



# Corporate Report

Clerk's Files

Originator's  
Files OZ 11/011 W6

**PDC** JUN 11 2012

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**DATE:** May 22, 2012

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 11, 2012

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Official Plan Amendment and Rezoning Applications**  
**To permit a dental office in a residential dwelling, with one**  
**resident dentist, one non-resident dentist and a maximum of**  
**three employees**  
**5306 Creditview Road**  
**West side of Creditview Road, south of Carolyn Road**  
**Owner: Navin and Vandana Ratra**  
**Applicant: Weston Consulting Group Inc.**  
**Bill 51**

**Public Meeting**

**Ward 6**

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**RECOMMENDATION:** That the Report dated May 22, 2012, from the Commissioner of Planning and Building regarding the application to amend the Official Plan from "Residential – Low Density II" and "Greenbelt" to "Residential Low Density II – Special Site" and "Greenbelt", as amended, and to change the Zoning from "R3" (Detached Dwelling) to "R3 – Exception" (Detached Dwelling) and "G1" (Greenbelt), to permit a dental office in a residential dwelling, with one resident dentist, one non-resident dentist and a maximum of three employees under file OZ 11/011 W6, Navin and Vandana Ratra, 5306 Creditview Road, be received for information.

**REPORT****HIGHLIGHTS:**

- No community comments have been received to date.
- Agency comments are outlined, including the requirement that the lands below the top of bank are to be dedicated to the City to allow for connection and enhancement of the greenbelt system.
- Prior to the preparation of the Supplementary Report and staff recommendation, the following issues will be addressed: the appropriateness of the application; the dedication of the greenbelt lands and an updated Functional Servicing Report.

**BACKGROUND:**

The above-noted applications have been circulated for technical comments. A community meeting has not been held. A site plan application has also been submitted under file SP 11/133 W6.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

**COMMENTS:**

Details of the proposal are as follows:

<b>Development Proposal</b>	
Applications submitted:	August 5, 2011 (Deemed Complete September 6, 2011)
Existing Gross Floor Area:	182 m <sup>2</sup> (1,960 sq. ft.)
Proposed Residential Gross Floor Area:	254 m <sup>2</sup> (2,734 sq. ft.)
Proposed Dental Clinic Gross Floor Area:	130 m <sup>2</sup> (1,399 sq. ft.)
Total Proposed Gross Floor Area	384 m <sup>2</sup> (4,134 sq. ft.)
Lot Coverage:	7.8%
Floor Space Index:	0.12
Landscaped Area:	82% 2,723 m <sup>2</sup> (29,310 sq. ft.)

<b>Development Proposal</b>	
Number of units:	1
Anticipated Population:	3.382* *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:	10 spaces (Residential – 2 spaces per unit; Medical Office – 6.5 spaces per 100 m <sup>2</sup> = 8 spaces)
Parking Provided:	10 spaces
Supporting Documents:	<ul style="list-style-type: none"> <li>- Site Plan and Elevations;</li> <li>- Site Servicing and Grading Plan;</li> <li>- Planning Justification Report;</li> <li>- Functional Storm Drainage Report;</li> <li>- Noise Impact Study;</li> </ul>

<b>Site Characteristics</b>	
Frontage:	28.30 m (92.85 ft.)
Depth:	86.79 m (284.74 ft.)
Net Lot Area:	0.33 ha (0.81 ac.)
Existing Use:	Non-conforming dental clinic

As a result of an outstanding issue relating to the dedication of Greenbelt lands, the above statistics may change based upon revised property limits. Updated statistics will be provided in the Supplementary Report.

Additional information is provided in Appendices I-1 to I-9.

### **Neighbourhood Context**

The subject property is located in a predominantly residential neighbourhood comprised of detached dwellings, save for a veterinary clinic immediately north, and two commercial plazas, an apartment building and townhouse development further north at Bristol Road West. The subject lands are currently occupied by a

detached dwelling which is also being used for a non-conforming dental clinic. The front yard has been paved to accommodate parking with very little landscaping. There is a large rear yard that is landscaped and slopes downwards into Carolyn Creek which also traverses the subject site. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

North: veterinary clinic, Carolyn Road

East: detached dwellings

South: detached dwellings

West: Carolyn Creek, detached dwellings

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

**"Residential Low Density II"** which permits detached, semi-detached and street townhouse dwellings, within a density range of 18-30 units per net residential hectare (44-74 units per net residential acre). The general policies of the Plan permit only accessory offices for physicians, dentists, health professionals, and drugless practitioners in their principal private residences within Residential designations.

**"Greenbelt"** which permits conservation, flood and erosion works, uses which complement the principal conservation functions, passive recreation activities, accessory facilities which are passive, nonstructural and do not adversely affect the floodplain, and existing legal non-conforming facilities, buildings and structures.

The proposal for a dental clinic with additional non-resident staff is not in conformity with the land use designations and therefore a site specific amendment is proposed.

There are other policies in the Official Plan which also are applicable in the review of these applications relating to built

form, context, site design and greenbelt. These are outlined in Appendix I-8.

