



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, September 16, 2013 - 7:00 P.M.

COUNCIL CHAMBER, 2ND FLOOR - CIVIC CENTRE
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1
<http://www.mississauga.ca>

Members

Mayor Hazel McCallion	
Councillor Jim Tovey	Ward 1
Councillor Pat Mullin	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor Frank Dale	Ward 4
Councillor Bonnie Crombie	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Katie Mahoney	Ward 8 (Chair)
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk
905-615-3200 ext. 5425 / Fax 905-615-4181
email: mumtaz.alikhan@mississauga.ca



Please note that the Planning and Development Committee meetings will be
streamed live and archived at <http://www.mississauga.ca/videos>

PLANNING & DEVELOPMENT COMMITTEE – SEPTEMBER 16, 2013

CALL TO ORDER

DECLARATIONS OF (DIRECT OR INDIRECT) PECUNIARY INTEREST

MATTERS TO BE CONSIDERED

1. Payment-in-Lieu of Off-Street Parking (PIL) Application, 6 Main Street and 209 Queen Street South, Northeast corner of Queen Street South and Main Street
Owner: Josef and Mira Bialobrzewski
Applicant: Jim Levac, Weston Consulting, (Ward 11)
File: FA. 31 13/002 W11

2. PUBLIC MEETING
Information Report on Rezoning Application to permit a truck terminal (parcel delivery service) in the existing building on 7535 Bath Road, Southeast corner of Bath Road and Thamesgate Drive
Owner: SREIT (Malton) Ltd.
Applicant: John D Rogers and Associates, **Bill 51**, (Ward 5)
File: OZ 13/007 W5

3. PUBLIC MEETING
Information and Supplementary Report on Rezoning Application to permit medical office and residential uses within a converted detached dwelling on 1484 Hurontario Street, Northwest corner of Hurontario Street and Indian Valley Trail
Owner: Dr. M. Sous and J. Sous
Applicant: Greg Dell and Associates, **Bill 51**, (Ward 1)
File: OZ 12/006 W1

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files FA. 31 13/002 W11

DATE: August 27, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 16, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Payment-in-Lieu of Off-Street Parking (PIL) Application**
6 Main Street and 209 Queen Street South
Northeast corner of Queen Street South and Main Street
Owner: Josef and Mira Bialobrzkeski
Applicant: Jim Levac, Weston Consulting

Ward 11

RECOMMENDATION: That the Report dated August 27, 2013 from the Commissioner of Planning and Building recommending approval of the Payment-in-Lieu of Off-Street Parking (PIL) application under file FA. 31 13/002 W11; Josef and Mira Bialobrzkeski, northeast corner of Queen Street South and Main Street, be adopted in accordance with the following for "Lump Sum" agreements:

1. That the sum of \$6,630.00 be approved as the amount for the payment-in-lieu of three (3) off-street parking spaces and that the owner/occupant enter into an agreement with the City of Mississauga for the payment of the full amount owing in a single, lump sum payment.
2. That City Council enact a by-law under Section 40 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to authorize the execution of the PIL agreement with Josef and Mira Bialobrzkeski for the expansion of the dining area of the existing restaurant located at 209 Queen Street South into

the vacant portion of the same building municipally known as 6 Main Street.

3. That the execution of the PIL agreement and payment be finalized within 90 days of the Council approval of the PIL application. If the proposed PIL agreement is not executed by both parties within 90 days of Council approval, and/or the PIL payment is not made within 90 days of Council approval, then the approval will lapse and a new PIL application along with the application fee will be required.

**REPORT
HIGHLIGHTS:**

- Application has been made to allow the expansion of the dining area of an existing restaurant into an adjacent unit with a deficiency of three (3) parking spaces;
- The proposal has been evaluated against the criteria contained in the Corporate Policy and Procedure on Payment-in-Lieu of Off-Street Parking (PIL);
- The request can be supported subject to the execution of a PIL Agreement and payment of the required "lump sum" amount by the owner/occupant.

BACKGROUND:

An application has been filed requesting payment-in-lieu of providing three (3) required on-site parking spaces. The required number of parking spaces for this expansion is three (3), with no parking spaces being provided. The purpose of this report is to provide comments and recommendations with respect to the application.

COMMENTS:

Background information including details of the application is provided in Appendices 1 through 5.

Neighbourhood Context

The subject lands are located at the northeast corner of Queen Street South and Main Street within the Streetsville Community Node Character Area. The properties are currently designated "Mixed Use – Special Site 5" and zoned "C4" (Mainstreet Commercial) which permits the existing restaurant use. The subject units are located within a two-storey historical commercial

building. The existing restaurant occupies a portion of the ground floor of the building municipally known as 209 Queen Street South. The area proposed for the restaurant expansion is located in the adjacent vacant unit in the same building, municipally known as 6 Main Street. There are residential units located on the second floor of the building, and there is no on-site parking available.

The subject properties are located within a predominantly commercial area of Streetsville. To the north are medical offices, hair salons, retail stores, restaurants and a Private School (Kendellhurst Academy). To the south, across Main Street, are six (6) 1-2 storey buildings, which contain a mix of retail, commercial and residential uses. To the east, at the northwest corner of Main Street and Church Street is a five (5) storey 1 apartment building. Beyond Church Street are detached dwellings. To the west, across Queen Street South are a number of commercial uses, including clothiers, a medical office and Giorgio's Ristorante.

PIL Request

The applicant is seeking to expand the existing restaurant dining area that has a gross floor area (GFA) of approximately 241.80 m² (2,602.79 sq. ft.) by occupying the adjoining unit within the same building. The expansion would add 38.70 m² (416.57 sq. ft.) of GFA, bringing the total restaurant size to 280.50 m² (3,019.37 sq. ft.). The additional area was previously utilized as a service shop for Streetsville Custom Upholstery.

Under Zoning By-law 0225-2007, as amended, a restaurant in a "C4" zone requires a parking standard of 9.0 spaces per 100 m² (1,076.4 sq. ft.). The proposed expansion of the restaurant increases the number of parking spaces required on-site by three (3) spaces.

Evaluation Criteria

This application has been evaluated against the following criteria contained in the Corporate Policy and Procedure on Payment-in-Lieu of Off-Street Parking.

1. Whether the existing parking supply in the surrounding area can accommodate on-site parking deficiencies.

Sixteen (16) on-street parking spaces are available directly in front of the restaurant on both the east and west side of Queen Street South and additional on-street parking is available along Church Street. The areas associated with on-street parking have been identified on Appendix 1.

In addition, there are twenty nine (29) parking spaces available in a privately owned paid parking lot located at the northwest corner of Church and Mill Street and forty six (46) parking spaces in a municipal parking lot located at the northwest quadrant of Queen Street South and Pearl Street.

Based on the foregoing, there is sufficient parking available in the immediate vicinity of the subject lands to accommodate the three (3) spaces required by the proposed restaurant expansion.

2. What site constraints prevent the provision of the required number of parking spaces?

There is currently no opportunity to create any parking on-site.

3. The proposed use of the property, and whether there is any issue as to overdevelopment of the site?

The proposed use conforms to Mississauga Official Plan and Zoning By-law 0225-2007. The proposal represents a change in use only for the ground floor of the adjacent vacant unit and no new floor area is proposed.

Based on the foregoing, the proposed dining area expansion is considered reasonable and does not constitute an overdevelopment of the site.

PIL Agreement

The *Planning Act* provides that a municipality and an owner or occupant of a building may enter into an agreement exempting the

owner or occupant from providing or maintaining parking facilities in accordance with the applicable Zoning By-law, provided such agreement provides for the payment of monies for the exemption and sets out the basis for such payment.

The Planning and Building Department and the applicant have prepared and mutually agreed upon the terms and conditions of the PIL approval and related agreement which has been executed by the owner/occupant of the subject lands. The agreement stipulates the following:

- payment-in-lieu of off-street parking is provided for three (3) parking spaces at a rate of \$2,210.00 per parking space;
- a total payment of \$6,630.00 is required; and
- payment has been made in one lump sum

FINANCIAL IMPACT:

As of July 28, 2013, the balance of the Payment-in-Lieu of Off-Street Parking account for Streetsville has a negative balance of \$10,281.42 and with the incorporation of the monies from this application; the account will have a new negative balance of \$3,651.42. Funds were recently removed from the account to construct a small Municipal Parking Lot located on the west side of Church Street backing onto 279, 275-277 Queen Street South. An additional 14 parking spaces will be created in this new parking lot.

CONCLUSION:

Current parking standards represent city-wide averages which were developed to ensure that municipal standards will provide adequate off-street parking for all land uses. Nonetheless, there are areas within the City where it may be physically impossible to comply with the off-street parking requirements without jeopardizing the opportunities to expand uses in response to market demand. Older areas of the City such as Streetsville face the further challenge of strengthening their historic commercial centres through the creation of new residential and commercial space in their core areas through intensification and infilling on lots with limited land areas.

The subject PIL application should be supported for the following reasons:

- there are on-street parking and off-street parking opportunities in the immediate vicinity to offset the on-site shortfall of three (3) parking spaces;
- there are no opportunities to create parking on the subject properties;
- there are no changes proposed to the appearance or functionality of these sites, and;
- the proposed shortfall of three (3) parking spaces is not expected to adversely impact the local area.

ATTACHMENTS:

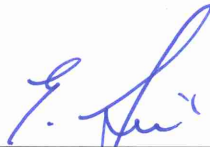
Appendix 1: Site and Policy Histories

Appendix 2: Aerial Photograph

Appendix 3: Excerpt of Existing Land Use Map

Appendix 4: Site Plan

Appendix 5: Floor Plan



FOR

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Lauren Eramo-Russo, Development Planner

