

City of Mississauga Corporate Report



Date: March 5, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: CD.03-MEA W11
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: March 29, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 11)

Meadowvale Village Heritage Conservation District

Zoning By-law Amendments to Permit Permeable Driveways

File: CD.03-MEA W11

Recommendation

That the report dated March 5, 2021, from the Commissioner of Planning and Building regarding zoning by-law amendments to permit permeable driveways on five properties within the Meadowvale Village Heritage Conservation District (HCD) under File CD.03-MEA W11, be received for information.

Background

The purpose of this report is to present and discuss zoning by-law amendments to allow permeable driveways on five properties in the Meadowvale Village HCD. While the Meadowvale Village HCD Plan policies allow permeable materials to be used for driveways, zoning by-law permissions have not been consistently applied to all properties within the Meadowvale Village HCD.

On August 27, 2019, a request to alter 1060 Old Derry Road was brought forward to the Meadowvale Heritage Conservation District Advisory Subcommittee. This property is designated under Part V of the *Ontario Heritage Act* as it forms part of the HCD. The request was to grade and pave the rear and side yards of the property to facilitate parking for the approved use of the building, being a real estate office with an apartment above. The property owner expressed a preference to use crushed gravel, a permeable type of material. While the Meadowvale Village HCD Plan permits permeable paving methods for driveways in the entire HCD, a permeable driveway is not permitted by the property's **C1-13** (Convenience Commercial – Exception) Zone. On September 10, 2019, this same request to alter 1060 Old Derry Road was brought forward to the Heritage Advisory Committee and was subsequently approved.

There have been discussions between city staff, including Heritage Planning, Development and Design, Transportation and Works as well as the Credit Valley Conservation (CVC) regarding potential zoning by-law amendments to permit permeable driveways within the Meadowvale Village HCD. It was subsequently determined that the driveway and permeable parking material zone regulations should be consistently applied to five other properties within the Meadowvale Village HCD.

Comments

MEADOWVALE VILLAGE HERITAGE CONSERVATION DISTRICT PLAN

The Meadowvale Village HCD boundaries are outlined on Appendix 1 of this report. The Meadowvale Village HCD plan was first approved in 1980 and recently updated in 2014. The plan supports the use and installation of permeable paving methods including gravel driveways, which are common within the village.

ZONING BY-LAW 0225-2007

Zoning By-law 0225-2007 currently regulates where permeable driveways and parking areas are permitted and the materials that may be used to construct parking areas and driveways. Permeable parking areas are permitted in the following zones:

- **OS1** and **OS2** (Open Space – Community Park and City Park)
- **G1** and **G2** (Greenlands – Natural Hazards and Natural Features)
- **PB1** and **PB2** (Parkway Belt)

Most residential properties in the Meadowvale Village HCD are zoned **R1-32** (Detached Dwellings – Typical Lot – Exception) and **R1-50** (Detached Dwellings – Typical Lot – Exception). The properties with these Exception Zones are exempt from the provision that requires specific materials to be used for parking areas and driveways. By virtue of this exemption, gravel driveways are permitted on these properties.

ZONING BY-LAW AMENDMENTS

Staff reviewed the 74 properties within the Meadowvale Village HCD with respect to zoning by-law regulations for parking areas and driveway material. Of the 74 properties, 18 properties already have permissions to allow permeable driveways and 47 properties are not subject to the zoning provision restricting driveway materials. There are 4 properties where the permeable driveway permissions are not applicable as only the rear portion of the lots fall within the boundaries of the Meadowvale Village HCD.

Only five properties require zoning by-law amendments to allow permeable driveways by removing restrictions on driveway materials as was applied in the **R1-32** (Detached Dwellings – Typical Lot – Exception) and **R1-50** (Detached Dwellings – Typical Lot – Exception) Zone. These are:

- 7080 Second Line West – **R1-49** (Detached Dwellings – Typical Lots – Exception) Zone
- 985 Old Derry Road – **R8-2** (Detached Dwelling – Garage Control Lots Exception) Zone
- 1056 Old Derry Road – **C1-13** (Convenience Commercial Exception) Zone
- 1060 Old Derry Road – **C1-13** (Convenience Commercial Exception) Zone
- 7005 Old Mill Lane – **U** (Utility) Zone

The five properties are shown on Appendix 2 to this report.

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the *Provincial Policy Statement* (PPS), *Growth Plan for the Golden Horseshoe* (Growth Plan) and Region of Peel Official Plan (ROP). The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply. The proposed amendments are consistent with the PPS and conform to the Growth Plan and the ROP. Appendix 3 contains a detailed analysis of consistency and conformity with Provincial regulations. An official plan amendment is not required to implement these changes.

Financial Impact

Not applicable.

Conclusion

Development and Design staff reviewed all properties within the Meadowvale Village HCD to ensure that permissions for permeable driveways are consistently applied to all properties within the Meadowvale Village HCD. Zoning by-law amendments are being considered for five properties that currently have zoning restrictions on the types of materials that can be used for driveways.

Once public input has been received, and all issues are identified, the Planning and Building Department will be in a position to make recommendations regarding amendments to Zoning By-law 0225-2007 to allow permeable driveways through a driveway material exemption on five properties within the Meadowvale Village HCD.

Attachments

- Appendix 1: Zoning Map of Properties within the Meadowvale Village HCD
- Appendix 2: Location of Properties for Proposed Zoning By-law Amendments
- Appendix 3: Detailed Information and Preliminary Planning Analysis



Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Stephanie Bacani, Special Projects Planner