#### 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 lands are 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.

#### New Mississauga Official Plan

Mississauga Official Plan was adopted by City Council on September 29, 2010. Until the new Mississauga Official Plan is approved by the Region of Peel and comes into force, Mississauga Plan continues to be in effect. While the existing Official Plan is the plan of record against which the applications are being reviewed, regard should also be given to the new Mississauga Official Plan. Under the new Mississauga Official Plan, the subject lands are designated "**Residential Low Density II**" and "**Greenbelt**". The proposed dental office in a residential dwelling with additional non-resident employees does not conform with the land use designations contained in the new Mississauga Official Plan and associated policies.

The timing of the approval of the proposed site specific official plan amendment may be affected by the approval of the new Mississauga Official Plan and any potential appeals. A recommendation will be included in the Supplementary Report to address the status of the new Mississauga Official Plan.

### **Proposed Official Plan Designation and Policies**

**"Residential Low Density II – Special Site"** to permit an accessory medical office for two physicians, dentists, health professionals, or drugless practitioners within the principal private residence of one of the physicians, dentists, health professionals, or drugless practitioners.

**"Greenbelt"** as amended, to be adjusted to the limits staked and defined by the City and the Credit Valley Conservation Authority.

### **Existing Zoning**

**"R3" (Detached Dwelling)**, which permits detached dwellings with minimum frontages of 15 metres (49 ft.).

### **Proposed Zoning By-law Amendment**

As part of the rezoning, the applicant is proposing that the following be applied:

**"R3 - Exception" (Detached Dwelling)**, which would permit the same as the above, but add a site specific exception to permit the following:

- a medical office-restricted in a detached dwelling;
- maximum of one resident physician, dentist, drugless practitioner or health professional and one non-resident physician, dentist, drugless practitioner or health professional;
- maximum of three additional employees;
- maximum gross floor area of the dental clinic to be 130 m<sup>2</sup> (1,400 sq. ft.);
- minimum aisle width of 6 m (19.69 ft.)

**"G1" (Greenbelt)**, which would apply to the lands below the staked top-of-bank at the rear of the building, and only permit natural heritage features and areas of conservation, flood control, stormwater management, and erosion management.

## **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 appropriateness of the proposed applications;
- as the subject lands are traversed by Carolyn Creek and the associated floodplain and valley slope, the lands below top of bank are to be dedicated to the City to allow for connection and enhancement of the City owned greenbelt system consistent with the lands to the north, west and southwest and the Official Plan;
- provision of an updated Functional Servicing Report to evaluate the impacts of the proposed drainage system.

## **OTHER INFORMATION**

### **Development Requirements**

In conjunction with the proposed development there are certain other engineering and conservation matters which will require the applicant to enter into appropriate agreements with the City.

### **FINANCIAL IMPACT:**

Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

**CONCLUSION:**

Most agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding 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: Concept Plan  
Appendix I-6: Elevations  
Appendix I-7: Agency Comments  
Appendix I-8: Official Plan Policy Excerpts  
Appendix I-9: General Context Map

