

City of Mississauga  
**Corporate Report**



<p>Date: November 8, 2023</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files: BL.09-CIT (All Wards)</p>
	<p>Meeting date: November 27, 2023</p>

## Subject

### **PUBLIC MEETING INFORMATION / RECOMMENDATION REPORT (ALL WARDS)**

**Proposed City Initiated Amendments to Zoning By-law 0225-2007**

**File: BL.09-CIT (All Wards)**

## Recommendation

That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2 of the report dated November 8, 2023, from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That an implementing zoning by-law be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, this report regarding new and revised definitions and regulations for Zoning By-law 0225-2007, be considered both the public meeting and combined information and recommendation report.

## Executive Summary

- Several City-initiated amendments to the Zoning By-law are being proposed, which will: update definitions and regulations; address zoning interpretation issues; and, respond to new industry trends.
- A new definition for “Group Home” is being proposed to align directly with Provincial legislation (i.e. the *Municipal Act* and the *Ontario Human Rights Code*).
- New regulations are being proposed to permit and regulate enclosed rooftop-amenity areas for apartment, long-term care, and retirement buildings.

- This report provides background information and recommendations on the proposed Zoning By-law amendments.

## Background

The City periodically amends the Zoning By-law to clarify wording; update definitions; delete or modify outdated standards; introduce regulations to address industry and legislative trends; and/or, manage zoning interpretation issues. The purpose of this report is to present both a series of amendments, as well as provide the opportunity for the public to comment.

## Comments

Several amendments, from multiple sections of the Zoning By-law, are being proposed. The following represents an overview of the most notable amendments, with a detailed list of all proposed changes subsequently included in Appendix 2.

### GROUP HOMES

While it has not been a major issue to date, staff recognize that the current definition of “group home” may be outdated. Land use definitions which make specific prohibitory references to their operators, or regulate the users rather than the use, are inconsistent with the practices and standards found within the *Ontario Human Rights Code*.

Staff are proposing to amend the Zoning By-law to incorporate verbatim the legislative definition of “group home”, as found in the *Municipal Act*. This proposed amendment will ensure that only provincially or federally licensed / funded operators will be permitted to manage a group home within the City. The current definition in the City’s Zoning By-law allows both unlicensed and licensed operators to qualify as a group home. The proposed amendment would also identify the permitted number of residents in each group home.

The proposed wording for the Zoning By-law for group homes is as follows:

Group Home means a residence licensed or funded under a federal or provincial statute for the accommodation of three to 10 persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.

By removing outdated and exclusionary wording from the current definition, the City will align with Provincial legislation. The revised definition will also provide clearer criteria when group homes are being evaluated for zoning compliance. These changes are recommended as the need for supportive housing options for vulnerable populations continues to grow.

### ROOFTOP AMENITY AREA

Through recent development applications, the City has been receiving more development proposals for apartment buildings that incorporate enclosed rooftop amenity areas. Currently, the

Zoning By-law restrictions on maximum height are inclusive of enclosed rooftop amenity areas. However, if appropriately designed and set back, visual impacts can be mitigated.

As such, a Zoning By-law amendment is being proposed to permit an enclosed rooftop amenity structure: provided such construction is limited to 4.5 m (14.8 ft.) in height; represents no more than 30% of the rooftop area; and, is set back a minimum of 3.0 m (9.8 ft.) from the rooftop's edge.

The above regulations would mitigate resulting concerns from this perceived increase in height. Staff note that by limiting the overall height of the amenity structure to 4.5 m (14.8 ft.), the resulting construction would be comparable to a typical mechanical room, which is already permitted an exemption in the by-law, provided it is less than 6.0 m (19.7 ft.) in height. Further, by controlling the coverage of this amenity space to less than a third of the rooftop area, such regulations minimize the overall presence of any subsequent structure, especially in relation to that of the primary building.

The proposed amendment would result in the better utilization of amenity space, as well as be more reflective of contemporary urban design. To this end, Staff would note the inclusion of similar design features in several recently approved development applications, where the incorporation of amenity space in a similar manner was deemed appropriate.

