



Corporate Report

Clerk's Files

Originator's
Files OZ 06/005 W9

DATE: November 14, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 5, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning Application
To permit a place of religious assembly, private school, day care, commercial school and business employment uses
6630 Turner Valley Road
Southwest corner of Argentia Road and Turner Valley Road
Owner: Meadowvale First Baptist Church
Applicant: Glen Schnarr and Associates Inc.
Bill 20

Public Meeting **Ward 9**

RECOMMENDATION: That the Report dated November 14, 2006, from the Commissioner of Planning and Building regarding the application to change the Zoning from "M1" (Industrial) to "M1" – Special Section" (Industrial) to permit the existing community uses to continue on a permanent basis including a place of religious assembly, private school, day care, commercial school and business employment uses under file OZ 06/005 W9, Meadowvale First Baptist Church, 6630 Turner Valley Road, be received for information.

BACKGROUND:

The rezoning application has been filed to allow on a permanent basis the Meadowvale First Baptist Church, Meadowvale Christian Academy and Daycare and the Region of Peel LINC Program previously approved by the Committee of Adjustment. In addition, the applicant has requested that most of the business employment uses currently permitted in the "M1" (Industrial) zone be permitted.

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

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Application Submitted:	April 21, 2006
Application Amended:	August 2, 2006 and October 23, 2006
Existing Gross Floor Area:	18,055 m ² (49,852 sq. ft.)
Height:	3 storeys
Lot Coverage:	14.2 %
Floor Space Index:	0.3 FSI
Landscaped Area:	30 %
Parking Required:	161 spaces
Parking Provided:	162 spaces (A portion of the parking lot is currently used for outdoor activities during school hours).
Supporting Documents:	Acoustic Feasibility Analysis

Site Characteristics	
Frontage:	100 m (328 ft.) on Argentia Road 64 m (210 ft.) on Turner Valley Road 90 m (295 ft.) on Torquay Mews
Depth:	120 m (394 ft.)
Gross Lot Area:	1.56 ha (3.85 ac.)

Site Characteristics	
Existing Use:	<ul style="list-style-type: none"> • Meadowvale First Baptist Church, Meadowvale Christian Academy and Daycare and the Region of Peel LINC Program. • Lands fronting on Torquay Mews are currently leased by an automobile dealership for storage of vehicles.

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

Neighbourhood Context

The subject property is located within the Meadowvale Business Park. The existing office building was constructed in 1978 and was occupied by World Vision. The property was purchased by the Meadowvale Bible Baptist Church in 2002 and the Committee of Adjustment granted variances to permit community uses described in Appendix I-7 on a temporary basis, to expire on September 30, 2010.

The surrounding land uses are predominantly office uses. An automobile dealership is located south of Torquay Mews. The applicant has indicated that the dealership has leased the vacant lands on the north side of Torquay Mews to accommodate vehicle storage for several years. The lease was initiated prior to Meadowvale First Baptist Church purchasing the lands in 2002.

The owner and City By-law Enforcement has been informed that this commercial use is not permitted within the Business Employment designation. The owner has also indicated that they have longer term plans to utilize these vacant lands to accommodate future expansion of the proposed community uses.

Current Mississauga Plan Designation and Policies for the Meadowvale Business Park (April 14, 2003)

"Business Employment" which permits a range of industrial and office uses, including community uses.

The "Community Uses" policies in the Official Plan are applicable in the review of this application. Community uses are generally permitted in all designations subject to meeting certain criteria. The proposal meets these criteria by being located at the intersection of major collector roads, accessible to public transit, provides adequate parking and the land uses are compatible with the surrounding office uses. These community uses are also outside the L.B.P.I.A. operating area.

The environmental compatibility and urban design policies of the Official Plan are also applicable. An updated acoustical report for the building and outdoor amenity space is required to demonstrate that the noise abatement standards can be met for these community uses.