Josef and Mira Bialobrzeski

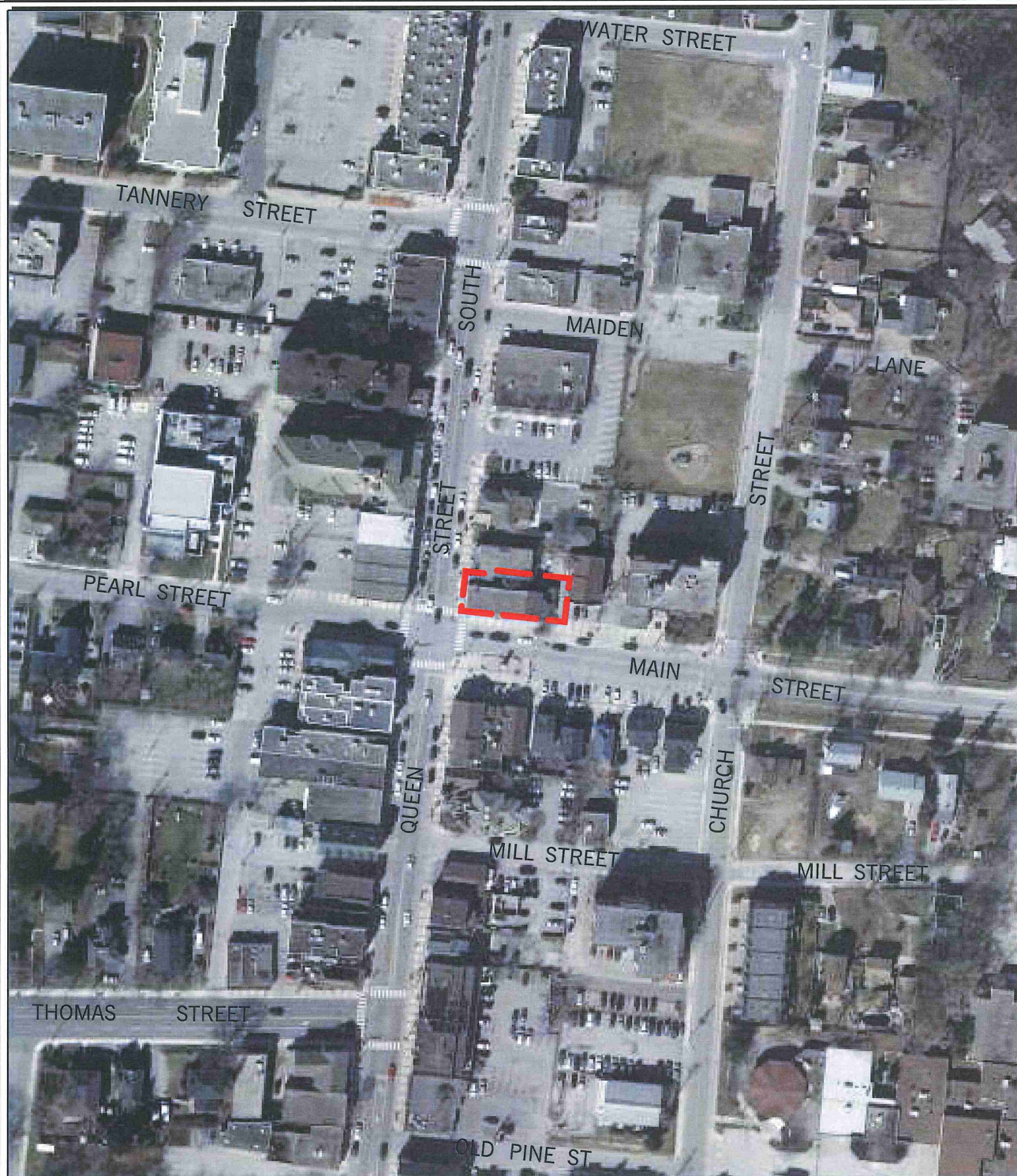
File: FA.31 13/002 W11

Site History

- November 18, 2005 - A PIL Agreement was approved under file FA.31 05/005 W11 for four (4) parking spaces to accommodate a private school within the basement of the subject building.

Policy History

- March 27, 1997 - Council adopted Recommendation PDC-43-97 approving a revised Payment-in-Lieu of Off-Street Parking Program;
- March 1998 - The firm of McCormick Rankin Corporation prepared the *City of Mississauga Commercial Areas Parking Strategy* to form the basis for the City's ongoing program of capital investment in parking improvement in the historic commercial areas of Clarkson, Cooksville, Port Credit and Streetsville. On September 30, 1998, the *Strategy* was endorsed by Council as a guide to parking-related matters;
- October 25, 2000 - Council adopted Recommendation PDC-0150-2000 which slightly revised the Payment-in-Lieu of Off-Street Parking Program concerning the approval process and the types of uses that are eligible for PIL;
- February 11, 2009 – Council adopted Recommendation PDC-0014-2009 which revised the Payment-in-Lieu of Off-Street Parking Program including the addition of recommendations from the Parking Strategy for Mississauga City Centre; and
- November 13, 2012 – Administrative revision made to Applicability of Surface and Structured Parking Formulas Section to clarify what PIL rate applies when parking being paid for is located off-site.



LEGEND:



SUBJECT LANDS
6 MAIN STREET
 (209 Queen Street South)



SUBJECT: WESTON CONSULTING -
JIM LEVAC



FILE NO:
 FA.31.13/002 W11

DWG. NO:
 FA31 13002A

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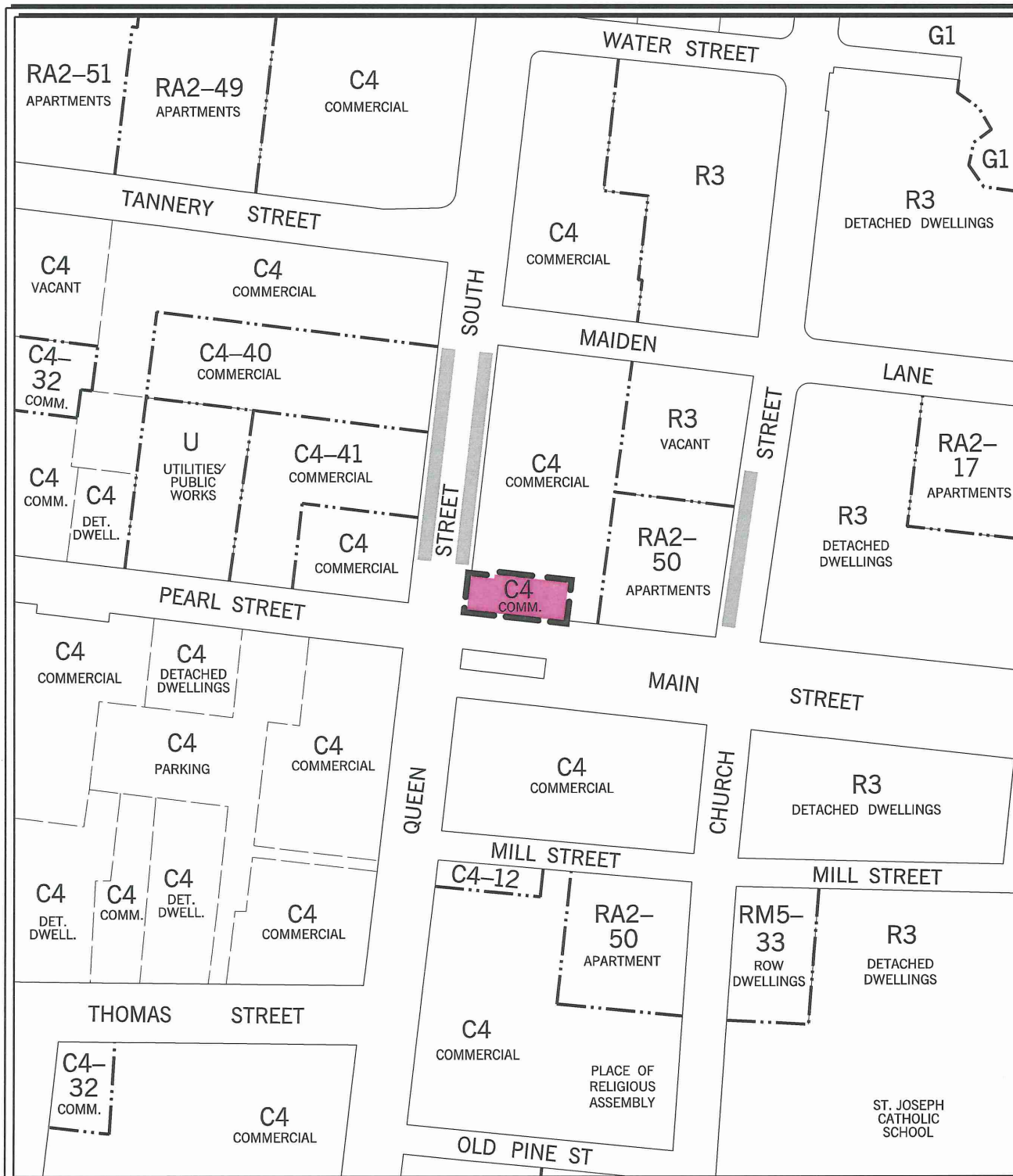
PDC DATE:
 2013 09 16

DRAWN BY:
 B. KRUGER

APPENDIX 2

MISSISSAUGA
 Planning and Building

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LEGEND:



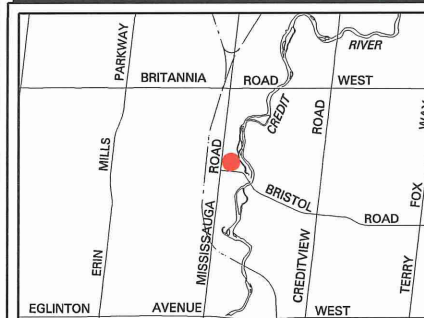
SUBJECT LANDS
6 MAIN STREET
(209 Queen Street South)



