



Corporate Report

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DATE: March 25, 2014

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 14, 2014

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area - Report on Comments
Ward 11**

RECOMMENDATION: That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 contained in the report from the Commissioner of Planning and Building dated March 26, 2013, as amended by recommendations in the report titled "Proposed Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area – Report on Comments", dated March 25, 2014, be approved.

**REPORT
HIGHLIGHTS:**

- Focus group meetings were held with the community to come to consensus on policies and zoning regulations to ensure longevity and viability of Meadowvale Village as a heritage conservation district; and
- Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 in keeping with policies of the revised Meadowvale Village Heritage Conservation District Plan are proposed.

BACKGROUND:

On June 10, 2013 a public meeting of the Planning and Development Committee was held to consider amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area, based on the proposed Meadowvale Village Heritage Conservation District Plan (2013 draft). Use the following link to view this report.

http://www5.mississauga.ca/research_catalogue/reports/PDC_Reports/PDC_Report_June_10_2013.pdf

A number of residents attended the meeting and expressed concern with the proposed official plan and zoning amendments and with the proposed Meadowvale Village Heritage Conservation District Plan.

Subsequent to the June 10, 2013 public meeting, a focus group of village residents was formed. Ward 11 Councillor George Carlson, along with staff from the Culture Division of Community Services and staff from the Policy and Development and Design Divisions of the Planning and Building Department, held four meetings with the focus group to realize a collective set of guiding heritage policies, Official Plan policies and zoning regulations.

The collaborative efforts of the focus group are reflected in the proposals in this report that will implement the policies of the revised Meadowvale Village Heritage Conservation District Plan. These policies will aid in conserving the heritage attributes of the village while allowing for appropriate change and evolution.

The Meadowvale Heritage Conservation District Plan, 2014 was approved by City Council on April 2, 2014.

COMMENTS:

Proposed official plan and zoning by-law changes based on the comments received as part of the public meeting and focus group consultations are detailed in Appendix 1.

Appendix 2 is a compilation of proposed amendments to the Meadowvale Village Neighbourhood Character Area policies. It includes the recommendations proposed in the report presented to the public on June 10, 2013, as further amended by the recommendation contained in this report. Amendments proposed in this report are noted.

Proposed revised zoning regulations are detailed in Appendix 3.

Proposed changes to the Mississauga Official Plan are as follows:

- Map 16-17.1 Meadowvale Village Precincts has been amended to show the boundaries of the Heritage Conservation District as per the revised Meadowvale Village Heritage Conservation District Plan;
- the Meadowvale Village Heritage Conservation District Review Committee is being dissolved and substantive applications will go directly to the Mississauga Heritage Advisory Committee;
- limited severances within the Heritage Conservation District will be permitted;
- the preamble paragraph for special sites has been modified to remove the reference to the Meadowvale Village Heritage Conservation District Review Committee;
- the policies for Special Site 1 (Gooderham Estate) have been revised to remove wording that is no longer applicable;
- Special Site 10 has been added for the table lands on the east side of the Credit River, south of Old Derry Road that are anticipated to be redeveloped in the future;
- Map 16-17 Meadowvale Village Neighbourhood Character Area Map has been amended to add Special Site 10; and
- redesignation from Residential Low Density to Public Open Space on lands on the east side of the Credit River, south of Old Derry Road to permit a future park (Appendix 4).

Proposed changes to the Zoning By-law 0225-2007 are as follows:

- proposed changes to the R1-32 zone for Meadowvale Village (Appendix 2); and
- an exception zone is proposed for the properties at 7057 and 7061 Pond Street that have lot frontages less than the minimum being proposed (Appendix 5).

By-law 0225-2007 support the Connect pillar of the Strategic Plan and foster the completion of our neighbourhoods while nurturing our villages.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Proposed amendments to the Meadowvale Village Neighbourhood Character Area Policies of Mississauga Official Plan and changes to Zoning By-law 0225-2007 were detailed at the public meeting of the Planning and Development Committee in June 2013. Subsequent to the public meeting, a focus group of village residents was formed to come to a consensus on the contents of the Heritage Conservation District Plan, Official Plan policies and zoning regulations for the village. This report details the results of these meetings and the final recommendations for approval.

ATTACHMENTS:

- Appendix 1: Response to Comments Table
- Appendix 2: Proposed Meadowvale Village Neighbourhood Character Area Policies (Final Version)
- Appendix 3: Revised Zoning Regulations
- Appendix 4: Part of Schedule 10 Land Use Designation of Mississauga Official Plan

Edward R. Sajecki
Commissioner of Planning and Building

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