



Corporate Report

Clerk's Files

Originator's
Files OZ 08/011 W 6

DATE: February 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 2, 2009

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Official Plan Amendment and Rezoning Applications
To permit a medical office within the existing building with a
maximum of two medical practitioners and a maximum of four
additional staff
5400 Creditview Road
Part of Lot 1, Registered Plan A-15
West side of Creditview Road, south of Bristol Road and north
of Carolyn Road
Owner: 1761887 Ontario Inc.
Applicant: Weston Consulting Group Inc.
Bill 51

Public Meeting **Ward 6**

RECOMMENDATION: That the Report dated February 10, 2009, from the Commissioner of Planning and Building regarding the application under file OZ 08/011 W6 to amend the Official Plan from "Residential – Low Density I" to "Residential – Low Density I – Special Site" and to change the Zoning of By-law 0225-2007 from "R3" (Detached Dwelling) to "R3-Exception" (Detached Dwelling) to permit a medical office within the existing building with a maximum of two medical practitioners and a maximum of four additional staff, 1761887 Ontario Inc., 5400 Creditview Road, be received for information.

BACKGROUND:

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

A site plan application has also been submitted to deal with the proposed changes to landscaping and parking. It should be noted that no building alterations are proposed (except interior modifications to accommodate a medical office).

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	June 27, 2008 (deemed complete August 11, 2008)
Existing Gross Floor Area:	174.7 m ² (1,880 sq. ft.)
Height:	1 storey
Lot Coverage:	11.1%
Landscaped Area:	55.7 %
Parking Required:	11 spaces (6.5 spaces per 100 m ²) of which 1 parking space is required for persons with disabilities
Parking Provided:	13 spaces (6.5 spaces per 100 m ²) (11 surface spaces plus 2 spaces in the garage) including 1 parking space for persons with disabilities
Supporting Documents:	Planning Justification Report; Functional Servicing Report; Slope Stability Review.

Site Characteristics	
Frontage:	18.5 m (60.7 ft.)
Depth:	approximately 75 m (246 ft.)
Net Lot Area:	0.157 ha (0.388 ac.)
Existing Use:	vacant dwelling

Neighbourhood Context

The subject property is located on the west side of Creditview Road, south of Bristol Road and north of Carolyn Road. The surrounding area is predominantly residential with commercial uses located further north at the northwest and southeast corners of Bristol Road and Creditview Road.

On the west side of Creditview Road, south of Carolyn Road, two detached dwellings have been converted to other uses. There is a veterinary clinic (permitted under By-law 0225-2007 via an Exception Zone) and dental office (permitted by temporary minor variance).

The grade of the subject site is higher at the rear (west) where the existing building is situated, with the front yard at a slightly lower elevation. Southwest of the site there is a slope towards a creek south of the subject lands. There are a few existing trees within the front yard of the property.

The surrounding land uses are described as follows:

North: Detached dwellings.

East: Townhouse and detached dwellings, Carolyn Creek greenbelt.

South: Detached dwellings and greenbelt.

West: Detached dwellings.

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

"Residential - Low Density I" which permits detached and semi-detached dwellings to a maximum density of 17 units per net residential hectare (6.8 units per net residential acre).

The proposal is not in conformity with the "Residential – Low Density I" land use designation. While an accessory office for physicians, dentists, health professionals, and drugless practitioners is permitted in their principal private residence, this proposal is solely for a medical office with no residing physician. An Official Plan Amendment is proposed to permit a medical office within the existing building.

Criteria for Site Specific Official Plan Amendments

Section 5.3.2 of Mississauga Plan contains criteria which requires an applicant to submit satisfactory planning reports to demonstrate the rationale for the proposed amendment as follows:

- the proposal would not adversely impact or destabilize the following: the overall intent, goals and objectives of the Official Plan; and the development and functioning of the remaining lands which have the same designation, or neighbouring lands;
- the proposed land use is suitable for the proposed uses, and compatible with existing and future uses of surrounding lands;
- there is adequate infrastructure and community services to support the proposed development.

The Urban Design policies of the Official Plan are also applicable in the review of these applications including:

Section 3.18.2.4

Building and site design will be compatible with site conditions, the surrounding context, features and surrounding landscape and the intended character of the area.

Section 3.18.2.6

Building, landscaping and site design will minimize the effects of noise, unattractive views, other negative impacts and will buffer adjacent land uses.

