

Planning Justification

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| RE: Meadowvale Shop Lot Disposal | |
| TO: City of Mississauga Planning Staff | FROM: Jesse de Jager and Suzie Losiak |
| cc: Eric Baldin, Suzie Losiak | DATE: April 4, 2017 |

Background

CVC's Meadowvale Conservation Area is located in Mississauga on the Credit River, in the historic Village of Meadowvale and contains CVC's Administrative Office, a Shop structure, trails, washrooms and picnicking facilities. At 74 hectares (157 acres), it is one of CVC's Core -10 conservation areas, with 62 ha (153 ac) leased to the City of Mississauga for park management. CVC acquired the lands that form Meadowvale CA from 1963-1974 as one of the key recommendations coming out of the landmark 1956 Credit River Report, which called for the establishment of a key multi-use recreational area in this area of the Watershed. From the late 1960's until 1988, CVC's Head Office was located in the former Silverthorne House on the east side of the River in the old Meadowvale Village. In 1988, CVC sold off two village lots (including the former office site) to help fund the new office; however, CVC retained a portion of the remnant village lands containing a Shop structure to be used for storage and operational needs (7060 Old Mill Lane).

In 2003, CVC staff was directed to explore the sale of the last of the Meadowvale Village lands to similarly fund head office improvements and other CVC programs. Extensive work was undertaken, including a Parkway Belt West Amendment and new lot survey, but the plans were abruptly halted before completion of all necessary planning approvals were obtained, due to concerns about lack of suitable storage and ongoing CVC operational needs.

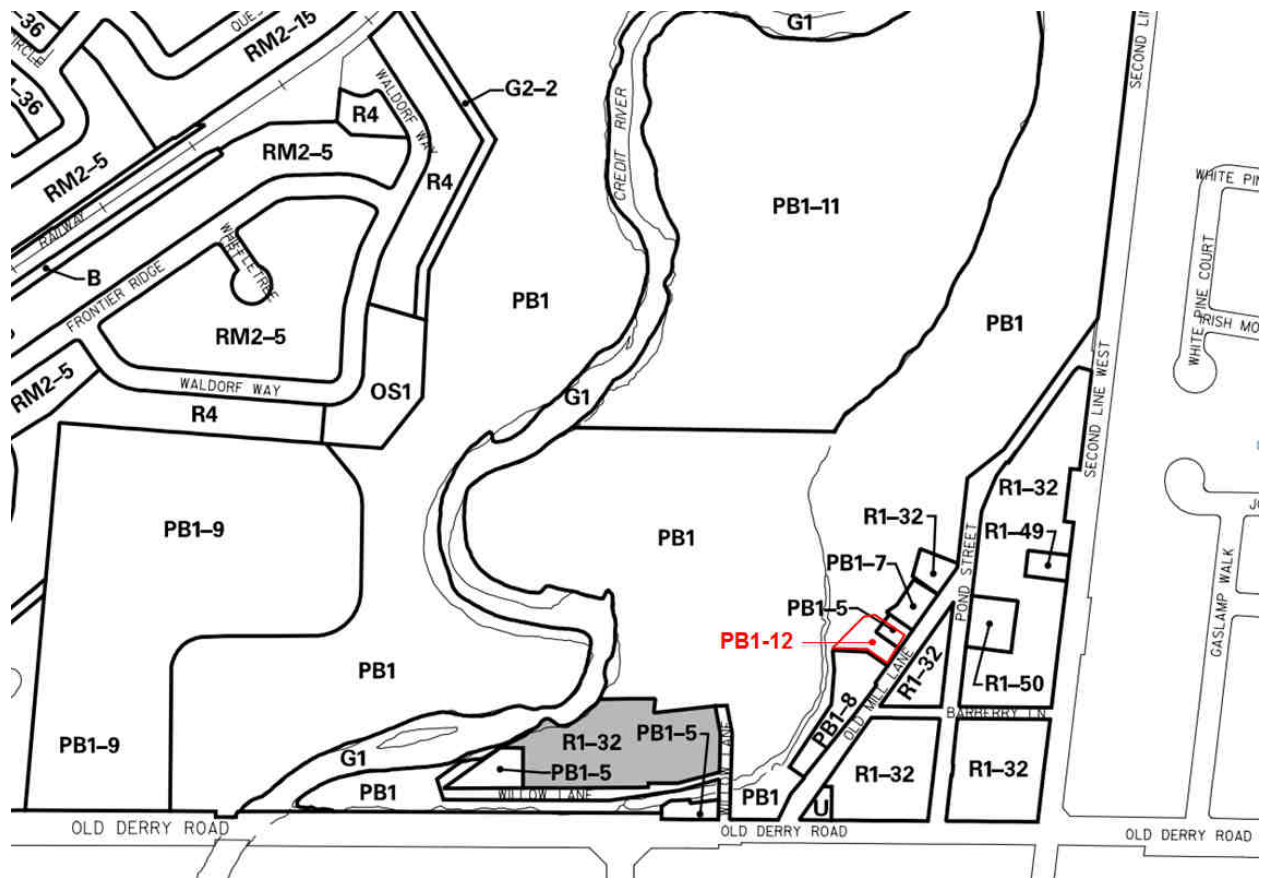
Currently, head office storage and operational requirements are not being met and Meadowvale Shop continues to be undersized and poorly located to serve CVC purposes. With the potential to create new storage on site at the Head Office, Meadowvale Shop will become surplus to CVC needs. Potential revenue associated with the sale of the Shop lands can help fund the building of a new storage facility as well as priority programs of CVC.

