



MISSISSAUGA

NOTICE OF PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

Table with 2 columns: Field Name and Value. Fields include DATE OF NOTICE, OPA NUMBER, ZONING BY-LAW NUMBER, DATE PASSED BY COUNCIL, LAST DATE TO FILE APPEAL, FILE NUMBER, APPLICANT, and PROPERTY LOCATION.

TAKE NOTICE that on November 10, 2023 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 163 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

THE PURPOSE AND EFFECT of the Official Plan Amendment is to introduce policies for the as-of-right permission of three residential units on a detached, semi-detached, or townhouse dwelling lot.

The purpose of the Zoning By-law is to introduce additional residential units in conjunction with a detached, semi-detached and townhouse. To align with the requirements of Bill 23 and the recent changes to the Planning Act, municipalities are required to update their Zoning By-law to permit the use of three units in conjunction with a single detached, semi-detached or townhouse.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 163 is in full force and effect.

The proposed official plan amendment is exempt from approval by the Regional Municipality of Peel. The decision of Council is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

IF YOU WISH TO APPEAL to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at https://olt.gov.on.ca/. An appeal may be filed in person, by email: city.clerk@mississauga.ca, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario L5B 3C1 no later than December 06, 2023 An appeal received by email will be accepted once the appeal fees are received.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
2) be accompanied by the fee prescribed under the Ontario Land Tribunal Act in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at https://olt.gov.on.ca/appeals-process/fee-chart/
3) be accompanied by a fee in the amount of \$310.00 per application, payable to the City of Mississauga.

MORE INFORMATION: A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices or from Ameena Khan of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 4473

S. Smith (handwritten signature)

Sacha Smith, Manager/Deputy Clerk Secretariat and Access & Privacy 300 City Centre Drive, Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0174-2023

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting the definition of "**Second Unit**" from Section 1.2.
2. By-law Number 0225-2007, as amended, is further amended by deleting Subsection 4.1.20 from Section 4.1.
3. By-law Number 0225-2007, as amended, is further amended by adding Sentence 1.1.2.3.3 to Article 1.1.2.3 as follows:
 - 1.1.2.3.3 Notwithstanding the regulations contained in an Exception Zone and Exception Zone Schedule, a maximum of two **attached ARUs**, or a maximum of one **attached ARU** and one **detached ARU** are permitted per **lot**, and Subsection 4.1.1 of this By-law shall apply.
4. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

Floor Area - Detached ARU	means the sum of the areas of the floor including floor area occupied by interior walls for each storey of a building, structure or part thereof measured from the exterior of outside walls, or from the midpoint of common walls
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5. By-law Number 0225-2007, as amended, is further amended by adding the words "**attached ARU**" and "**attached ARU**", but excluding a **detached ARU**" to the definition of "**Gross Floor Area (GFA) - Infill Residential**" in Section 1.2 as follows:

Gross Floor Area (GFA) - Infill Residential	means the sum of the areas of each storey of a building , including the area of void in a floor, above average grade , measured from the exterior of outside walls, including an attached garage, attached ARU and any part of the building , above and below grade, used for motor vehicle parking, but excluding a detached ARU . (0174-2017), (0208-2022)
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6. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

Housing Types:	
Attached Additional Residential Unit (Attached ARU)	means a unit with its own kitchen, sanitary facilities, and bedrooms/sleeping area and is contained within a detached dwelling, semi-detached, linked dwelling, or street townhouse .

7. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

Housing Types:	
Detached Additional Residential Unit (Detached ARU)	means a unit with its own kitchen, sanitary facilities, and bedrooms/sleeping area and is located within an ancillary structure on the same lot as a detached dwelling, semi-detached, linked dwelling, or street townhouse .

8. By-law Number 0225-2007, as amended, is further amended by deleting Subsection 4.1.1 and substituting the following therefor:

4.1.1 Additional Residential Unit (ARU)

9. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.1 to Subsection 4.1.1 as follows:

4.1.1.1 A maximum of two **attached ARUs**, or a maximum of one **attached ARU** and one **detached ARU**, are permitted per **lot**, and shall comply with the provisions contained in Table 4.1.1.1 - Additional Residential Unit (ARU).

Table 4.1.1.1 - Additional Residential Unit (ARU)

Column A		Column B
Line		
1.0	A maximum of two attached ARUs are permitted only in these zones	R1 to R16, RM1, RM2, RM3, RM5, RM6 and RM7 ⁽¹⁾
2.0	A maximum of one attached ARU and one detached ARU are permitted only in these zones	R1 to R16, RM1, RM2, RM3, RM5 ⁽²⁾ , RM6 ⁽²⁾ and RM7 ⁽¹⁾
3.0	An attached ARU shall comply with the regulations of the zone in which it is located and with the provisions contained in Subsection 4.1.1 of this By-law	✓
4.0	A detached ARU shall comply with the provisions contained in Subsection 4.1.1 and Table 4.1.1.14 of this By-law	✓

NOTES: (1) See Article 4.1.1.12 of this By-law.
 (2) See Article 4.1.1.13 of this By-law.

10. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.2 to Subsection 4.1.1 as follows:

4.1.1.2 Additional **parking spaces** shall not be required for an **attached ARU** or a **detached ARU**.

11. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.3 to Subsection 4.1.1 as follows:

4.1.1.3 A **home occupation** shall not be permitted in an **attached ARU** or **detached ARU**.

12. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.4 to Subsection 4.1.1 as follows:

4.1.1.4 A **lot** with an **attached ARU(s)** and/or a **detached ARU** shall have one and not more than one **driveway**.

13. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.5 to Subsection 4.1.1 as follows:
- 4.1.1.5 An addition to facilitate an **attached ARU(s)** shall not alter the **existing use** of the subject dwelling as defined by this By-law.
14. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.6 to Subsection 4.1.1 as follows:
- 4.1.1.6 Notwithstanding Line 2.0 contained in Table 4.1.1.14 of this By-law, a two **storey detached ARU** shall be permitted on **through lots** and shall be:
- (1) subject to the two **storey detached ARU** provisions contained in Table 4.1.1.14 of this By-law; and
 - (2) permitted up to a maximum of 100 m² in **floor area - detached ARU**.
15. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.7 to Subsection 4.1.1 as follows:
- 4.1.1.7 For the purposes of Subsection 4.1.1, a **building** or **structure** that contains a **garage** and a one **storey detached ARU** shall be subject to:
- (1) lines 2.2 and 2.3 contained in Table 4.1.12.1 of this By-law; and
 - (2) the one **storey detached ARU** provisions contained in Table 4.1.1.14 of this By-law.
16. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.8 to Subsection 4.1.1 as follows:
- 4.1.1.8 For the purposes of Subsection 4.1.1, a **building** or **structure** that contains a **garage** and a two **storey detached ARU** shall be subject to:
- (1) lines 2.2 and 2.3 contained in Table 4.1.12.1 of this By-law; and
 - (2) the two **storey detached ARU** provisions contained in Table 4.1.1.14 of this By-law.
17. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.9 to Subsection 4.1.1 as follows:
- 4.1.1.9 The overall maximum **lot coverage** of a **lot** shall be permitted to increase by up to an additional 10%, of which 10% is solely calculated towards a **detached ARU**.
18. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.10 to Subsection 4.1.1 as follows:
- 4.1.1.10 A **balcony** or **deck** shall not be permitted on the second **storey** of a two **storey detached ARU**.

19. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.11 to Subsection 4.1.1 as follows:

4.1.1.11 Notwithstanding Table 4.1.1.14 of this By-law, a **detached ARU** shall not have a **height - highest ridge** greater than the **height** of the primary dwelling on the **lot** and a **lot coverage** greater than the primary dwelling of the **lot** in which they are located.

20. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.12 to Subsection 4.1.1 as follows:

4.1.1.12 Notwithstanding Article 4.1.1.1 and Lines 1.0 and 2.0 contained in Table 4.1.1.1 of this By-law, only RM7 zones with **lots** containing a **detached dwelling** or **semi-detached** shall permit an **attached ARU** and/or **detached ARU**.

21. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.1.13 to Subsection 4.1.1 as follows:

4.1.1.13 Notwithstanding Article 4.1.1.1 and Line 2.0 contained in Table 4.1.1.1 of this By-law, only RM5 and RM6 zones with **corner lots** and **through lots** shall permit a **detached ARU**.

22. By-law Number 0225-2007, as amended, is further amended by adding Table 4.1.1.14 to Subsection 4.1.1 as follows:

4.1.1.14 A **detached ARU** shall comply with the provisions contained in Table 4.1.1.14 - Detached Residential Unit (Detached ARU).

Table 4.1.1.14 - Detached Additional Residential Unit (Detached ARU)

Column A		Column B	
Line 1.0	TYPE	One Storey Detached ARU	Two Storey Detached ARU
2.0	MAXIMUM SIZE:		
2.1	Lot area less than or equal to 750 m ²	✓	
2.2	Lot area greater than 750 m ²	✓	✓
3.0	LOCATION	Rear Yard	
		Rear yard and/or exterior side yard for corner lots zoned R1, R2, R3, and R8	
4.0	MAXIMUM FLOOR AREA - DETACHED ARU:		
4.1	Lot area less than or equal to 550 m ²	55 m ²	n/a
4.2	Lot area greater than 550 m ²	10% of the lot area, up to a maximum of 100 m ²	
5.0	MAXIMUM HEIGHT - HIGHEST RIDGE:		
5.1	sloped roof	4.6 m	6.8 m
5.2	flat roof	3.0 m	5.8 m
6.0	SETBACKS:		
6.1	Minimum setback to interior side lot line	0.6 m	1.8 m
6.2	Minimum setback to rear lot line	1.8 m	1.8 m
6.3	Minimum setback to exterior side lot line	2.5 m	4.5 m

23. By-law Number 0225-2007, as amended, is further amended by adding a "s" and the words ", **detached ARU**," to Article 4.1.2.4 contained in Subsection 4.1.2 as follows:

4.1.2.4 For the purposes of Subsection 4.1.2 of this By-law, a **deck, porch, balcony, detached ARU**, and/or detached **garage** shall not be considered to be an **accessory building or structure**. (0112-2019)

24. By-law Number 0225-2007, as amended, is further amended by deleting the words "shall" and "have a minimum setback of 1.2 m to the **interior side yard lot line**" and adding the words "may encroach a maximum of 0.6 m provided that the **interior side yard** is a minimum of 1.2 m" to Article 4.1.5.3 as follows:

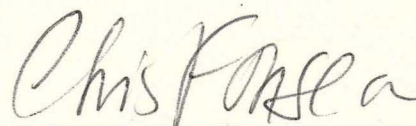
4.1.5.3 A **porch or deck**, located at and accessible from the **first storey** or below the **first storey** of the dwelling inclusive of stairs, and is located in an **interior side yard** shall may encroach a maximum of 0.6 m provided that the **interior side yard** is a minimum of 1.2 m ~~have a minimum setback of 1.2 m to the interior side yard lot line.~~ (0144-2016)

25. By-law Number 0225-2007, as amended, is further amended by deleting the words "with a maximum of three risers," and a "1" from Article 4.1.5.5 as follows:

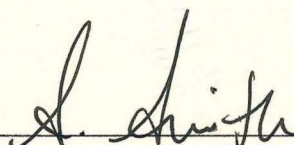
4.1.5.5 A window, **chimney**, pilaster or corbel, window well, and stairs ~~with a maximum of three risers,~~ may encroach a maximum of 0.61 m into a required **yard** provided that the **yard** is a minimum of 1.2 m. (0325-2008), (0297-2013)

26. The greyed-out text, identified in Section 5, 23, 24, and 25 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

ENACTED and PASSED this 10th day of November, 2023.



ACTING MAYOR



ACTING CLERK

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: October 27, 2023
File: CD.06-INC (All Wards)

APPENDIX "A" TO BY-LAW NUMBER 0174-2023

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to introduce additional residential units in conjunction with a detached, semi-detached and townhouse.

To align with the requirements of Bill 23 and the recent changes to the *Planning Act*, municipalities are required to update their Zoning By-law to permit the use of three units in conjunction with a single detached, semi-detached or townhouse. The proposed Zoning By-law amendments introduce regulations for additional residential units that are complementary to local context and interests.

Location of Lands Affected

All lands in the City of Mississauga.

Further information regarding this By-law may be obtained from Ameena Khan of the City Planning and Building Department at 905-615-3200 ext. 4473.

[http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-inc \(all wards\).by-law.ak.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-inc%20(all%20wards).by-law.ak.jmcc.docx)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0173-2023

A by-law to Adopt Mississauga Official Plan Amendment No. 163

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing authorized the Regional Municipality of Peel, ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 163, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to implement subsection 16(3) of the *Planning Act* regarding the opportunity for additional residential units;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 163 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 10th day of November, 2023.

ACTING MAYOR

ACTING

CLERK

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: October 27, 2023
File: CD.06-INC (All Wards)

Amendment No. 163

to

Mississauga Official Plan

By-law No. 0173-2023

A by-law to Adopt Mississauga Official Plan Amendment No. 163

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

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AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 163, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

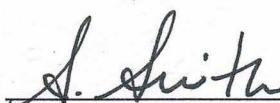
AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan to implement subsection 16(3) of the *Planning Act* regarding the opportunity for additional residential units;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 163 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 10th day of November, 2023.

Signed 
ACTING MAYOR

Signed 
ACTING CLERK

Amendment No. 163
to
Mississauga Official Plan

The following text constitutes Amendment No. 163.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated October 4, 2023, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to introduce policies for the as-of-right permission of three residential units on a detached, semi-detached, or townhouse dwelling lot.

LOCATION

The Official Plan Amendment applies to all lands in the City of Mississauga designated to permit a detached, semi-detached, or townhouse dwelling.

BASIS

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

The Amendment is required to implement the legislative changes made under the *Planning Act*, which requires municipalities to amend their Official Plans and Zoning By-laws to permit three units on a detached, semi-detached, or townhouse dwelling lot.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. Additional Residential Units (ARUs) can expand the range of low-rise housing forms and tenures, and makes efficient use of existing infrastructure and services.
2. ARUs provide opportunities for residents to incorporate multi-generational living, age-in-place, and have means of supplementing mortgage income.
3. Implements policies in accordance with the Province's mandate of three units as-of-right on a detached, semi-detached, or townhouse dwelling lot.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. Section 11.2.5, Residential, of Mississauga Official Plan, is hereby amended by deleting policy 11.2.5.8.
2. Section 11.2.5, Residential, of Mississauga Official Plan, is hereby amended by renumbering policy 11.2.5.9 to 11.2.5.8.
3. Section 11.2.5, Residential, of Mississauga Official Plan, is hereby amended by adding policies 11.2.5.9 and 11.2.5.10 as follows:

11.2.5.9 On a lot with a principal dwelling residence (detached, semi-detached or townhouse), a maximum of three units will be permitted in the form of:

- a. a maximum of two additional units in the principal residence; or
- b. a maximum of one additional unit in the principal residence and one additional unit within a building ancillary to the main structure.

11.2.5.10 To maintain the objective of having three units on a lot, any severance of such lots containing ancillary additional residential units, as per 11.2.5.9.b, will be discouraged.

IMPLEMENTATION

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated July 27, 2023.

INTERPRETATION

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.

APPENDIX I

PUBLIC MEETING

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on October 23, 2023 in connection with this proposed Amendment.