Mississauga Plan policies also require site designs that enhance personal safety. Further clarification is required from the applicant regarding on-site circulation given that the existing outdoor play space is currently located in the parking lot. It is also not clear whether the 2003 recommendations of Traffic Safety Council regarding pavement markings have been fully implemented.

Existing Zoning

"M1" (**Industrial**), which permits a range of industrial and office uses.

Proposed Zoning By-law Amendment

"M1 – Special Section" (**Industrial**), to permit a place of religious assembly, private school, day care, commercial school and most of the standard business employment uses in the "M1" zone. The more intensive uses including truck terminal, waste processing station, waste transfer station, composting facility, body rub establishment, adult entertainment establishment and night club, are not requested. As part of the rezoning request, the applicant is also proposing to permit the existing day care playground to encroach within the exterior side yard and front yard which is intended as the landscape area for the site. The balance of the "M1" zoning standards would be maintained through the site-specific application.

Draft Mississauga Zoning By-law

Arrangements are being made to finalize the new Mississauga Zoning By-law, which will result in the renaming of existing zone categories within the Meadowvale Business Park Planning District and zone categories proposed for the subject lands.

In this particular instance, the proposed "M1" (Industrial) is being renamed "E2-1" (Employment) which permits a range of industrial and employment uses. The proposal would also require a rezoning under the draft Mississauga Zoning By-law since the private school and day care uses are not permitted in Employment zones.

The timing of the site specific Zoning By-law to permit the proposed development is such that it may be affected by the passage of the new Mississauga Zoning By-law and potential appeals. A provision will be included in the supplementary report to address the new Mississauga Zoning By-law.

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department. The following verbal concern was raised by an adjacent office tenant:

Comment

Concern about the storage of vehicles from the adjacent automobile dealership on the vacant Torquay Mews property. The use is unsightly and is inappropriate for the office park environment.

Response

The commercial use of these lands is not permitted in the Business Employment designation and the owner has been advised that this use should cease, and By-law Enforcement has been advised about the use. The applicant has withdrawn their earlier request for a temporary use by-law to permit the continued storage of vehicles from the automobile dealership.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-6 and details of the current community uses are provided in Appendix I-7. Based on the comments received and the applicable Mississauga Plan policies the supplementary report will evaluate the following:

- Assessment of land use compatibility between the permitted uses in the “M1” zone and the proposed community uses.
- The appropriateness of the existing outdoor activity space for the day care within the landscape area.
- The existing use of the parking lot for the private school’s outdoor play space.
- The on-site traffic circulation and layout of the parking lot and the pick-up/drop-off area for the school and daycare needs.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain matters with respect to traffic circulation, outdoor play area and landscaping 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: All 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 Meadowvale Business Park Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 – Concept Plan
- Appendix I-6 - Agency Comments
- Appendix I-7 – Existing Uses
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Michael Crechiolo, Development Planner

Meadowvale First Baptist Church

File: OZ 06/005 W9

Site History

- 1978 - Office building is constructed.
- 2002 - Meadowvale First Baptist Church purchases the building and converts the building to accommodate a place of religious assembly, day care and private school.
- May 2002 - The Committee of Adjustment (File 'A' 256/02) approved a variance to permit the community uses on a temporary basis for a period of three years.
- May 2003 - Mississauga Plan, with the exception of certain policies that were appealed to the Ontario Municipal Board, came into full force and effect and continued to designate the property as Business Employment.
- August 2005 - The Committee of Adjustment (File 'A' 323/05) approved a variance to extend the permitted community uses on a temporary basis for a period of five years.
- April 2006 - Rezoning application received.
- August 2006 - Subject Rezoning application amended to request vehicle storage from the adjacent automobile dealership as a temporary use for a period of up to three years.
- October 2006 - Request to permit the vehicle storage as a temporary use is withdrawn by the applicant given Planning and Building Department concerns.