ON STREET PARKING



SUBJECT: WESTON CONSULTING - JIM LEVAC



FILE NO:
FA.31.13/002 W11

DWG. NO:
FA31 13002R

SCALE:
1:2000

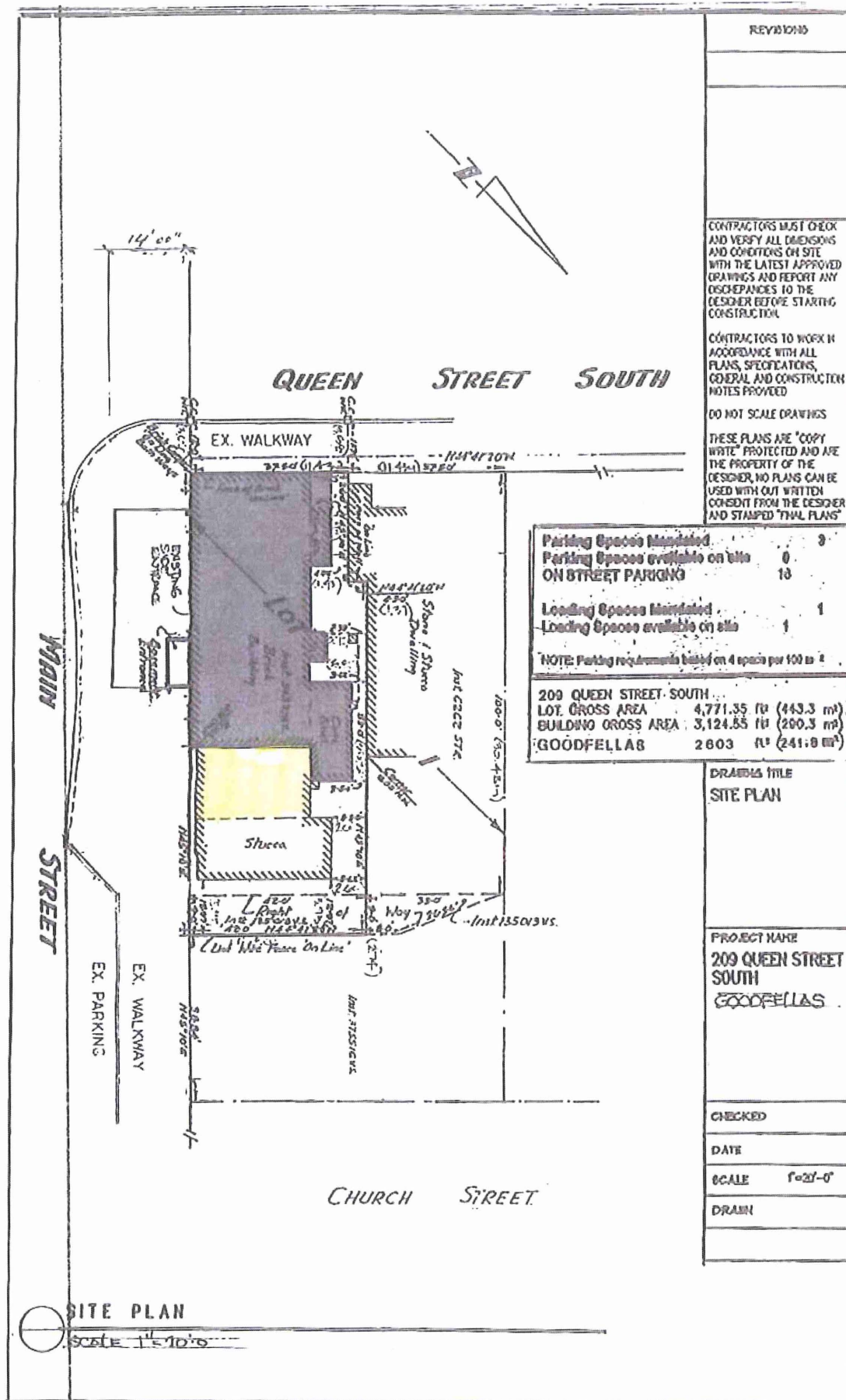
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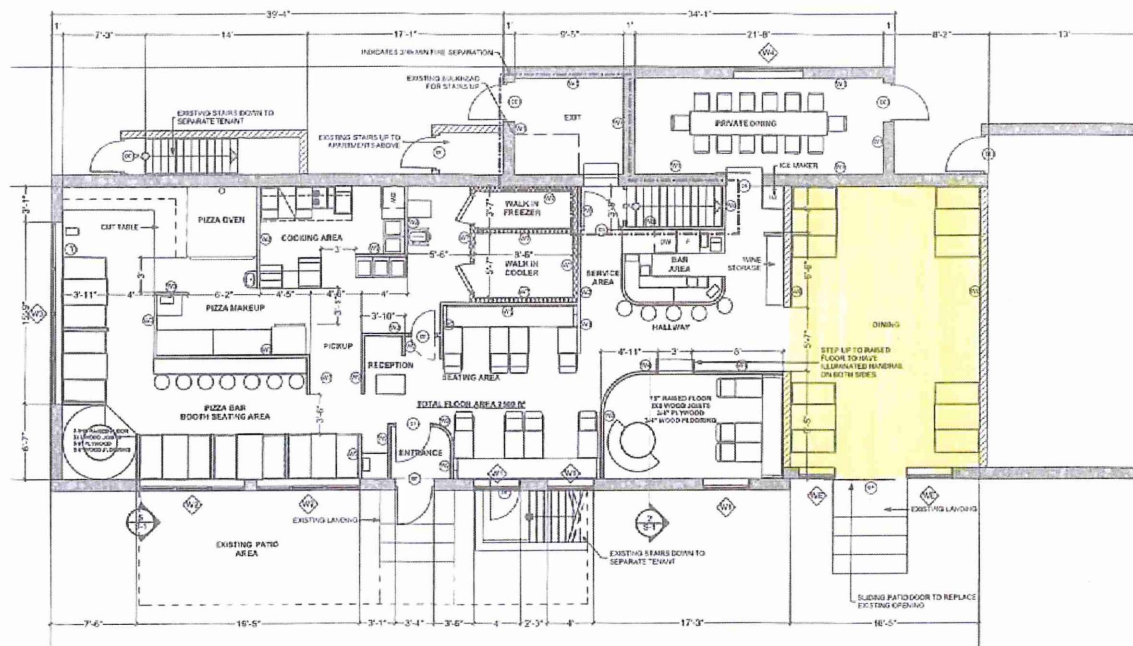
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APPENDIX 3

MISSISSAUGA
Planning and Building

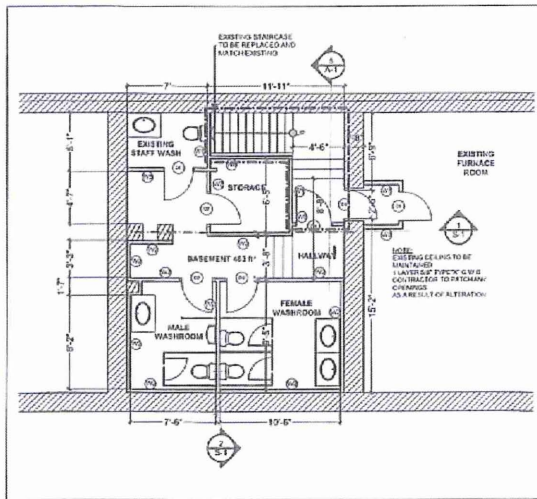
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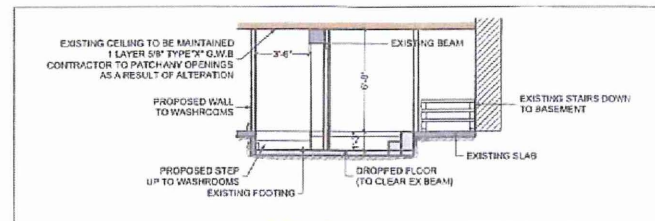


GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"









DOOR/WINDOW LEGEND	
DESCRIPTION	REMARKS
	EXISTING EXTERIOR DOORS TO REMAIN
	PROPOSED EXTERIOR DOOR
	PROPOSED INTERIOR DOOR
	PROPOSED 48"x60" INTERIOR DOOR
	PROPOSED 48"x60" INTERIOR DOOR
	PROPOSED 48"x60" INTERIOR DOOR
	PROPOSED SLIDING DOOR
	PROPOSED SLIDING PATIO DOOR
	PROPOSED COOLER DOOR
	NEW PROPOSED WINDOW
	NEW PROPOSED WINDOW
	NEW PROPOSED WINDOW
	NEW PROPOSED WINDOW



BASEMENT FLOOR PLAN
SCALE 3/16" = 1'-0"



SECTION THRU LOWERED BASEMENT SLAB
SCALE 1/4" = 1'-0"

WALL LEGEND			
	DESCRIPTION	REMARKS	
W1		EXISTING 1 HR F.R.R. BRICK WALL	12" DOUBLE BRICK WALL TO REMAIN
W2		PROPOSED INTERIOR WALL	3/4" METAL STUD + 1/2" G.W.B. BOTH SIDES TAPED AND PAINTED TO CEILING
W3		PROPOSED INTERIOR WALL	2x4 WOOD STUD + 1/2" G.W.B. 4" HEIGHT
W4		PROPOSED INTERIOR WALL	2x4 WOOD STUD + 1/2" G.W.B. 5'-4" HEIGHT
W5		EXISTING INTERIOR WALL	TO REMAIN
W6		EXISTING 1 HR F.R.R. INTERIOR WALL	TO REMAIN
W7		PROPOSED COOLER WALL	SPECS TO BE PROVIDED BY MANUFACTURER
W8		PROPOSED 1 HR F.R.R. INTERIOR WALL	3/10" METAL STUD + 5/8" TYPE 'X' G.W.B. BOTH SIDES TAPED AND PAINTED TO UNDERSIDE OF CEILING OR ASSEMBLY ULCA307 DESIGN



Corporate Report

Clerk's Files

Originator's
Files OZ 13/007 W5

DATE: August 27, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 16, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit a truck terminal (parcel delivery service)
in the existing building
7535 Bath Road
Southeast corner of Bath Road and Thamesgate Drive
Owner: SREIT (Malton) Ltd.
Applicant: John D Rogers and Associates
Bill 51

Public Meeting **Ward 5**

RECOMMENDATION: That the Report dated August 27, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "E2-38" (Employment) to "E2-Exception" (Employment), to permit a truck terminal (parcel delivery service) in the existing building under file OZ 13/007 W5, SREIT (Malton) Ltd., 7535 Bath Road, be received for information.

**REPORT
HIGHLIGHTS:**

- Application has been made to permit a truck terminal (parcel delivery service) in the existing building, as previously approved by minor variance on a temporary basis through the Committee of Adjustment.
- Prior to the Supplementary Report, matters to be addressed include the appropriateness of the proposed Zoning By-law

amendment and submission of additional documentation from the applicant regarding access easements.

BACKGROUND:

The above-noted application has been circulated for technical comments. The purpose of this report is to provide preliminary information on the application and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	Received: April 26, 2013 Deemed complete: May 13, 2013
Existing Gross Floor Area:	2 514.4 m ² (27,065.66 sq. ft.)
Height	1 storey
Parking Required:	35 spaces
Parking Provided:	35 spaces
Supporting Documents:	Planning Justification Report Survey Phase 1 Environmental Assessment Letter of Reliance Easement Documents

Site Characteristics	
Frontage:	61.31 m (201.14 ft.)
Depth:	112.78 m (370.00 ft.)
Net Lot Area:	0.69 ha (1.70 ac.)
Existing Use:	Courier/parcel delivery service approved through minor variance application.

Additional information is provided in Appendices I-1 to I-8.

Neighbourhood Context

The subject property is located in an employment area which is characterized by a variety of industrial uses. The topography of the area is generally flat with limited vegetation and no noticeable natural features. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: Industrial uses
East: Industrial uses
South: Industrial uses
West: Industrial uses

Mississauga Official Plan Designation and Policies for Northeast Employment Area (November 14, 2012)

Mississauga Official Plan was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 22, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board (OMB) issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals.

The subject lands are located within the **Northeast Employment Area** and are designated as "**Business Employment**" which generally permits industrial uses, including manufacturing, assembling, processing, fabricating, research and development, sales and service, warehousing, distributing and wholesaling. This application conforms to the policies of Mississauga Official Plan.

The City-wide "Business Employment" policies under Mississauga Official Plan are currently subject to an OMB appeal; therefore, this application is being processed under Mississauga Plan (2003).

Mississauga Plan Designation and Policies for Northeast Employment District (May 5, 2003)

The subject lands are designated "**Business Employment**" in the **Northeast District** policies. Policies in Mississauga Plan restrict the permission of truck terminals to lands that do not front onto Airport Road within the **Northeast Employment Area**. Since the subject property does not front onto Airport Road, this application is in conformity with Mississauga Plan (2003).

Existing Zoning

"**E2-38**" (**Employment**), which permits a variety of employment, business activities, commercial, motor vehicle service uses, hospitality and other uses, but excludes a truck terminal.

Proposed Zoning By-law Amendment

"**E2-Exception**" (**Employment**), to permit a truck terminal (parcel delivery service) in the existing building, as previously approved by the Committee of Adjustment on the subject property for a temporary period of 5 (five) years expiring on October 31, 2013. Under Zoning By-law 0225-2007, courier and parcel delivery services are classified as a truck terminal by definition.

No changes to the site or building are contemplated through this application.

COMMUNITY ISSUES

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

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7. Based on comments received, additional documentation regarding access easements is required from the applicant.

OTHER INFORMATION**Development Requirements**


There are no application development requirements for the requested proposal.

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: Land Use Map - Mississauga Official Plan
- Appendix I-4: Land Use Map - Mississauga Plan
- Appendix I-5: Excerpt of Existing Land Use Map
- Appendix I-6: Concept Plan
- Appendix I-7: Agency Comments
- Appendix I-8: General Context Map



Fol Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Lauren Eramo-Russo, Development Planner

SREIT (Malton) Ltd.**File: OZ 13/007 W5****Site History**

- May 5, 2003 – Northeast District Policies and Land Use Map are approved by the Region of Peel, designating the lands as "Business Employment".
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. The subject lands are zoned "E2-38"(Employment)
- September 8, 2008 – Committee of Adjustment approved a minor variance under file 'A' 331/08 to permit a courier service/parcel delivery business within the building at 7535 Bath Road. The decision was made personal to "Nationex Inc" operating as "Nationex" and was approved for a temporary period of 5 (five) years expiring on October 31, 2013.
- May 3, 2010 – A Rezoning application under file OZ 10/006 W5 was submitted by the applicant to permit a truck terminal use on the subject property. The application was subsequently cancelled in August 2011 at the request of the applicant.
- November 14, 2012 – OMB issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals. As the "Business Employment" policies are currently under appeal, the "Business Employment" policies under Mississauga Plan (2003) remain in effect.
- May 24, 2013 – Committee of Adjustment approved a minor variance under file 'A' 225/12 to allow the lot created through the Part-Lot Control exemption process to remain having a driveway/aisle of 7.00 m (22.96 ft.) which is partially on-site and partially off-site, whereas By-law 0225-2007 requires a 7.00 m (22.96 ft.) on-site driveway/aisle.