Nine members of the public made deputations in connection with this proposed Amendment. Comments from the public were generally in regards to the infrastructure and servicing capacity to accommodate an increase in housing units, variety of housing options to be introduced, preference for long-term rental housing stock, and clarification or appropriateness of the proposed regulations to accommodate three units. These questions were addressed at the meeting on October 23, 2023 and in the Planning and Building Department report dated October 4, 2023 attached to the Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: October 4, 2023</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.06-INC (All Wards)</p>
	<p>Meeting date: October 23, 2023</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Official Plan and Zoning By-law Amendments to Permit Additional Residential Units

File: CD.06-INC (ALL WARDS)

Recommendation

That the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as detailed in Appendices 1 and 2 of the report dated October 4, 2023, from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That an implementing Official Plan and Zoning By-law amendment be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, that this report regarding the proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be considered both the public meeting and a combined information and recommendation report.

Executive Summary

- The goal of the Increasing Housing Choices in Neighbourhoods Study is to expand the range of low-rise housing types and tenures within Mississauga, including additional residential units (ARUs).
- ARUs contribute to the creation of complete communities by modestly increasing ground-related housing supply and making efficient use of existing infrastructure and services. The introduction of ARUs within neighbourhoods also provides opportunities for residents to incorporate multi-generational living, age-in-place and a means of supplementing mortgage income.

- To implement the legislative changes under the *Planning Act* mandating the permission of three units on a residential parcel, staff are proposing Official Plan and Zoning By-law amendments that introduce ARUs in a manner that is complementary to local context and interests.

Background

PROVINCIAL LEGISLATIVE CHANGES

Ontario is facing significant housing challenges and increasing supply is becoming a strategic priority for all levels of government. Bill 23, the *More Homes Built Faster Act, 2022* received Royal Assent on November 28, 2022 requiring municipalities to amend their Official Plans and Zoning By-laws to permit up to three units on a detached, semi-detached, or townhouse lot. Bill 23 was intended to promote gentle infill and diverse housing options within neighbourhoods to reach the goal of building 1.5 million homes over ten years.

The City is also undertaking its ten year review and update of the Mississauga Official Plan (MOP), which includes re-examining land use policies to respond to evolving trends as well as to bring MOP into conformity to Provincial regulations. Through the Official Plan review, amendments are proposed that will implement the Province's legislative requirements and prioritize providing a broader range of gentle infill housing options within low-rise residential neighbourhoods.

Although Bill 23 mandates, and does not allow any rights of appeal against an Official Plan and Zoning By-law permitting the use of three units on a residential parcel, municipalities still have broad authority to introduce policy or regulatory options that are complementary to local context and interests.

INCREASING HOUSING CHOICES IN MISSISSAUGA'S NEIGHBOURHOODS STUDY

In order to meet the Provincial requirements of Bill 23, and recognizing that low density neighbourhoods present an opportunity to create more diversity in the housing stock, allow aging-in-place, and address declining population in some neighbourhoods, Mississauga has taken the following steps:

- April 19, 2021: Council endorsed the report titled "Official Plan Review – Scope of work for Increasing Housing Choices in Mississauga's Neighbourhoods Study". The report proposed undertaking a study that would explore opportunities for increasing ground-related housing supply within Mississauga, including ARUs.
- April 17, 2023: Council received the report titled "Official Plan Review – Update on the Increasing Housing Choices in Neighbourhoods Study" for information. This report provided an update to the ongoing IHCN study, an overview of the preliminary Official Plan and Zoning By-law recommendations to implement the permission of a minimum of three units on a residential lot, and stated that multiplexes of four units or more would be reviewed in the near future.

The purpose of this report is to provide recommendations on the legislatively required three units. The meeting of Planning and Development Committee (PDC) on October 23, 2023 will constitute the statutory public meeting for the proposed amendments.

Comments

COMMUNITY ENGAGEMENT

The IHCN study commenced in April 2021 and included an extensive communication and community engagement process to help educate members of the public about gentle density, understand local context and interests, and test concept designs for different housing typologies. In total, 1,128 public survey responses were received, 63 members of the public attended a virtual meeting, and 12 stakeholder groups were consulted. Many of the key questions received by meeting attendees are answered below.

The feedback that was received from the public and stakeholders were taken into consideration as staff have developed the following recommendations. For further information regarding consultation, see Appendix 1, Community Engagement Section.

PROPOSED ZONING BY-LAW AMENDMENTS

To align with the requirements of Bill 23, staff are recommending that up to three residential units on detached, semi-detached, and townhouse lots be permitted in the following formats:

- Three units within the main dwelling; or
- Two units within the main dwelling and one unit in a separate building.

A comprehensive summary of the proposed Zoning By-law amendments can be found in Appendix 2 of this report.

1. How will new ARUs be compatible with existing neighbourhoods?

Staff are recommending an approach that aims to align the proposed regulations for ARUs with existing Zoning By-law provisions for detached garages or primary dwellings. For attached ARUs, there is no recommended change for the regulations, as they will be contained within the main dwelling. For detached ARUs (i.e. coach house), the regulations will be aligned with the standards for detached garages. Taking this approach allows visible growth in existing neighbourhoods that is gradual and relatively more familiar in scale to what is permitted and exists today within the City.

Appendix 3 includes simplified 3D renderings of one-storey and two-storey detached ARUs, with the Zoning By-law regulations as proposed in this report.

2. How will the streetscape impact for detached ARUs be limited?

Smart Density, urban design consultants, were retained to prepare infill housing concepts that were generally compatible with existing community contexts with most common Mississauga properties. It was determined that a one-storey detached ARU with a maximum size of 55 m²

(592 ft²) would be the most appropriate. This size of ARU would allow for a functional unit that would maintain privacy, while minimizing visual impact on the streetscape. Staff are proposing that a detached ARU can be a maximum of 10% of the lot area up to a maximum of 100 m² (1,076 ft²), if it is located on a larger lot (see Table 1). Detached ARUs will also be limited to locate within the rear yard of the primary dwelling, balancing both objectives of minimized streetscape impact and maximized privacy. The exception to this requirement would be corner lots zoned **R1**, **R2**, **R3**, and **R8**, which have shallow rear yards and increased exterior yards, and would be permitted to introduce a detached ARU within either.

One-Storey Detached ARU – Maximum Gross Floor Area & Height	
Maximum ARU size on lot with a lot area less than or equal to 550 m ² (5,920 ft ²)	55 m ² (592 ft ²)
Maximum ARU size on lot with a lot area greater than 550 m ² (5,920ft ²)	10% of the lot area, capped at 100 m ² (1,076 ft ²)
Maximum Height	Sloped roof: 4.6 m (15 ft.) Flat roof: 3.0 m (9.8 ft.)

Table 1: Maximum permitted size and height for one-storey detached ARUs.

Two-storey detached ARUs will be restricted to lots with a lot area greater than 750 m² (8,073 ft²) and through lots, and will require greater setbacks relative to one-storey detached ARUs. Staff recognize that larger lots can accommodate a bigger structure, and increased setbacks will mitigate streetscape impact and maintain privacy (See Tables 2 and 3). Additionally, through lots, as a result of having two property lines abutting a street or private road, will limit impact on adjacent properties and make efficient use of existing road access where available.

Two-Storey Detached ARU – Maximum Gross Floor Area & Height	
Maximum size for lot with lot area greater than 750 m ² (8,073 ft ²)	10% of the lot area, capped at 100 m ² (1,076 ft ²)
Maximum Height	Sloped roof: 6.8 m (22.3 ft.) Flat roof: 5.8 m (19 ft.)

Table 2: Maximum permitted size and height for two-storey detached ARUs.

3. How will greenspace be maintained or maximized with the introduction of detached ARUs?

Members of the public expressed a desire for maximizing open greenspace, to provide amenity area for residents and to create opportunities for landscaping. The proposed minimum rear, interior, and exterior setbacks will optimize the amount of space between the primary dwelling

and a detached ARU (See Table 3). This is intended to help create a contiguous, shared outdoor amenity area. Maximizing rear yard space also allows soft landscaping and tree preservation opportunities, helping to manage stormwater runoff onsite.