LEGEND:

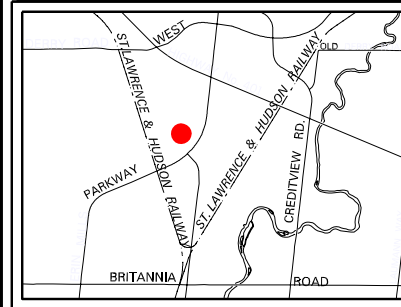


SUBJECT LAND

AERIAL PHOTO MARCH 2005



SUBJECT:
MEADOWVALE FIRST BAPTIST CHURCH



FILE NO:
 OZ 06005 W9
DWG. NO:
 06005A
SCALE:
 1:3000
PDC DATE:
 2006 12 05
DRAWN BY:
 N.A.

APPENDIX I-2

MISSISSAUGA
 Planning and Building

Produced by
 T&W, Geomatics



PART OF MEADOWVALE BUSINESS DISTRICT LAND USE MAP MEADOWVALE BUSINESS DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

- General Commercial
- Motor Vehicle Commercial
- Business Employment
- Industrial
- Open Space
- Greenbelt
- Parkway Belt West
- Utility
- Node Boundary

TRANSPORTATION LEGEND

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

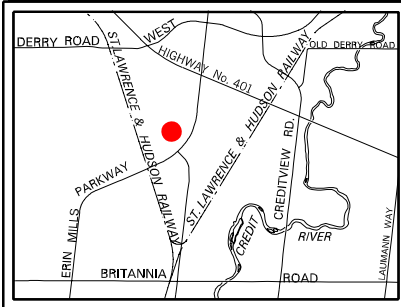
LAND USE LEGEND

- CP - City Park
- C - Community Park
- * - Existing Stormwater Management Facility
- * - Proposed Stormwater Management Facility
- - 1996 NEP2000 NEF Composite Noise Contours
- - Planning District

SUBJECT LANDS



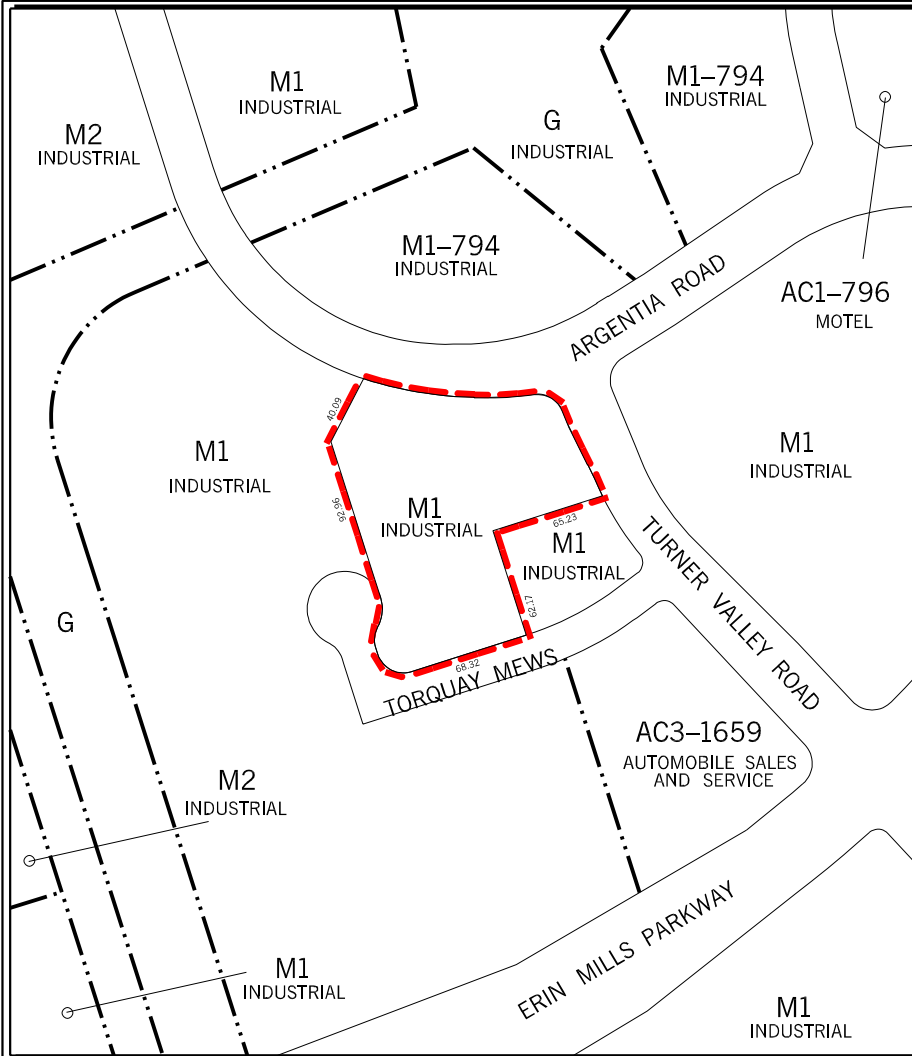
SUBJECT:
MEADOWVALE FIRST BAPTIST CHURCH