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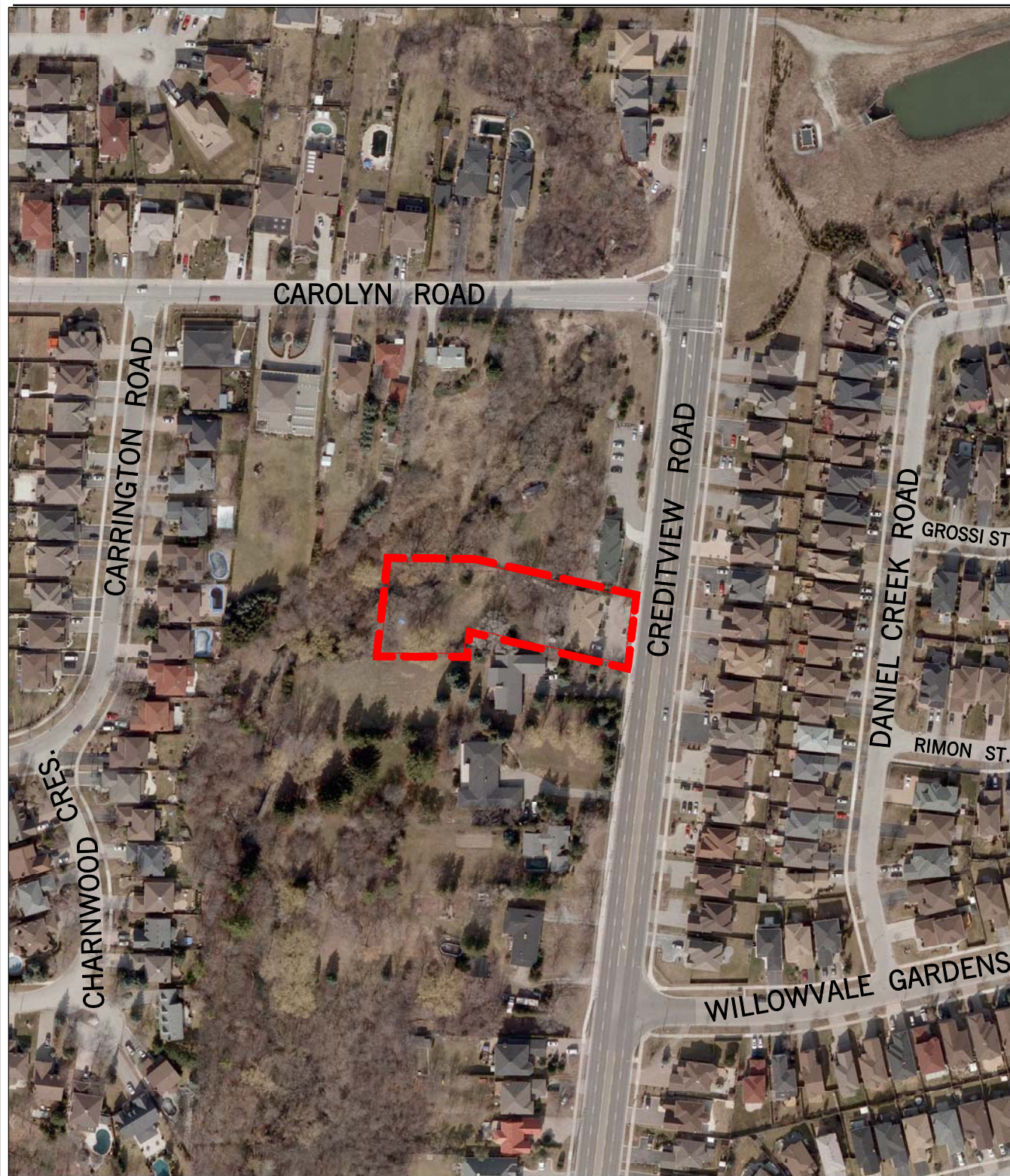
Edward R. Sajecki  
Commissioner of Planning and Building

Prepared By: Jonathan Famme, Development Planner



### Site History

- May 5, 2003 – East Credit District Policies of Mississauga Plan approved by the Region of Peel subject to appeals, which designated the subject lands "Residential – Low Density II" and "Greenbelt".
- March 22, 2007 – Minor Variance application A-78/07 to permit the existing dental office located within the dentist's principal private residence to increase the total number of staff to three (3) (a dental assistant, receptionist, and part time dental hygienist) and permit six (6) tandem parking spaces on site; whereas By-law 5500, as amended, permits one (1) dentist and one (1) staff member and only permits four (4) tandem parking spaces, was approved for a temporary period of five (5) years to expire and terminate on or before April 30, 2012 subject to the following condition: The Committee shall be in receipt of a letter from the Planning and Building Department and an accompanying revised Site Plan indicating that the total amount of landscaped area at the front of the property has been increased in order that a maximum driveway width of 6.00 m (19.69 ft.) is provided for the driveway in front of the dwelling.
- June 20, 2007 – Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed, the provisions of the new By-law apply. The subject lands are zoned "R3" (Detached Dwelling).