Required Approvals and Permits

Zoning By-Law Amendment

Currently, zoning for the Shop lands is split between PB-1 (Parkway Belt West 1 – permitting Conservation and Passive Recreational uses) and PB1-5 (which allows for One (1) detached dwelling and accessory structures legally existing on the date of passing of the by-law). The City of Mississauga zoning office recognizes the dual zoning, which splits the Shop lands. This is the result of historical zoning attributed to the remnant village Lot 41, Plan TOR-5 which was partially sold off in 1988.

New exception zoning and a lot line adjustment is required update the lands to appropriate Village zoning to permit infill development of a single detached dwelling to return the site to the most appropriate land use within the historic village. The proposed lot zoning in relation to existing zoning is shown below:



Committee of Adjustment – Lot Creation and Lot Line Adjustment Consent

The creation of a newly configured lot based upon modern zoning would require the consent of the City of Mississauga Committee of Adjustment. The City has identified our Lot Creation application **as a prior existing lot** (remnant historical village Lot 41) which has been administratively merged on title with CVC's overall Meadowvale Lands (the main PIN) by Teranet. The title root to Lot 41 remains distinct however, and a Lot Creation process is the most appropriate method to re-establish the PIN with new lot lines that conform to overriding village zoning policy (i.e. R1-32 exceptions for Village Heritage character). Lot configuration is appropriate to village character and supports OP 16.17.2.21 for lots of varying sizes sympathetic to streetscape aesthetics and heritage settlement patterns demonstrated on Registered Plan TOR-5.

Greater Toronto Airport Authority (GTAA)

Meadowvale CA is located within the Airport Operating Area identified in the City of Mississauga Official Plan. The Shop lands are within the specific exemption area which allows for compatible residential development applications for zoning by-law amendments or committee of adjustment approvals below the 35 Noise Projection Contour of the Airport.

Parkway Belt West Amendment

In 2003, CVC staff sought and obtained a Parkway Belt West Amendment (amendment no. 172) with the Province to allow for General Complimentary Uses on the Shop lands in a 0.13ha area, based on the previously proposed lot configuration. General Complimentary Uses allow for infilling of a single detached dwelling provided all Municipal approvals are obtained. We have included the Amendment (no. 172) and the City of Mississauga Staff report in the list of uploaded documents to the e-plans portal.

Site Plan Approval

The Shop lands are also under City of Mississauga Site Plan Control (OP 16.17.2.11), which requires that prior to any development on site a Site Plan is to be approved by the City which meets the requirements of the Meadowvale Heritage Conservation District Plan.

Heritage Conservation District Plan

The Meadowvale Heritage Conservation District Plan developed by the City of Mississauga with support from CVC, describes the heritage significance of the Shop lands at 7060 Old Mill Lane that is associated with the location of the building to the rear of the lot which provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village.