LEGEND:



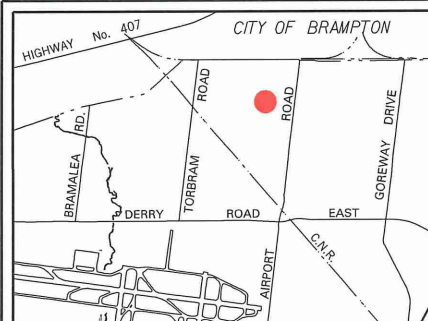
SUBJECT LANDS

**NOTE: DATE OF AERIAL PHOTO: 03 2012
THIS IS NOT A PLAN OF SURVEY.**



SUBJECT:

SREIT (MALTON) LTD.



FILE NO:

OZ 13007 W5

DWG. NO:

13007A

SCALE:

1:2500

DATE:

2013 09 16

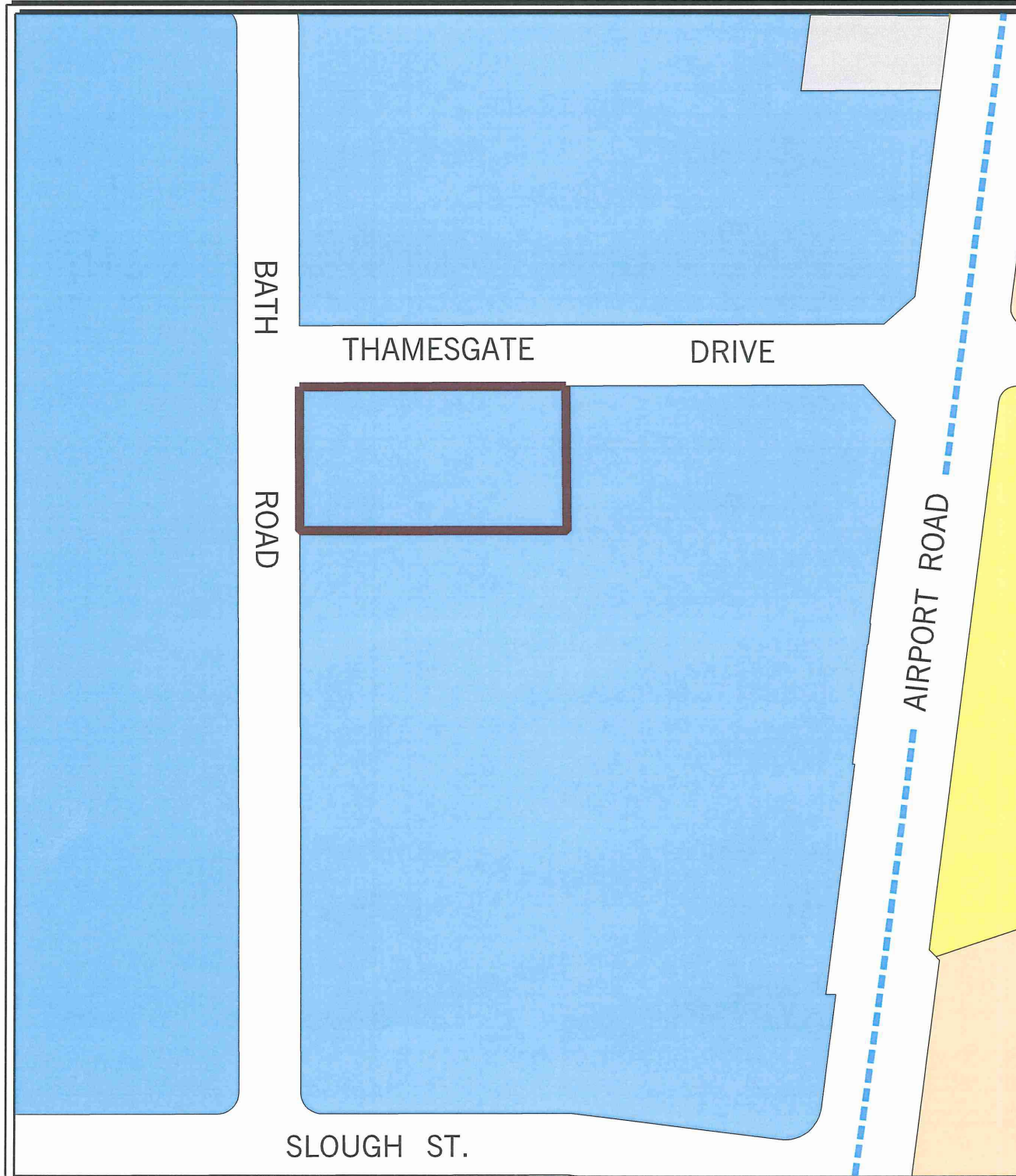
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K. PROKOP

APPENDIX I-2

MISSISSAUGA
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PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

BASE MAP INFORMATION

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

City Structure

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

NDZ Region of Peel Non-Decision

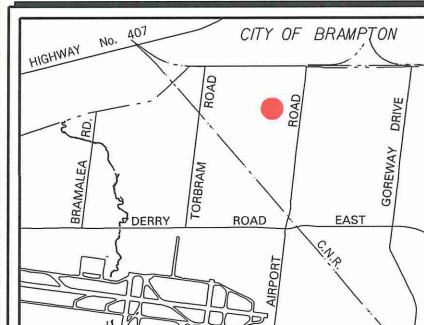


SUBJECT LANDS



SUBJECT:

SREIT (MALTON) LTD.



FILE NO:
OZ 13007 W5

DWG. NO:
13007L

SCALE:
1:2500

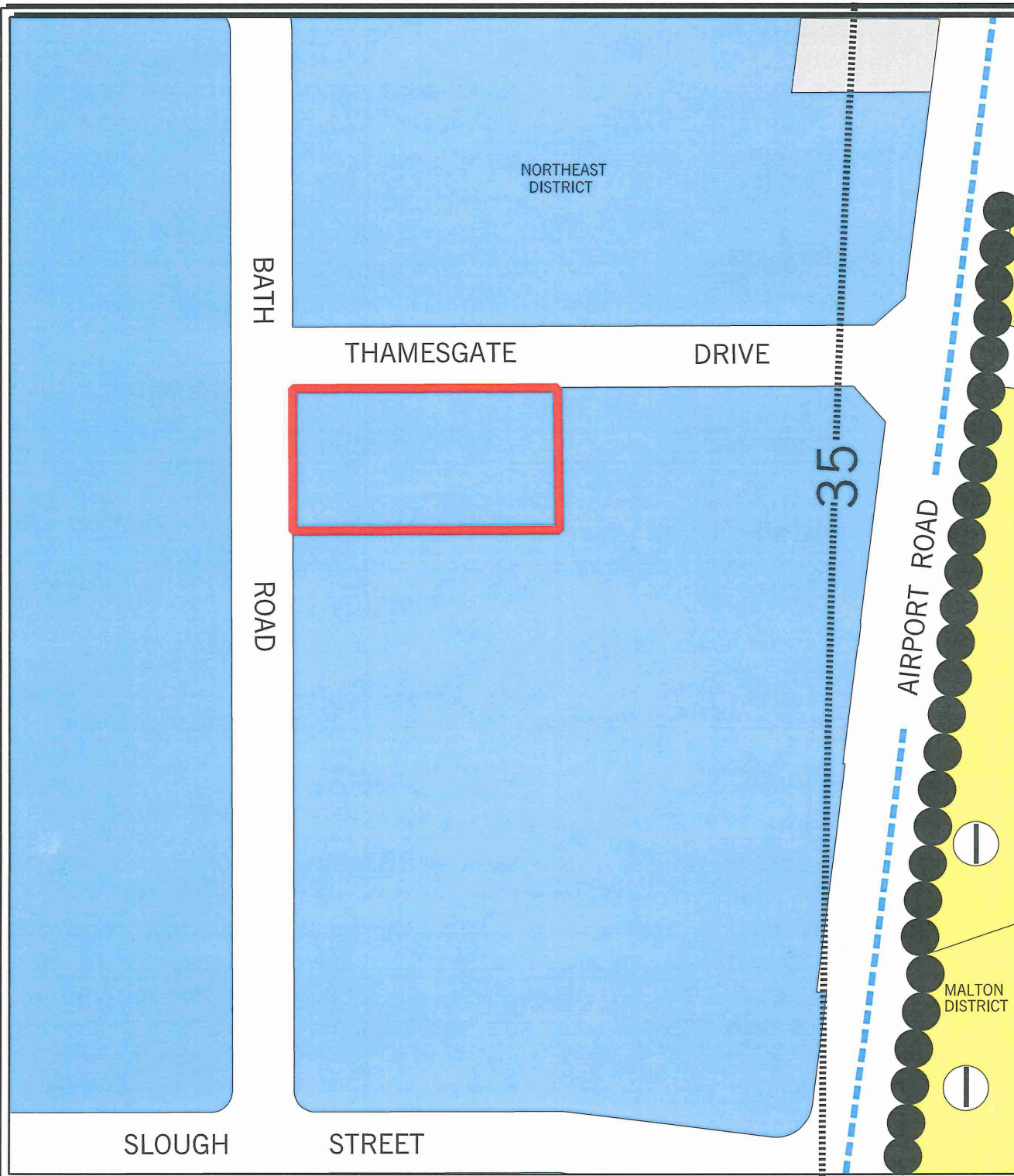
DATE:
2013 09 16

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K. PROKOP

APPENDIX I-3

MISSISSAUGA
Planning and Building

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**PART OF NORTHEAST DISTRICT LAND USE MAP
NORTHEAST DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS

- General Retail Commercial
- Business Employment
- Industrial
- Public Open Space
- Greenbelt
- Parkway Belt West
- Airport
- Utility

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Future Arterial
- Major Collector
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Transit Airport Connections

LAND USE LEGEND

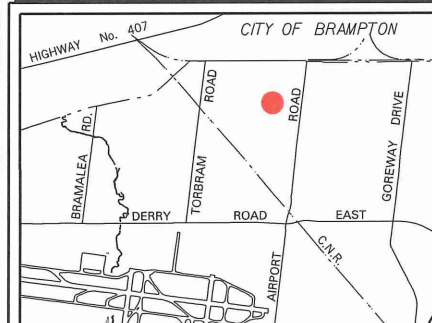
- LBPIA Operating Area Boundary – See Aircraft Noise Policies
Note: In Northeast, this includes all lands indicated on map 2 of 2
- Cem – Cemetery
- 1996 NEP /2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

SUBJECT LANDS



SUBJECT:

SREIT (MALTON) LTD.