**LEGEND:**



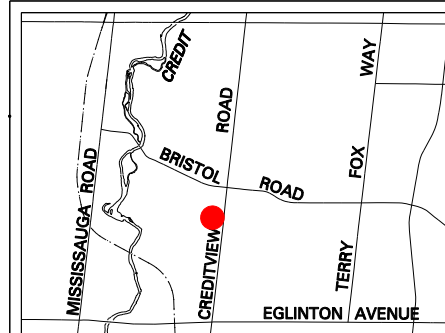
**SUBJECT LANDS**

**DATE OF AERIAL PHOTO: SPRING 2011**



**SUBJECT:**

**NAVIN AND VANDANA RATRA**



**FILE NO:**

**OZ 11/011 W6**

**DWG. NO:**

**11011A**

**SCALE:**

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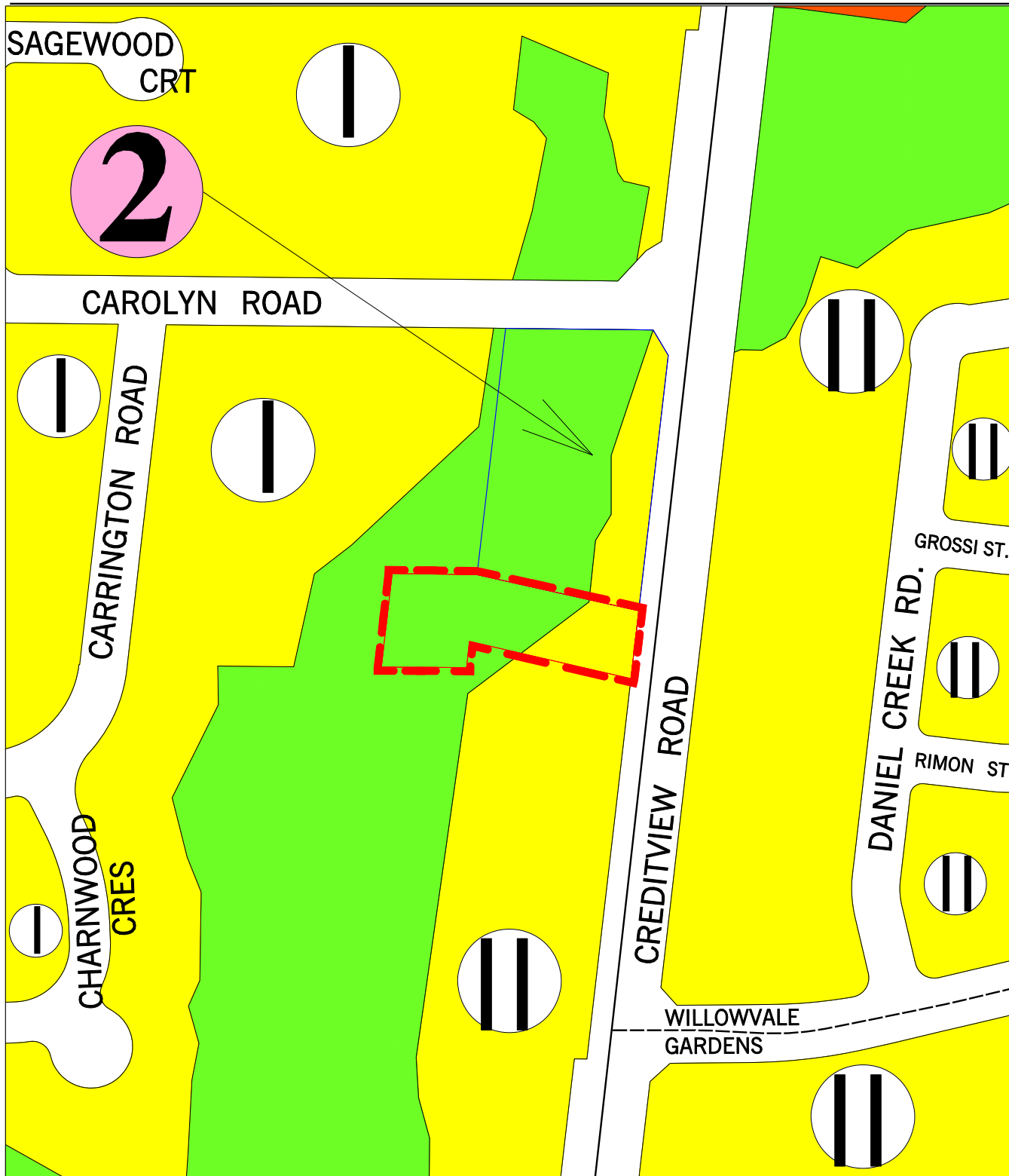
**PDC DATE:**

**2012/06/11**

**DRAWN BY:**

**A.SHAH**

**APPENDIX I-2**



## 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 Retail Commercial
- Convenience Retail 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

*Amendment No. 95 Appealed to the Ontario Municipal Board.  
Removing Eglinton Avenue as a Major Transit Corridor*

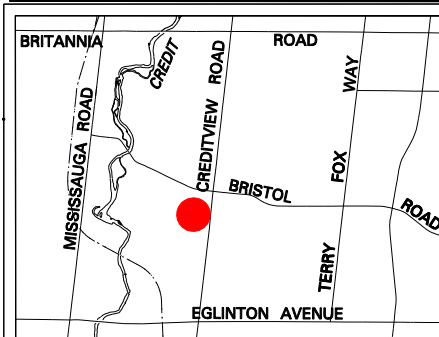
### LAND USE LEGEND

- LBPIA Operating Area Boundary - See Aircraft Noise Policies
- Lands Exempt From LBPIA Operating Area
- Cem - Cemetery
- Golf Course
- Existing Stormwater Management Facility
- 1996 NEP2000 NEF Composite Noise Contours
- Planning District
- Special Site Areas (See Special Site Policies)

**SUBJECT LANDS**



**SUBJECT:**  
**NAVIN AND VANDANA RATRA**



**FILE NO:**  
**OZ 11/011 W6**

**DWG. NO:**  
**11011L**

**SCALE:**  
**1:3500**

**PDC DATE:**  
**2012/06/11**

**DRAWN BY:**  
**A.SHAH**

**APPENDIX 1-3**

**MISSISSAUGA**  
Planning and Building

*Produced by*  
**T&W, Geomatics**



SAGEWOOD  
CRT.

R3  
DETACHED DWELLINGS

G1  
GREENBELT

G1  
GREENBELT

CAROLYN ROAD

R3  
DETACHED DWELLINGS

CARRINGTON ROAD

R3  
DETACHED DWELLINGS

R3

G1-1  
GREENBELT

R3-33

VETERINARY CLINIC

G1  
GREENBELT

R3

R3

CREDITVIEW ROAD

R3-24  
DETACHED DWELLINGS

DETACHED DWELLINGS

R4

DANIEL CREEK ROAD

GROSSI ST.