Existing Zoning

"R3" (Detached Dwelling), which permits detached dwellings on lots with minimum frontages of 15 m (49ft.), and a minimum lot area of 550 m² (5,920 sq.ft.).

Proposed Zoning By-law Amendment

"R3-Exception" (Detached Dwelling) to permit a medical office within the existing building with a maximum of two medical practitioners and a maximum of four additional staff.

The exception zone is proposed to recognize the maximum gross floor area allowed for the medical office to be 174.7 m² (1,880 sq.ft.) and a 5 m (16.4 ft.) setback from the stable slope.

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 the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

- the identification of any sustainable green technology to be used in the proposed development;
- ensure the proposed land use will be compatible with surrounding lands; and,
- ensure that any parking within the front yard can be sufficiently screened to mitigate any impacts on neighbouring properties.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering matters regarding stormwater management, grading, and hoarding which will require the applicant to enter into the appropriate agreements with the City. In addition, the following requirements must be satisfied:

- provision of an updated Functional Servicing Report and Stormwater Management Plan; and,
- dedication of a road allowance widening of approximately 2 m (6.5 ft.) along the Creditview Road frontage to the City of Mississauga.

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 these applications.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of East Credit District Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 – Site Plan
- Appendix I-6 – Architectural Rendering
- Appendix I-7 - Agency Comments
- Appendix I-8 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

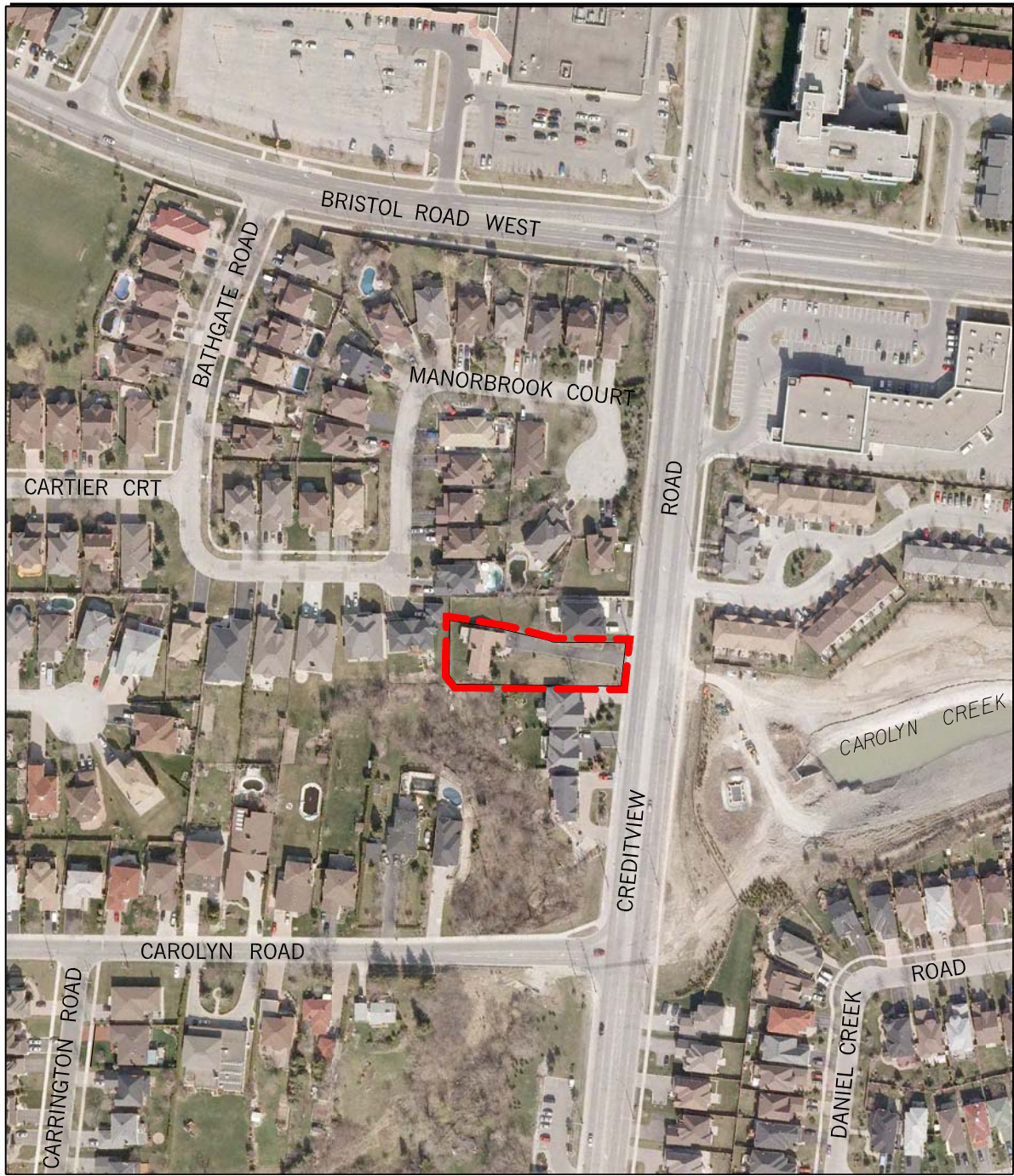
Prepared By: Jonathan Famme, Development Planner

