



# Corporate Report

Clerk's Files

Originator's  
Files OZ 10/013 W11

**PDC** MAY 14 2012

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**DATE:** May 1, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: May 14, 2012

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

**SUBJECT:** **Rezoning Application**  
**To permit a two storey office and medical office building**  
**306 Queen Street South**  
**West side of Queen Street South, south of Princess Street**  
**Owner: Frank Gusic**  
**Applicant: Zelinka Priamo Ltd.**  
**Bill 51**

**Supplementary Report** **Ward 11**

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**RECOMMENDATION:** That the Report dated May 1, 2012, from the Commissioner of Planning and Building regarding the rezoning application under File OZ 10/013 W11, Frank Gusic, 306 Queen Street South, west side of Queen Street South, south of Princess Street, be adopted in accordance with the following:

1. That notwithstanding that subsequent to the public meeting, changes to the application 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 change the Zoning from "R3" (Detached Dwellings) to "R3-Exception" (Office/Medical Office) to permit a two storey office and medical office building as submitted, be refused.
3. That the Planning and Building Department recommended alternative proposal to change the Zoning from "R3" (Detached Dwellings) to "R3-Exception" (Office/Medical Office) to permit a two storey office and medical office building with a maximum gross floor area of 360.0 m<sup>2</sup> (3,875.1 sq. ft.), and a minimum front yard of 10.2 m (33.5 ft.) be approved subject to the following condition:
  - (a) That the applicant agree to satisfy all the requirements of the City and any other official agency concerned with the development.
4. That Council direct Legal Services, representatives from the appropriate City Departments and necessary consultants, to attend any Ontario Municipal Board proceedings which may take place in connection with the application and in support of the recommendations outlined in the report dated May 1, 2012.
5. That City Council provide the Planning and Building Department with the authority to instruct Legal Services staff on any modifications deemed necessary, where required, through the Ontario Municipal Board hearing process.
6. 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 May 30, 2011, 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-0028-2011 which was subsequently adopted by Council and is attached as Appendix S-2.

Subsequent to the Public Meeting, in response to comments raised, the concept plan was revised to:

- increase the landscape/green space in the rear yard and reduce the size of the surface parking lot;
- provide a 1.8 m (5.9 ft.) high privacy fence along the north, rear and south property lines;
- locate a walkway connecting the parking lot with the front entrance of the building;
- widen the driveway along the north side of the property; and
- alter the design of the driveway and increase the landscaping to attempt to block the view of the parking lot from the street.

The revised concept plan is attached to this report as Appendix S-3.

A community meeting was held on September 15, 2011, by Ward 11 Councillor George Carlson to allow the applicant a chance to present a revised concept plan to area residents.

On January 19, 2012, the owner appealed the application to the Ontario Municipal Board (OMB) due to failure by Council to make a decision within 120 days of the submission, pursuant to subsection 34(11) of the *Planning Act*. The OMB hearing is scheduled to begin on June 19, 2012.

**COMMENTS:**

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

## **COMMUNITY ISSUES**

At the Planning and Development Committee meeting held on May 30, 2011, a number of residents spoke to the application.

Correspondence and a petition signed by local residents were also submitted to Council and the Planning and Building Department.

Residents raised the same concerns at the September 15, 2011, community meeting that were expressed at the Public Meeting.

Below is a summary of the issues raised at the Public Meeting and community meeting as well as those expressed in the correspondence submitted.

### **Comment**

Concerns were raised regarding the size of the building and the extent of the rear parking and their impact on the private amenity space on the adjoining residential property.

### **Response**

The revised plan does not address the concerns raised by residents on the building size. The revised parking layout, represents an improvement compared to the original layout which covered a much larger portion of the rear yard. A reduction in the proposed gross floor area would have a corresponding decrease in the amount of required parking and allow the parking lot to shift further from the residential properties to the rear and thereby, provide a deeper landscaped rear yard that would better address the noise, privacy and amenity concerns raised.

### **Comment**

Concerns were expressed that the massing and scale of the building is much larger than any other houses in the neighbourhood.

**Response**

The proposed 484.3 m<sup>2</sup> (5,213.1 sq. ft.) building represents the largest building in terms of gross floor area in the Special Site 3 policy area. The building is not in keeping with the scale and character of the surrounding properties and may set a precedent for other similar large office buildings in the area.