R4  
DETACHED DWELLINGS

R5  
DETACHED DWELLINGS

R5  
DETACHED DWELLINGS

RIMON ST.

R5

R4  
DETACHED DWELLINGS

WILLOWVALE GARDENS

R3-24  
DETACHED DWELLINGS

R4  
DETACHED DWELLINGS

R3  
DETACHED DWELLINGS

G1  
GREENBELT

R3  
DETACHED DWELLINGS

CHARNWOOD  
CRES.

LEGEND:



SUBJECT LANDS

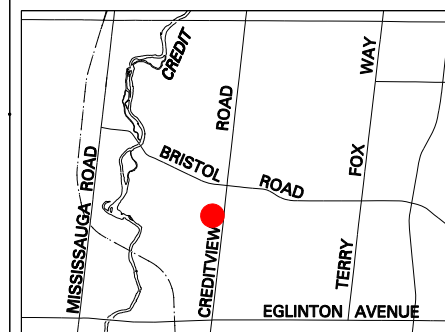
PROPOSAL TO AMEND THE OFFICIAL PLAN FROM "RESIDENTIAL-LOW DENSITY II" AND "GREENBELT" TO "RESIDENTIAL LOW DENSITY II-SPECIAL SITE" AND "GREENBELT" AS AMENDED AND TO CHANGE THE ZONING FROM "R3" (DETACHED DWELLING) TO "R3-EXCEPTION" (DETACHED DWELLING) AND "G1" (GREENBELT), TO PERMIT A DENTAL OFFICE IN A RESIDENTIAL DWELLING, WITH ONE RESIDENT DENTIST, ONE NON-RESIDENT DENTIST AND A MAXIMUM OF THREE EMPLOYEES.

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



SUBJECT:

NAVIN AND VANDANA RATRA



FILE NO:

OZ 11/011 W6

DWG. NO:

11011R

SCALE:

1:2500

PDC DATE:

2012/06/11

DRAWN BY:

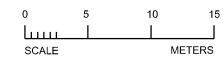
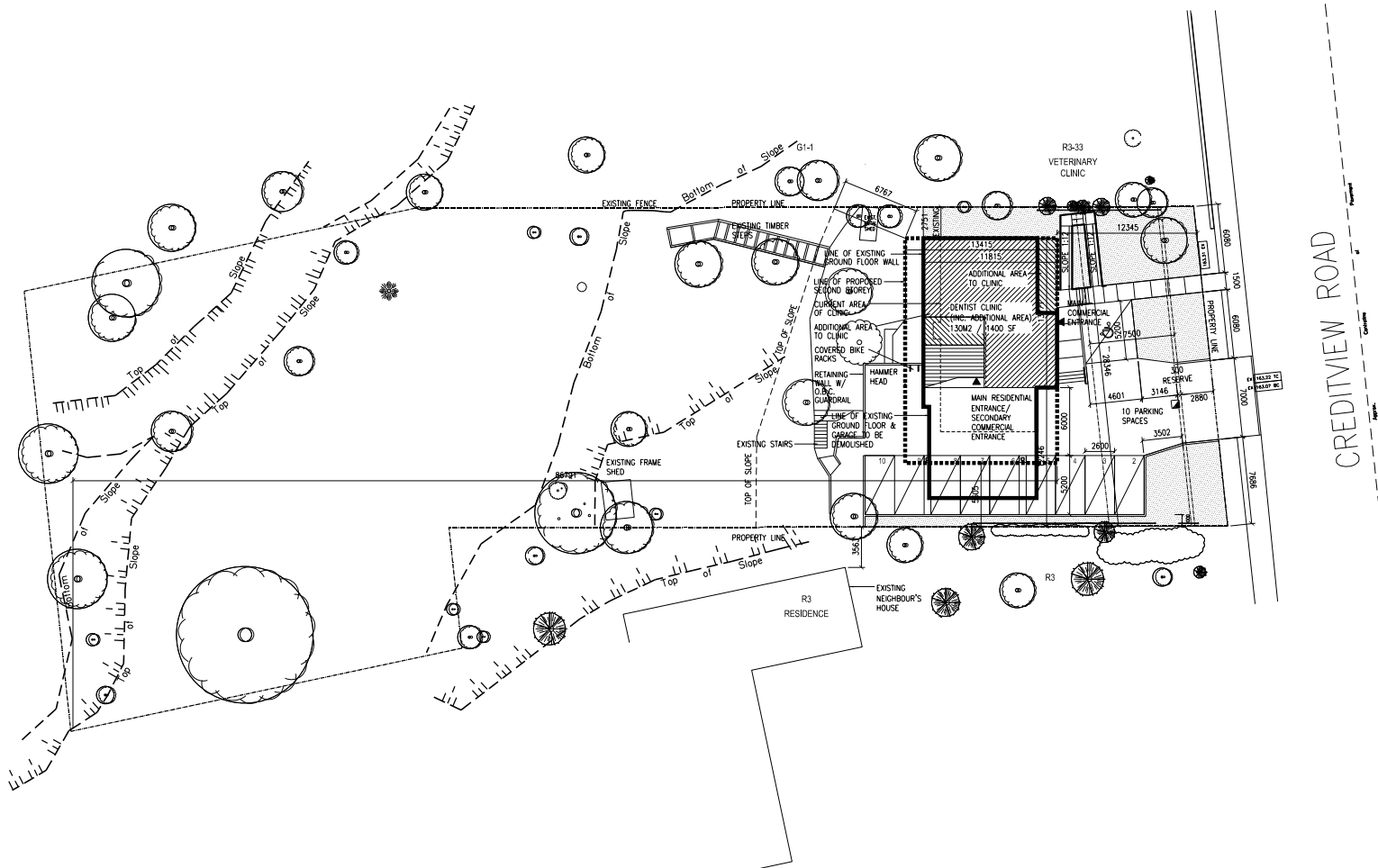
A.SHAH