FILE NO:
OZ 13007 W5

DWG. NO:
13007L

SCALE:
1:2500

DATE:
2013 09 16

DRAWN BY:
K. PROKOP

APPENDIX 14

MISSISSAUGA
Planning and Building

Produced by
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LEGEND:



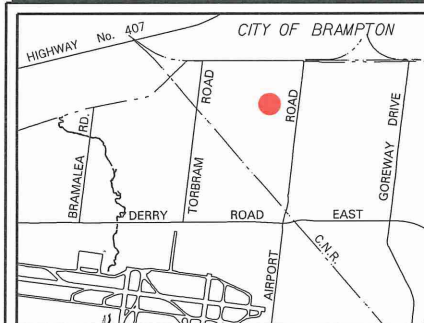
PROPOSED REZONING FROM 'E2-38' (EMPLOYMENT) TO 'E2-EXCEPTION' (EMPLOYMENT) TO PERMIT A TRUCK TERMINAL USE.

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



SUBJECT:

SREIT (MALTON) LTD.



FILE NO:
OZ 13007 W5

DWG. NO:
13007R

SCALE:
1:2500

DATE:
2013 09 16

DRAWN BY:
K. PROKOP

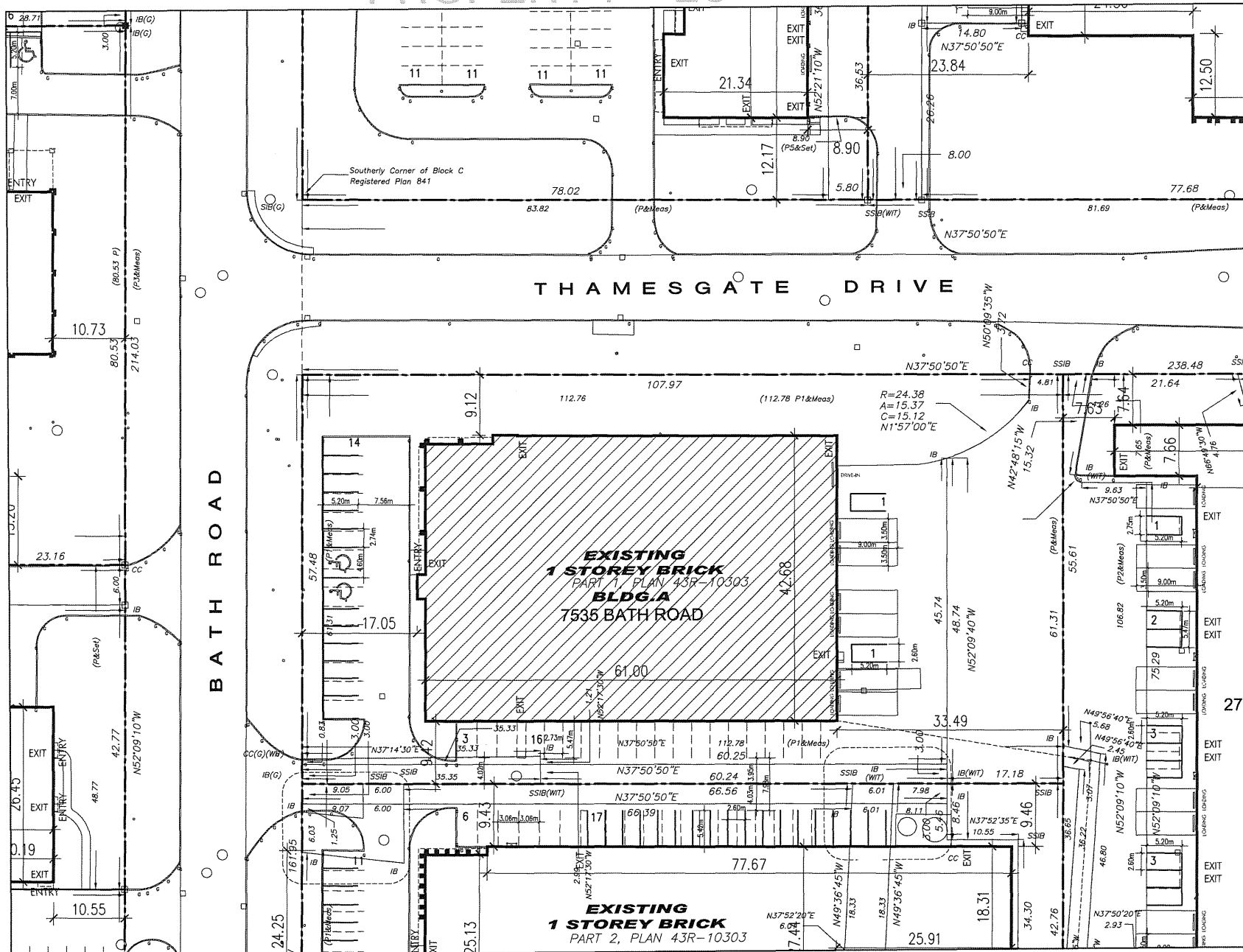
APPENDIX I-5

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

PROPERTY #38

PROPERTY #39



CONCEPT PLAN

APPENDIX I-6

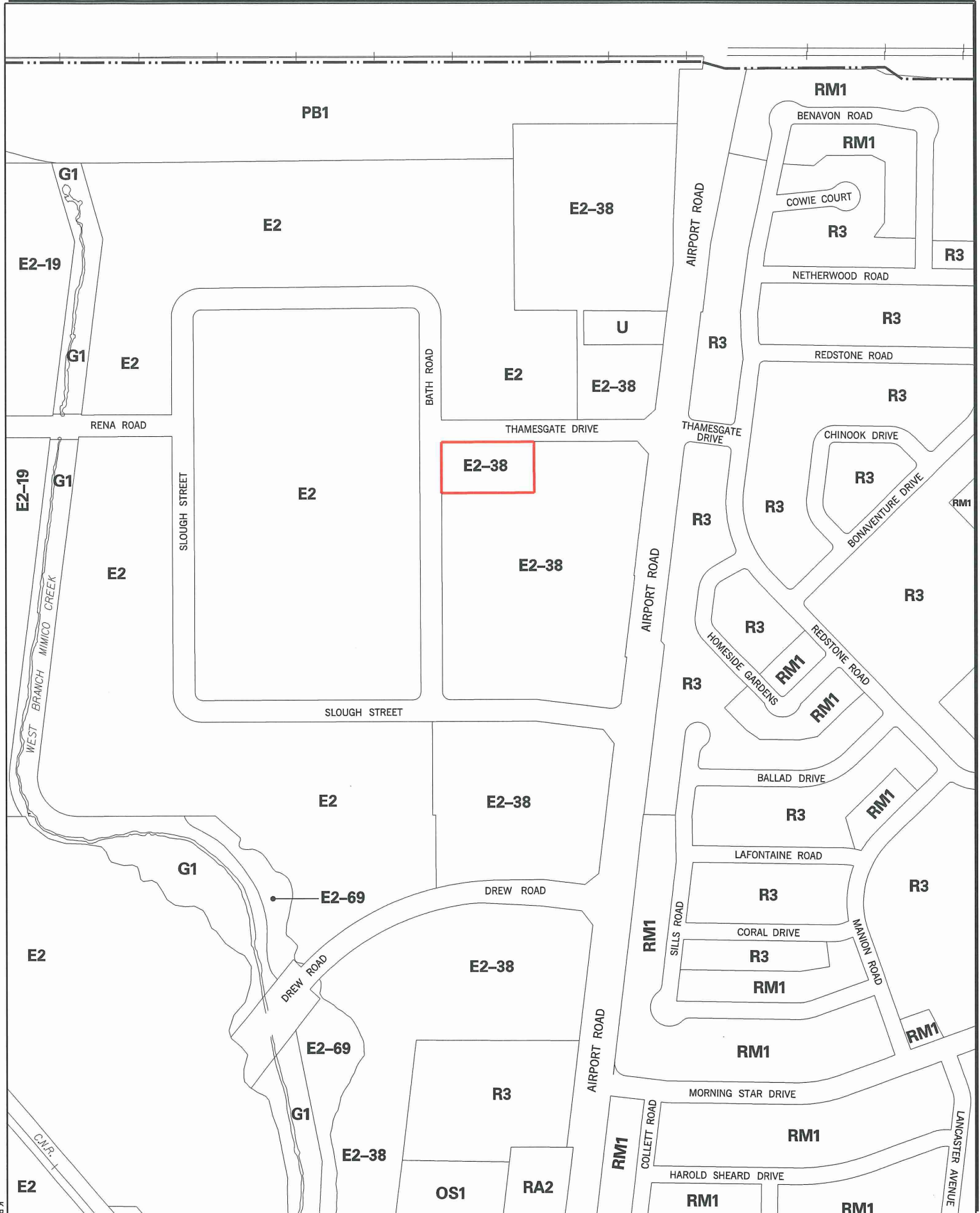
SREIT (Malton) Ltd.

File OZ 13/007 W5

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (June 13, 2013)	The subject site is not located within vicinity of a landfill. On-site waste collection will be required through a private waste hauler.
City Community Services Department – Parks and Forestry Division/Park Planning Section (May 23, 2013)	In the event that the subject application is approved, street tree contributions will be required on Bath Road and Thamesgate Drive.
City Transportation and Works Department (July 22, 2013)	The applicant is to provide documentation confirming that the necessary interconnecting mutual access easements are established.
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>City Community Services Department- Culture Division City Community Services Department- Fire and Emergency Services Division Canada Post Corporation Enersource Hydro Mississauga Rogers Cable Enbridge Gas Distribution Inc.</p>
	<p>The following City Department was circulated the application but provided no comments:</p> <p>Realty Services</p>





Corporate Report

Clerk's Files

Originator's
Files OZ 12/006 W1

DATE: August 27, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 16, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information and Supplementary Report**
Rezoning Application
To permit medical office and residential uses within a
converted detached dwelling
1484 Hurontario Street
Northwest corner of Hurontario Street and Indian Valley Trail
Owner: Dr. M. Sous and J. Sous
Applicant: Greg Dell and Associates
Bill 51

Public Meeting **Ward 1**

RECOMMENDATION: That the Report dated August 27, 2013, from the Commissioner of Planning and Building regarding the application to change the Zoning from "R2-4" (Detached Dwellings - Typical Lots) to "R2-Exception" (Medical Office and Residential) to permit medical office and residential uses within a converted detached dwelling under file OZ 12/006 W1, Dr. M. Sous and J. Sous, 1484 Hurontario Street, northwest corner of Hurontario Street and Indian Valley Trail, be adopted in accordance with the following:

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend any Ontario Municipal Board (OMB) proceedings which may take place in connection with these

applications, in support of the recommendations outlined in the report dated August 27, 2013.

2. That City Council provide the Planning and Building Department with the authority to instruct the City Solicitor on modifications to the position deemed necessary during or before the OMB hearing process, however if there is a potential for settlement then a report shall be brought back to Council by the City Solicitor.

**REPORT
HIGHLIGHTS:**

- The subject Rezoning application and associated site plan application have been appealed to the Ontario Municipal Board (OMB). As of the date of preparation of this report, a hearing date has not yet been scheduled;
- It has been concluded that the proposed development is acceptable from a planning perspective subject to the implementation of an "H" Holding Provision and revisions to the parking area;
- In light of the appeals, the report recommends that Legal Services and appropriate City Departments be directed to attend any upcoming OMB proceedings in support of the recommendations outlined in this report.

BACKGROUND:

The applicant appealed the subject application to the OMB in a letter dated April 8, 2013 due to the requirement for the implementation of an "H" Holding Provision and resultant undue delay to the project. A mediation or a pre-hearing conference is being sought by the applicant. As of the date of preparation of this report a hearing date has not yet been scheduled.