#### **OTHER PROPOSED CHANGES**

Other minor proposed changes to the Zoning By-law include:

- Amending the definitions of Corner Lot, Exterior Side Lot Line, and Street Line to include reference to "CEC – Road" (common element condominium – road).
- Amending the definition of Electric Vehicle Ready Parking Space to remove the requirements for confirmation from an electrical engineer.
- Amending the definition of Landscaped Buffer to remove the existing reference of "utility easement".
- Creating a definition for "Terrace", providing clarity for such design features.
- Amending the regulation for frontage on a street to also recognize Meadow Wood Lane.
- Adding a vacant-unit parking rate of 3.2 parking spaces per 100 m<sup>2</sup> of non-residential gross floor area.
- Clarifying the points of reference for setbacks in the RM4 Zone.
- Removing the antiquated Courier/Messenger term as a permitted use.
- Deleting the redundant G1-2 Exception Zone, and Greenlands Overlay from a site-specific property.

A detailed list explaining the proposed amendments is provided in Appendix 2.

## **Planning Analysis Summary**

A detailed Planning Analysis of the applicable land use policies and regulations can be found in Appendix 1.

## LAND USE POLICIES AND REGULATIONS

The Provincial Policy Statement (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies, which support the achievement of complete communities; a thriving economy; a clean and healthy environment; and, social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure, and transit.

The Planning Act requires that municipalities' decisions regarding planning matters be consistent with the Provincial Policy Statement (PPS) and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the Greenbelt Plan, the Parkway Belt West Plan, and the ROP.

The proposed Zoning By-law amendments 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.

## Financial Impact

There is no financial impact.

## Conclusion

In summary, the proposed Zoning By-law amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to Zoning By-law 0225-2007, as amended, conform with the policies of Mississauga Official Plan.
2. Regular updates to definitions and regulations are required to address interpretation issues and new trends.
3. Clarification is being provided to staff and applicants, leading to efficiencies in reviewing development proposals.

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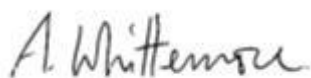
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Should the amendments be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

## Attachments

Appendix 1: Detailed Planning Analysis

Appendix 2: Proposed Zoning By-law Amendments



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

Prepared by: Rob Vertolli, Planner

**Information / Recommendation Report  
 Detailed Planning Analysis  
 City Initiated Zoning By-law Amendment**

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## 1. Summary of Applicable Policies, Regulations and Proposed Amendments

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 these proposed amendments have been reviewed and summarized in the sections below. Only key policies relevant to the proposed

amendments have been included. The summary tables listed in the subsections below should be considered a general summary of the intent of the policies and should not be considered exhaustive. The proposed amendments have been evaluated based on these policies.

<b>Policy Document</b>	<b>Legislative Authority/Applicability</b>	<b>Key Policies</b>
<b><i>Provincial Policy Statement (PPS)</i></b>	<p>Zoning and development permit by-laws are also important for implementation of this Provincial Policy Statement. (PPS Part I)</p> <p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Building Strong Healthy Communities (PPS Part V)</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>Planning authorities shall provide for an appropriate mix and range of housing options, so that projected housing needs of current and future residents are met. (PPS 1.4.3)</p> <p>Planning authorities should permit and facilitate all housing options required to meet the social, health, and economic well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities. (PPS 1.4.3)</p>
<b><i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i></b>	<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>Land use planning should align with applicable housing plans, as identified by the Housing Services Act, 2011 – which defines special needs housing as “housing intended for use by a household with one or more members who require accessibility modifications or provincially funded support services in order to live independently in the community”. (GP 2.2.6 / HSA 38)</p>
<b><i>Region of Peel Official Plan (ROP)</i></b>	<p>The Regional Council adopted a new ROP on April 28, 2022 and the Minister of Municipal Affairs and Housing approved the new ROP with 44 modifications on November 4, 2022.</p>	<p>The ROP identifies the lands affected by the proposed zoning by-law amendments as being located within Peel’s Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.2, include providing a diversity of complete healthy communities, offering a wide range and mix of</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate proposed zoning by-law amendments.</p>	<p>housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.</p> <p>It is the policy of Regional Council to:</p> <p>Encourage the local municipalities to enable, through official plan policies and zoning by-laws, special needs and supportive housing, shared housing arrangements, shelter/emergency housing, and innovative and alternative housing options in residential or other suitably zoned lands as appropriate. (ROP 5.9.37)</p> <p>Encourage the local municipalities to develop policies in their official plans to support the development of special needs and supportive housing in locations with convenient access to existing or planned infrastructure (e.g. transit), amenities and support services. (ROP 5.9.46)</p> <p>Direct the local municipalities to review their requirements and consider exemptions for minimum distance and maximum number of boarding houses, group homes, lodging houses, rooming houses, and other similar types of homes to ensure alignment with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms. (ROP 5.9.47)</p> <p>Collaborate with a broad range of stakeholders to identify actions to remove barriers to accessing housing. (ROP 5.9.53)</p>

