

Recommendation Report Detailed Planning Analysis

Meadowvale Village Heritage Conservation District

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1. Community Comments

Comments from the public were received and were generally directed towards confirmation of how proposed amendments would impact their properties. Below is a summary and response to the specific comments heard.

Comment

Doesn't the by-law require permeable driveways in the heritage area?

Response

The Meadowvale Village Heritage Conservation District (HCD) Plan and the zoning of most properties in the Meadowvale Village Heritage Conservation District permits permeable driveways. The subject five properties were not given the same zoning permissions.

Comment

Will this initiative impact 7079 or 7089 Second Line West?

Response

The proposed zoning amendments will not impact 7079 or 7089 Second Line West. The zoning on these properties permit permeable and non-permeable paved driveway and will not change through this zoning amendment.

Comment

I have an interlocked brick driveway. How will this be impacted with the proposed zoning by-law amendment?

Response

The proposed zoning by-law amendment will not impact your existing interlock driveway.

2. ***Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

3. Consistency with PPS

Section 4.6 of the PPS states that the Official Plan is the most important vehicle for implementation of the Provincial Policy Statement.

Section 16.17 of Mississauga Official Plan (MOP) (Direct Growth) has policies that designate Meadowvale Village as a Neighbourhood Character Area.

Section 9 of MOP (Build a Desirable Urban Form) has a range of policies that encourages infill and redevelopment within neighbourhoods to respect the existing and planned character.

The relevant MOP policies in this report are consistent with the PPS.

4. Conformity with Growth Plan

Section 5.3.3.11 of MOP states that development in Community Nodes will be in a form and density that complements the existing character of the historical Nodes or achieves a high quality urban environment within more recently developed Nodes.

The relevant MOP policies in this report conform with the Growth Plan for the Greater Golden Horseshoe.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to these amendments.

5. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3.1 recognizes the integrity and physical characteristics of existing communities in Peel.

Section 9.1 of MOP (Introduction – Build a Desirable Urban Form) states that urban form refers to the physical layout and design of the city. It addresses the natural and built environments and influences that lead to successful cities. This section emphasizes where growth will be directed and other areas where limited growth will occur.

The relevant MOP policies in this report are in conformity with the Region of Peel Official Plan.

6. Mississauga Official Plan (MOP)

The proposed zoning changes do not require an amendment to the Mississauga Official Plan.

The following is an analysis of the key policies and criteria:

Directing Growth

The subject lands are located in the Meadowvale Village Neighbourhood Character Area, specifically within the Meadowvale Village Heritage Conservation District (HCD). Section 5.1.7 of MOP states that Mississauga will protect and conserve the character of stable residential neighbourhoods. The proposed amendments will ensure that permissions for permeable driveways are applied consistently across the HCD, as this is a characteristic feature of the HCD.

Complete Communities

Section 7.4.1.15 of MOP states that Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning by-laws. The Meadowvale Village HCD Plan supports the use and installation of permeable paving methods, including gravel driveways, which are common within the village. The proposed zoning amendments will implement policies within the HCD Plan through the zoning by-law.

Build a Desirable Urban Form

The subject lands are located in the Meadowvale Village Neighbourhood Character Area, specifically within the Meadowvale Village HCD. Section 9.1.3 of MOP states that infill and redevelopment within neighbourhoods will respect the existing and planned character. Section 9.2.4 of MOP states that heritage properties, districts and landscapes create a unique sense of place and local identity. The proposed amendments respect the existing and planned character of the Meadowvale Village HCD and will allow for permeable driveways on five properties, which is a characteristic feature of the HCD.

Compatibility with the Neighbourhood

Under the Meadowvale Village Urban Design Policies, it states that development will comply with and ensure the protection of the Village elements as stated in the Heritage Character Statement and Heritage Attributes contained in the Heritage Conservation District Plan.

For these reasons, the proposed zoning amendments are consistent with MOP, the Region of Peel Official Plan, the *Growth Plan for the Greater Horseshoe* and the PPS.

7. Zoning

The proposed zoning by-law amendments can be found in Appendix 2 of the recommendation report.

8. Conclusions

In conclusion, City staff have evaluated the proposed amendments to permit permeable driveways on five properties within the Meadowvale Village Heritage Conservation District against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed amendments to Zoning By-law 0225-2007 conform with the policies of the Mississauga Official Plan. The proposed amendments will ensure that permissions for permeable driveways are consistently applied to all properties within the Meadowvale Village HCD. The proposed amendments will allow permeable materials to be used for driveways per the direction within the Meadowvale Village HCD Plan and consistent with the existing and planned character of the Meadowvale Village HCD.