The proposed building encroaches into the existing front yard which was established by the existing dwelling. Given the significant lot depth, the proposed building could easily maintain the existing front yard setback.

**Comment**

Concerns were raised that the proposed building, given its size and intended use as an office, will increase traffic congestion on Queen Street South.

**Response**

The City's Transportation and Works Department has not identified traffic congestion as being a technical concern.

**Comment**

Concerns were raised that the amount of space in the rear yard dedicated to the proposed surface parking would reduce the amount of green space and result in a loss of privacy for adjacent property owners.

**Response**

As indicated above, the applicant has revised the layout for the proposed surface parking to increase the rear yard setback of the parking area.

**Comment**

Concerns were raised that any lighting proposed for the rear yard surface parking lot may disturb adjacent residents.

**Response**

Through the Site Plan review process, any lighting proposed at the rear of the property will be required to be designed so that it is directed towards the interior of the property and not onto adjacent properties. A lighting plan will be required to be submitted as part of the site plan application.

**UPDATED AGENCY AND CITY DEPARTMENT COMMENTS****City Transportation and Works Department**

In comments updated April 11, 2012, this department stated that a satisfactory Site Plan, Site Grading/Servicing Plan, Functional Servicing Report, and Noise Control Feasibility Study have been submitted and reviewed with the application.

This Department previously recommended that the applicant consider providing a mutual access with the adjoining property at 302 Queen Street South (subject to a rezoning application under file OZ 09/006 W11) to accommodate anticipated increased traffic volumes, improve traffic operations and maximize the on-site landscaped areas. Notwithstanding that this proposal was rejected by both applicants, the planned vehicular and pedestrian access to the site will operate at an acceptable level of service.

Site specific details will be addressed through the processing of a future Site Plan application.

In the event this application is approved by Council, prior to By-law enactment, the owner will be required to provide a revised Functional Servicing Report and enter into a Development Agreement to the satisfaction of the City.

## PLANNING COMMENTS

### Official Plan

As noted in Appendix S-1, the subject lands are designated "Residential Low Density I" and located within the boundary of the Streetsville Node. The Special Site 3 policies which also apply permit office uses on a discretionary basis subject to certain requirements. Although, the area is considered to be an area in transition, the intent of the Official Plan is to protect and preserve the area's residential character.

The following Special Site 3 policies of the Mississauga Plan 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. The existing house should be preserved if at all possible, while the interior floor plan may be altered for office use;

The proposed building maintains a residential appearance, however, the scale of the building is larger than those in the vicinity. The intent of Special Site 3 policies is to allow additions, conversions and redevelopments that are keeping with the scale and character of the existing dwellings in the immediate area. The scale of the proposed building in terms of gross floor area [484.3 m<sup>2</sup> (5,213.1 sq. ft.)] with a requirement for a minimum of 21 parking spaces is too large and should be reduced in size to better reflect the scale and character of the existing dwellings in the immediate area.

As a comparison, Council recently approved a rezoning application under file (OZ 09/006 W11) for the adjoining property to the north (302 Queen Street South) with a similar lot frontage and depth, to permit the conversion and expansion of an existing dwelling to allow for an office use with a gross floor area of approximately 198.0 m<sup>2</sup> (2,131.3 sq. ft.). This application was more in keeping with the intent of the established Special Site 3 policies.

The existing dwelling is listed on the City's Heritage Register, however, the Heritage Impact Statement submitted in support of the application concluded that the dwelling does not have any sufficient architectural merit or historic interest and does not contribute to Streetsville's heritage character. On November 24, 2010, Council approved the Heritage Advisory Committee's recommendation to permit the demolition of the existing dwelling.

- c) Any additions, alterations, conversion or redevelopment should maintain the existing front yard setback, with the front yard used for landscaping;

The existing building has a front yard setback of 10.2 m (33.5 ft.). The proposed building has a setback of 7.5 m (24.6 ft.) and, therefore, will not maintain the existing front yard. The property has sufficient depth to accommodate a new building and preserve the existing front yard.

- d) Sufficient on-site parking, consisting 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;

Twenty-one (21) surface parking spaces are proposed in the rear yard which meets the Zoning By-law requirement. According to the information submitted by the applicant no trees are being removed.

- e) Vehicular entrances should be combined to minimize the number of access points on Queen Street South;

The site only has one combined vehicular entrance and exit to the site. Attempts to combine the vehicular entrance with the one on the adjacent property to the north were rejected by both property owners. The Transportation and Works Department has indicated that the planned vehicular and pedestrian access to the site will operate at an acceptable level of service.



