



Corporate Report

Clerk's Files

Originator's
Files OZ 11/009 W11

PDC MAY 28 2012

DATE: May 8, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 28, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit an office use in the existing residential dwelling
330 Queen Street South
West side of Queen Street South, south of Princess Street
Owner: Three Nuts Inc.
Applicant: David Brown Associates
Bill 51

Public Meeting **Ward 11**

RECOMMENDATION: That the Report dated May 8, 2012, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R3" (Detached Dwellings) to "R3-Exception" (Office within a Detached Dwelling), to permit an office use in the existing residential dwelling under file OZ 11/009 W11, Three Nuts Inc., 330 Queen Street South, be received for information.

BACKGROUND: An application has been received to convert the existing detached dwelling into an office with a gross floor area of 138.5 m² (1,490.9 sq. ft.). The existing circular driveway in the front yard and linear driveway along the northern side of the dwelling are intended to accommodate four parking spaces (2 of which will be tandem spaces). There are no exterior additions or renovations proposed to the existing dwelling as part of this application.

A concurrent Site Plan Approval application under file SP 11/107 W11 has been submitted. The processing of the Site Plan will not be finalized until after Council makes a decision on the subject rezoning application.

The above-noted application has been circulated for technical comments and a community meeting has been held. 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:	June 30, 2011 (Received) November 10, 2011 (Deemed Complete)
Existing Gross Floor Area:	138.5 m ² (1,490.9 sq. ft.)
Existing Height:	2 storeys
Parking Spaces:	
Required	4 spaces
Provided	4 spaces (2 of which are tandem)
Supporting Documents:	Planning Justification Report Site Servicing and Grading Plan Arborist Report and Tree Preservation Plan

Site Characteristics	
Frontage:	16.7 m (54.8 ft.)
Depth:	60.9 m (199.8 ft.)
Net Lot Area:	1 018.0 m ² (10,958.0 sq. ft.)
Existing Use:	Residential dwelling

Neighbourhood Context

The subject property is located on the west side of Queen Street South, south of Princess Street. The site is situated south of the main street retail corridor for Streetsville and close to the Streetsville GO Train station. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Detached dwellings (1 to 3 storeys) with main street commercial uses further north
- East: Two (2) storey Kinsmen Senior Citizens Centre and detached dwellings (1 and 2 storeys) across Queen Street, with the Streetsville Memorial Park and the Credit River further east
- South: Detached dwellings (1 to 3 storeys), some occupied with office commercial uses, and the St. Lawrence and Hudson rail corridor further south
- West: Detached dwellings (2 storeys) with the Streetsville GO Train station further west

Current Mississauga Plan Designation and Policies for Streetsville (May 5, 2003)

"Residential – Low Density I – Special Site 3" which permits detached dwellings to a maximum density of 17 units per net residential hectare (42 units per acre). The site is also subject to the Special Site 3 provisions of the Streetsville District, which, in addition to the residential permissions, permit office uses, subject to the following conditions:

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

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

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

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

Mississauga Official Plan (2011)

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).

The new Mississauga Official Plan designates the subject lands as “Residential - Low Density I” which permits detached dwellings. The site is also subject to the Special Site Policies (Site 1) of the Streetsville Neighbourhood, which permit offices in addition to the residential uses permitted in Low Density I and II designations, subject to the same criteria as outlined in the current Mississauga Plan, and detailed above in this report. The property is located on Queen Street South which is a Corridor intended to evolve over time to accommodate multi-modal transportation and become an attractive public place that has complementary land uses.

Existing Zoning

"R3" (Detached Dwellings – Typical Lots), which permits detached dwellings with a minimum interior lot area of 550 m² (5,920 sq. ft.); minimum interior lot frontage of 15.0 m (49.2 ft.); and maximum lot coverage of 35%.

Proposed Zoning By-law Amendment

"R3-Exception" (Office within a Detached Dwelling), to permit an office as an additional permitted use, with four parking spaces, two of which will be tandem parking spaces.

COMMUNITY ISSUES

A community meeting was held by Ward 11 Councillor, George Carlson on December 15, 2011. No one from the community attended the meeting and no written correspondence has been received.

