

City of Mississauga
Corporate Report



<p>Date: March 5, 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: March 29, 2021</p>

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.

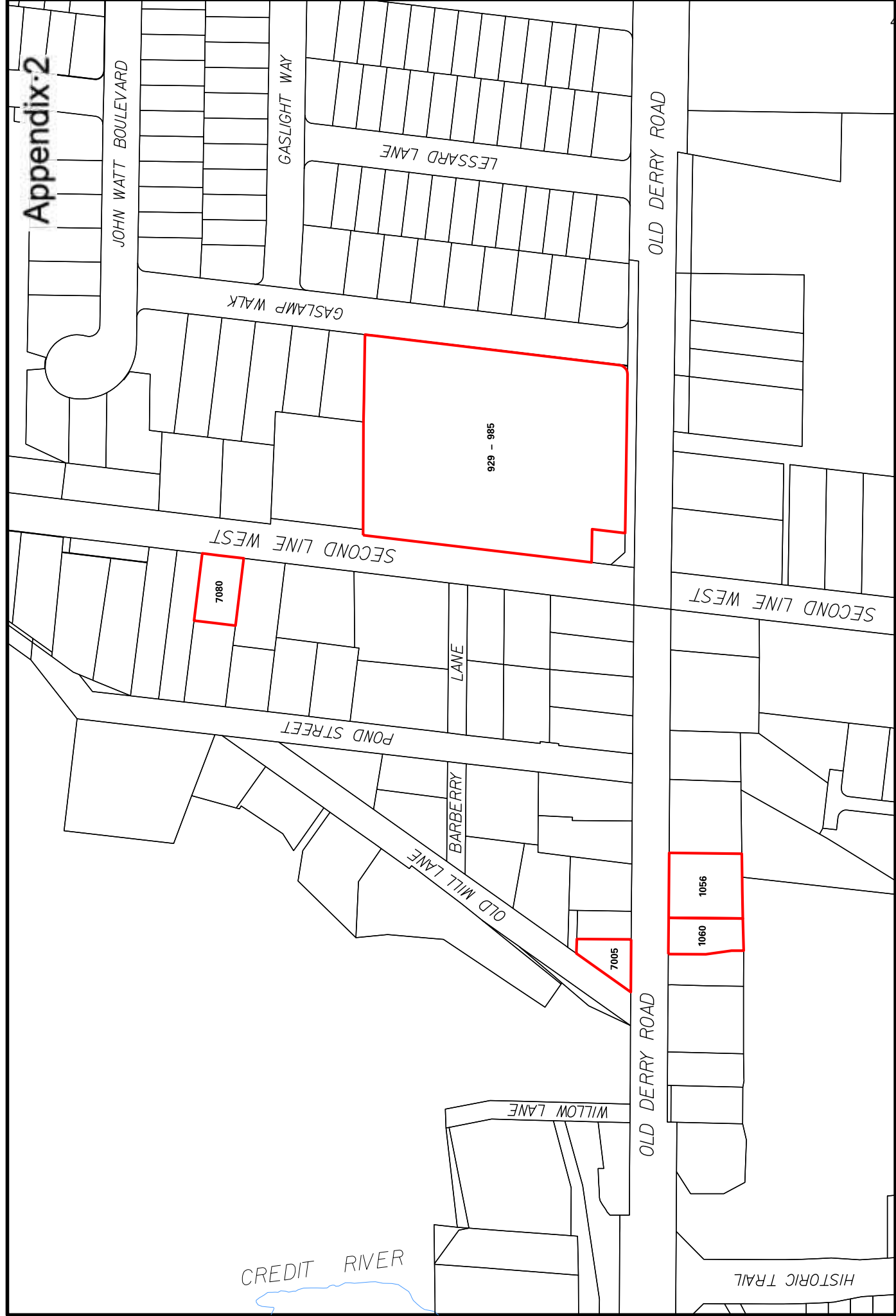
Attachments

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

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Appendix 2

 SUBJECT LANDS

CD.03-MEA LOCATION MAP



**Detailed Information and Preliminary Planning Analysis
Meadowvale Village Heritage Conservation District**

Table of Contents

1. Summary of Applicable Policies 2

1. Summary of Applicable Policies

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect the proposed amendments have been reviewed and summarized in the table below. Only key policies relevant to the amendments