FILE NO: OZ 06/05 W9	APPENDIX I-3
DWG. NO: 06005L	
SCALE: NTS	
PDC DATE: 2006 12 05	
DRAWN BY: N.A.	

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



LEGEND:

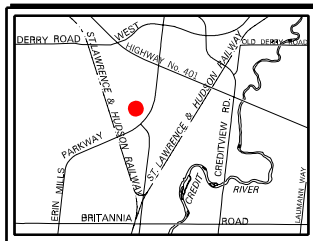


PROPOSED REZONING FROM 'M1' (INDUSTRIAL) TO 'M1-SPECIAL SECTION' (INDUSTRIAL) TO PERMIT A PLACE OF RELIGIOUS ASSEMBLY, PRIVATE SCHOOL, DAYCARE AND COMMERCIAL SCHOOL AS PERMITTED USES AND BUSINESS EMPLOYMENT USES.

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

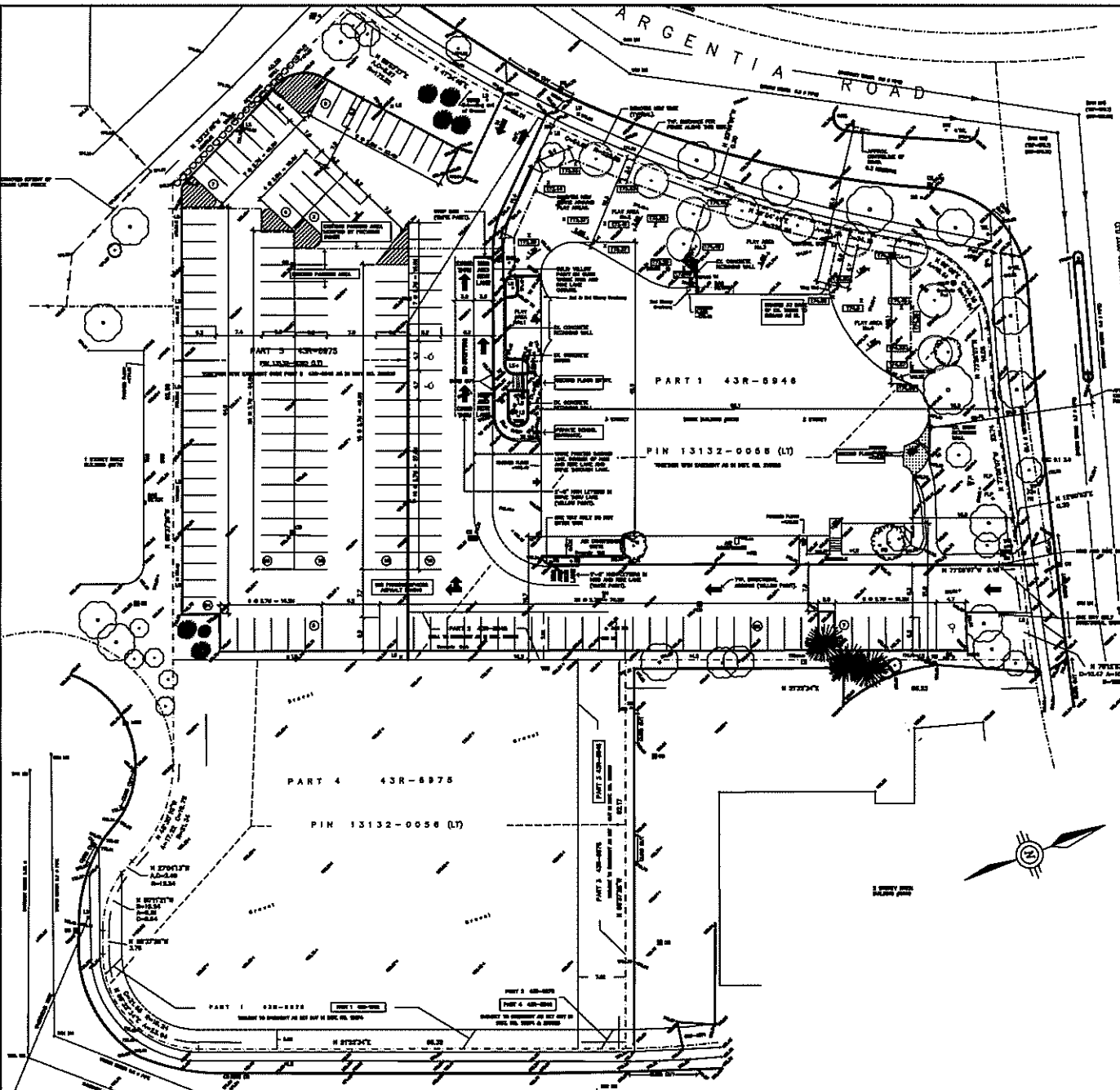


SUBJECT:
MEADOWVALE FIRST BAPTIST CHURCH



FILE NO:	OZ 06005 W9
DWG. NO:	06005R
SCALE:	1:3000
PDC DATE:	2006 12 05
DRAWN BY:	N.A.

APPENDIX 1-4



- LEGEND**
- ○ EXISTING TRICE TO ROAD
 - NEW TRICE
 - ◆ EXISTING DRIVEWAY/CURT FROM BUILDING

APPENDIX I-5

PROXIMITY DESCRIPTION

6200 Turner Valley Road
 Part of Block B replatted June 14-20 (formerly
 Town of Meadowdale) part of the City of Mississauga.
 Regional Municipality of Peel, one block east of
 Pine 13.5.5 and 8 Pine 43R-8975 and Part 1 & 2
 Part 43R-8948

Survey Information by:
 Paul S. Cunningham Incorporated
 Chartered Land Surveyors
 4200 Sheppard Avenue, E. #204
 Cummer, Ontario L3R 9Y4