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

Given that the application has been appealed to the OMB, and that a mediation or a pre-hearing conference is being sought by the applicant, a combined Information and Supplementary Report is being brought forward to the Planning and Development Committee to allow for public input and ensure sufficient time for

Legal Services to provide appropriate direction to staff prior to any hearing.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application submitted:	Received: April 27, 2012 Deemed complete: August 10, 2012
Existing Gross Floor Area:	169 m ² (1,819 sq. ft.)
Proposed Gross Floor Area:	298 m ² (3,207 sq. ft.) including 175 m ² (1,884 sq. ft.) for medical office on the ground floor
Height:	Two storeys
Lot Coverage:	13.6 %
Landscaped Area:	48.2 %
Number of units:	1 residential unit
Anticipated Population:	2* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	11 spaces *in accordance with the Zoning By-law parking provisions
Parking Provided:	13 spaces, including one (1) tandem parking space and one (1) parking space for persons with disabilities
Supporting Documents:	Planning Justification Report Stormwater Management Report Phase I Environmental Site Assessment Noise Feasibility Study Cultural Heritage Impact Report Arborist Report Tree Inventory Plan Utility Plan

Development Proposal	
	Plan of Survey Site Plan Elevations and Floor Plans

Site Characteristics	
Frontage:	40.57 m (133.10 ft.) – Hurontario Street
Depth:	39.26 m (128.81 ft.) – Indian Valley Trail
Net Lot Area:	0.16 ha (0.40 ac.)
Existing Use:	Detached dwelling containing medical practitioner for physiotherapy practice occupying 85.9 m ² (924.6 sq. ft.) of the existing dwelling

Additional information is provided in Appendices S-1 to S-10.

Neighbourhood Context

The subject property is located in the Mineola Neighbourhood Character Area along Hurontario Street which contains a mix of residential and office uses on generously sized lots with mature vegetation. Office uses are generally contained within converted detached dwellings or buildings which have a residential character and not exceeding 2 storeys. Indian Valley Trail comprises of detached dwellings on generously sized lots. Information regarding the history of the site is found in Appendix S-1.

The surrounding land uses are described as follows:

North: Detached dwellings

East: Detached dwellings and office uses across Hurontario Street

South: Detached dwellings and office uses across Indian Valley Trail

West: Detached dwellings

Official Plan

Mississauga Official Plan (2012) was adopted by City Council on September 29, 2010 and partially approved by the Region of Peel on September 29, 2011. The Plan was appealed in its entirety; however, on November 14, 2012 the Ontario Municipal Board issued a Notice of Decision approving Mississauga Official Plan, as modified, save and except for certain appeals which have no effect on the subject application.

While the application was submitted under the policies of Mississauga Plan, the applicant has consented to the application being converted to amend Mississauga Official Plan (2012).

Current Mississauga Official Plan Designation and Policies for the Mineola Neighbourhood Character Area

The subject site is located within a **Neighbourhood Area** and on an **Intensification Corridor** (Hurontario Street). The property is designated "**Residential Low Density I - Special Site 2**" which permits offices in addition to residential uses subject to certain criteria, including those as set out in Appendix S-9.

The changes proposed through this application are in conformity with the land use designation and no official plan amendments are proposed.

Existing Zoning

"R2-4" (Detached Dwellings - Typical Lots), which permits detached dwellings on lots with a minimum lot frontage of 22.5 m (73.81 ft.), a maximum gross floor area – infill residential of 190 m² (2,045 sq. ft.) plus 0.2 times the lot area and a maximum height of 9.5 m (31.6 ft.).

Proposed Zoning By-law Amendment

"R2-Exception" (Medical Office and Residential), to permit medical office and residential uses within a converted detached

dwelling in accordance with the proposed zone standards contained within Appendix S-8. One of the parking spaces provided is proposed in a tandem configuration.

COMMUNITY ISSUES

As a result of the applicant's appeal to the Ontario Municipal Board, no community meetings have been held and no written comments have been received by the Planning and Building Department.

PLANNING COMMENTS

Official Plan

The proposal complies with the Mineola Neighbourhood Character Area policies as well as the Special Site 2 policies relating specifically to new or modified residential-office buildings as it will be less than 420 m² (4,521 sq. ft.), be less than 10.7 m (35.1 ft.) in height and will occupy less than 25% of the lot area. The retention of the building necessitates the parking area in the proposed location and allows for landscape buffers along both Hurontario Street and Indian Valley Trail. The proposal adequately addresses the design criteria contained within the Special Site 2 policies.

Zoning

The proposed "R2-Exception" (Medical Office and Residential Uses) zone is appropriate to accommodate the expansion of the existing building permitting a medical office use on the ground floor with a residential unit on the second floor. The proposed uses are consistent with existing uses along Hurontario Street in this vicinity.

Concept Plan

The property had been subject to previous applications by the former owner, Natalia Zimochod, under Files OZ 05/025 W1 and

SP 04/174 W1, to allow a medical therapy office within the existing detached dwelling. Those applications were appealed to the OMB and a settlement was reached which included a Board Order conditional upon a satisfactory site plan being submitted and approved by the Board. The setbacks agreed upon on the concept plan associated with the Board Order resulted from discussions with the neighbouring property owners and were intended to mitigate concerns associated with the proximity of the parking area to the adjacent dwelling to the west. The westerly setback was illustrated as being a minimum of 7.3 m (23.9 ft.). The Board Order was later dismissed when the project was abandoned and a site plan never submitted.

The applicant has been advised that the parking area and associated setbacks should be in keeping with what had previously been negotiated for the site in order to respect the concerns of the neighbouring property owners. Given that the Concept Plan shown on Appendix S- 5 illustrates 2 parking spaces in excess of the requirement, it is recommended that the parking area be reduced in size by eliminating one or both of the excess parking spaces and providing a westerly setback similar to what was approved in the Board Order.

An exception schedule consistent with the Concept Plan, with modifications as noted above, will be required to regulate the buildable area as well as setbacks. In addition, proposed Zoning Standards generally consistent with those outlined in Appendix S-8 of this Report shall apply which will supplement the exception schedule.

Requirement for "H" Holding Provision

As outlined in the comments from the Transportation and Works Department, it is recommended that an "H" Holding Provision be implemented on the lands until such time that the land requirements associated with the Hurontario-Main Light Rapid Transit Project are determined through the Transit Project Assessment Process (TPAP). It is recommended that the "H" Holding Provision remain in place pending completion of the

TPAP or June 2015, whichever occurs first. When this determination is made, the applicant would be required to submit an application to the City to lift the "H" Holding Provision.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters with respect to land dedications, road refurbishing, noise attenuation and storm drainage 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.

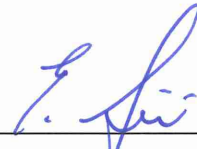
CONCLUSION: Most agency and City department comments have been received.

The proposed rezoning, subject to the recommended modifications to the application which comprise the inclusion of an "H" Holding Provision and revisions to the parking area, is acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposal is in conformity with the "Residential Low Density I – Special Site 2" designation and policies in the Mineola Neighbourhood Character Area of Mississauga Official Plan.
2. The proposed development is in keeping with the surrounding uses.
3. The "R2-Exception" (Medical Office and Residential) zone category is appropriate to accommodate the requested uses subject to the modifications outlined in this report.

ATTACHMENTS:

Appendix S-1: Site History
Appendix S-2: Aerial Photograph
Appendix S-3: Excerpt of Mineola Neighbourhood Character
Area Land Use Map
Appendix S-4: Excerpt of Existing Land Use Map
Appendix S-5: Concept Plan
Appendix S-6: Elevations
Appendix S-7: Agency Comments
Appendix S-8: Proposed Zoning Standards
Appendix S-9: Mississauga Official Plan policies
Appendix S-10: General Context Map



for Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: David Breveglieri, Development Planner

Site History

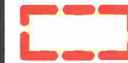
- April 30, 2004 - A Site plan application under file SP 04/174 W1 was submitted to permit the conversion of a residence to a medical therapy office. The application was appealed to the OMB on January 31, 2005.
- October, 2004 - A Minor Variance application under file 'A' 498/04 was submitted to the Committee of Adjustment to permit a portion of the residential dwelling to be used for medical practice. The application was refused by the Committee on December 16, 2004. The applicant appealed the refusal to the OMB on January 6, 2005; however, the application was withdrawn in May 2005.
- May 16, 2005 - A rezoning application under file OZ 05/025 W1 was submitted to permit the conversion of a residence to a medical therapy office. The applicant referred the application to the OMB in August 2006. The Supplementary Report recommending refusal of the application was adopted by PDC/Council in December 2006.
- January 16, 2007 - OMB convened a prehearing conference on the matter. A hearing date was scheduled for June 11, 2007 for 5 days. In June 2007, the OMB adjourned the hearing until October 2007 to allow the parties to further discuss issues, work through the site plan process and come to an agreement on the applications.
- 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 "R2-4" (Detached Dwellings - Typical Lots).
- November 8, 2007 - OMB rendered its decision, allowing the appeal to the Zoning By-law based on a settlement proposal, and withheld its order until the site plan matters are concluded.
- December 2008 - Based on a Memorandum of Oral Decision by the OMB, the City proceeded with a motion to dismiss the matter which was heard by the OMB on March 10, 2009 and it issued an oral ruling dismissing the appeals.
- March 20, 2009 - Applications SP 04/174 W1 and OZ 05/025 W1 were cancelled.

Dr. M. Sous and J. Sous**File: OZ 12/006 W1**

- April 1, 2010 - Committee of Adjustment authorized a minor variance under file 'A' 124/10 to permit the operation of a residential physiotherapist office within the existing detached dwelling being located approximately 40 m (131.2 ft.) of an existing resident physician, dentist, drugless practitioner or health professional in a Residential Zone; whereas By-law 0225-2007, as amended, states that the detached dwelling must not be located within an 800 m (2,624.7 ft.) radius of an existing office of a resident physician, dentist, drugless practitioner or health professional in a Residential Zone. The Committee's decision became final and binding on April 21, 2010.
- April 28, 2010 - Zoning Certificate of Occupancy issued for a resident Health Professional. Proof of registration for Mohammed Sous as a Physiotherapist was provided.
- May 27, 2010 - Committee of Adjustment approved minor variances under file 'A' 199/10 to permit the construction of a detached two car garage and a covered front porch on the existing dwelling proposing reductions in the minimum interior and exterior side yards and front yard. The Committee's decision became final and binding on June 16, 2010.
- June 18, 2010 - Site Plan Approval Express (SPAX) approved for a detached garage and covered front porch.
- September 14, 2010 - Site Plan Approval Express (SPAX) approved for a covered porch at the rear of the dwelling.
- April 27, 2012 - Site Plan application SP 12/084 W1 was submitted along with subject Rezoning application.
- November 14, 2012 - Mississauga Official Plan (2012) came into force except for those site/policies which have been appealed. As no appeals have been filed the policies of the new Mississauga Official Plan apply. The subject lands are designated "Residential Low Density I - Special Site 2" in the Mineola Neighbourhood Character Area.
- April 8, 2013 - OZ 12/006 W1 was appealed to the OMB.
- July 29, 2013 - SP 12/084 W1 was appealed to the OMB.



