

City of Mississauga
Corporate Report



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| <p>Date: June 4, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p> | <p>Originator's file: CD.03-MEA W11</p> |
| | <p>Meeting date: June 28, 2021</p> |

Subject

RECOMMENDATION 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 June 4, 2021, from the Commissioner of Planning and Building recommending proposed amendments to the Zoning By-law to permit permeable driveways on five properties within the Meadowvale Village Heritage Conservation District, be adopted in accordance with the following:

1. The proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2, be approved, and that an implementing zoning by-law be brought forward to a future City Council meeting.

Background

A public meeting was held by the Planning and Development Committee on March 29, 2021, at which time an Information Report was received by the Committee. Recommendation PDC-0022-2021 was then adopted by Council on April 7, 2021:

1. 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.

The Information Report can be accessed at the following link:

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=10648>

Comments

No community meetings were held for the subject application. No comments were made at the public meeting. A few questions from the public were received by the Planning and Building Department regarding the proposed amendments. Responses to the correspondence received can be found in Appendix 3.

PLANNING ANALYSIS SUMMARY

A detailed Planning Analysis is found in the Information Report (Appendix 1). The proposed zoning amendments for permeable driveways in the Meadowvale Village HCD are consistent with the *Provincial Policy Statement* and conform to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

The proposed zoning amendments, as outlined in the Information Report, would remove restrictions on driveway materials for five properties within the Meadowvale Village HCD:

- 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

This is consistent with the direction in the Meadowvale Village HCD Plan and also consistent with the permissions for permeable driveways applied to the majority of the properties within the Meadowvale Village HCD.

Appendix 2 details the proposed zoning changes that were considered in the Information Report, as well as the further considerations outlined above.

Financial Impact

Not applicable

Conclusion

In summary, the proposed zoning amendments for permeable driveways are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to Zoning By-law 0225-2007 conform to the policies of the Mississauga Official Plan.
2. The proposed amendments will ensure that permissions for permeable driveways are consistently applied to all properties within the Meadowvale Village HCD.

3. The proposed amendments will implement permeable paving methods per the direction within the Meadowvale Village HCD Plan.


Should the amendments be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

Attachments

Appendix 1: Information Report

Appendix 2: Proposed Zoning By-law Amendments for Permeable Driveways

Appendix 3: Detailed Planning Analysis



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

Prepared by: Stephanie Bacani, Development and Design Initiatives Planner