1761887 Ontario Inc.


File: OZ 08/011 W6

Site History


- March 28, 2002 – Consent application approved by Committee of Adjustment to sever the subject lands, creating the lot immediately to the north of the subject site at 5408 Creditview Road (B-014/02).
- May 5, 2003 – Mississauga Plan and the East Credit District policies came into force.
- February 14, 2007 – Development Application Review Committee (DARC) meeting to discuss preliminary proposal for a medical office for the subject lands.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed.
- June 27, 2008 – Subject Official Plan Amendment and Rezoning applications submitted (OZ 08/011 W6) and associated Site Plan Application submitted (SP 08/129 W6).



LEGEND:

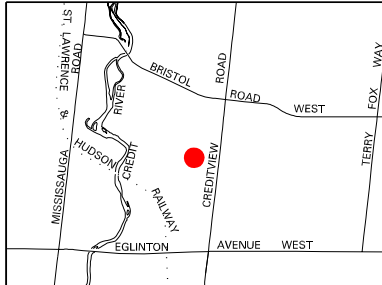
**SUBJECT LANDS**

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



SUBJECT:

WESTON CONSULTING GROUP INC



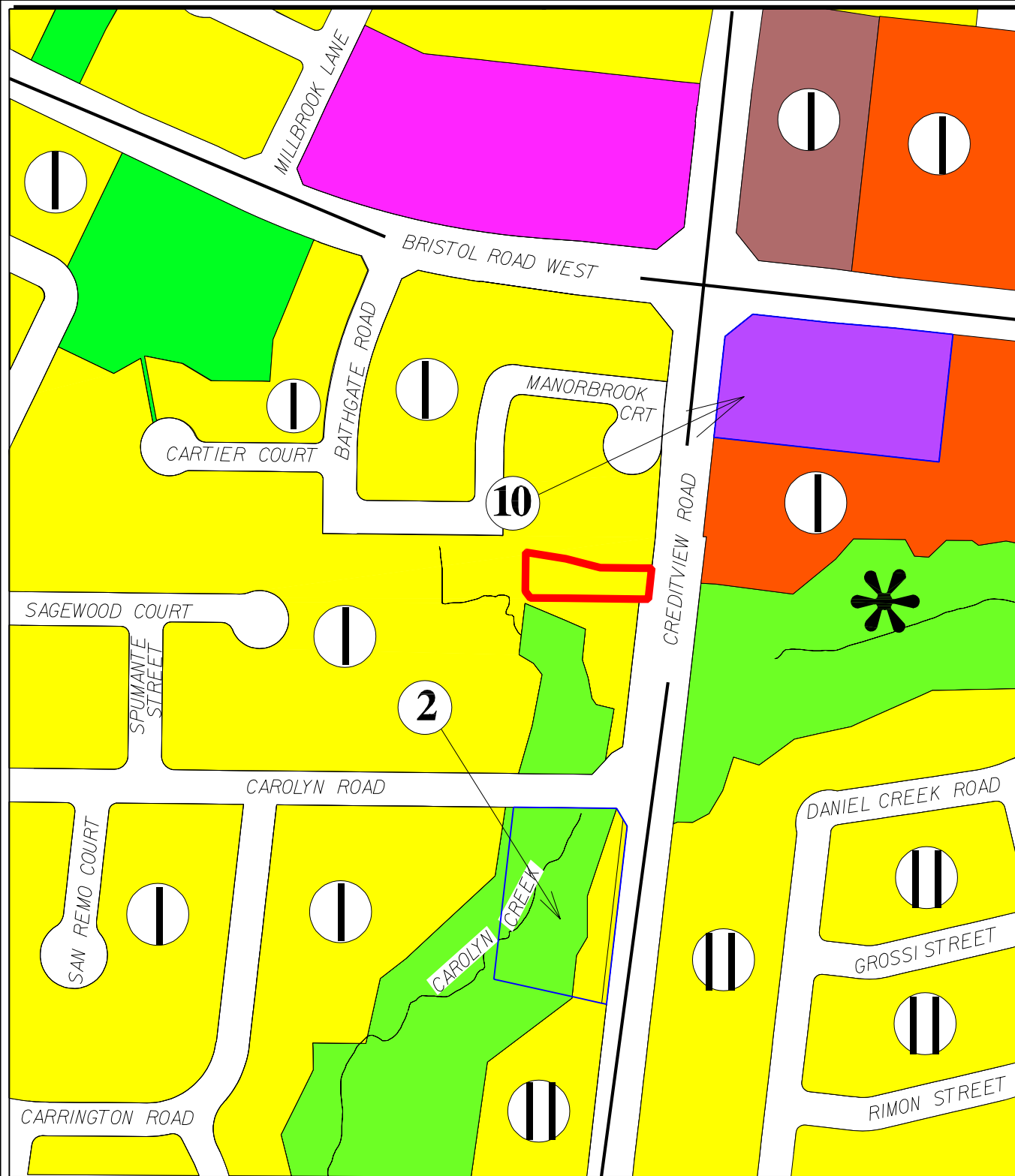
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DWG. NO:	08011A
SCALE:	1:2500
PDC DATE:	2009/03/02
DRAWN BY:	R. DICOSOLA B. KRUGER