LEGEND:



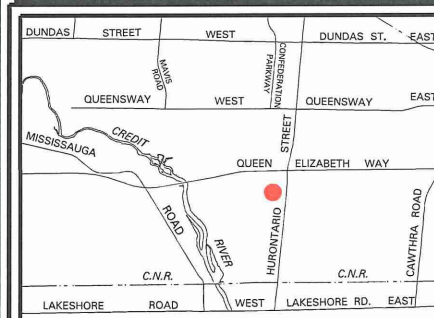
SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO – SPRING 2013



SUBJECT:

DR. M. SOUS & J. SOUS



FILE NO:
OZ 12006 W1

DWG. NO:
12006A

SCALE:
1:2000

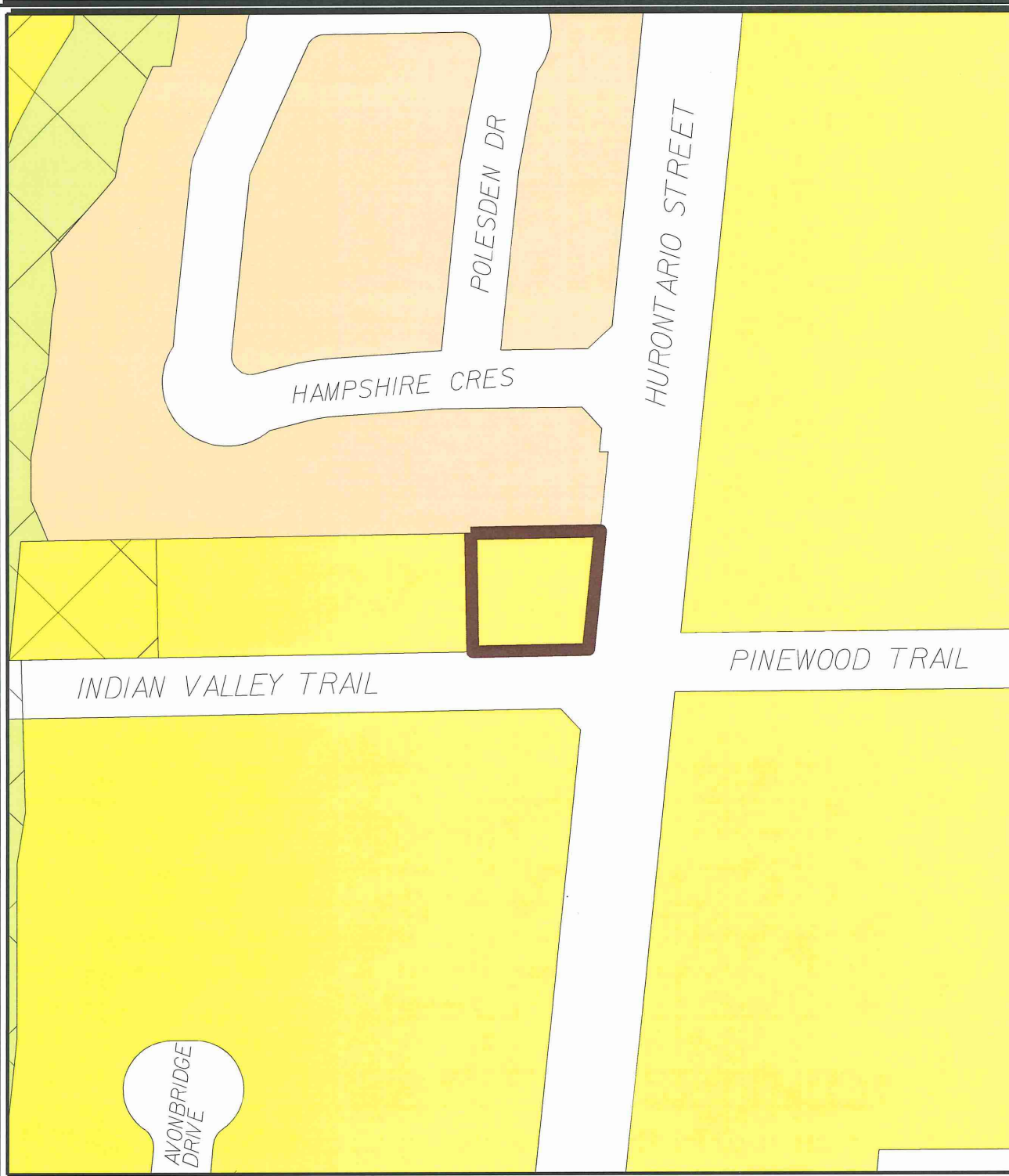
PDC DATE:
2013 09 16

DRAWN BY:
B. KRUGER

APPENDIX S-2

MISSISSAUGA
Planning and Building

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T&W, Geomatics



PART OF SCHEDULE 10 LAND USE DESIGNATIONS OF MISSISSAUGA OFFICIAL PLAN

LAND USE DESIGNATIONS

Residential Low Density I	Business Employment
Residential Low Density II	Industrial
Residential Medium Density	Airport
Residential High Density	Institutional
Downtown Mixed Use	Public Open Space
Downtown Core Commercial	Private Open Space
Mixed Use	Greenbelt
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	To Be Determined

LAND USE LEGEND

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF Composite Noise Contours	City Centre/Transit Terminal
LBPIA Operating Area Boundary See Aircraft Noise Policies	GO Rail Transit Station
Area Exempt from LBPIA Operating Area	Public School
Natural Hazards	Catholic School
	Hospital
	Community Facilities

CITY STRUCTURE

Elements

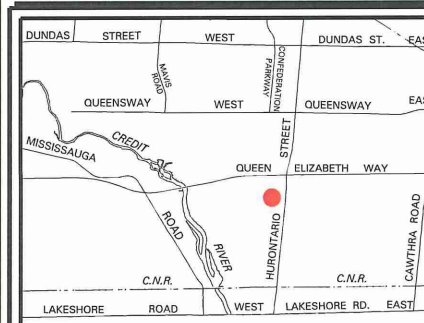
Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

ND2 Region of Peel Non-Decision

SUBJECT LANDS



SUBJECT: DR. M. SOUS & J. SOUS



FILE NO:
OZ 12006 W1

DWG. NO:
12006L

SCALE:
1:2000

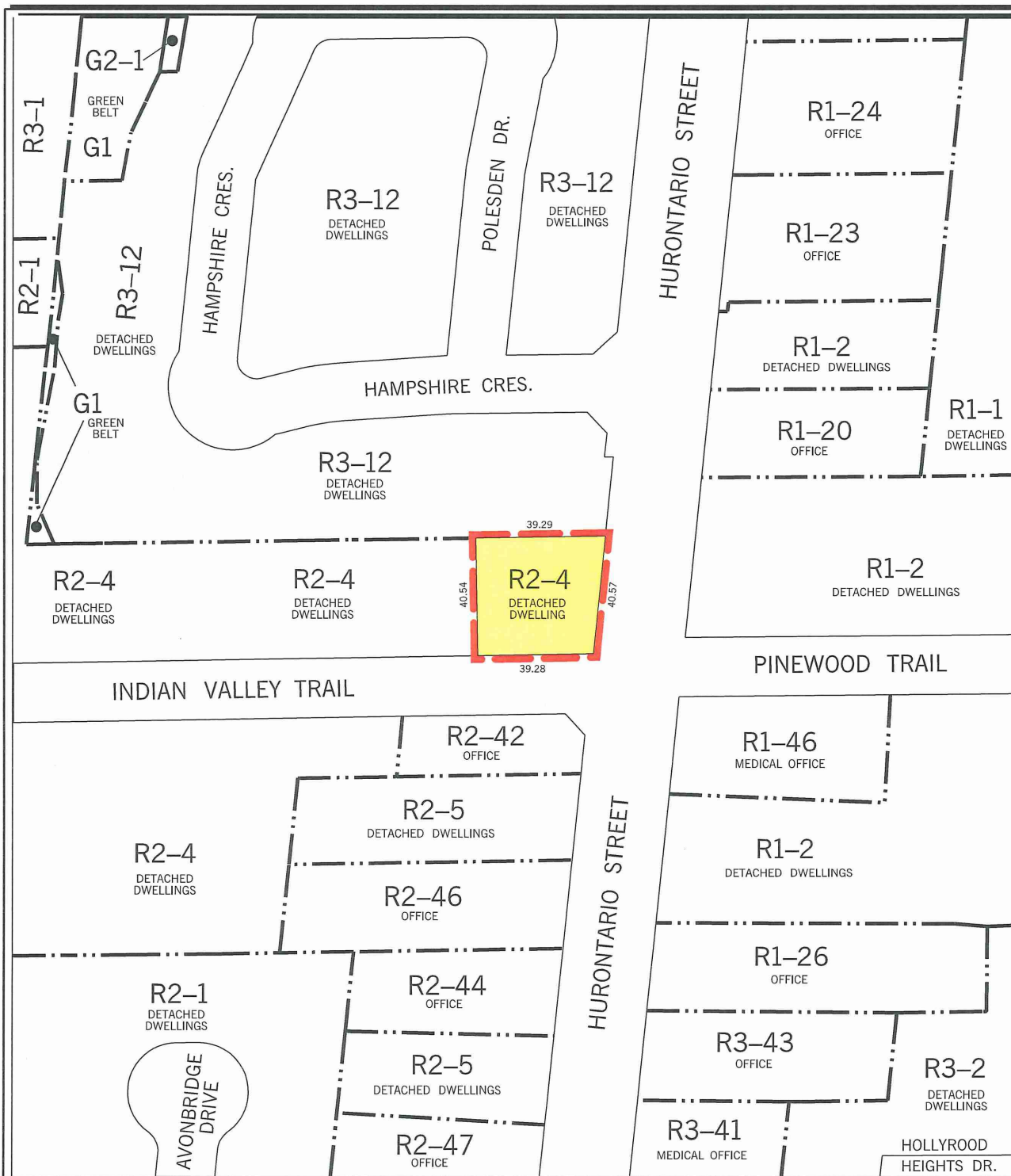
DATE:
2013 09 16

DRAWN BY:
B. KRUGER

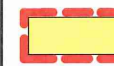
APPENDIX S-3

MISSISSAUGA
Planning and Building

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LEGEND:

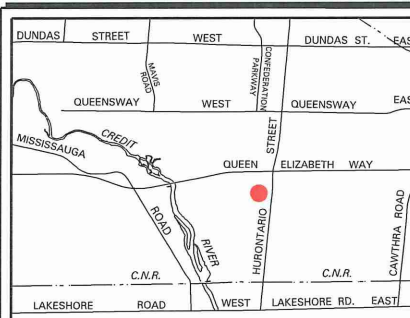


PROPOSED REZONING FROM "R2-4" (DETACHED DWELLINGS-TYPICAL LOTS) TO 'R2-EXCEPTION' (MEDICAL OFFICE AND RESIDENTIAL) TO PERMIT MEDICAL OFFICE AND RESIDENTIAL USES WITHIN A CONVERTED DETACHED DWELLING.