APPENDIX I-4

**MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

# CONCEPT PLAN

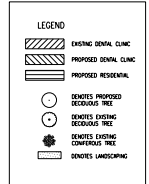


SITE PLAN  
5306 CREDITVIEW ROAD  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

**WESTON CONSULTING GROUP INC.**

**Teeple Architects**

5 CAMDEN STREET TORONTO, ONTARIO  
416-598-0554-TEL INFO@TEEPLEARCH.COM FAX-416-598-1705



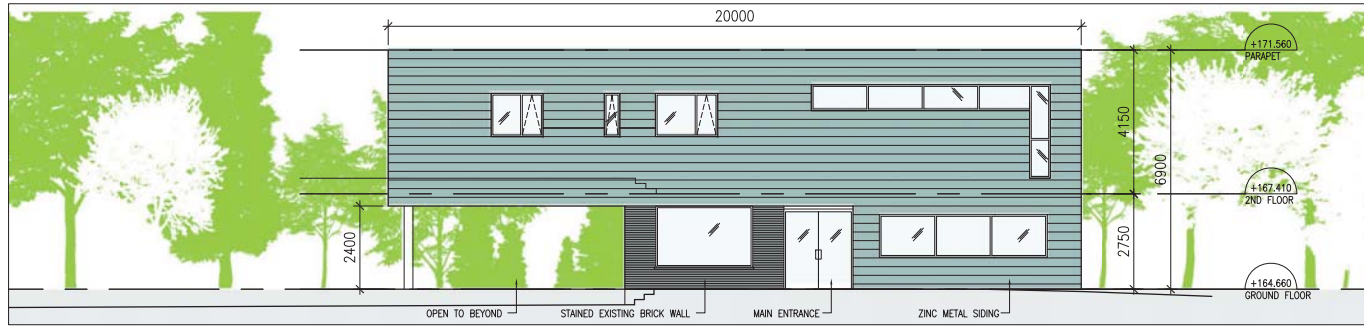
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REVISIONS LIST	

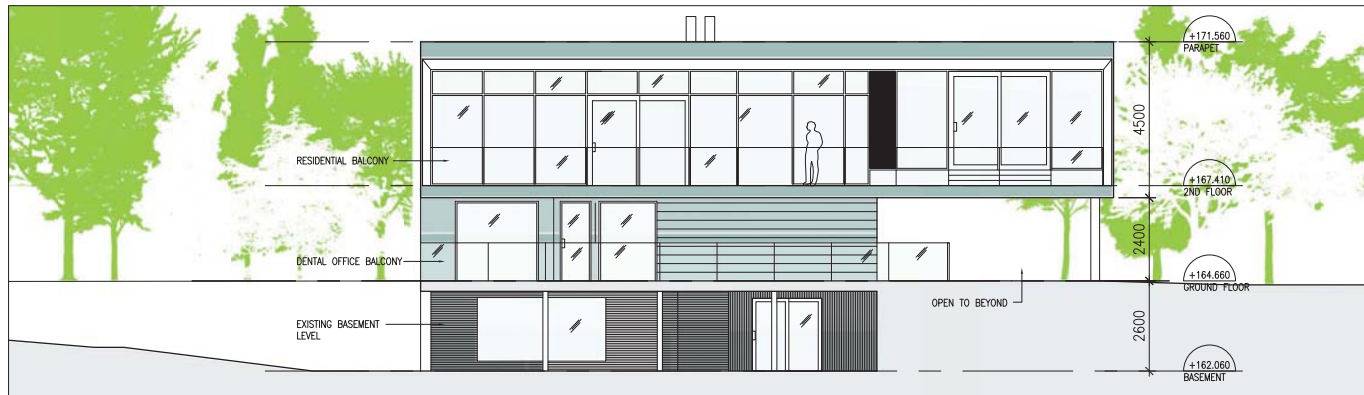
**WESTON CONSULTING GROUP INC.**  
Vaughan Office: 201 Midway Avenue, Unit 18, Vaughan, Ontario, L4H 5G8  
Phone: (905) 738-0500 Fax: (905) 738-0501  
Oshawa Office: 1560 North Service Road E., Suite 114, Oshawa, Ontario, L1H 7C3  
Phone: (905) 844-4749  
www.westonconsulting.com