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:

- appropriateness of the proposed application; and
- driveway layout and location of parking spaces.

OTHER INFORMATION**Development Requirements**

In conjunction with the proposed development, there are certain other matters which may 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 Streetsville District Land Use Map
- Appendix I-4: Excerpt of Existing Land Use Map
- Appendix I-5: Concept Plan
- Appendix I-6: Elevations
- Appendix I-7: Agency Comments
- Appendix I-8: Proposed Zoning Standards
- Appendix I-9: General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jeff Markowiak, Development Planner

Three Nuts Inc.

File: OZ 11/009 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 – Typical Lots).
- City records show that there are no previous planning applications submitted or processed for the property.



LEGEND:



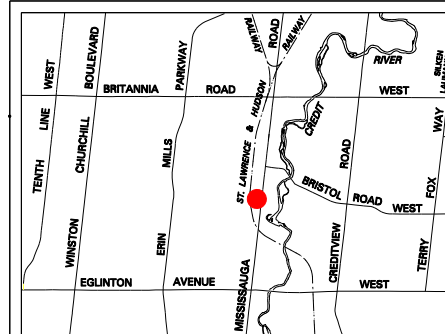
SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2012



SUBJECT:

THREE NUTS INC.



FILE NO:
OZ 11009 W11

DWG. NO:
11009A

SCALE:
1:2500

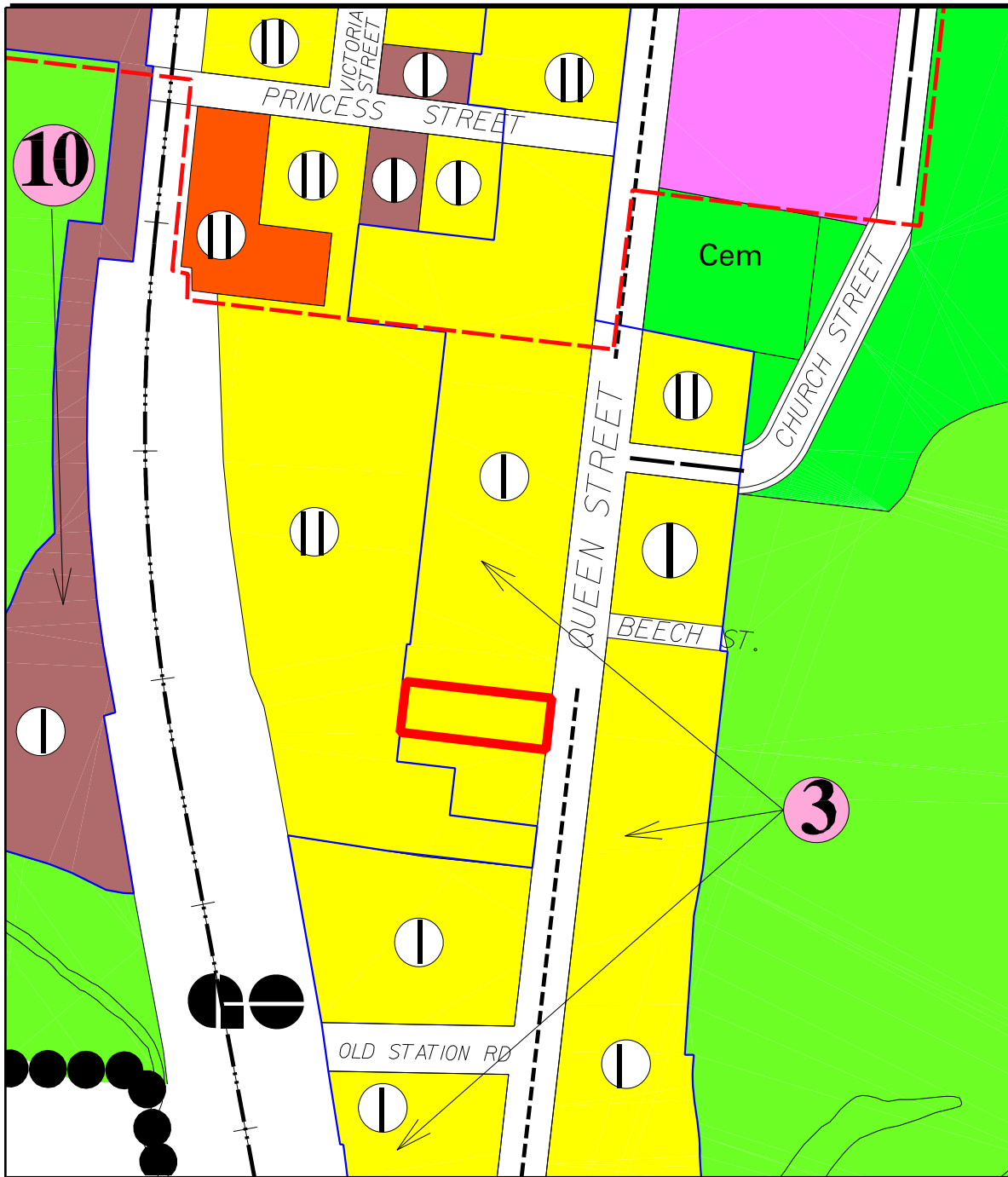
PDC DATE:
2012 05 28

DRAWN BY:
K. PROKOP

APPENDIX I-2

MISSISSAUGA
Planning and Building

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T&W, Geomatics



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

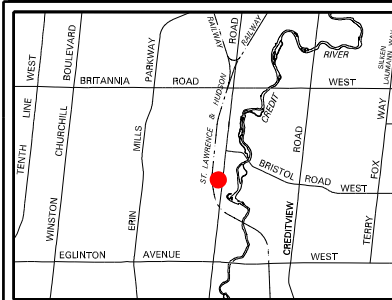
LAND USE LEGEND

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

SUBJECT LANDS



SUBJECT: **THREE NUTS INC.**



FILE NO:
OZ 11009 W11

DWG. NO:
11009L

SCALE:
NTS

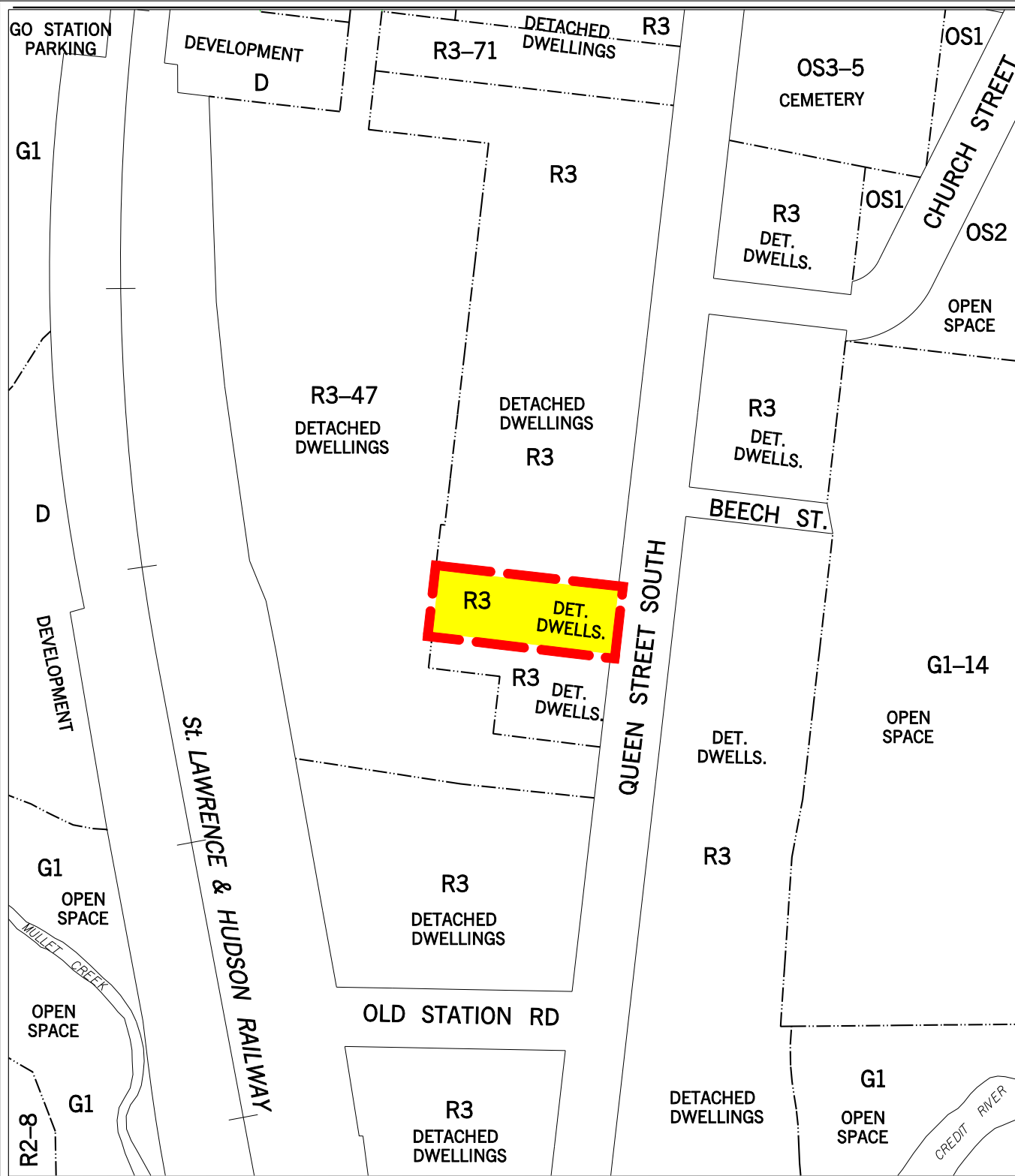
PDC DATE:
2012 05 28

DRAWN BY:
K. PROKOP

MISSISSAUGA
Planning and Building

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T&W, Geomatics

APPENDIX I-3



LEGEND:



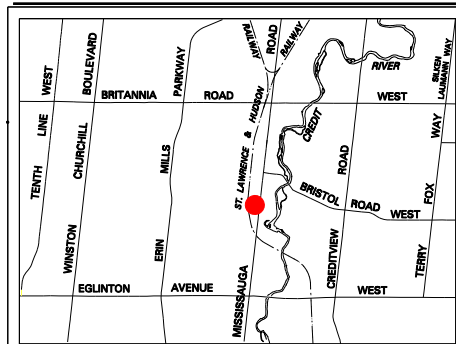
PROPOSED REZONING FROM "R3" (DETACHED DWELLINGS - TYPICAL LOTS) TO "R3-EXCEPTION" (DETACHED DWELLINGS-TYPICAL LOTS) TO PERMIT AN OFFICE USE IN THE EXISTING RESIDENTIAL DWELLING.

**NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.
THIS IS NOT A PLAN OF SURVEY.**

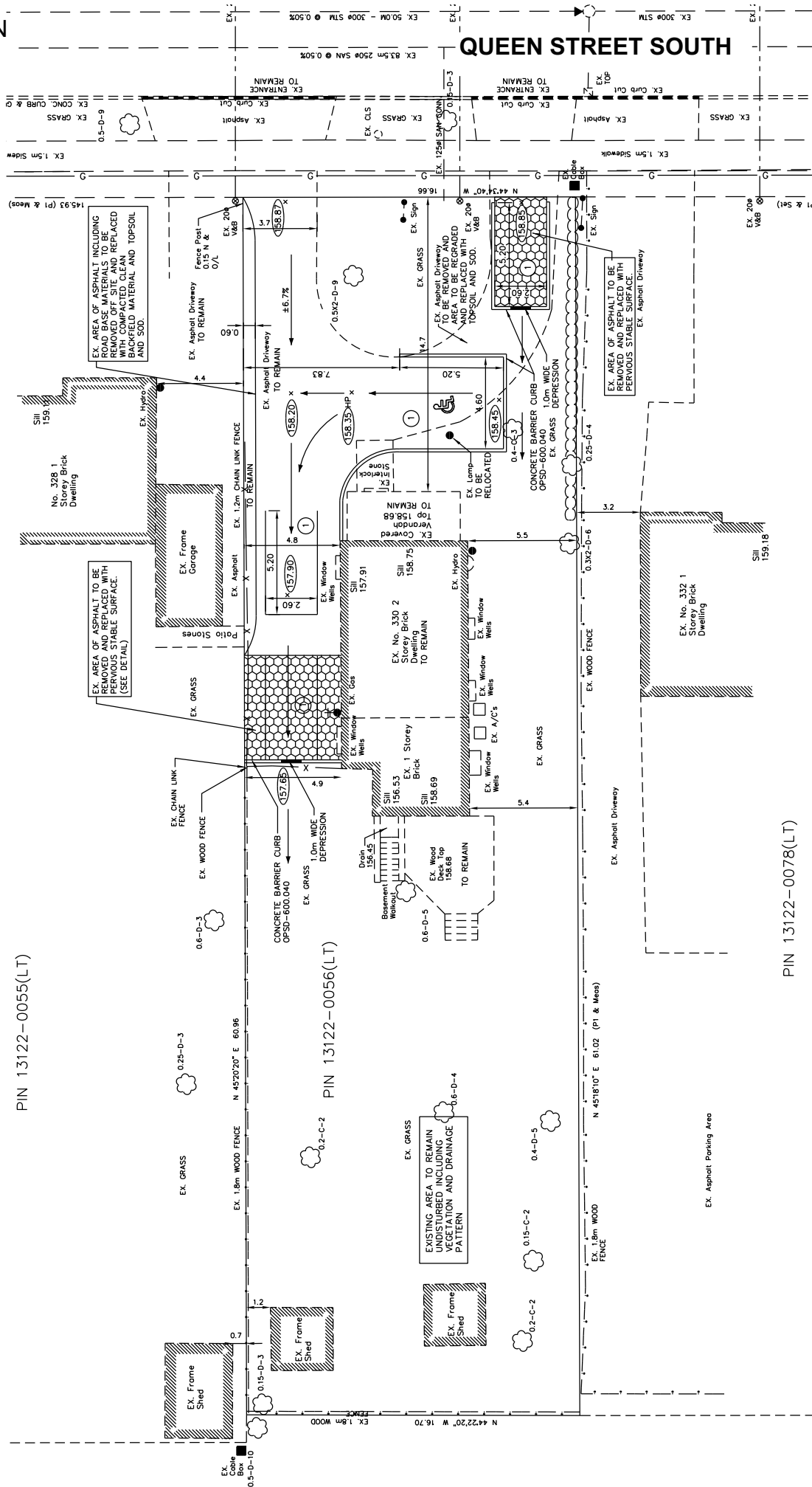


SUBJECT:

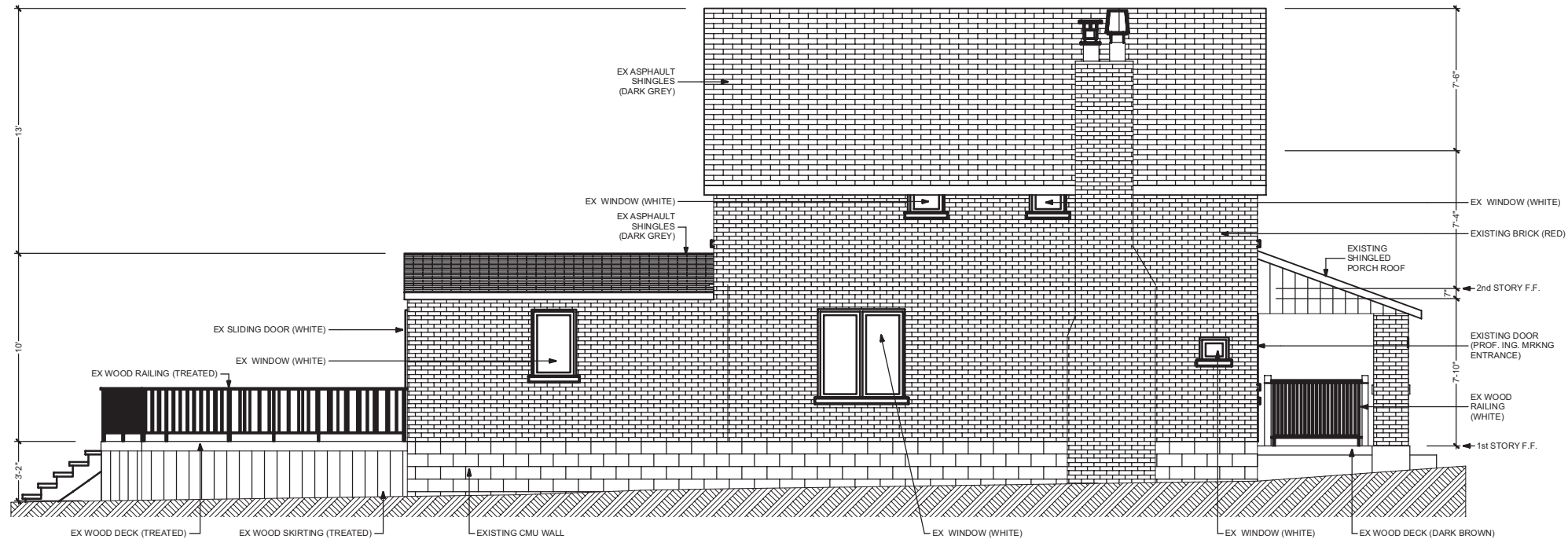
THREE NUTS INC.