have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The development application will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>The lands affected by the proposed zoning amendments are located within a settlement area, as identified by the PPS. The proposed amendments would be consistent with the PPS, which states that the Official Plan is the most important vehicle for implementation of the PPS in building strong communities.</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p>	<p>The lands identified by the proposed zoning amendments are located in the delineated built-up area, as identified by the Growth Plan. The proposed amendments would conform to the Growth Plan, which addresses planning for intensification. The proposed amendments do not address matters of intensification.</p>
Greenbelt Plan	<p>Mississauga is not located within the Greenbelt Area and therefore the <i>Greenbelt Act</i>, 2005 does not apply in Mississauga. However, the Greenbelt Plan does recognize natural heritage systems contained within the Greenbelt are connected to systems beyond the Greenbelt, including the Credit River.</p>	<p>The proposed amendments would not affect any natural heritage system.</p>
Parkway Belt West Plan (PBWP)	<p>The policies of MOP generally conform with the PBWP. Lands within the PBWP are within the City's Green System and are therefore intended to be preserved and enhanced through public acquisition.</p>	<p>The proposed amendments would not affect any lands within the Green System.</p>

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Region of Peel Official Plan (ROP)</p>	<p>The Region of Peel approved MOP on September 22, 2011.</p> <p>The existing policies of MOP are consistent with the ROP.</p>	<p>The lands affected by the proposed zoning amendments are located in the urban system and the built-up area, as identified by the ROP. The proposed amendments conform to the ROP, which directs municipalities to include policies in their official plans that support broader planning objectives such as growth management, protecting the natural environment, housing and transportation. Local issues such as driveway materials are addressed by Mississauga Official Plan and Zoning By-law 0225-2007.</p>

Mississauga Official Plan

Relevant Mississauga Official Plan Policies

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to

changes resulting from the recently released Growth Plan, 2019 and Amendment No. 1 (2020).

The following policies are applicable in the review of these amendments. In some cases the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 Direct Growth	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
Chapter 7 Complete Communities	<p>The heritage policies are based on two principles: a. heritage planning will be an integral part of the planning process; and b. cultural heritage resources of significant value will be identified, protected, and preserved. (Section 7.4.1.1)</p> <p>Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning by-laws. (Section 7.4.1.15)</p> <p>Heritage Conservation District Plans will contain the following: e. a description of the alterations or classes of alterations that are minor in nature and that the owner of a property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a Heritage Permit. (Section 7.4.3.2)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>Heritage properties, districts and landscapes create a unique sense of place and local identity. (Section 9.2.4)</p> <p>Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resource and makes them focal points for the community. (Section 9.2.4.1)</p> <p>Development and open spaces adjacent to significant cultural heritage resources will: a. Contribute to the conservation of the heritage attribute of the resource and the heritage character of the area; b. Emphasize the visual prominence of cultural heritage resources; and c. Provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources. (Section 9.2.4.2)</p>
Chapter 9 Build A Desirable Urban Form	

<p>Chapter 16 Neighbourhoods</p>	<p>General Intent Standards for street layout, parking and loading spaces, landscaping, commons, building height and location, size and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening will meet the requirements of the Zoning By-law. (Section 16.17.2.7)</p>
<p>Chapter 19 Implementation</p>	<p>Development will comply with and ensure the protection of the Village elements as stated in the Heritage Character Statement and Heritage Attributes as contained in the Heritage Conservation District Plan. (Section 16.17.2.17) To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated: b. Mississauga Zoning By-law. (Section 19.4.2) The zoning for all properties will conform to this Plan within three years of it coming into force and effect. (Section 19.6.1)</p>

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