 Tel: (905) 880-2497
 Fax: (905) 880-2019

ZONING INFORMATION

Zoning - R1
 Use - Church, Nursery School and Private School *

* Condition of Adjustment File #228,702

Site Area 12800 sq ft
Building Coverage 3200 sq ft
Pool Area 8243 sq ft
Open Area 4795 sq ft
Landscaped Area 3202.8 sq ft

Gross Floor Area 4795 sq ft (including)

Public Amenities

1. Place of religious assembly building
 Required - 27.1 spaces for each 100 sqm of area used building
 Usable Floor - 230 sq ft x 27.1 = 6234 - 68 parking spaces
 100

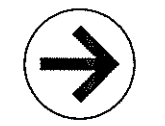
Required - 16.8 spaces for each 100 sqm of multi-purpose area

100 Usable Floor - 230 sq ft
 100 Usable Floor - 230 sq ft
 100 Usable Floor - 230 sq ft
 100 Usable Floor - 230 sq ft
 100 Usable Floor - 230 sq ft

2. Day Care Facility (Child Day)
 Required - 1 space for each staff member and one space for each
 worker available.
 20 staff - 20 parking spaces

3. PRIVATE SCHOOL FACILITY (Child Day)
 Required - 1 space per 100 sqm, for grades up to and including
 grade 8
 1000 sq ft x 1 - 11 parking spaces

Total Required 144 parking spaces
Total Provided 162 parking spaces including 2 barrier free.