- f) Minimal signage will be permitted. The design of such signage and external lighting should be compatible with the residential character of the area;

Any proposed signage on the site will be reviewed under a separate application under the Sign By-law 0054-2002 after the Site Plan approval process.

- h) Rear yard drainage will be provided to the City's satisfaction.

The owners have proposed a large bio filter at the rear of the property to collect on-site storm water runoff.

In summary, although the proposed uses are permitted, the development does not adequately address the Special Site 3 policy requirements related to scale and character and does not maintain the existing established front yard as landscaped area.

### **Alternative Development Proposal**

The Planning and Building Department have reviewed the development proposal in the context of the Special Site 3 policies and have determined that the revised concept plan submitted by the applicant does not represent good planning and, therefore, should be refused. Alternatively, a reduced maximum gross floor area of 360.0 m<sup>2</sup> (3,875.1 sq. ft.) is being recommended for the proposed office and medical office building which will better maintain the existing residential character of the area. The reduction in gross floor area will also reduce the amount of parking required by approximately 6 parking spaces. In addition it is recommended that the existing 10.2 m (33.5 ft.) front yard should be maintained.

Although the building will move further from Queen Street South, a further small modification to the parking lot layout, reduced building depth and the reduced number of spaces will enable the parking lot to be further separated from the residential properties to the rear.

### **New Mississauga Official Plan**

Mississauga Official Plan (2011) was adopted by City Council on September 29, 2010 and partially approved by the Region on September 22, 2011. Mississauga Official Plan (2011) has been appealed in its entirety; therefore, the existing Mississauga Plan (2003) remains in effect. While the existing Mississauga Plan (2003) is the plan of record against which the application is being reviewed, regard should also be given to the new Mississauga Official Plan (2011).

As noted in the Information Report, the proposed two storey office and medical office building is permitted and the Special Site 3 policies of the current plan are reflected in the new Official Plan for these lands.

### **Zoning**

The proposed "R3-Exception" (Office/Medical Office) as proposed by the applicant is not acceptable for the reasons noted above. A modified "R3-Exception" (Office/Medical Office) zone which includes a maximum gross floor area of 360.0 m<sup>2</sup> (3875.1 sq. ft.) and a minimum front yard setback of 10.2 m (33.5 ft.) is being recommended to implement the Planning and Building Department alternative development proposal.

### **Green Development Initiatives**

As noted in Appendix S-1, the applicant has identified that the following green development initiatives will be incorporated into the 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 equipment.

### **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 modifications to the Concept Plan are minor, it is recommended that no further public meeting need be held regarding the proposed changes.

The rezoning application should not be approved as submitted for the following reasons:

1. The development proposal, based on the applicant's revised site concept plan, is not in keeping with the scale and character of the immediate area.
2. The requirements of the Special Site 3 provisions contained in the Streetsville District Policies related to scale and character and maintaining the existing front yard as landscaped area are not adequately addressed.
3. A reduction in the proposed gross floor area of the building would have a corresponding decrease in the amount of required parking and allow the parking lot to shift further from the residential properties to the rear and thereby, provide a deeper landscaped rear yard that would better address the noise, privacy and amenity concerns raised.

**ATTACHMENTS:**

Appendix S-1: Information Report  
Appendix S-2: Recommendation PDC-0028-2011  
Appendix S-3: Revised Concept Plan

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Haig Yeghouchian, Development Planner*



# Corporate Report

**PDC** MAY 30 2011

Clerk's Files

Originator's  
Files OZ 10/013 W11

**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

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Edward R. Sajecki  
Commissioner of Planning and Building

