



DECLARATION

Section 17 of the Planning Act

Applicant: City of Mississauga

Municipality: City of Mississauga

Our File: OPA 166

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on December 6, 2023 when By-law Number 0195-2023 was enacted and that notice as required by Section 17 of the Planning Act was given on December 14, 2023.
2. That no appeal to the Ontario Land Tribunal of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

this 4th day of January, 2024

Lindsey Anne Raykoff, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of Mississauga.
Expires September 14, 2025.

Commissioner of Oaths

Declarant

Sacha Smith, Manager & Deputy Clerk



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 December 06, 2023 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 166 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 to permit development for up to four residential units (hereinafter referred to as fourplexes) on low-rise residential lots in neighbourhoods city-wide.

The purpose of the Zoning By-law is to permit new fourplexes and conversions of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes in low-rise residential lots within neighbourhoods. Amendments include a new definition of fourplex, a new parking rate, inclusion of fourplex in the General Provisions for Residential Zones, and regulations associated with new fourplexes and conversions of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes.

The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 166 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 January 03, 2024. 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/; and
3) be accompanied by a fee in the amount of \$310.00 per application, payable to the City of Mississauga. Effective January 1, 2024, the fee for each application will increase to \$319.30.

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 Jordan Lee of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5732.

S. Smith (handwritten signature)

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

Amendment No. 166

to

Mississauga Official Plan

By-law No. _____

A by-law to Adopt Mississauga Official Plan Amendment No. 166

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. 166, 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 permit development for four residential units on low-rise residential lots in neighbourhoods city-wide;

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

1. The document attached hereto, constituting Amendment No. 166 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2023.

Signed _____
MAYOR

Signed _____
CLERK

Amendment No. 166
to
Mississauga Official Plan

The following text constitutes Amendment No. 166.

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 November 10, 2023, pertaining to this Amendment.

PURPOSE

The purpose of this Amendment is to introduce policies to permit development for up to four residential units (hereinafter referred to as fourplexes) on low-rise residential lots in neighbourhoods city-wide.

LOCATION

The Official Plan Amendment applies to all lands in the City of Mississauga designated as Residential Low Density I and II.

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.

Low-rise residential lots are designated Residential Low Density I and II. Residential Low Density II permits detached, semi-detached and duplex dwellings, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. Fourplexes are considered low-rise dwellings with individual frontages, and therefore, are permitted in the Residential Low Density II designation with the exception of various site-specific and area-specific policies which restrict this dwelling type.

The Residential Low Density I designation permits detached, semi-detached and duplex dwellings and therefore does not permit fourplexes.

The proposed Amendment is required to permit fourplexes in the Residential Low Density I and II designations, and to permit conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes, notwithstanding Character Area and Special Site Policies which restrict this dwelling type in both the Residential Low Density I and II designations.

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

1. Fourplexes expand the range of low-rise housing forms and tenures, and make efficient use of existing infrastructure and services.
2. Fourplexes increase the supply of rental housing and support the achievement of complete communities to accommodate a diverse range of household sizes and incomes.
3. Fourplexes are considered a form of residential infill intensification that is compatible in built form and scale to surrounding development.

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

3. Section 11.2.5, Residential, of Mississauga Official Plan, is hereby amended by adding policy 11.2.5.11 as follows:

11.2.5.11 Notwithstanding any of the policies of this Plan,

- a. conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes shall be permitted; and,
- b. purpose-built fourplexes are permitted in lands designated Residential Low Density I and II.

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 November 29, 2023 in connection with this proposed Amendment.

Seven members of the public made deputations in connection with this proposed Amendment. Comments from the public were generally in regards to maintaining neighbourhood character, preference for long-term rental housing stock and potential increased parking demand as a result of new units. These questions were addressed at the meeting on November 29, 2023 and in the Planning and Building Department report dated November 10, 2023 attached to the Amendment as Appendix II.

City of Mississauga
Corporate Report



<p>Date: November 10, 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 files: CD.06-INC</p>
	<p>Meeting date: November 29, 2023</p>

Subject

PUBLIC MEETING RECOMMENDATION REPORT (ALL WARDS)

Official Plan and Zoning By-law Amendments to Permit Four Units on Low-Rise

Residential Lots

File: CD.06-INC

Recommendation

That the report from the Commissioner of Planning and Building dated November 10, 2023 entitled Official Plan and Zoning By-law Amendments to Permit Four Units on Low-Rise Residential Lots be received and be considered both the public meeting and a combined information and recommendation report.