FILE NO: OZ 11009 W11		APPENDIX
DWG. NO: 11009R		
SCALE: 1:2500		
PDC DATE: 2012 05 28		
DRAWN BY: K. PROKOP		



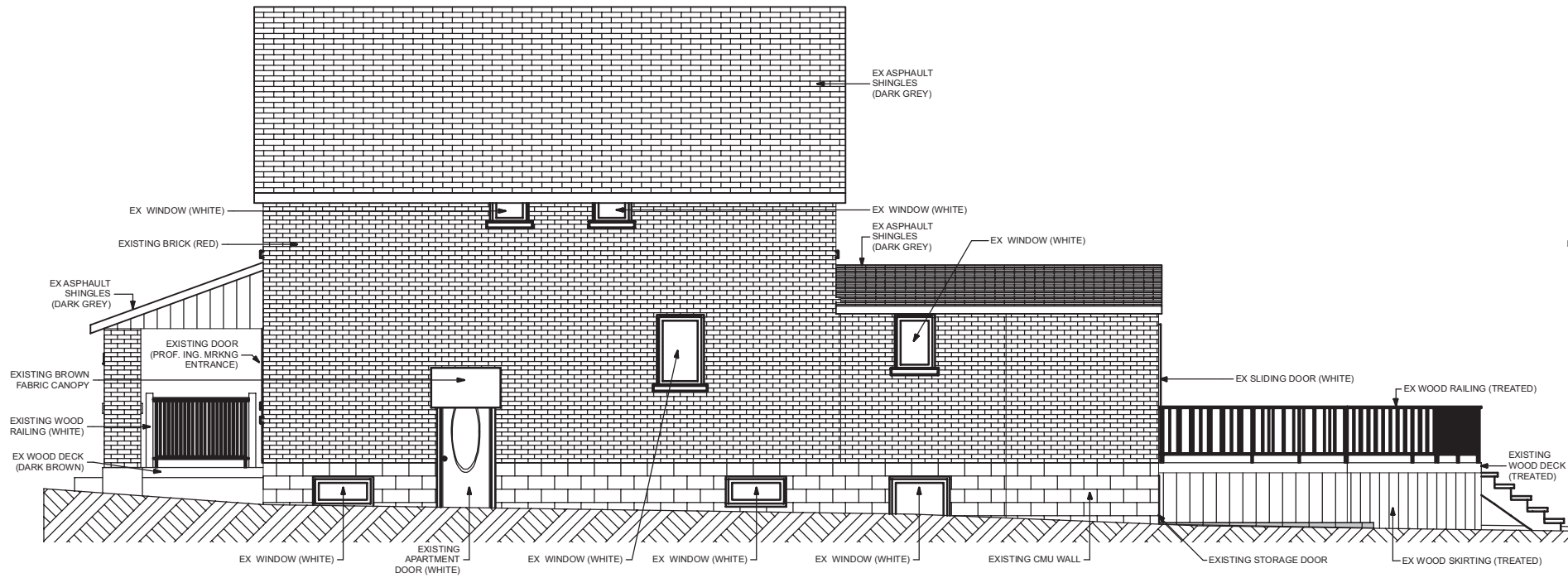
EXISTING ELEVATIONS



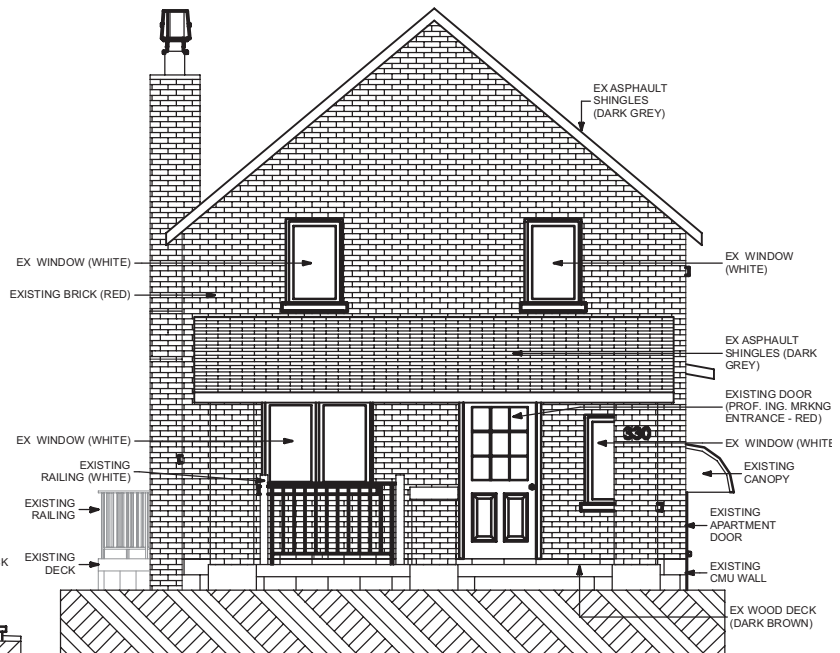
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Three Nuts Inc.**File: OZ 11/009 W11****Agency Comments**

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

Agency / Comment Date	Comment
Region of Peel (March 5, 2012)	On-site waste collection will be required through a private waste hauler. The property currently has a 1.9 cm (0.75 in.) water service and a water service upgrade may be required.
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (December 19, 2011)	Should the application be approved, prior to By-law enactment, cash contributions for street tree planting on Queen Street West will be required.
City Community Services Department – Culture Division (November 15, 2011)	The property is listed on the City's Heritage Register as it forms part of the Streetsville Core Cultural Landscape and the Mississauga Road Scenic Route Cultural Landscape. Rear parking is preferred to maintain the scenic character of the street.