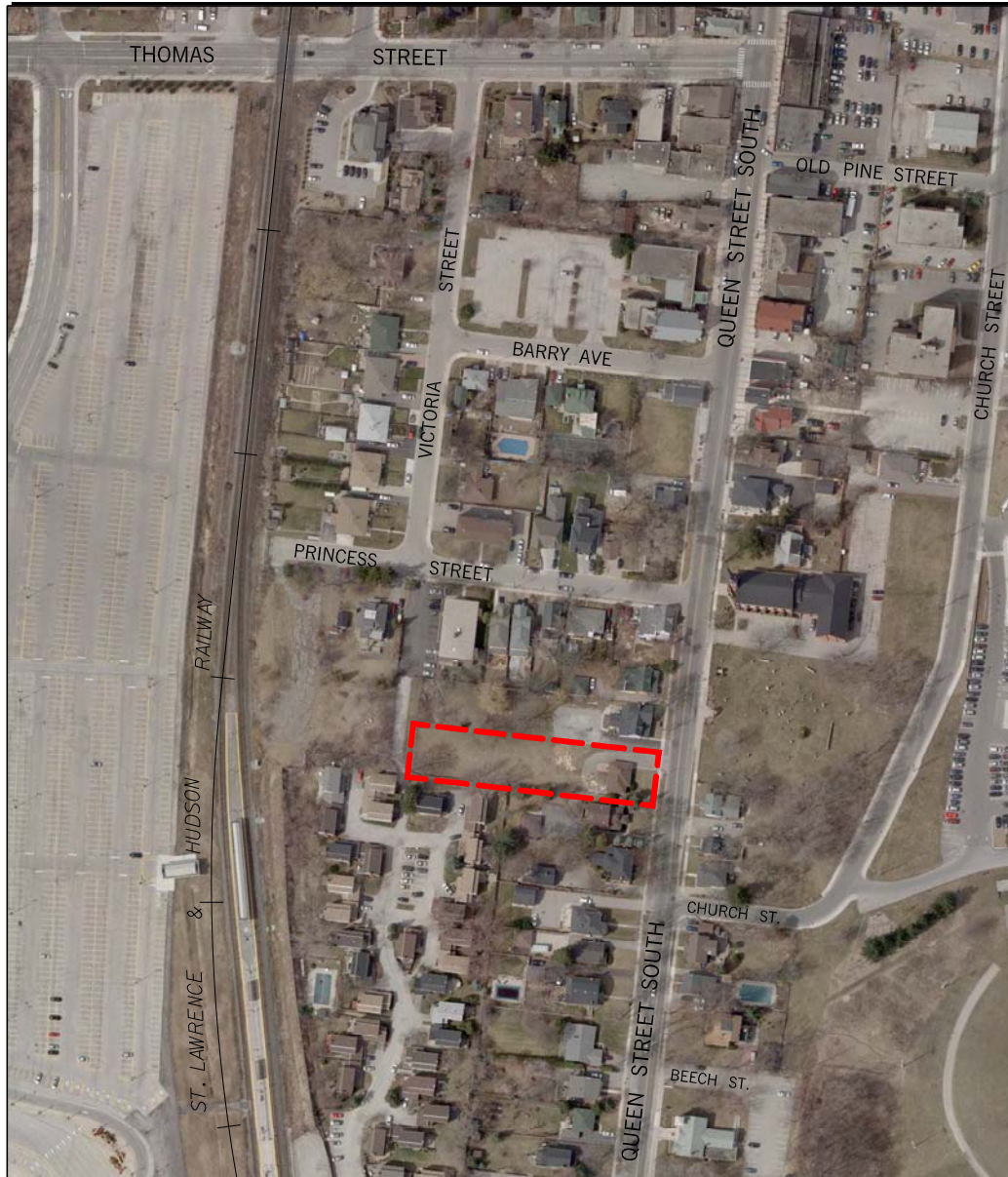
*Prepared By: Haig Yeghouchian, Development Planner*