Executive Summary

- Mayoral Directive MDI-0002-2023 directed staff to prepare an official plan amendment and zoning by-law amendment to permit four units as-of-right city-wide with such provisions as staff deem appropriate.
- Staff have developed recommended regulations for new purpose-built fourplexes that can be accommodated in most zones that permit detached dwellings.
- It is recommended that conversion of existing detached, semi-detached, townhouse, duplex and triplex dwellings to accommodate four units be permitted.
- While the second and third units have development charges (DCs) and cash-in-lieu of parkland (CIL) exemptions for additional residential units (ARUs), neither the legislation, nor the City's by-laws, currently exempt these charges on the fourth unit in a fourplex.

Staff will prepare a future policy that would provide a grant-in-lieu of DCs and CIL on the fourth unit. Staff also intend the policy provide a grant-in-lieu for building permit fees for additional dwelling units (second, third and fourth unit). The federal Housing Accelerator Fund was designed to fund these types of incentives and the grant availability would be tied to the Housing Accelerator fund.

Background

Ontario is facing significant housing challenges and increasing supply is becoming a strategic priority for all levels of government. In response, the City of Mississauga approved Growing Mississauga: An Action Plan for New Housing, a comprehensive action plan designed to increase the supply of housing, streamline development and building approvals, and improve affordability. One of the key actions to increase supply is to reduce exclusionary zoning (e.g. only detached dwellings) and permit “missing middle” housing in residential neighbourhoods, including multiplexes.

As part of the implementation, on November 8, 2023, Council approved a zoning by-law amendment to permit and regulate three units on a lot in detached, semi-detached and townhouse dwellings, as required by Bill 23, *More Homes Built Faster Act*. The Province has established a housing target of 120,000 residential units for Mississauga over the next 10 years.

In addition, to encourage initiatives that increase housing supply, the Federal Government introduced the Housing Accelerator Fund aimed at providing funding for municipalities. In order to be eligible for the funding, through a letter dated October 3, 2023, the Federal Minister of Housing, Infrastructure and Communities indicated that permitting four units as-of-right city-wide would enhance Mississauga’s application for potential approval.

As a response to the Minister’s letter, on October 20, 2023, Mayor Crombie issued Mayoral Directive MDI-0002-2023 directing staff to prepare an official plan amendment and zoning by-law amendment to permit as-of-right development for up to four residential units (hereinafter referred to as fourplexes) on low-rise residential lots in neighbourhoods City-wide with such provisions as staff deem appropriate and for the City Clerk to schedule a Planning and Development Committee meeting in accordance with the requirements of the *Planning Act* (see Appendix 1).

The purpose of this report is to present proposed amendments to Mississauga’s official plan and zoning by-law.

Comments

Fourplexes can be accommodated in a variety of configurations. Factors include lot size restrictions, maximum building height, whether they are purpose-built or retrofit from an existing building, availability of parking, and compliance with the Ontario Building Code (OBC). They are

not a new built form in Mississauga – there are approximately a dozen already in existence in the City (see Appendix 2 for examples).

The need for flexibility, and direction that they shall be permitted City-wide was prioritized, while balancing with impacts to neighbouring properties. Staff have taken into consideration that in some instances, conversions are more feasible, and in others, purpose-built fourplexes may be desirable. Therefore, two separate approaches are being recommended, as outlined below. It is also important to note that on October 23, 2023, staff brought forward an information report to Planning and Development Committee, with considerations for zoning by-law amendments to reduce lot sizes and permit semi-detached homes across the City's neighbourhoods (see Appendix 3). The following approaches to fourplexes would integrate with those considerations.

Proposed Zoning By-law Amendments for Purpose-Built Fourplexes

Staff have developed proposed purpose-built fourplex regulations for the majority of lots that permit detached dwellings in the City. Some zones have unique regulations and resulting lot characteristics that would make them unfeasible, and therefore have been excluded, but they represent less than 1% of detached dwelling lots. As a result, proposed regulations are based on the **R5** zone, which is the smallest standard base zone for detached dwellings, with a minimum lot area and lot frontage of 295 m² (3175 ft.²) and 9.75 m (32 ft.), respectively. Table 1 below outlines the proposed regulations. For further details, see Appendix 4.

Proposed Purpose-Built Fourplex Regulations	
Maximum Height	10.6 m (34.8 ft.) to the peak of a sloped roof; 8.1 m (24.6 ft.) to the top of a flat roof
Minimum Front Yard	6.0 m (19.7 ft.)
Minimum Interior Side Yard	1.2 m (3.9 ft.)
Minimum Rear Yard	7.5 m (24.6 ft.)
Minimum Exterior Side Yard	4.5 m (14.8 ft.)
Maximum Lot Coverage	Additional 10% above the base zone, but only for the purpose of a fourplex
Maximum Dwelling Depth	20.0 m (65.6 ft.)
Required Parking Spaces	2 (No additional requirement)

Table 1: Proposed Purpose-Built Fourplex Regulations

The proposed maximum height for purpose-built fourplexes would facilitate three storey buildings with a sloped roof and two storey buildings with a flat roof, while allowing for flexibility for a partially above-grade basement unit. This added flexibility in height is important as bedrooms and living spaces in basement units require minimum window sizes under the OBC.