### Mississauga Official Plan

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, Parkway Belt West Plan, and ROP. An update to MOP is currently underway to ensure MOP is consistent with, and

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

The proposed City-initiated Zoning By-law amendments do not require an amendment to MOP.



### Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of the proposed City-initiated Zoning By-law amendments. In some cases the description of the general intent summarizes multiple policies.

	<b>General Intent</b>
<b>Chapter 4 Vision</b>	<p>Mississauga will support the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness. (Section 4.4.7)</p> <p>Mississauga will complete communities by:</p> <ul style="list-style-type: none"> <li>• promoting an urban form and development that supports public health and active living (Section 4.5)</li> </ul> <p>Mississauga will build a desirable urban form by:</p> <ul style="list-style-type: none"> <li>• ensuring that the urban form of the city (e.g., buildings, streets, streetscapes, landscapes, public spaces such as parks and squares, infrastructure) contributes positively to everyday living in Mississauga;</li> <li>• promoting an urban form that will address the live, learn, work and play needs of present and future generations. (Section 4.5)</li> </ul>
<b>Chapter 5 Direct Growth</b>	<p>Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure. (Section 5.1.3b)</p>
<b>Chapter 7 Complete Communities</b>	<p>In order to create a complete community and develop a built environment supportive of public health, the City will:</p> <p>c. encourage environments that foster incidental and recreational activity; and</p> <p>d. encourage land use planning practices conducive to good public health. (Section 7.1.3)</p> <p>Mississauga will provide community infrastructure, supportive of complete communities, to meet the civic, cultural, educational, recreational, religious, social and emergency service needs of residents, employees and visitors. (Section 7.1.7)</p> <p>Mississauga will provide opportunities for: the development of a range of housing choices in terms of type, tenure and price; the production of a variety of affordable dwelling types for both the ownership and rental markets; and, the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</p> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p> <p>Mississauga will consider the contribution that can be made to current housing needs by housing programs of other levels of government and will seek to maximize the use of those programs that meet the City's housing objectives. (Section 7.2.6)</p>

	<b>General Intent</b>
<p><b>Chapter 9 Build a Desirable Urban Form</b></p>	<p>Development will have a compatible bulk, massing and scale of built form to provide an integrated streetscape. (Section 9.2.1.29)</p> <p>Tall buildings have a greater presence on the skyline and are required to have the highest quality architecture. (Section 9.3.3.2)</p> <p>Open Spaces and Amenity Areas Open spaces include both public and private space as well as on-site amenities and are one of the most significant contributors to an area's character and quality of life. (Section 9.3.5)</p> <p>Private open space and/or amenity areas will be required for all development. (Section 9.3.5.5)</p> <p>Residential developments of significant size, except for freehold developments, will be required to provide common outdoor on-site amenity areas that are suitable for the intended users. (Section 9.3.5.6)</p> <p>Residential developments will provide at grade amenity areas that are located and designed for physical comfort and safety. In Intensification Areas, alternatives to at grade amenities may be considered. (Section 9.3.5.7)</p> <p>Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements:</p> <ul style="list-style-type: none"> <li>f. continuity and enhancement of streetscapes; g. the size and distribution of building mass and height;</li> <li>k. the local vernacular and architectural character as represented by the rhythm, textures and building materials; l. privacy and overlook; and m. the function and use of buildings, structures and landscapes. (Section 9.5.1.2)</li> </ul> <p>Noise will be mitigated through appropriate built form and site design. Mitigation techniques such as fencing and berms will be discouraged. (Section 9.5.1.12)</p> <p>High quality, diverse and innovative design will be promoted in a form that reinforces and enhances the local character, respects its immediate context and creates a quality living or working environment. (Section 9.5.2.1)</p> <p>Buildings will be designed to create a sense of identity through the site layout, massing, forms, orientation, scale, architectural features, landscaping and signage. (Section 9.5.3.1)</p>
<p><b>Chapter 10 Foster a Strong Economy</b></p>	<p>Mississauga will encourage a range of employment opportunities reflective of the skills of the resident labour force. (Section 10.1.1)</p>