	One-Storey Detached ARU	Two-Storey Detached ARU
Minimum interior setback	0.6 m (2 ft.)	1.8 m (5.9 ft.)
Minimum rear setback	0.6 m (2 ft.)	1.8 m (5.9 ft.)
Minimum exterior side setback	2.5 m (8.2 ft.)	4.5 m (14.8 ft.)

Table 3: Required setbacks for a one-storey detached ARU and two-storey detached ARU.

4. Will there be adequate parking to accommodate the introduction of ARUs?

Staff recognize that requiring additional parking spaces could further deteriorate soft landscaping conditions on the site and note that members of the public expressed the greatest preference for shared parking arrangements. Further, the Zoning By-law currently requires two parking spaces for a detached, semi-detached, or townhouse dwelling. As such, staff are proposing that no additional parking spaces will be required for ARUs.

Staff within the Traffic Management and Municipal Parking Division are currently undertaking the Parking Matters 2.0 project which will provide recommendations in regards to the City's parking permit system, lower driveway boulevard parking permissions, parking fees, and digital parking solutions. These elements will likely take time to implement, but will assist in managing future residential area on-street parking demand.

5. How much would it cost to construct an ARU?

Parcel Economics, a financial analysis firm, was retained to provide insight into the financial feasibility of ARU typologies from the perspective of typical homeowners and/or developers. Financial performance varied significantly (see Table 4), but the greatest promise was exhibited by attached garage conversions and one-storey detached ARUs, as they presented a desirable mix of:

- relatively low initial cash equity requirements;
- quicker construction timelines; and
- decent revenue generating opportunities relative to upfront construction costs.

ARU Development Cost Estimates	
One-Storey Detached ARU (1-bedroom)	\$249,000
Two-Storey Detached ARU (2-bedroom)	\$424,000
Laneway Suite	\$395,000
Attached Garage Conversion	\$86,000 to \$92,000

Table 4: Cost estimates to newly construct various ARU typologies, October 2022.

Staff recognize that proponents of other ARU typologies could be motivated by non-financial goals, such as multi-generational housing and creating a ground-oriented and barrier-free unit.

6. Will ARUs contribute to rental or ownership housing stock?

ARUs are intended to increase the rental housing stock. New Official Plan policies are proposed that aims to restrict ARUs from becoming severable infill housing. The proposed ARUs would be rental in tenure to increase much needed low-rise rental housing options in communities. Severed ownership will not be permitted at this time as the need for new rental units is currently a greater priority and easier to implement. Please see Appendix 2 for further details regarding the proposed Official Plan amendments.

7. How many ARUs will be constructed?

Staff anticipate that changes to neighbourhoods will be gradual and will likely not lead to large shifts in the number of second and third units. The licensing of second units in Mississauga may serve as an indicator for the potential number of ARUs. Approximately 400 second units are introduced per year, although staff note these units may be easier to introduce in comparison to third units. In conjunction with the costs associated to construct an ARU, staff recognize that certain lots will not be able to accommodate an ARU. All ARUs require a building permit to determine Zoning By-law and Ontario Building Code compliance and certain housing types and lot configurations can present compliance challenges. Staff are intending to internally monitor and review the uptake of ARUs, which will also help to determine if further changes to the Zoning By-law may be necessary to respond to evolving issues or trends.

ARU PERMIT DRAWING GUIDELINES

To facilitate and streamline the implementation of ARUs, staff within the Building Division are working to introduce sample/typical ARU designs that could be utilized by the public. These drawings are intended to provide examples of detached ARU scenarios and serve as a guide for homeowners considering a detached ARU on their lot. The permit drawing guidelines are expected to be available to the public by Q1 of 2024.

LINK TO OTHER GENTLE DENSITY WORK

The table below shows the status of this project (see Table 5, line 1) in the context of other gentle density zoning initiatives that are underway by the City.

	Zoning By-law Review	Information Report Timing	Recommendation Report Timing
1.	Three units per lot (ARUs), as per Provincial requirement	April 17, 2023 Council	October 23, 2023 PDC
2.	"R" Zone consolidation	October 23, 2023 PDC	Q1 2024
3.	Multiplexes (four units or more)	Q1 2024	Q3 2024
4.	Expanded Street Townhouse Permissions	Pending experience with "R" Zone consolidation	---

Table 5: Gentle density zoning initiatives to increase housing choices within neighbourhoods in Mississauga.

PLANNING ANALYSIS SUMMARY

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 amendments are consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. A detailed planning policy analysis can be found in Appendix 1 of this report.

Financial Impact

The City of Mississauga uses Development Charges and Cash-in-Lieu Parkland as revenue tools to collect funds, among other financial mechanisms. Along with changes to the *Planning Act*, the Province's Bill 108 and Bill 23 also introduced changes to the *Development Charges Act, 1997* and parkland contribution requirements. These changes exempt ARUs from development charges and any parkland contributions, in an effort to promote their construction.

Conclusion

There are many factors influencing housing attainability, however, lack of housing options and affordability remain at the forefront. The City plays an important role in creating a policy framework that works to encourage and expand the range of low-rise housing forms and tenures permitted in residential neighbourhoods. ARUs broaden the range of gentle infill housing options, modestly increase ground-related housing supply, and contribute towards complete communities by creating opportunities to age-in-place and for multi-generational living.

It is pertinent and timely that the City continue to expand housing options and tenures in Mississauga. In summary, the proposed Official Plan and Zoning By-law amendments are

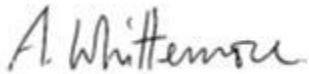
acceptable from a planning standpoint and should be approved.

Attachments

Appendix 1: Detailed Planning Analysis

Appendix 2: Proposed Zoning By-law and Official Plan Amendments

Appendix 3: Simplified 3D Renderings of Detached ARUs



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

Prepared by: Ameena Khan, Planner

Information/Recommendation Report Detailed Planning Analysis

City-Initiated Zoning By-law and Official Plan 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 table below. Only key policies relevant to the proposed 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 proposed amendments have been evaluated based on these policies.

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Provincial Policy Statement (PPS)</p>	<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>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>Healthy, liveable and safe communities are sustained by: accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs. (PPS 1.1.1.b)</p> <p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources. (PPS 1.1.3.2.a)</p> <p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which: are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion. (PPS 1.1.3.2.b)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating: all housing options required to meet the social, health, economic and 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.b.1)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>and facilitating: all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3. (PPS 1.4.3.b.2)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by: directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. (PPS 1.4.3.c)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by: promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. (PPS 1.4.3.d)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by: establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety. (PPS 1.4.3.f)</p>
<p><i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i></p>	<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>Applying the policies of this Plan will support the achievement of complete communities that: feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities. (Growth Plan 2.2.1.4.a)</p> <p>Applying the policies of this Plan will support the achievement of complete communities that: provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. (Growth Plan 2.2.1.4.c)</p> <p>Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by: identifying a diverse range and mix of housing options and densities, including</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<p>additional residential units and affordable housing to meet projected needs of current and future residents (Growth Plan 2.2.6.1.a.i.)</p> <p>Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by: considering the range and mix of housing options and densities of the existing housing stock. (Growth Plan 2.2.6.2.c)</p> <p>Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by: planning to diversify their overall housing stock across the municipality. (Growth Plan 2.2.6.2.d)</p>
<p>Region of Peel Official Plan (ROP)</p>	<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 Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate proposed zoning by-law amendments.</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 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>To promote the development of compact, complete communities by supporting intensification and higher density forms of housing. (ROP 5.9.1)</p> <p>To make housing available for diverse populations, including the provision of accessible housing and appropriate support services. (ROP 5.9.5)</p> <p>To consider barriers to housing, including social and economic factors. (ROP 5.9.6)</p> <p>Direct the local municipalities to include policies in local municipal official plans that permit additional residential units, including: a) the use of two residential units in a detached house, semi-detached house, or rowhouse; and b) the use of a residential unit in a building or structure ancillary to a detached house, semidetached house, or rowhouse. (ROP 5.9.14)</p>

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 in the recently released Growth Plan, 2020.