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



SUBJECT: **DR. M. SOUS & J. SOUS**



FILE NO:
OZ 12006 W1

DWG. NO:
12006R

SCALE:
1:2000

PDC DATE:
2013 09 16

DRAWN BY:
B. KRUGER

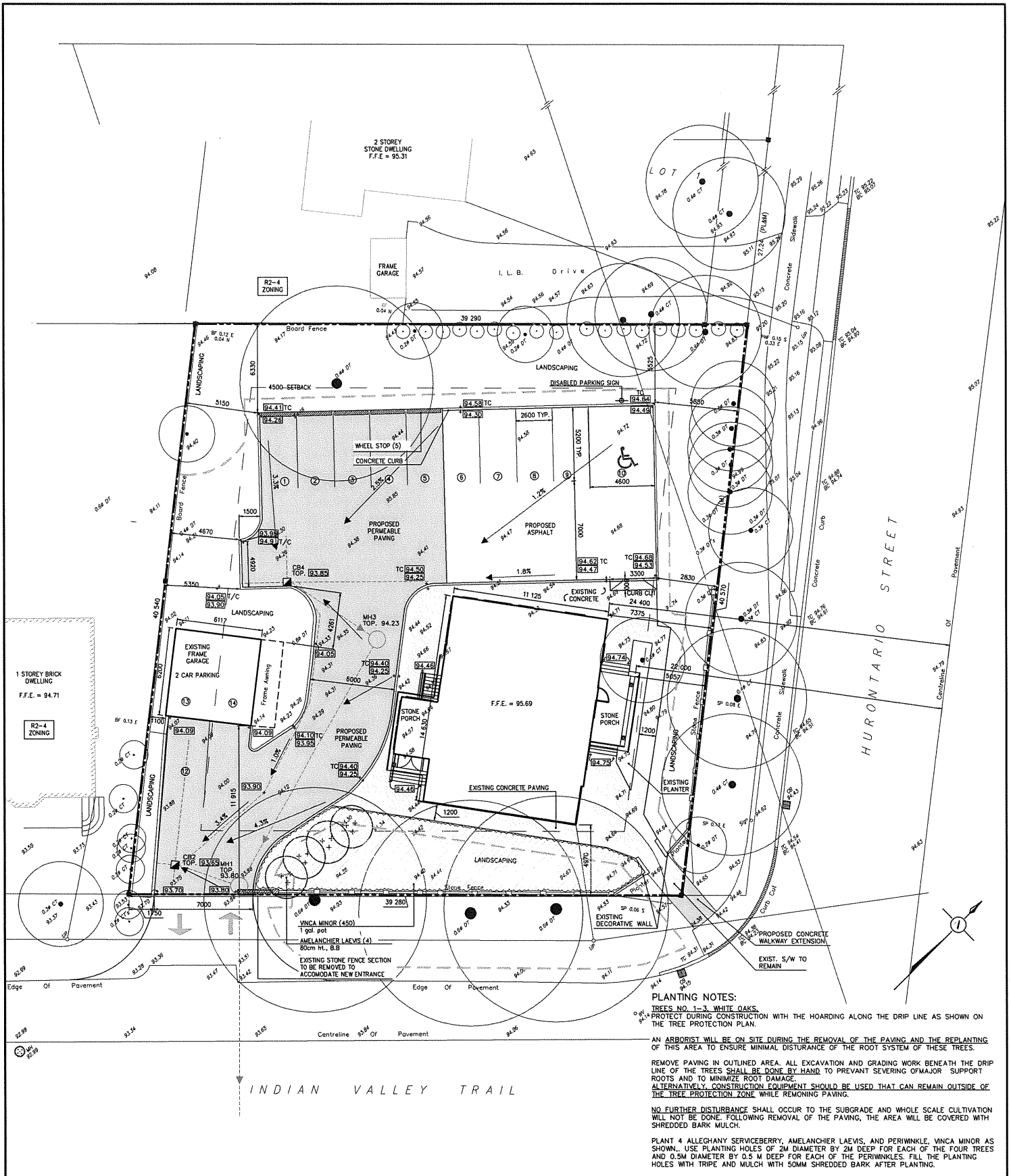
APPENDIX S-4

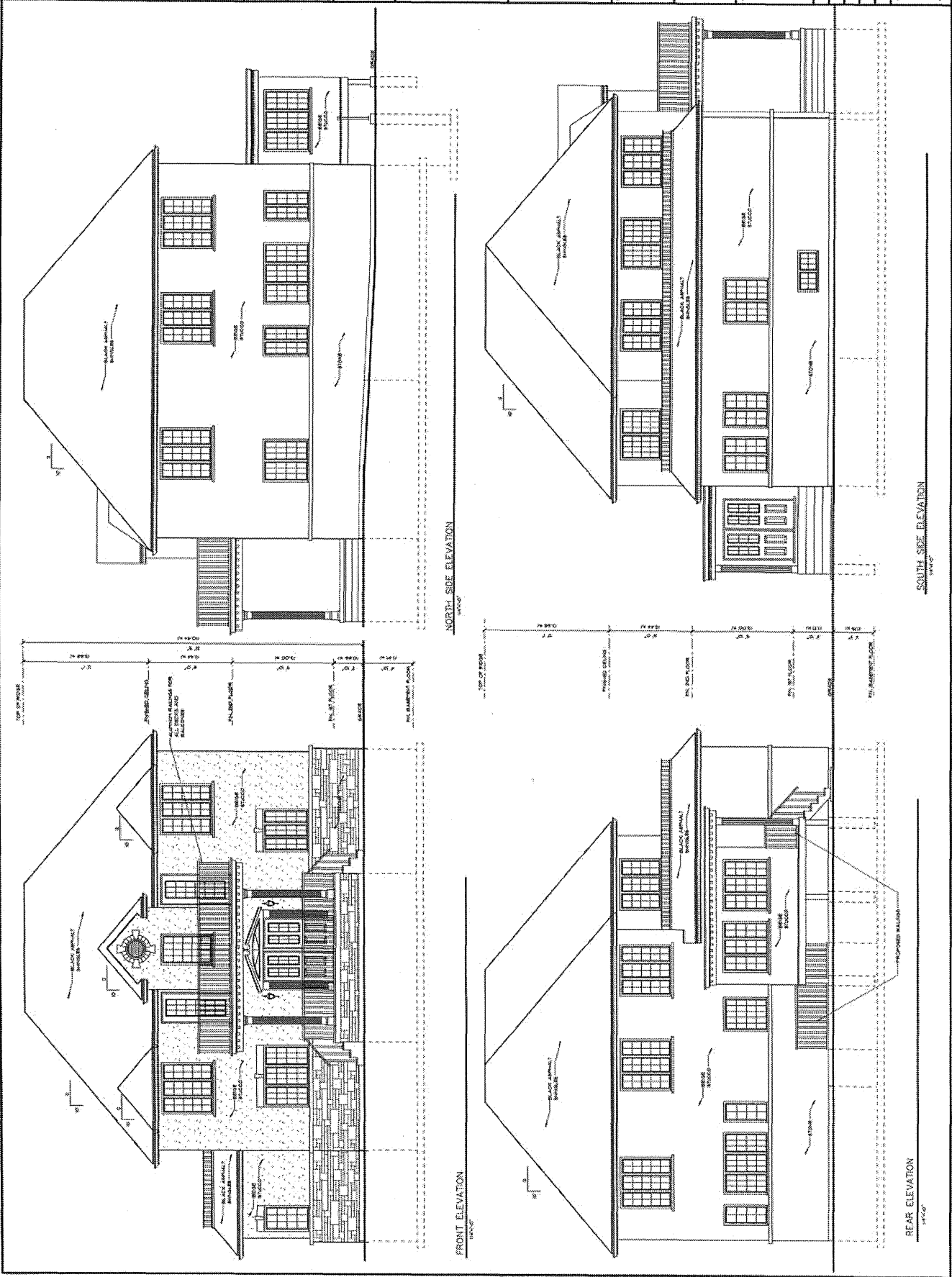
MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics

CONCEPT PLAN

APPENDIX S-5





ELEVATIONS

Dr. M. Sous and J. Sous

File: OZ 12/006 W1

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (August 1, 2013)	The subject lands are not within the vicinity of a landfill. Curbside collection will be provided by the Region of Peel for the residential component. A private waste hauler will be required for the collection of waste from the medical office. Residential waste and commercial waste must be kept separate and need to be clearly identifiable.
City Community Services Department – Parks and Forestry Division/Park Planning Section (August 22, 2013)	Prior to the issuance of building permits for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws. The Tree Inventory List submitted August 3, 2012, is to be revised to reflect Arborist Comments relating to the preservation of City trees #1-3.
City Community Services Department – Fire and Emergency Services Division (August 1, 2013)	Fire has reviewed the rezoning application 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 (T&W) (August 20, 2013)	T&W are in receipt of a Site Plan and Noise Feasibility Study, along with other materials in support of the development. It would appear that the land dedications associated with the application may result in portions of existing stone wall being within the municipal right of way. Any encroachment issues involving the existing stone wall are to be addressed and resolved to the satisfaction of T&W.

Dr. M. Sous and J. Sous

File: OZ 12/006 W1

Agency / Comment Date	Comment
	<p>The Hurontario/Main Street Corridor Master Plan from Port Credit to Brampton, completed in the fall of 2010, is recommending the implementation of Light Rail Transit (LRT) technology on Hurontario Street. The Master Plan provides the planning and urban design framework needed to support rapid transit and identifies the general corridor alignment, configuration, station locations, the proposed maintenance facility and the removal of through traffic lanes on Hurontario Street. It further identifies the Hurontario Street and Mineola Road intersection as a future LRT transit stop location.</p> <p>As this development proposal is adjacent to the future LRT corridor, T&W are requesting a written planning rationale letter indicating how the proposed development supports the Hurontario/Main Street Corridor Master Plan.</p> <p>The City is proceeding with the preliminary design work and stakeholder consultation for the Hurontario-Main LRT Project and will be seeking to obtain environmental assessment approvals through the Transit Project Assessment Process (TPAP) scheduled for commencement later this year. The final land requirements and technical impact of the future LRT will not be known until the TPAP is completed in 2014.</p> <p>In view of the preceding, the use of an "H" Holding Provision is recommended as part of the proposed Zoning By-law for the subject lands which shall remain in place pending finalization of the TPAP to determine the final land requirements for the LRT and any relevant technical requirements or June 30, 2015, whichever shall occur first. Prior to lifting of the "H" Holding Provision any additional lands required or technical issues identified in the TPAP for the LRT are to be addressed to the satisfaction of the City.</p>

Dr. M. Sous and J. Sous

File: OZ 12/006 W1

Agency / Comment Date	Comment
	In the event this application is approved by Council, the applicant will be required to pay cash contribution towards the future upgrade of Indian Valley Trail; provide a gratuitous dedication of lands in support of this development and enter into a Development Agreement to the satisfaction of the City.
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"> - Development Services, City of Mississauga - Ministry of Transportation - Canada Post - Enersource Hydro Mississauga
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Culture Division, City of Mississauga - Realty Services, City of Mississauga - Bell Canada - Rogers Cable - Enbridge Gas Distribution Inc.

Dr. M. Sous and J. Sous

File: OZ 12/006 W1

Proposed Zoning Standards

	Required "R2-4" Zoning By-law Standards	Proposed "R2-Exception" Zoning By-law Standards
Permitted Use	Detached Dwelling	Medical Office Restricted and Dwelling Unit
Minimum Lot Frontage	22.5 m (73.81 ft.)	No change
Maximum gross floor area – infill residential	190 m ² (2,045 sq. ft.) plus 0.2 times the lot area	No change
Maximum gross floor area – non residential	n/a	175 m ² (1,884 sq. ft.)
Maximum Height	9.5 m (31.2 sq. ft.)	10.3 m (33.8 ft.)
Maximum Lot Coverage	30%	15%

Note: The implementing Zoning By-law may require other provisions to be consistent with the Concept Plan.

Dr. M. Sous and J. Sous

File: OZ 12/006 W1

Mineola Neighbourhood Character Area Special Site 2 Policies

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, nor 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 nor 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.

Dr. M. Sous and J. Sous**File: OZ 12/006 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 along side 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 S-10