<b>Chapter 11          General Land Use          Designations</b>	In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses: d. special needs housing. (Section 11.2.5.2) Special needs housing will be in a built form consistent with the dwelling forms permitted by the residential designation. (Section 11.2.5.9)
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## **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**

The PPS includes policies that allow for a range of intensification opportunities and appropriate development

standards. Several revisions to the Zoning By-law have been identified, however, only the proposed amendments related to group homes are influenced by the policies contained by the PPS.

Section 1.4.3 of the PPS, as referenced above, identifies the requirement that planning authorities should provide for an appropriate range and mix of housing types and densities to meet the social, health, and well-being requirements of current and future residents, including special needs requirements.

This section identifies the City's responsibility in supporting and facilitating the siting of group homes within its borders.

Overall, the proposed City-initiated Zoning By-law amendments conform with the PPS.

### **4. Conformity with Growth Plan**

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.

Several revisions to the Zoning By-law have been identified, however, only the proposed amendments related to group homes are influenced by the policies contained by the Growth Plan.

The Growth Plan encourages both the provision of affordable housing, as well as the inclusion of a diverse range of housing options, including special needs accommodation.

Overall, the proposed City-initiated Zoning By-law amendments conform with the Growth Plan.

## 5. Region of Peel Official Plan

Several revisions to the Zoning By-law have been identified, however, only the proposed amendments related to group homes are influenced by the policies contained by ROP.

A key objective of ROP is the importance, and provision, of a full range of housing.

As evident by Sections 5.9.37, 5.9.46, 5.9.47, and 5.9.53, as identified above, the Region's objective is to make a wide-range of housing available for its diverse population, specifically those residents with special needs; with the ROP definition of "special needs housing" including group homes.

Overall, the proposed City-initiated Zoning By-law amendments conform with ROP.

## 6. Mississauga Official Plan (MOP)

The proposed City-initiated Zoning By-law amendments conform with the above-listed MOP sections as they strive to support the concept of complete communities; especially in serving to meet the civic, cultural, educational, recreational, religious, and social needs of *all* residents.

Further, the proposed amendments for indoor rooftop amenity areas conforms to the policies in MOP to create a desirable urban form.

Additionally, the proposed amendments, specifically with regards to the proposed changes to the Group Home definition, will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies.

## 7. Zoning

Please see Appendix 2: Proposed Zoning By-law Amendments in this regard.

## 8. Conclusions

City staff have evaluated the proposed amendments against the *Provincial Policy Statement*, Region of Peel Official Plan and Mississauga Official Plan.

Based on the above analysis, staff are of the opinion the proposed City-initiated Zoning By-law amendments are consistent with the *Provincial Policy Statement* and conform to the Region of Peel Official Plan. Further, staff are of the opinion the proposed amendments can be supported, as they would allow for more comprehensive by-law definitions and regulations that incorporates the changes and needs of businesses and residents of the City, while at the same time ensuring that public health and safety are at the forefront of land use planning.

