



Corporate Report

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DATE: June 6, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 26, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Terms of Reference**
Review of Special Site 2 Policies
Mineola Planning District

RECOMMENDATION: That the terms of reference for the review of the Special Site 2 policies in the Mineola Planning District attached as Appendix 1 to the report titled "Terms of Reference -Review of Special Site 2 Policies- Mineola Planning District" dated June 6, 2006 from the Commissioner of Planning and Building, be adopted.

BACKGROUND: Planning and Development Committee, at its meeting on June 12, 2006, considered the report dated June 1, 2006, from the Commissioner of Planning and Building with respect to applications under File OZ 05/036 W1, Dupal Holdings Inc., 1489 Hurontario Street and adopted the following:

1. That the Report dated June 1, 2006, from the Commissioner of Planning and Building with respect to applications under File OZ 05/036 W1, Dupal Holdings Inc., 1489 Hurontario Street, be deferred to allow staff to undertake a review of the Special Site 2 policies of the Mineola District which examines, among other things, the appropriateness of specific office and non-residential uses and their associated development standards and the terms of

reference for such review be brought to the next Planning and Development Committee (June 26, 2006).

2. That the e-mail correspondence received at the meeting with respect to the above development application, be received.”

COMMENTS:

Pursuant to the above-noted recommendation of Planning and Development Committee, the terms of reference for the review of the Special Site 2 policies in the Mineola District (attached as Appendix 1) have been developed in consultation with the Credit Reserve Association.

CONCLUSION:

The terms of reference for the review of the Special Site 2 Policies in the Mineola District are appropriate to guide the study and should be approved by City Council.

ATTACHMENTS:

APPENDIX 1: Terms of Reference
Review of Special Site 2 Policies
Mineola Planning District

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Ron Miller, Acting Manager, Long Range Planning

**Draft Terms of Reference
Special Site 2 Policies
Mineola District**

Background

The area referred to as Special Site 2 in the Mineola District policies, the policies for which are attached, was intended to permit the conversion of the existing dwellings to low intensity, low traffic generating professional offices. The main principle was that the use must have a residential appearance and must have no detrimental impact on the residential character of the area. At the time these policies were developed in 1985, the dwellings fronting onto Hurontario Street were becoming less desirable for residential use due to the impact of traffic on Hurontario Street. Consequently, an alternative use was desirable as long as the residential character of the area could be maintained

Recently, concerns have been expressed that some office uses, such as medical offices and clinics, may generate too much traffic and require extensive paving to accommodate the required parking, with an attendant loss of landscaping and the residential streetscape. Other concerns have been expressed that the term “office” could be interpreted to permit uses more in the nature of a personal service, even though these uses are not permitted by the Special Site 2 Policies.

Purpose

The purpose of this study is to carry out a scoped review of the existing Special Site 2 Policies with specific regard to the appropriateness of specific offices and non residential uses, and their related development policies such as the location and amount of parking, access to corner lots, landscaping and setbacks.

Work Program

The work program will include:

- An overview of the history of the Special Site 2 Policies and their evolution in the Official Plan;
- Identification of other policies in Mississauga Plan relevant to the site;
- An analysis of existing development in the context of the current policy compared to the original objectives for this area.;
- Identification of redevelopment potential for additional office uses;
- Identification of development pressures through a review of current development applications ;
- Recommended amendments to the existing policies.

Deliverables

The study will be completed in the fall to enable Planning and Development Committee to consider a recommendation to hold a statutory public meeting, which will initiate the formal public review process.

Stakeholder Input

In addition to the formal public review process, the land owners and Credit Reserve Association will be invited to a focus group meeting in summer to provide their input to the study.

Staff Resources

The study will be led by Policy Division staff, with design assistance from Development and Design Division staff.

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Specific policies in this section must be read in conjunction with all the policies in this Plan.

Mineola District Policies of Mississauga Plan

4.24.7.3 Site 2



The lands identified as Special Site 2 are the lots which front onto the east and west sides of Hurontario Street, south of the Queen Elizabeth Way.

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

- a. offices will be permitted in addition to residential uses;
- b. the building, including amenities and signage, whether new or modified, will have a residential appearance which is consistent with the form, design and scale of the surrounding residential area, and the use must be of nature and intensity that will have limited impact on the low density residential character of the area which results in limited impact on the function of Hurontario Street;
- c. all required office related parking will be accommodated at grade, exclusively within the front and side yards with a minimal loss of vegetation. However, where such locations result in conflict with City policies, including these District Policies, consideration may be given to other locations providing the intent of the policies is maintained;
- d. to minimise the amount of hard surface area, on-site parking areas should have an efficient vehicular circulation and layout which is suitably screened, preferably with vegetation;

- e. new buildings or modified buildings will not exceed 420 m² gross floor area and the maximum lot coverage will not exceed 25% and the maximum building height will not exceed two storeys.
- f. notwithstanding subsection e. of this section, the existing building at 1523 Hurontario Street will not exceed 584.7 m² gross floor area;
- g. notwithstanding subsection e. of this section, an office building at 1443 Hurontario Street will not exceed 552 m² gross floor area.