The following policies are applicable in the review of the proposed Official Plan and Zoning By-law amendment. 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>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for: the development of a range of housing choices in terms of type, tenure and price. (Section 7.2.2.a)</p>
Chapter 8 Create a Multi Modal City	<p>Mississauga will encourage the shared use of parking and allow off-site parking, where appropriate. (Section 8.4.2)</p>
Chapter 9 Build A Desirable Urban Form	<p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>The city vision will be supported by site development that: demonstrates context sensitivity, including the public realm. (Section 9.1.10.c)</p> <p>The city vision will be supported by site development that: promotes universal accessibility and public safety. (Section 9.1.10.d)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will: respect existing lotting patterns. (Section 9.2.2.3.a)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will: respect the scale and character of the surrounding area. (Section 9.2.2.3.c)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will: minimize overshadowing and overlook on adjacent neighbours. (Section 9.2.2.3.d)</p>

	General Intent
	<p>While new development need not mirror existing development, new development in Neighbourhoods will: incorporate stormwater best management practices. (Section 9.2.2.3.e)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will: preserve mature high quality trees and ensure replacement of the tree canopy. (Section 9.2.2.3.f)</p> <p>Mississauga is committed to the creation of an accessible city. The design of the physical and built environment will have regard for universal design principles. (Section 9.4.3.1)</p>
Chapter 19 Implementation	<p>To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated: Mississauga Official Plan. (Section 19.4.2.a)</p> <p>To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated: Mississauga Zoning By-law. (Section 19.4.2.b)</p>

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 Official Plan and Zoning By-law are proposed, however, only the proposed amendments related to additional residential units (ARUs) are influenced by the policies contained in the PPS.

Section 1.1.1.b of the PPS speaks to healthy, liveable, and safe communities being sustained by a multitude of factors, including the ability to accommodate for a range of affordable and market-based residential types to meet long-term needs, including in the form of ARUs. The proposed Official Plan and Zoning By-law amendments outline the policy framework and development

standards to introduce ARUs, diversifying the housing stock and unlocking a new form of housing that can be suitable for all stages of life.

Sections 1.1.3.2.a and 1.1.3.2.b directs land use patterns within settlements areas to be based on densities and a mix of land uses that makes efficient use of existing land, infrastructure and services, without the need for unnecessary expansions. Sections 1.4.3.c and 1.4.3.d similarly directs planning authorities to provide for an appropriate range and mix of housing options by permitting and facilitating new housing towards areas where existing infrastructure, services, land, resources, and transit can be made use of. The introduction of ARUs allows for gentle density infill housing that makes efficient use of infrastructure and services already available within the City's neighbourhoods.

Sections 1.4.3.b.1 and 1.4.3.b.2 directs planning authorities to provide for an appropriate range and mix of housing options and densities that can meet social, health, economic, and well-being requirements, including in the form of ARUs. ARUs unlock a new form of ground-related rental housing, support multi-generational living and aging in place, and can act as a means of supplemental mortgage income. Introducing ARUs serves a multitude of socio-economic purposes and households of varied sizes, needs, and incomes.

Section 1.4.3.f directs planning authorities to provide for an appropriate range and mix of housing options and densities by establishing development standards for residential development and intensification that can minimize the cost of housing and facilitate compact form. ARUs contribute to gentle

infill housing that is comparatively more compact and cost-effective to other housing infill options. Further, introducing development standards for ARUs that align with existing Zoning By-law provisions for detached garages is aimed at easing their conversion, intended to further reduce costs for residents.

The proposed Official Plan and Zoning By-law amendment to introduce ARUs is consistent with the PPS' goal to introduce a diverse range of housing options that efficiently uses existing infrastructure and services, serves residents in all stages of their lives, and fosters complete communities.

4. Conformity with Growth Plan

The Growth Plan is a long-term plan for the Greater Golden Horseshoe, designed to promote economic growth, increase housing supply, create jobs and build communities that make life easier, healthier, and more affordable for people of all ages. Several revisions to the Official Plan and Zoning By-law are proposed, however, only the proposed amendments related to the introduction of ARUs are influenced by the policies contained in the Growth Plan.

Sections 2.2.1.4.a and 2.2.1.4.c supports the achievement of complete communities that feature a diverse mix of land uses and housing options, can make use of convenient access to amenities and services, and can accommodate people at all stages of their lives.

Sections 2.2.6.2.c and 2.2.6.2.d directs municipalities to support the achievement of complete communities by diversifying

housing options, while taking into consideration the range, density, and mix of the existing housing stock.

ARUs are a new form of ground-related housing that makes efficient use of the existing housing stock, and which can benefit from readily available access to neighbourhood amenities and services. ARUs also contribute to the creation of complete communities by providing housing options that can accommodate household needs as they evolve over time.

The proposed amendments to facilitate the introduction of ARUs are consistent with the Growth Plan as it would reinforce the Growth Plan's objectives for directing growth in a diverse manner that supports long-term needs, fosters complete communities, and efficiently uses land and resources.

5. Region of Peel Official Plan

The Region of Peel Official Plan is a long-term plan for managing Peel's growth and development. Several revisions to the Official Plan and Zoning By-law are proposed, however, only the proposed amendments related to the introduction of ARUs are influenced by the policies contained in the ROP. The proposed amendments are located within the Urban System of the Region of Peel, however, they do not require an amendment to the Region of Peel Official Plan.

Sections 5.9.1, 5.9.5, and 5.9.6 of the ROP recognizes the importance of higher density forms of housing that can contribute to compact, complete communities, and also considers the diverse needs of the population and their barriers

to housing. ARUs contribute to the creation of complete communities by modestly increasing ground-related housing supply and making efficient use of existing infrastructure and services. The introduction of ARUs within neighbourhoods also provides opportunities for residents to incorporate multi-generational living, age-in-place, and have supplemental mortgage income.

Overall, the proposed amendments conform to the ROP as ARUs represent efficient and safe use of land, and promotes the creation of complete communities which offer a diverse range of housing options.

6. Mississauga Official Plan (MOP)

Mississauga's Official Plan guides how the City will grow and develop, outlines the goals and policies intended to be achieved by 2031, and as required by the *Planning Act*. Several revisions to the Official Plan and Zoning By-law are proposed, however, only the proposed amendments related to the introduction of ARUs are influenced by the policies contained in MOP.

Sections 7.1.6, 7.2.1, and 7.2.2 recognize the components of a complete community include diverse housing options that can suit the evolving needs of residents, and land uses that can make efficient using of existing infrastructure and services. Many residents face the problem of being unable to afford housing that can suit their needs at every stage of life. ARUs allow for gentle intensification within neighbourhoods, to make use of existing infrastructure and services, and to allow

residents flexible housing options that can cater to evolving needs.

Section 8.4.2 encourages shared use of parking, and off-site parking where considered appropriate. The proposed amendments do not require additional parking to be provided for ARUs. This provides flexibility to the homeowner, allowing the ability to share parking spaces with a potential second or third unit.

Section 9.2.2.3 lists the criteria for new development within neighbourhoods and recognizes that it does not have to mirror existing development. Instead, it should be sensitive to the existing and planned character of the neighbourhood and natural environment. Sections 5.1.7, 5.3.5.6, and 9.1.3 similarly speaks to growth being introduced in a manner that protects and conserves neighbourhoods, is contextually suitable, and provides appropriate transition.

The proposed Official Plan and Zoning By-law amendments are intended to introduce development standards for ARUs that contextually fit the existing built form and scale of the neighbourhood. Aligning the majority of the regulations for ARUs to detached garages if detached, and to the base Zone if attached, allows visible growth in neighbourhoods that is more gradual and transitional.

Section 19.4.2, recognizes Mississauga's Official Plan and Zoning By-law as needing to be regularly evaluated to ensure policies of MOP are implemented. Official Plan and Zoning By-law amendments are proposed that implements the Province's legislative requirements for three units as-of-right and prioritizes

providing a broader range of gentle infill housing options within lower-rise residential neighbourhoods.