**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:**



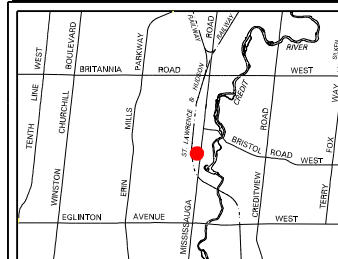
**SUBJECT LANDS**

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



**SUBJECT:**

**306 QUEEN STREET SOUTH**



**FILE NO:**  
OZ 10/013 W11

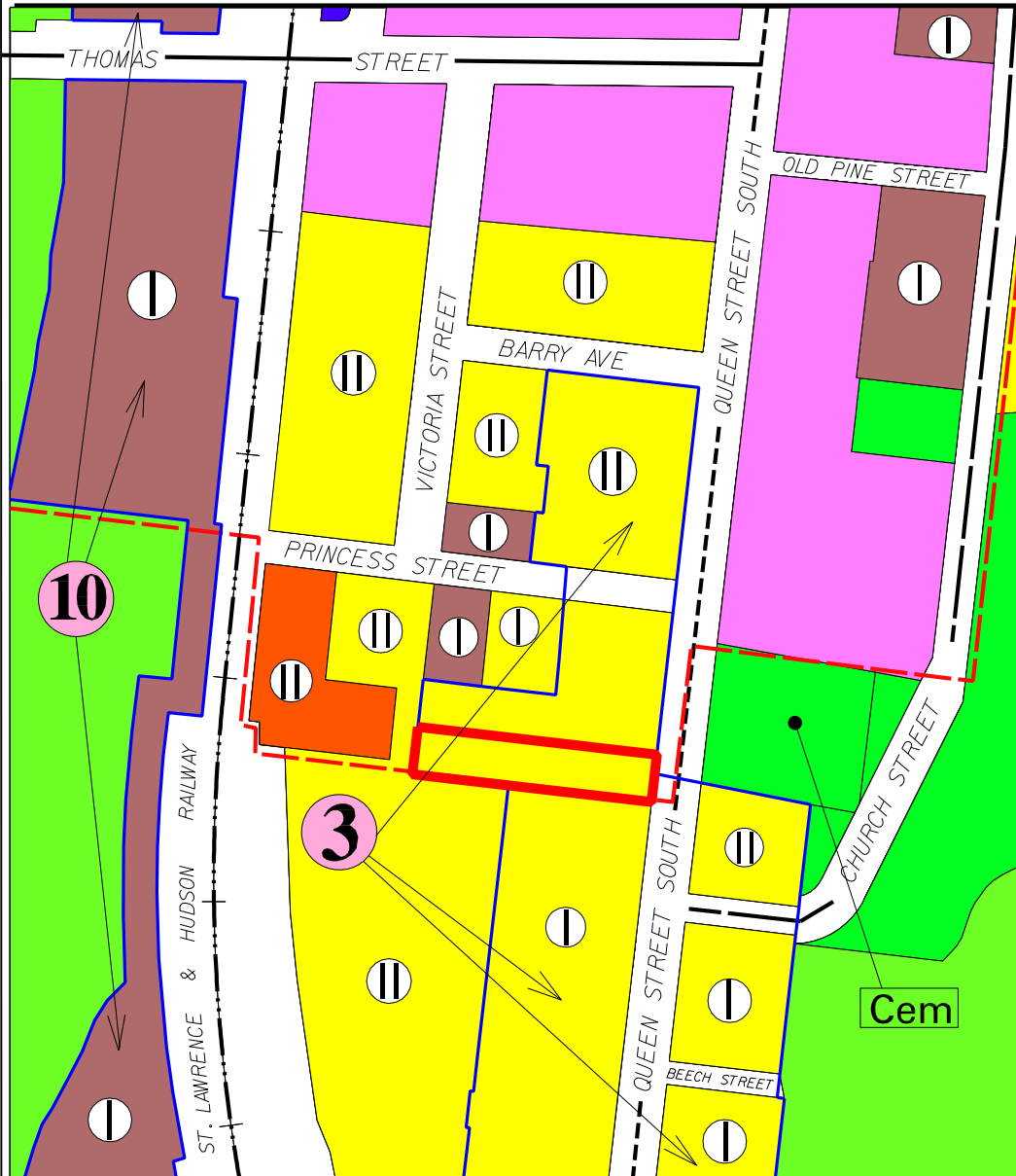
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10013A