## Proposed Zoning Regulations

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Section 1.2: Definitions</b>			
1	Corner Lot	Amend the definition to include “CEC – Road”.	The existing definition was drafted prior to the incorporation of CEC – Roads (common element condominium – road) into the Zoning By-law. As a result, the definition does not consider situations where a corner lot abuts a CEC - Road.
2	Electric Vehicle Ready Parking Space	Amend the definition by removing third-party, electrical engineering sign-off criteria.	<p>Language found within the existing definition specifies final sign-off from an electrical engineer. Such wording results in the staff requiring this confirmation at the onset of their review; whereas, such third-party approval will not occur until much later in the construction process.</p> <p>The proposed amendment will ensure that confirmation is still obtained regarding electric vehicle ready parking spaces, while removing unnecessary delays.</p>
3	Exterior Side Lot Line	Amend the definition to include “CEC – Road”.	Similar to #1 above.
4	Group Home	<p>Amend the definition to directly align with the legislative definition found within the Municipal Act.</p> <p><i>means a residence licensed or funded under a federal or provincial statute for the</i></p>	To ensure consistency with provincial legislation, staff are proposing to amend the Zoning By-law to incorporate verbatim the Municipal Act definition of Group Home.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		<i>accommodation of three to 10 persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.</i>	This proposed amendment will ensure that only provincially or federally licensed / funded operators will be permitted to manage a group home within the City. It also includes the number of residents permitted in the group home, exclusive of staff. Finally, it removes the exclusion of offenders or ex-offenders from the current definition.
5	Landscaped Buffer	Amend the definition to remove reference of "utility easement".	The Zoning By-law cannot regulate any type of easement or their location.
6	Street Line	Amend the definition to include "CEC – Road".	Similar to #1 above.
7	Terrace	Add a new definition.  <i>means an accessible, external platform situated wholly on the rooftop of the <b>structure</b> below with no access to the ground.</i>	Clarification is needed when a terrace is located on the exterior of a building. Current definitions of balcony and rooftop balcony do not adequately address those scenarios.
<b>Part 2: General Provisions</b>			
8	2.1.3.2 - Frontage on a Street	Amend the regulation to include Meadow Wood Lane.	The Zoning By-law identifies several private lanes as possessing frontage on a street; permitting them the same as-of-right development opportunities as those located upon public right-of-way's.  The entirety of Meadow Wood Lane has already been developed for residential purposes; is adequately serviced; and, is

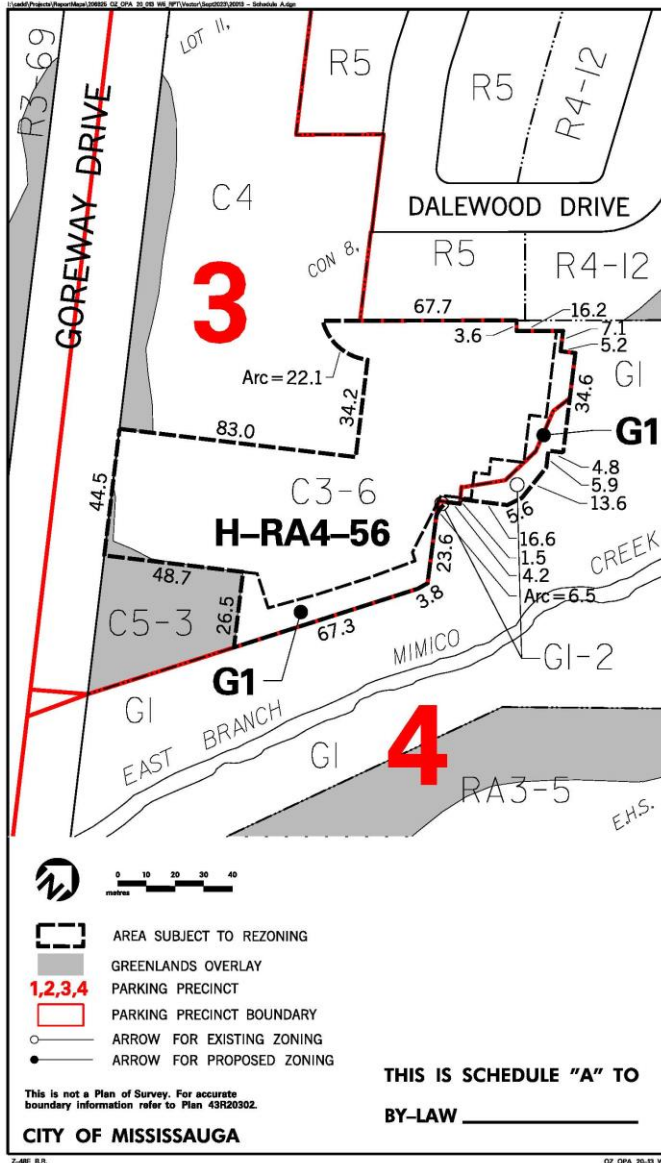
#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			of a similar composition to the other lanes which have already been identified by the Zoning By-law. The proposed amendment will allow the properties on Meadow Wood Lane to construct to the regulations of the By-law, without having to pursue a Minor Variance application to recognize their existence.
<b>Part 3: Parking, Loading and Stacking Lane Regulations</b>			
9	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Add a vacant-unit parking rate of 3.2 parking spaces per 100 m <sup>2</sup> of non-residential gross floor area.	The Zoning By-law is silent as it pertains to parking rates for vacant units located within multi-tenant industrial buildings; leaving applicants with the ability to cancel their existing Certificate of Occupancy to pursue the lowest possible parking rate. The proposed amendment will result in a parking rate that staff consider as a reasonable rate to consider future possible uses, resulting in parking deficiencies being identified at the time of proposed development rather than tenant occupancy.