The proposed Official Plan and Zoning By-law amendment to introduce ARUs is consistent with MOP as it would nurture complete communities by broadening the range of gentle infill housing options, in a manner that is complementary to local context and interests.

7. Zoning

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

8. Community Engagement

The Increasing Housing Choices in Neighbourhoods (IHCN) study commenced in April of 2021 and included an extensive communication and community engagement process to help educate members of the public about gentle density, understand local context and interests and test concept designs for different housing typologies.

Since then, staff have engaged in consultation on multiple occasions through a variety of methods. Online surveys were made available to the public from April to December of 2021 and June to August of 2022, virtual meetings with focused stakeholder groups were held throughout the last quarter of 2021, and a virtual public meeting was hosted on June 23, 2021. Members of the public and stakeholder groups were asked for their input on introducing a variety of housing options to provide for gentle densification. In total, 1,128 public survey responses

were received, 63 members of the public attended the virtual meeting, and 12 stakeholder groups were consulted.

At each study milestone, staff engaged and communicated with community members and interested groups using a variety of methods. During the project's first virtual community meeting on June 23, 2021, attendees participated in online breakout rooms to discuss how creating more housing options could be beneficial for residents City-wide. In addition to capturing notes, a graphic illustrator was used to document feedback in a visual way. Two online surveys – featuring photos, graphics and floor plans – were issued to gauge general interest in new housing choices (April to December 2021) and to take detailed feedback on concept designs (June to August of 2022). An on-demand explainer video was posted on the project website to complement the second survey.

Recognizing the importance of capturing qualitative feedback, staff also held virtual meetings with focused stakeholder groups, including equity-deserving groups, not-for-profits, ratepayer associations and housing cooperatives throughout the last quarter of 2021. The input these groups provided helped the team better understand their needs and the pressures they were facing. To increase overall education and awareness, the project was broadly communicated using the City's e-newsletter, corporate social media channels and advertisements, traditional media outreach and the digital signage network.

Generally, residents and stakeholders support the introduction of ARUs within neighbourhoods as a way to increase opportunities for multi-generational living, aging-in-place, and supplementing mortgage income. It was also understood that

gentle densification could make efficient use of existing infrastructure by modestly increasing ground-related housing supply, which may also unlock the potential for creating relatively more affordable units.

The majority of residents preferred ARUs that maximized yard space to allow opportunities for gardening and recreation, incorporated shared parking to minimize hard surfaces on site, and used discreet entrances (i.e. side entrance, covered side entrance, indoor common entrance) as a way to lessen streetscape impact. Ultimately, most residents preferred balanced design objectives such as maximizing privacy, with maintaining the livability and functionality of new and existing dwellings.

Staff have continued to update members of the public leading up to the draft zoning regulations and will undertake additional communication and engagement efforts as future phases of the IHCN project roll out to support the City's efforts to increase gentle density in Mississauga.

9. 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 Official Plan and 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 will

implement the Province's legislative requirements, and would expand the range of low-rise housing forms and tenures permitted in residential neighbourhoods.

Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation, Enforcement and Definitions			
1.	Sentence 1.1.2.3.3 – Exception Zones and Exception Zone Schedules	Introduce ‘Sentence 1.1.2.3.3’ that allows three units as-of-right on residential lots, notwithstanding Exception Zones and Exception Schedules.	Exception Zones and Exception Schedules take precedence in the Zoning By-law in terms of uses and maximum dwelling units permitted. To align with the requirements under the <i>Planning Act</i> , municipalities are required to update their Zoning By-law to permit the use of three units as-of-right on the same lot as a detached, semi-detached, or townhouse dwelling.
Section 1.2: Definitions			
1.	Attached Additional Residential Unit (Attached ARU)	Introduction of a newly defined term, ‘Attached Additional Residential Unit’, within the Zoning By-law. This definition aims to capture the Province’s requirements for municipalities to amend their Zoning By-law to permit the introduction of up to two attached ARUs in conjunction with a detached, semi-detached, or townhouse dwelling.	The intent for introducing a definition for “Attached Additional Residential Unit” is to capture self-contained units that are located within a detached, semi-detached, or townhouse dwelling.
2.	Detached Additional Residential Unit (Detached ARU)	Introduction of a newly defined term, ‘Detached Additional Residential Unit’, within the Zoning By-law. This definition aims to capture the Province’s requirements for	The intent for introducing a definition for “Detached Additional Residential Unit” is to capture self-contained units that are located within an ancillary structure on

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		municipalities to amend their Zoning By-law to permit the introduction of up to one detached ARU in conjunction with a detached, semi-detached, or townhouse dwelling.	the same lot as a detached, semi-detached, or townhouse dwelling.
3.	Floor Area – Detached ARU	Introduction of a newly defined term, ‘Floor Area – Detached ARU’, within the Zoning By-law. This definition is aimed at appropriately calculating the size of detached ARUs.	Existing Zoning By-law definitions do not adequately capture how the area of a detached ARU would be calculated. A new definition is proposed which simplifies that the area of a detached ARU would be calculated by the sum of the floor area of each storey.
4.	Gross Floor Area (GFA) – Infill Residential	Amend the definition of Gross Floor Area (GFA) – Infill Residential to include attached ARUs, and exclude detached ARUs.	To avoid detached ARUs from being included in the Gross Floor Area (GFA) – Infill Residential calculation, the definition will be amended to explicitly exclude detached ARUs.
5.	Second Unit	Delete definition for “Second Unit”.	To avoid redundancies with new definitions that capture secondary and tertiary units, the definition for “second unit” will be deleted.
Part 4: Residential Zones			
1.	Subsection 4.1.1 – Dwelling Unit	Delete Subsection 4.1.1, containing the general provisions for a “Dwelling Unit”.	To ensure the Zoning By-law does not contradict Provincial legislative requirements, Subsection 4.1.1 –

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			Dwelling Unit will be deleted and replaced with the regulations for ARUs.
2.	Subsection 4.1.1 – Additional Residential Units	Introduce ‘Subsection 4.1.1 – Additional Residential Units’, which will include where detached and attached ARUs are permitted and their applicable provisions.	Although the the <i>Planning Act</i> mandates three units as-of-right on the same lot as a detached, semi-detached, or townhouse dwelling, municipalities still have the opportunity to introduce policy or regulatory options. Subsection 4.1.1 contains all provisions applying to ARUs across the City of Mississauga.
3.	Article 4.1.1.1 and Table 4.1.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.1’ and ‘Table 4.1.1.1 – Additional Residential Units’ in Subsection 4.1.1 – Additional Residential Units, outlining the base zones where detached and attached ARUs will be permitted (including the maximum permitted per lot), and the applicable development standards.	<p>To align with the requirements of the <i>Planning Act</i>, a maximum of two attached ARUs, or alternatively one detached ARU and one attached ARU will be permitted in conjunction with a detached, semi-detached or townhouse dwelling in zones R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, RM1, RM2, RM3, RM5, RM6, and RM7. Both scenarios would cumulatively allow for three units on a new or existing residential lot.</p> <p>Three unit dwellings (attached ARUs) will be subject to the regulations of the base zone in which they are located and Subsection 4.1.1, while detached ARUs would be subject to Table 4.1.1.14, containing the detached ARU</p>