File Number: 5318  
Date Drawn: 23 APR 2012  
Drawn By: SM  
Planner: AT  
Scale: see scale bar  
CAD: 5318/rec'd files/10-108 Site Plan no details.dgn

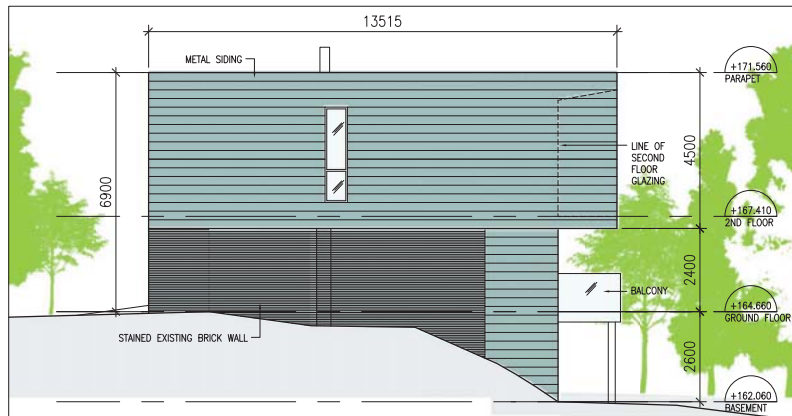




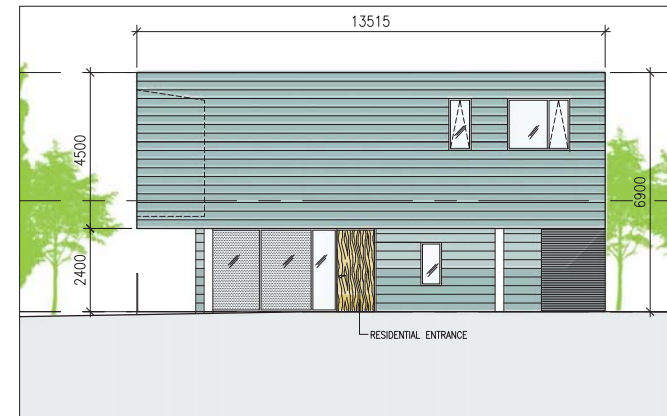
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WEST ELEVATION 2  
SCALE = 1:100 A3.1



NORTH ELEVATION 4  
SCALE = 1:100 A3.1



SOUTH ELEVATION 3  
SCALE = 1:100 A3.1

All drawings, specifications, related documents and design are the copyright property of the architect and must be retained upon request. Possession of the drawings, specifications, related documents and design is made on the condition that it can be solely for the use of the architect or his/her associates.

This drawing, as an instrument of service, is provided by and for the property of the architect and shall be used only for the project named on the drawing and shall not be used for other purposes. The contractor is responsible for the coordination and verification of all dimensions and conditions of work and measurements and conditions shall be the parties to these documents. The contractor shall not be responsible for the content of the drawings or the conditions of any other documents.

On the scale of this drawing.

This drawing shall not be used for construction purposes unless countersigned.

Teeple Architects Inc.



**5306 CREDITVIEW ROAD**  
**MISSISSAUGA, ONTARIO**  
**PART of LOTS 10 and 11**  
**REGISTERED PLAN A-15**  
**SP 11/133 W6**

**Owner:**  
Navin and Vandana Ratra  
5306 Creditview Road  
Mississauga, Ontario  
(905) 567-5281

**Planning:**  
WESTON CONSULTING GROUP INC.  
201 Midway Ave. Unit 19  
Vaughan, ON L4K 5K8  
(905) 738-8080

**Civil:**  
JOHN TOWLE ASSOCIATES LTD.  
**Acoustic:**  
AERCOUSTICS ENGINEERING LTD.

**METRIC SCALE DRAWING 06.30**  
**FIRST FLOOR ELEV. 164.66m**

no.	issued / revised	date:
01	REZONING/ SPA	2011.06.30
02	REZONING/ SPA	2012.02.01

**5306 CREDITVIEW ROAD**  
5306 Creditview Road, Mississauga, Ontario L4M 5N6 (905) 567-5281

project not 10:108  
scale: 1:100  
drawn by: EB  
reviewed by: ST  
date: 2011/06/30