Demolition Permit

CVC would require a Demolition Permit to demolish and remove the Shop itself. It is anticipated that there will be no issues in obtaining this permit once other approvals are in place. A Phase 1 ESA is attached with this application and a Designated Substance Survey (DSS) is currently being undertaken.

Ontario Regulation No. 160/06

The subject property is located partially within the Credit Valley Conservation Regulated Area. As such, the property is subject to CVC Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation 160/06).

Floodplain

The larger property is traversed by the Credit River and contains portions of the associated floodplain.

Environmentally Significant Area (ESA)

This area contains significant natural features within the Credit River Watershed. The designation of these areas is based on criteria related to terrain, flora and fauna hydrological significance, aesthetic qualities and educational values.

Peel Greenlands

The subject property is within an area designated as Core Greenlands by the Region of Peel.

Proposal

The subject lands are located in the historic Village of Meadowvale in Mississauga. The parcel is presently a part of the CVC owned Meadowvale Conservation Area. The park portion is leased to the City of Mississauga. The remainder has been retained by CVC for our seasonal operations. There is garage building on the property that serves as a workshop and storage facility.

The portion of the CVC property proposed to be lot line adjusted (to recognize a previously existing lot) is located on Old Mill Lane (municipal address 7060 Old Mill Lane). There are existing residences on either side of the subject property as well as across the street. CVC intends to sell this land as a residential lot. The residential use would be consistent with the surrounding residential uses on Old Mill Lane. This property is proposed to be zoned PB1-12 which provides exceptions to the Parkway Belt West 1 zone that are consistent with residential uses set out in the neighbouring and complimentary R1-32 exception zoning. We have provided a drawing indicating the potential building envelope within our proposed PB1-12 zoning that complements the R1-32 zoning parameters, consistent with Meadowvale Village zoning.

CVC recognizes this property falls within the Heritage Conservation District and as such the Meadowvale Village Policies of the Mississauga Plan apply. CVC does not intend to develop the lot. However, CVC recognizes the importance of maintaining the character and intent of the village and will work to ensure that the urban design guidelines are respected by the purchaser. The proposed PB1-12 zoning places restrictions on building height, gross floor area, front yard, side yard and rear yard setbacks that ensure future residential development respects the Heritage Conservation District values and design guidelines as well as Official Plan Neighbourhood policies for Meadowvale Village.

The Ministry of Municipal Affairs and Housing has granted CVC an amendment to the Parkway Belt West Plan July 13, 2004 to re-designate the 0.13 hectare subject lands from Public Open Space and Buffer Area to General Complimentary Use Area most appropriate for single family dwelling.

CVC, in consultation with City of Mississauga staff and in conformity to the completed studies (EIS, HIS, Archaeology, ESA, etc.) has determined the appropriate limits of development, as noted on the attached reference plan.

CVC-Identified Building Envelope

CVC has consulted appropriate CVC technical and regulatory staff and has staked a proposed building envelope (February 22nd, 2017, shown on attached survey plan) for the lot. The proposed building envelope is located within the Environmentally Significant Area and within the Peel Core Greenlands; conformity with these policy features has been confirmed (EIS Report). The envelope additionally respects appropriate setbacks from the regulated floodplain (Ontario Reg. 160/06). CVC technical staff have no objection to the proposed building envelope, as evidenced by 'No Objection' to the by authorized CVC staff on March 15, 2017 (CVC File no. SP 17/CVC). The building envelope further respects the requirements of the proposed PB1-12 zoning for the lot (which is based on the dominant R1-31 Meadowvale Village zoning), which specifies front yard, rear yard and side yard setbacks. In support of OP 16.17.2.16 the existing grades and ditches are maintained by setting development outside of the drainage feature.



CVC, as a public body, is retaining ownership of lands along the north side of the lot to maintain and improve the public access trail to its Meadowvale Conservation Area, for the benefit of the residents of Meadowvale Village. This continued and enhanced public access supports Meadowvale Village neighbourhood policy encouraging physical public access to open spaces as per OP 16.17.2.2.