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			<p>regulations, and Subsection 4.1.1.</p> <p>It is noted that not all lots will be able to accommodate an ARU considering the housing type and lot configuration. Certain housing types in particular present challenges in complying with Ontario Building and Fire Code requirements and introducing an ARU (attached or detached) may not be feasible.</p>
4.	Article 4.1.1.2, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.2’ in Subsection 4.1.1 – Additional Residential Units, which states that additional parking spaces are not required for ARUs.	Members of the public expressed the greatest preference for a shared parking arrangement and requiring additional parking spaces could further deteriorate soft landscaping conditions. It is also noted that the Zoning By-law was updated to eliminate parking requirements for second units in 2022. As such, no additional parking spaces will be required for ARUs.
5.	Article 4.1.1.3, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.3’ in Subsection 4.1.1 – Additional Residential Units, which does not allow home occupations to locate within ARUs.	At this time, home occupations will continue to be limited to locate within a detached dwelling, as currently permitted in the Zoning By-law.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
6.	Article 4.1.1.4, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.4’ in Subsection 4.1.1 – Additional Residential Units, which states that no additional driveways will be permitted for the purposes of an ARU.	To avoid additional driveways and increased hardscaping as a result, the introduction of a secondary driveway is not permitted for the purposes of accommodating an ARU(s). Currently, the Zoning By-law prohibits second units from introducing additional driveways.
7.	Article 4.1.1.5, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.5’ in Subsection 4.1.1 – Additional Residential Units, which specifies that the introduction of ARUs will not change the existing use of the dwelling.	The number of dwelling units can often dictate the dwelling type. However, the introduction of up to two ARUs on a residential lot shall not change the use or type of the existing dwelling.
8.	Article 4.1.1.6, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.6’ in Subsection 4.1.1 – Additional Residential Units, which allows through lots to have two-storey detached ARUs.	Through lots would be permitted to construct two-storey detached ARUs. Through lots are lots, other than a corner lot, that have frontage on two streets or private roads, each of which could provide access to the lot. As a result of having two property lines abutting a street or private road, impact to adjacent properties would be limited and existing road access can be efficiently utilized, where available. Two-storey detached ARUs on through lots would also be permitted a maximum of 100 m ² in size.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
9.	Article 4.1.1.7 and Article 4.1.1.8, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.7’ and ‘Article 4.1.1.8’ in Subsection 4.1.1 – Additional Residential Units, which specifies that a one-storey or two-storey detached ARU that incorporates parking will be subject to the minimum size requirements for garages, and the applicable one-storey or two-storey detached ARU regulations.	To recognize instances where a detached ARU may incorporate parking spaces, certain parking regulations will still be applicable to ensure parking space requirements are met.
10.	Article 4.1.1.9, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.9’ in Subsection 4.1.1 – Additional Residential Units, which permits the overall maximum lot coverage of a lot to increase by up to an additional 10%, if up to 10% is solely calculated towards a detached ARU.	The overall lot coverage calculation includes all buildings and structures located on a lot, including in the form of a detached ARU. To avoid becoming non-compliant with the lot coverage requirement, it is proposed that a maximum of up to 10% lot coverage be granted for a lot only for the purposes of constructing a detached ARU.
11.	Article 4.1.1.10, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.10’ in Subsection 4.1.1 – Additional Residential Units, which prohibits decks and balconies on the second storey of two-storey detached ARUs.	To limit overlook and privacy issues to adjacent neighbors, decks and balconies for two-storey detached ARUs will not be permitted.
12.	Article 4.1.1.11, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.11’ in Subsection 4.1.1 – Additional Residential Units, which limits the size of detached ARUs in	To ensure detached ARUs remain secondary to the primary dwelling, they are required to be smaller in terms of height and size.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		comparison to the primary dwelling located on the same lot.	
13.	Article 4.1.1.12, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.12’ in Subsection 4.1.1 – Additional Residential Units, which specifies that only RM7 lots with a detached or semi-detached dwelling shall be permitted ARUs.	The RM7 zone permits a detached dwelling, semi-detached, duplex, or triplex. However, the legislative changes made under the <i>Planning Act</i> only applies to detached, semi-detached, and townhouse dwellings.
14.	Article 4.1.1.13, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.13’ in Subsection 4.1.1 – Additional Residential Units, which specifies that a detached ARU shall only be permitted on corner lots and through lots in the RM5 and RM6 zones.	The Ontario Fire Code requires access for the fire department by means of a street, private roadway, or yard. This type of access, to a detached ARU located in a rear yard, is limited to townhouse dwellings located on a corner lot and through lot.
15.	Article 4.1.1.14 and Table 4.1.1.14 – Detached Additional Residential Units, Subsection 4.1.1 – Additional Residential Units	Introduce ‘Article 4.1.1.14’ and ‘Table 4.1.1.14 – Detached Additional Residential Units’, outlining the development standards that would apply to detached ARUs.	<p>The provisions for detached ARUs addresses the main goal identified through community engagement, namely a balanced approach to intensification, which ensures continued livability for existing and new residents.</p> <p>Detached ARUs will be limited to locate within the rear yard of the primary dwelling, balancing both objectives of minimized streetscape impact and maximized privacy. The exception to this requirement would be corner lots zoned</p>

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			<p>R1, R2, R3, and R8, which have shallow rear yards and increased exterior yards, and would be permitted to introduce a detached ARU within either.</p> <p>A maximum size of 55 m² (592 ft²) is proposed for lots with a lot area less than or equal to 550 m² (5,920 ft²). For lots with a lot area greater than 550 m² (5,920 ft²), a maximum of 10% of the lot area is permitted. A maximum cap of 100 m² (1,076 ft²) is also proposed to limit the size of detached ARUs for lots greater than 1,000 m² (10,076 ft²) in size.</p> <p>For one-storey detached ARUs, a maximum sloped roof height of 4.6 m (15 ft.) is permitted, or a maximum flat roof height of 3.0 m (9.8 ft.). A minimum interior side and rear lot line setback of 0.6 m (2 ft.) would be required, and a minimum exterior side lot line setback of 2.5 m (8.2 ft.) if located on a corner lot.</p> <p>Two-storey detached ARUs will be limited to locate on lots that have a lot area greater than 750 m² (8,073 ft²). For two-storey detached ARUs, a maximum sloped roof height of 6.8 m (22.3 ft.) is permitted, or a maximum flat roof height</p>

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			of 5.8 m (19 ft.). A minimum interior side and rear lot line setback of 1.8 m (5.9 ft.) would be required, and a minimum exterior side lot line setback of 4.5 m (14.8 ft.) if located on a corner lot.
16.	Article 4.1.2.4, Subsection 4.1.2 – Accessory Buildings and Structures	Amend Article 4.1.2.4 to exempt detached ARUs from being considered an accessory building or structure.	To avoid detached ARUs being incorrectly considered as an accessory building or structure, the Article containing the exemptions is amended to include mention of detached ARUs.
17.	Article 4.1.5.3 and Article 4.1.5.5, Subsection 4.1.5 – Encroachments and Projections	Amend Article 4.1.5.3 and Article 4.1.5.5 to allow an encroachment of 0.6 m into a required yard for the purposes of a porch, deck, or stairs.	To provide access to an attached ARU located at, below, or above the first storey, an encroachment of 0.6 m into a required yard in the form of stairs, a porch, or deck is permitted. Ensuring a 0.6 m minimum setback from any structure to the side lot lines will allow for adequate access to the rear yard and proper drainage.
18.	Subsection 4.1.20 – Second Unit	Delete Section 4.1.20, which includes the general provisions for a “Second Unit”.	To avoid redundancies with ARUs, the Subsection containing the second unit provisions will be deleted.

NOTE: Additional minor and technical changes to the Zoning By-law may be required.

Proposed Official Plan Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Chapter 11: General Land Use Designations			
1.	Section 11.2.5 – Residential	Delete policy 11.2.5.8, which allows second units to be permitted within detached, semi-detached, and townhouse dwellings.	To avoid redundancies with the introduction of ARUs, this policy will be deleted and policy 11.2.5.9 will be renumbered to 11.2.5.8.
2.	Section 11.2.5 – Residential	Introduce policy 11.2.5.9, which introduces the permissions for ARUs.	To align with the requirements of Bill 23, on a lot with a principal dwelling residence (detached, semi-detached or townhouse), a maximum of three units shall be permitted in the form of: a maximum of two additional units in the principal residence; or a maximum of one unit in the principal residence and one unit within a building ancillary to the main structure.
3.	Section 11.2.5 – Residential	Introduce policy 11.2.5.10, which discourages ARUs from becoming severable infill housing.	ARUs are intended to increase the rental housing stock by way of remaining associated with and ancillary to a detached, semi-detached, or townhouse dwelling.