**Teeple Architects Inc.**  
5 CAMDEN STREET TORONTO, ONTARIO  
416-594-0544-TEL INFO@TEEPEARCHIT.COM FAX:416-594-1705

ELEVATIONS

**A3.1**

APPENDIX I-6

Navin and Vandana Ratra

File: OZ 11/011 W6

### Agency Comments

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

Agency / Comment Date	Comment
Region of Peel (November 4, 2011)	<p>No objection to the applications, but should they be approved, the Development Agreement is to include the following Warning Clause to be registered on title:</p> <p>Mixed Use Buildings found in residential areas will be subject to the Region's current bag standard. Curbside collection will be provided for the residential waste, while a private hauler will be required for the dental office waste. Residential waste must be separated from dental office waste, and must be clearly identifiable.</p>
Credit Valley Conservation (April 20, 2012)	<p>The subject property is traversed by Carolyn Creek and the associated floodplain and valley slope. The property will require a CVC Permit prior to the issuance of a municipal building permit or any site works commencing. The top-of-bank was staked by the City and CVC on October 26, 2010. CVC recommends that all lands below top-of-bank, including the floodplain, be dedicated to the municipality and placed in the Greenbelt Official Plan designation and Greenbelt "G1" zone.</p>
City Community Services Department – Planning, Development and Business Services Division/Park Planning Section (April 23, 2012)	<p>City greenbelt lands identified as Carolyn Creek (P-250) abut the subject property on both the north and west sides. In keeping with City policies, as a condition of development, the gratuitous dedication of the greenbelt lands has been requested, which will allow for the connection and enhancement of the City owned greenbelt system. Should these applications be approved, satisfactory arrangements regarding hoarding, fencing and securities associated with the greenbelt dedication shall be made. Further, prior to the issuance of building permits, payment of cash-in-lieu of parkland for park or other public recreational purposes is required pursuant to Section 42</p>

Navin and Vandana Ratra

File: OZ 11/011 W6

Agency / Comment Date	Comment
	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.
City Transportation and Works Department (March 20, 2012)	<p>Site Plan, Functional Servicing Report, Site Servicing and Grading Plan, Traffic Analysis and Environmental Noise Analysis intended to address the Department's comments have been received.</p> <p>Prior to the Supplementary Meeting, the applicant has been requested to provide an updated Functional Servicing Report that evaluates the impact of the proposed drainage system on the existing basement.</p> <p>Further detailed comments/conditions will be provided prior to the Supplementary Meeting pending receipt and review of the foregoing.</p>
Mississauga Transit (October 7, 2011)	<p>The site is currently serviced by Mississauga Transit Routes 38 and 89 along Creditview Road.</p> <p>The applicant is to ensure that convenient and accessible pedestrian linkages are provided between the site, the existing sidewalk network, and Mississauga Transit service.</p>
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: City Community Services Department – Fire and Emergency Services, City Economic Development Office, Enersource Hydro, Greater Toronto Airport Authority, Canada Post, and Rogers Cable.
	The following City Departments and external agencies were circulated the applications but provided no comments: Heritage Coordinator of Culture Division, Policy Division, Realty Services, Hydro One Networks Inc., Bell Canada, Air Transport Association of Canada.



### **Official Plan Policy Excerpts**

#### **3.2.3.2**

High quality and innovative residential design will be promoted in a form which reinforces and enhances the local community character, respects its immediate context and creates a quality living environment. Innovative housing types and zoning standards will be encouraged. Design issues related built form, scale, massing, orientation, parking, overshadowing, and the quantity and quality of open space will be priorities in assessing the merits of residential development.

#### **3.2.3.9**

Permitted uses must be compatible with the surrounding development.

#### **3.17.7.4**

Appropriate landscaping, buffering, and design considerations should be taken into account to ensure compatibility of parking areas with surrounding land uses.

#### **3.18.5.10**

Building and site designs will locate and design parking, loading and storage areas to minimize their presence from the street.

#### **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.

#### **3.18.9.3**

Buildings and site designs will be in harmony and scale, proportion, continuity, rhythm and texture of adjacent buildings and streets.

## Greenbelt Policies

### 3.9.2.1

Greenbelt is determined on a site by site basis and is defined by the greater of the "regulatory storm" floodplain, the "top of bank" and/or combined influence of the stable slope line/stable slope allowance, erosion allowance, and the average annual recession rate, including the hazards associated with Lake Ontario, where applicable, and the limits of identified natural features. These parameters are determined in consultation with the City and appropriate Conservation Authority and/or through studies completed by the proponent to the satisfaction of the City and the appropriate Conservation Authority.

### 3.9.2.2

Greenbelt lands will be conveyed to the City or other public agency. Such lands will not be accepted as part of the dedication of land for park or other public recreational purposes contribution or credited against any cash-in-lieu for park or other public recreational purposes or be included in the calculation of density for building coverage.

### 3.9.2.4

Development adjacent to Greenbelt lands will be subject to the delineation of the natural features, buffers and setbacks by the City in consultation with the appropriate Conservation Authority. Dedication and/or restrictive zoning of buffers to Greenbelt may also be required by the City in consultation with the appropriate Conservation Authority.

### 3.9.2.7

Lands may be zoned Greenbelt within any land use designation.

OZ 11/011 W6	APPENDIX I-9
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