MISSISSAUGA
Planning and Building

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APPENDIX 1-2

DESIGN FILE



PART OF EAST CREDIT DISTRICT LAND USE MAP

EAST CREDIT DISTRICT POLICIES OF MISSISSAUGA PLAN

LAND USE DESIGNATIONS

- Residential – Low Density I
- Residential – Low Density II
- Residential – Medium Density I
- Residential – High Density I
- General Commercial
- Convenience Commercial
- Motor Vehicle Commercial
- Business Employment
- Public Open Space
- Private Open Space
- Greenbelt
- Parkway Belt West

TRANSPORTATION LEGEND

- Provincial Highway and Interchange
- Arterial
- Major Collector
- Major Collector (Scenic Route)
- Minor Collector
- Local Road
- Existing Commuter Rail
- GO Transit Station
- Bus Rapid Transit Corridor
- Bus Rapid Transit Station
- Major Transit Corridor

LAND USE LEGEND

- LBPIA Operating Area Boundary – See Aircraft Noise Policies
- Lands Exempt From LBPIA Operating Area
 - Cem – Cemetery
 - Golf Course
 - Existing Stormwater Management Facility
- 1996 NEP/2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

SUBJECT LANDS

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FILE NO:
OZ 08/011 W6

DWG. NO:
08005L

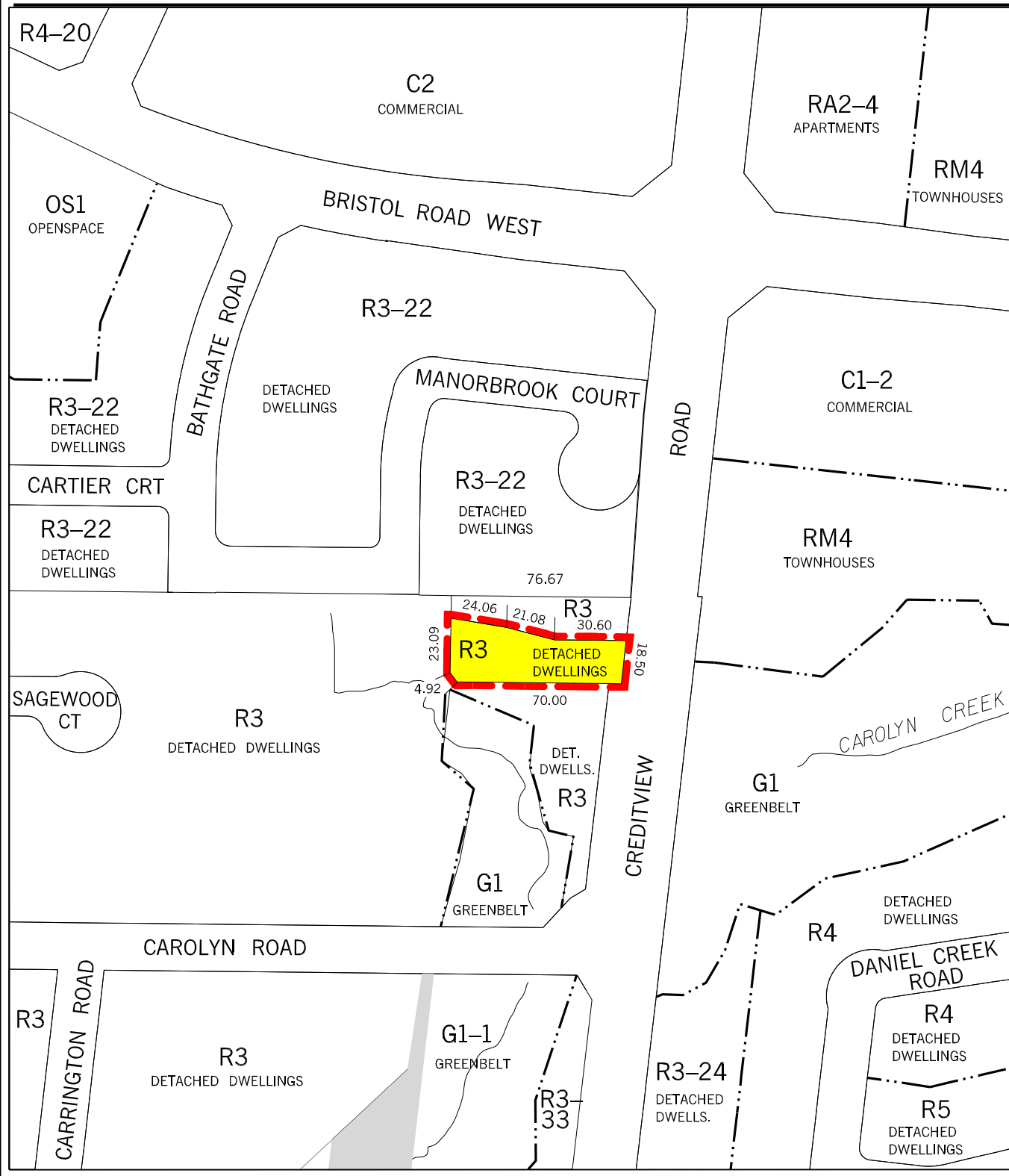
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PDC DATE:
2009/03/02

DRAWN BY:
**R. DICOSOLA
B. KRUGER**

APPENDIX I-3

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LEGEND:



PROPOSED OFFICIAL PLAN AMENDMENT FROM "RESIDENTIAL LOW DENSITY 1" TO "RESIDENTIAL LOW DENSITY 1- SPECIAL SITE", AND PROPOSED REZONING FROM "R3" (DETACHED DWELLING) TO "R3 - EXCEPTION" (DETACHED DWELLING) TO PERMIT A MEDICAL OFFICE WITHIN THE EXISTING BUILDING.