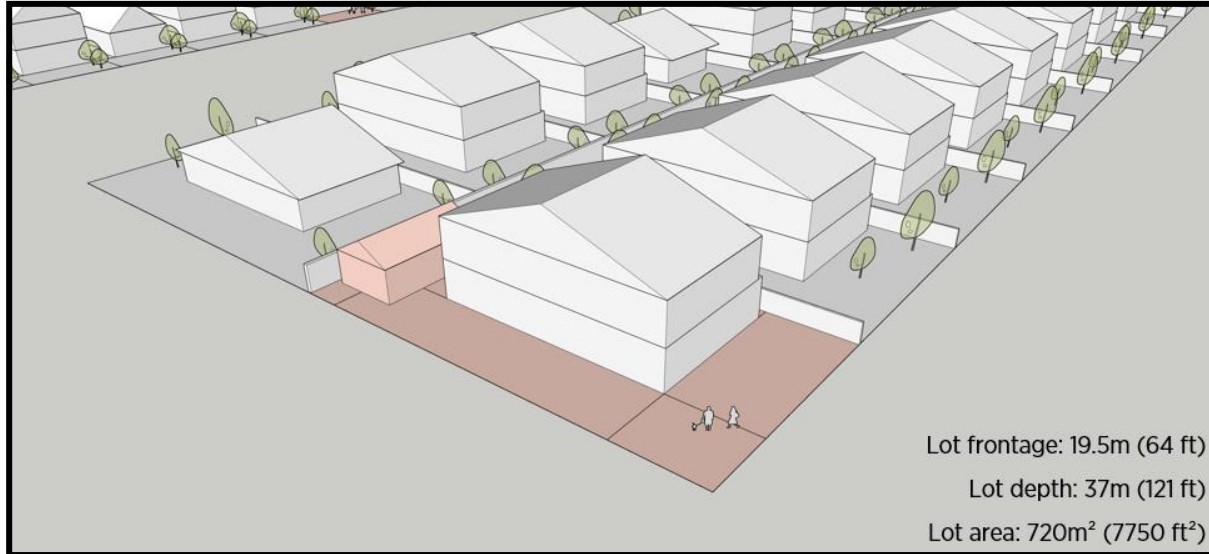
Simplified 3D Renderings – One-Storey Detached ARU



One-Storey Detached ARU Details:

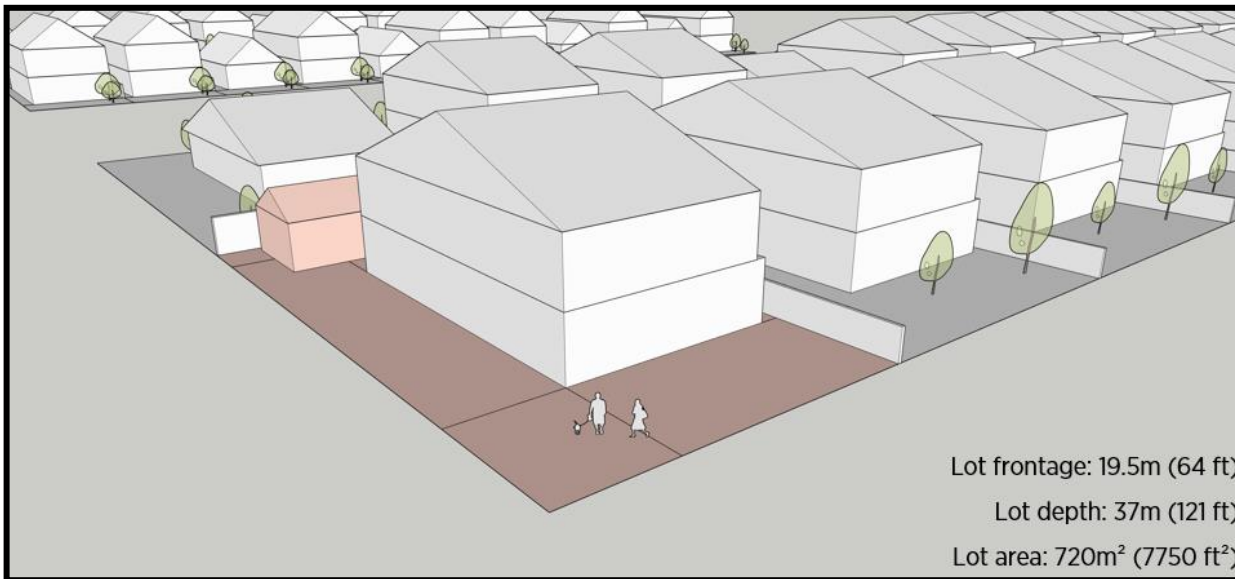
- ✓ Flat roof height of 3 m (9.8 ft.)
- ✓ Gross floor area of 40 m² (430 ft²)
- ✓ Interior setback of 0.6 m (2 ft.)
- ✓ Rear setback of 0.6 m (2 ft.)



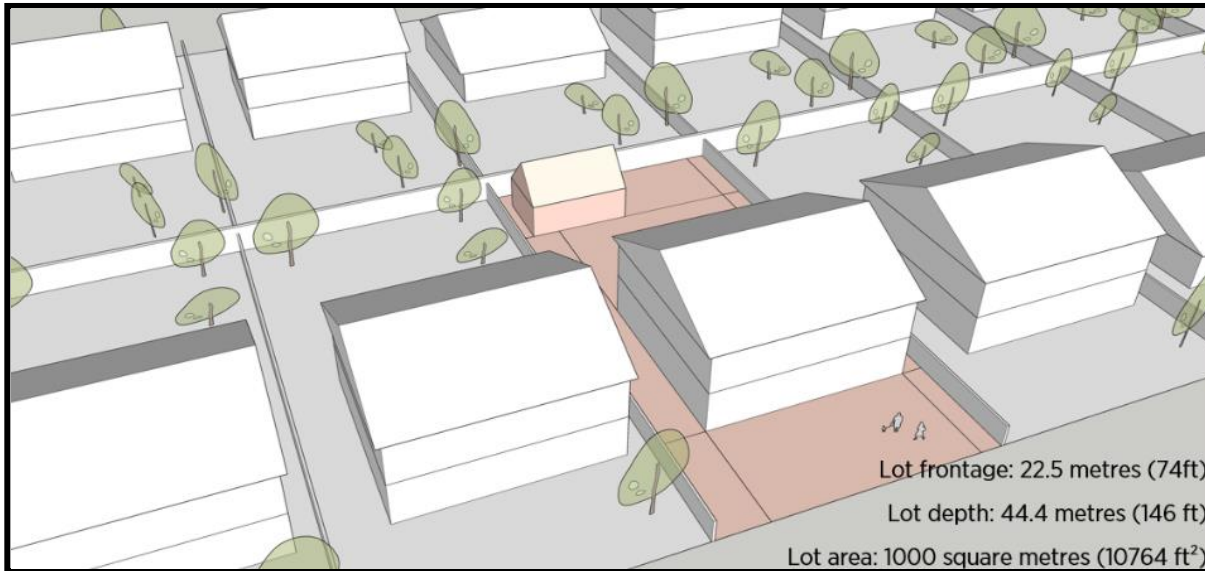


One-Storey Detached ARU Details:

- ✓ Sloped roof height of 4.6 m (15ft.)
- ✓ Gross floor area of 55 m² (592 ft²)
- ✓ Exterior setback of 2.5 m (8.2 ft.)
- ✓ Rear setback of 0.6 m (2 ft.)



Simplified 3D Renderings – Two-Storey Detached ARU



Two-Storey Detached ARU Details:

- ✓ Sloped roof height of 6.8 m (22.3 ft.)
- ✓ Gross floor area of 100 m² (1,076 ft²)
- ✓ Interior setback of 1.8 m (5.9 ft.)
- ✓ Rear setback of 1.8 m (5.9 ft.)