Contractor must verify all dimensions on the
 Project Site and report any discrepancies
 before proceeding with work.
 This drawing is a part of the Contract
 Documents and is to be read in conjunction
 with other Contract Documents.
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 Rights Reserved.

Revision Record

No.	Description	Date
F	RE-BUILD FOR 200808	01/25/10
E	RE-BUILD FOR PERMIT	11/16/10
D	RE-BUILD FOR PERMIT	11/17/10
C	RE-BUILD FOR PERMIT	11/16/10
B	RE-BUILD FOR PERMIT	10/26/10
A	RE-BUILD FOR BLDG. PERMIT	09/29/10

ISSUE RECORD

OPENING ASSOCIATION
 OF ARCHITECTS
 4 BRUCE MERRILL
 LONDON
 ONTARIO

MEADOWVALE
 FIRST BAPTIST
 CHURCH

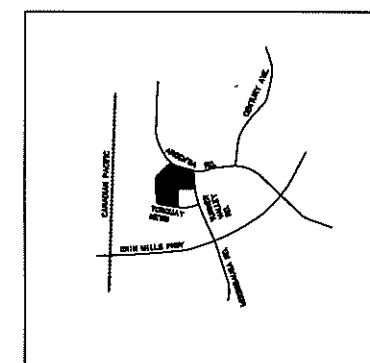


MEADOWVALE
 CHRISTIAN
 ACADEMY AND
 DAYCARE

6200 TURNER VALLEY RD.
 MISSISSAUGA, ONTARIO

Drawn By: PJL
 Check By: JBR
 Date: 1/20/10

SITE PLAN



KEYPLAN
 1:240,000

Meadowvale First Baptist Church**File: OZ 06/005 W9****Agency Comments**

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

Agency / Comment Date	Comment
City Transportation and Works Department (September 21, 2006)	The applicant has provided on-site traffic circulation details which are currently being reviewed by staff. In addition, the applicant is to provide an updated Acoustical Report for review. Comments on the above will be finalized prior to the preparation of a Supplementary Report.
City Community Services Department – Planning, Development and Business Services Division (April 28, 2006)	Prior to by-law enactment, a cash contribution for street tree planting on Turner Valley Road will be required.
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: <ul style="list-style-type: none"> • Region of Peel • Greater Toronto Airports Authority • Enersource Hydro Mississauga • Traffic Safety Council • City Economic Development Office • City Fire and Emergency Services
	The following City Departments and external agencies were circulated the applications but provided no comments: <ul style="list-style-type: none"> • Hydro One Networks • CP Rail

Meadowvale First Baptist Church

File: OZ 06/005 W9

Existing Uses within the Building

	Region of Peel LINC Program	Church	Day Care	Private School
Location	Ground Floor	Ground Floor	Second Floor	Third Floor
Enrollment	70	NA	130	120
Maximum Capacity		220	170 (License)	200 (Note: Committee of Adjustment placed an upper limit of 180 students)
Number of Staff	9	NA	25 to 38	9
Hours of Operation	9 a.m. to 4:30 p.m. Monday–Friday	<i>Prayer time:</i> 6:30 to 7:30 a.m. Monday–Friday <i>Fellowship Meeting:</i> 6 p.m. to 8 p.m. Friday <i>Sunday School and Services</i> 10 a.m. to 1:30 p.m.	7 a.m. to 6 p.m. Monday – Friday	<i>Before school program:</i> 7 a.m to 9a.m. <i>School hours:</i> 9 a.m. to 3:30 p.m. <i>After school program:</i> 3:30 p.m. to 6 p.m.
Bussing	NA	NA	NA	22 children bussed to location.

GENERAL CONTEXT MAP

OZ 06005 W9

APPENDIX 1-8