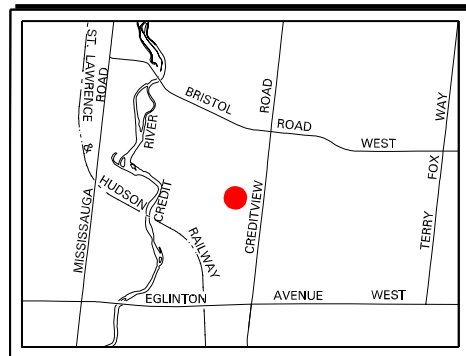
GREENBELT OVERLAY

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



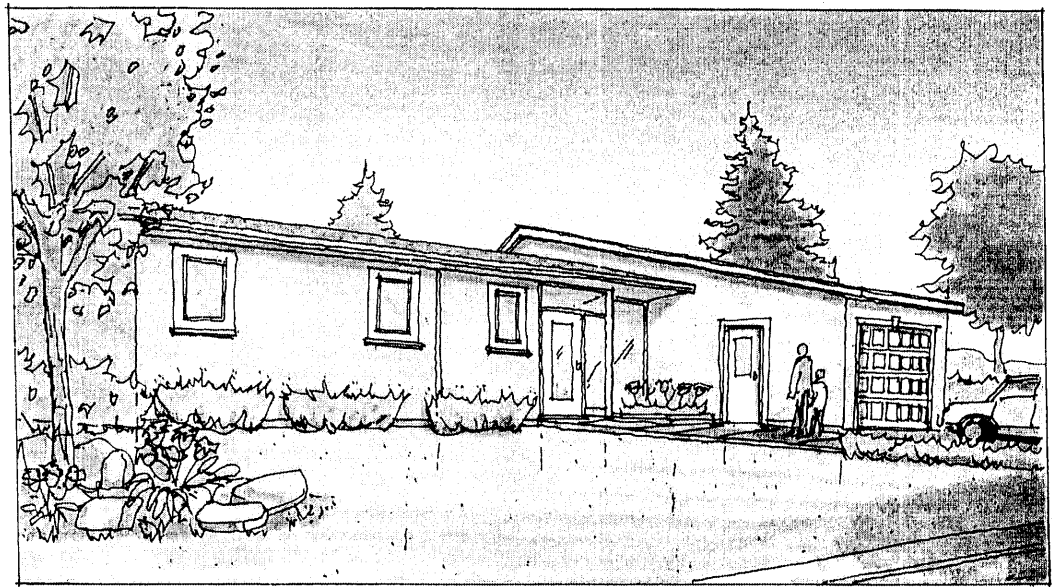
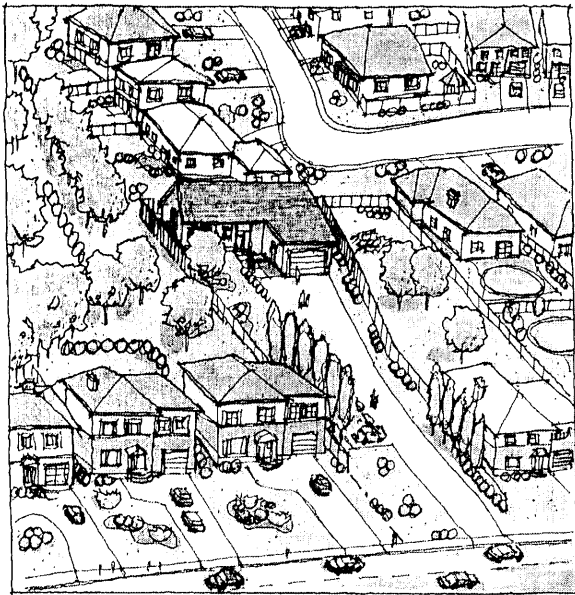
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08011R
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1:2500
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2009/03/02
DRAWN BY:
R. DICOSOLA
B. KRUGER

APPENDIX I-4



BARRY GOLDMAN ARCHITECT B. ARCH. OAA
 12 BOWMAN STREET
 TORONTO ON, M4X 1T9

1761887 Ontario Inc.

File:OZ 08/011 W6

Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (August 2008)	<p>The Functional Servicing Report and Stormwater Management Plan is being reviewed and comments will be provided upon completion of the review.</p> <p>Detailed comments will be provided through the associated site plan application under file SP 08/129 W6.</p>
City Community Services Department – Fire and Emergency Services (January 5, 2009)	Fire has reviewed the applications 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 (December 16, 2008)	<p>The applicant is required to update the supporting Functional Servicing and Stormwater Management Plan and resubmit for review and approval.</p> <p>Comments on the above will be finalized prior to the preparation of the Supplementary Report.</p>
Credit Valley Conservation Authority (November 21, 2008)	<p>The Slope Stability Review prepared by Terraprobe Ltd. dated June 9, 2008 accurately defines the stable slope limit.</p> <p>The proposed by-law text and schedule is satisfactory to CVC and appropriately identifies the 5 metre (16.4 ft.) setback to the stable slope limit. Provided this by-law is implemented, CVC has no further concerns with the proposed OPA, Rezoning, or Site Plan applications.</p> <p>A CVC permit will not be required.</p>
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"> - Community Services; - Economic Development; - Greater Toronto Airport Authority; - Enersource Hydro Mississauga; - Enbridge Gas Distribution Inc.; and, - Canada Post.

1761887 Ontario Inc.**File:OZ 08/011 W6**

Agency / Comment Date	Comment
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none">- Development Services;- Realty Services;- Policy Division;- Bell Canada; and,- Rogers Cable.