<b>Part 4.1: General Provisions for Residential Zones</b>			
10	4.1.21 - Height	<p>Allow height exclusions for rooftop amenity areas for apartment, long-term care, and retirement buildings.</p> <p>Add new regulations to: limit the height of any enclosed amenity structure to 4.5 m; cap the permitted coverage of such space to 30% of the rooftop area; and, setback all structures a minimum of 3.0 m from the rooftop's edge.</p>	<p>The proposed amendment results in the better utilization of amenity space, as well as being more reflective of contemporary urban design practices, while mitigating potential visual impacts that may result from the structure.</p>
<b>Part 4.10: RM4 Zone (Townhouses)</b>			
11	Table 4.10.1 - RM4 Permitted Uses and Zone Regulations	<p>Amend Lines 7.2, 7.8, and 8.1, to remove the instances of "/or".</p> <p>Amend Lines 9.4, 9.5, and 9.6, to remove the instances of "and/".</p>	<p>The existing language incorrectly utilizes the conjunction of "and/or", for the purposes of establishing points of measurement.</p> <p>The proposed amendments clarify the correct term in such instances.</p>

<b>Part 10.2.2: G1 Exception Zones</b>			
12	10.2.2.2 - Exception: G1-2	Remove the G1-2 Zone.	<p>As part of Application "OZ/OPA 20-13 W5 - 7085 Goreway Drive", Council approved the rezoning of the identified lands from C3-6 (Commercial) and G1-2 (Greenlands - Natural Hazard) to H-RA4-Exception (Apartment) and G1 (Greenlands - Natural). As a result, the G1-2 (Greenlands - Natural Hazard) zoning category no longer applies to any lands within the City; as such, its identification within the Zoning By-law serves no purpose.</p> <p>The proposed amendment will correct this omission by removing this exception zone.</p>

<b>Part 13: Zoning Maps</b>			
13	Z-Map 48E	Remove greenlands overlay from the identified lands.	<p>The greenlands overlay applies to lands designated Greenlands by the Mississauga Official Plan, but not zoned G1 or G2.</p> <p>As part of Application "OZ/OPA 20-13 W5 - 7085 Goreway Drive", Council approved the rezoning of the identified lands from C3-6 (Commercial) and G1-2 (Greenlands - Natural Hazard) to H-RA4-Exception (Apartment) and G1 (Greenlands – Natural). As a result of the lands subsequently being rezoned to G1 (Greenlands – Natural), the greenlands overlay is no longer suitable.</p> <p>The proposed amendment will correct this error by removing the overlay where appropriate. See Appendix 2, Page 6.</p>
<b>Miscellaneous</b>			
14	Various sections of the By-law	Remove permitted use: "Courier/Messenger".	<p>Staff no longer acknowledge the courier/messenger use (undefined); instead, categorizing such proposals as a warehouse/distribution facility in such instances.</p>



Removal of Greenlands Overlay, as per #13 above