STREET SOUTH**

	<b>FILE NO:</b> OZ 10/013 W11	<b>APPENDIX I-4</b>
	<b>DWG. NO:</b> 10013R	
	<b>SCALE:</b> 1:2500	
	<b>PDC DATE:</b> 2011 05 30	
	<b>DRAWN BY:</b> B. KRUGER	

**MISSISSAUGA**  
Planning and Building

*Produced by*  
**T&W, Geomatics**

E:\GADD\PROJECTS\REPORTMAPS\OZ 10013\ 10013R.dgn



PLAN 43R-20707

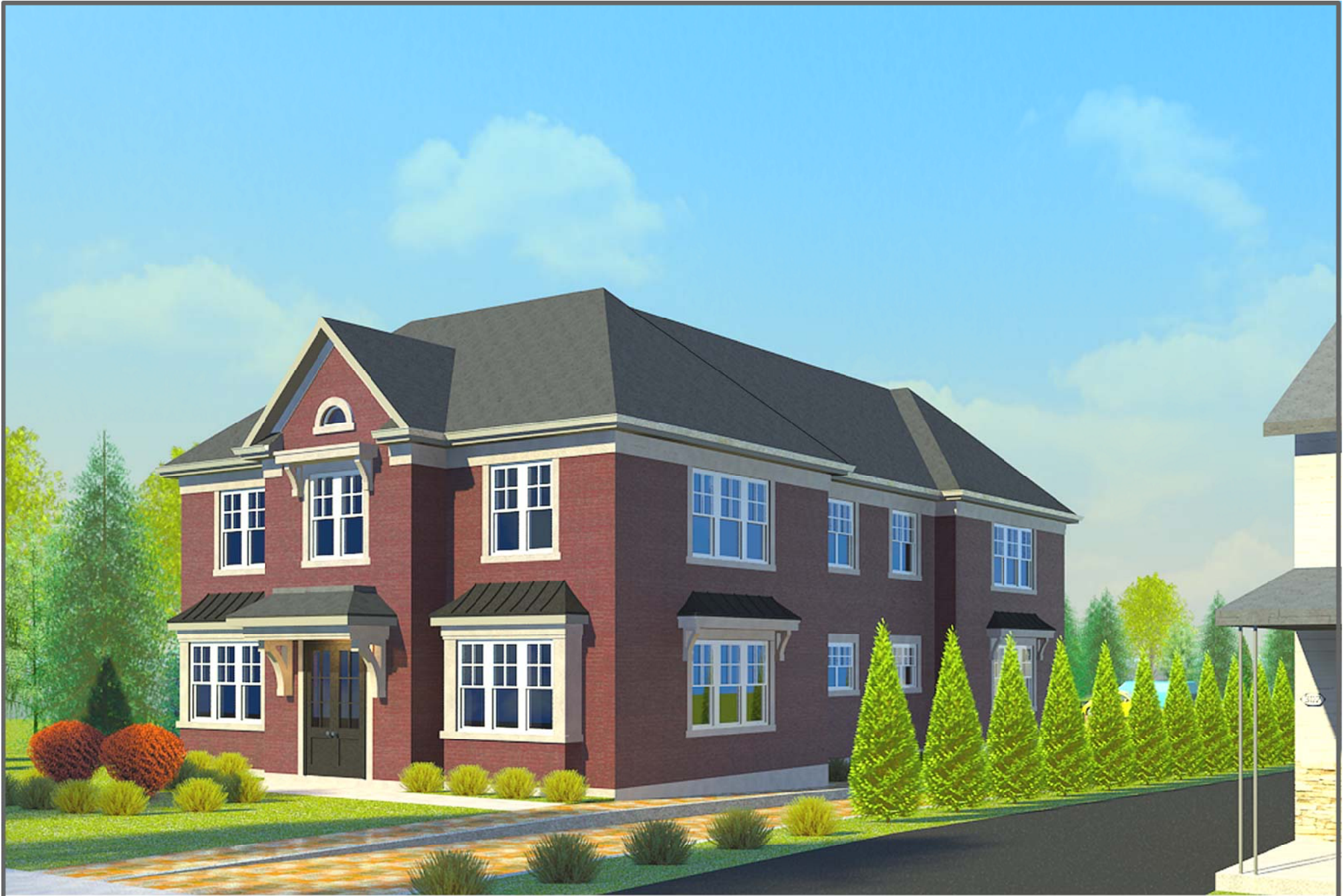
PLAN 43R-3095

PRINCESS STREET

QUEEN STREET SOUTH

HURONTARIO STREET  
CONCESSION WEST





*306 Queen Street S.*

*J.Milcic Architect*

Frank Gusic

File:OZ 10/013 W11

**Agency Comments**

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

Agency / Comment Date	Comment
<p>Region of Peel (December 17, 2010)</p>	<p>An existing 150 mm (5.9 in.) diameter watermain is located west of the property, and an existing 400 mm (15.7 in.) diameter watermain, and 250 mm (9.8 in.) diameter sanitary sewer is located on Queen Street South.</p> <p>The applicant is advised that there is a water project on Queen Street South and that additional information can be obtained by contacting the Region.</p> <p>The Functional Servicing Report dated September 8, 2010, has been reviewed. The applicant is advised a revised Functional Servicing Report will be required as a condition of site plan approval. The revised report is to include: the proposed infrastructure for water project 09-1390; a sanitary design sheet; water demand flows; water fire flows; and supporting calculations.</p> <p>This property is not within the vicinity of a landfill site, and on-site waste collection will be required through a private waste hauler.</p>
<p>City Community Services Department - Planning, Development and Business Services Division/Park Planning Section (April 7, 2011)</p>	<p>Prior to by-law enactment, a cash contribution for street tree planting will be required. Further, 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.</p>
<p>City Community Services Department - Culture Division December 13, 2010</p>	<p>A Heritage Impact Statement was prepared for this property as it is part of the Streetsville Core and the Mississauga Road Scenic Route Cultural Landscape.</p>

Frank Gusic

File:OZ 10/013 W11

Agency / Comment Date	Comment
(April 20, 2011)	<p>The applicant's request to demolish the listed heritage building on the property was considered and approved by the Heritage Advisory Committee (HAC) on November 16, 2010, in accordance with the following recommendation:</p> <p>HAC-0060-2010</p> <p>"1. That the property at 306 Queen Street South, which is a Heritage Listed Property located within the Mississauga Road Scenic Route Cultural Landscape and the Streetsville Village Core Cultural Landscape on the City's Heritage Register, is not worthy of heritage designation, and consequently, the owner's request to demolish the structure, proceed through the applicable process.</p> <p>2. That staff be directed to work with the owner of the property located at 306 Queen Street South to address the massing of the proposed rebuild through the site plan process."</p> <p>On November 24, 2010, HAC's Recommendation (HAC-0060-2010) was considered and adopted by Council by Resolution 0275-2010.</p> <p>Upon receipt of a completed Heritage Property Permit Application, heritage staff will provide the applicant with a signed Heritage Permit for demolition of the building located at 306 Queen Street South.</p>