City Transportation and Works Department (March 30, 2012)	This department confirmed receipt of a satisfactory Site Plan and Site Servicing and Grading Plan. Prior to the Supplementary Report proceeding, the applicant has been requested to revise the plans to eliminate the proposed single parking space on the existing Queen Street South driveway. Also, the applicant has been advised that parking is preferred to be at the rear of the building. Further detailed comments/conditions will be provided prior to the Supplementary Report proceeding pending receipt and review of the foregoing.
Other City Departments and External Agencies	The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:

Three Nuts Inc.**File: OZ 11/009 W11**

Agency / Comment Date	Comment
	City Community Services Department – Fire and Emergency Services Division Greater Toronto Airport Authority Mississauga Transit Rogers Cable Canada Post Enersource Hydro Mississauga
	The following City Departments and external agencies were circulated the applications but provided no comments: Bell Canada CP Rail Enbridge Gas Go Transit (Metrolinx) Enbridge Gas The Trillium Health Centre Credit Valley Hospital

Three Nuts Inc.**File: OZ 11/009 W11****Proposed Zoning Standards – "R3-Exception" (Detached Dwellings – Typical Lots)**

	Required Zoning By-law Standard	Proposed Standard
Parking Space Access	Access to parking spaces shall be provided by unobstructed on-site aisles	A maximum of 2 parking spaces will not have unobstructed access to an on-site aisle (tandem parking)

APPENDIX I-9