**SCALE:**  
1:2500

**PDC DATE:**  
2011 05 30

**DRAWN BY:**  
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>APPENDIX I-3</b>			

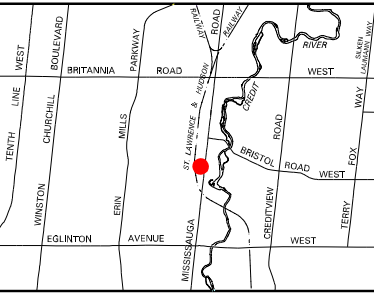


**LEGEND:**

 **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.**

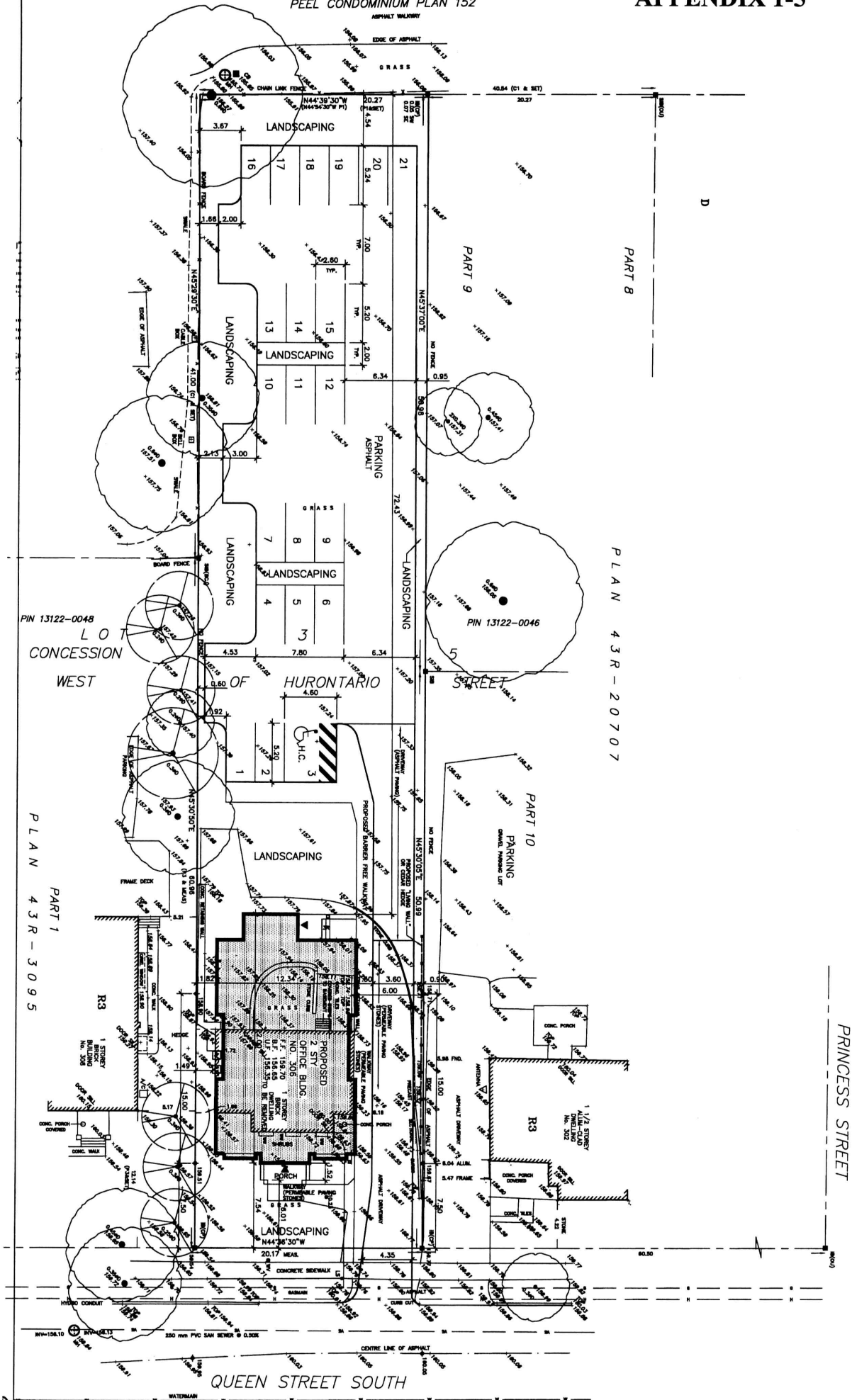
**SUBJECT: 306 QUEEN STREET SOUTH**

	<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**

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*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>

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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

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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



**Frank Gusic**

**File: OZ 10/013 W11**

**Recommendation PDC-0028-2011**

PDC-0028-2011

- "1. 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.
2. That the correspondence dated May 28, 2011, from S. Fornazar expressing concerns with respect to the proposed professional buildings in the historical town of Streetsville, be received.
3. That the petition dated May 27, 2011, from the Board of Directors, Princess Mews on behalf of the residents of Princess Mews, protesting the change in zoning of 306 Queen Street South, be received and referred to the Planning and Building Department."

PRINCESS STREET

PART 10

PART 8

PART 9

PART 1

PLAN 43R-3095

BLOCK 19152

PEEL CONDOMINIUM PLAN 152