City Transportation and Works Department (April 20, 2011)	<p>This department indicated concerns regarding the safety and operations of the proposed driveway access for the property which is located side-by-side to the access for the adjoining property at 302 Queen Street South, also the subject of a current rezoning application for an office use under application OZ 09/006 W11. The change of the land use from residential to medical office and office uses will substantially increase the amount of traffic generated by both sites. Consequently, it was recommended that the applicant explore with the adjacent landowner, the possibility of providing a joint access with full</p>

Frank Gusic

File:OZ 10/013 W11

Agency / Comment Date	Comment
	<p>two-way movements to serve both sites. This would address the department's safety and operational concerns. By proposing a joint access, a full two-way driveway can be provided that would minimize the extent of asphalt between the properties, provide an additional area to allow for the barrier free pedestrian access from the parking lot to the front of the building, in accordance with the accessibility standards, and increase the landscape areas around the buildings.</p> <p>This department does not support the proposed two way driveway combined with the barrier free pedestrian access, as this compromises the purpose and safety associated with the provision of such a facility.</p> <p>In addition, this department has requested additional information and clarification of details from the applicant's consulting team concerning Acoustic Report dated August 16, 2010 and the Functional Servicing Report dated September, 2010.</p>
<p>Greater Toronto Airport Authority (December 9, 2010)</p>	<p>According to the Airport Zoning Regulations for Toronto's Lester B. Pearson International Airport, development elevations on the property are affected by the Approach Surface for Runway 06R. The maximum allowable development elevation under this restriction is approximately 383 m (1,257 ft.) Above Sea Level (A.S.L.). Based on the information submitted, the proposed two-storey office/medical office building would be within the height limits associated with the Regulations.</p>
<p>GO Transit (February 8, 2011)</p>	<p>The proposed project involves construction of a medical building within 300 m (984 ft.) of (but not immediately adjacent to), the GO Milton rail corridor. Given the location, it is recommended that a noise study be done for the project, particularly since some building occupants may be especially sensitive. Other than this matter, we have no further comments.</p>



Frank Gusic

File:OZ 10/013 W11

Agency / Comment Date	Comment
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> <ul style="list-style-type: none"> <li>- City Community Services Department - Fire and Emergency Services Division</li> <li>- City's Economic Development Department</li> <li>- Canada Post Corporation</li> <li>- Enersource Hydro Mississauga</li> <li>- Canadian Pacific Railway</li> <li>- Bell Canada</li> <li>- Enbridge Gas Distribution</li> </ul>
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> <li>- Hydro One Networks Inc.</li> <li>- Rogers Cable</li> <li>- Air Transport Association of Canada</li> </ul>

## APPENDIX 1-8