In an **R5** zone, the proposed yards outlined above would facilitate a minimum floor area of 105 m² (1130 ft.²) per storey, including any internal stairs. In addition, the proposed side yard

setbacks would facilitate windows on both side walls of the building without major restrictions in the OBC. With a three storey building and a basement unit, each unit would be able to comfortably accommodate a three-bedroom, family-sized unit. For larger lots, introducing a maximum dwelling depth of 20.0 m (65.6 ft.) would limit potentially oversized buildings.

For the recently approved three units per lot, an additional lot coverage of 10% above the base zone requirement was permitted, but only to allow for a detached additional residential unit (ARU). Similarly, staff are of the opinion that the additional fourth unit in a purpose-built fourplex necessitates more flexibility with lot coverage, and therefore, are recommending that an additional 10% be permitted (e.g. 50% whereas the base zone permits 40%).

On larger, wider lots, required parking may be accommodated in the rear yard, with access from the side yard, which is common with many existing fourplexes in the City. This approach would allow the front yard space to be used as amenity area. On the other hand, smaller narrower lots will be required to accommodate the required parking in the front yard or in an attached garage, resulting in the rear yard being used as amenity area.

Regarding the number of required parking spaces, for three units, Council approved those amendments without requiring any additional parking, resulting in a requirement of two spaces. In order to maintain amenity space on the property, and to make fourplexes feasible City-wide, staff recommend that no additional parking spaces be required for four units. On lots that are large enough to have extensive rear yards, and wide enough to accommodate a driveway in an interior side yard, staff recommend that a maximum of four parking spaces be permitted in the rear yard. The zoning by-law is already permissive to allow for hard surface in the rear yard, provided that 0.61 m (2 ft.) is maintained along the lot lines for drainage.

It should also be noted that the City's Traffic Management and Municipal Parking Division is currently undertaking the Parking Matters 2.0 project which will provide recommendations on the City's parking permit system, lower driveway boulevard parking permissions and fees. Staff anticipate that implementation of overnight on-street parking will mitigate parking impacts.

Lastly, it is recommended that the general provisions for residential zones, including permissions for decks, stairs, and air conditioning units also apply to purpose-built fourplexes.

Proposed Zoning By-law Amendments for Conversions

It was previously noted that Council approved three units on a lot within detached, semi-detached and townhouse dwellings, as required by Bill 23. Unlike purpose-built fourplexes, which are intended as standalone buildings, staff recommend that conversions of detached, semi-detached, townhouse, duplex and triplex dwellings, existing on the date of passing of the official plan and zoning amendments, to accommodate four units be permitted.

Considering that existing dwellings have a variety of setbacks, heights and depths, staff recommend that the converted buildings maintain the built form that currently exists without needing to comply with the purpose-built fourplex regulations. This will result in less minor

variances, reduced impact to neighbouring properties, and efficient, adaptive reuse of existing dwellings.

Regarding parking, staff recommend that no additional parking be required for conversions. It is noted that the most feasible scenario to facilitate conversions of existing dwellings are for larger detached homes. In those instances, it is highly likely that those dwellings currently oversupply parking compared to the required amount. For example, a double-car garage and double-car driveway results in four parking spaces compared to the required two spaces.

Proposed Official Plan Amendments

Through the Official Plan Review, staff have proposed a new land use designation that consolidates the current residential low density designations. The proposed new designation would permit all forms of dwellings with frontages on public streets up to three storeys, including plexes. The recommendations contained in this report would align with that proposed policy direction.

Official plan amendments to the current policies are required to permit purpose-built fourplexes and allow for the conversion of detached, semi-detached, townhouse, duplex and triplex dwellings. Permitting fourplexes City-wide in neighbourhoods will assist in creating complete and diverse communities, while promoting gentle density that is complementary to local contexts (see Appendix 4 for more details).

LINK TO OTHER GENTLE DENSITY WORK

The table below shows the status of this project (see Table 2, Line 3) 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.	Fourplexes	November 29, 2023 PDC	November 29, 2023 PDC
4.	Multiplexes (five units or more)	Q2 2024	Q4 2024
5.	Expanded Street Townhouse Permissions	Pending experience with "R" Zone consolidation	---

Table 2: 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 4 of this report.

Financial Impact

There is no direct financial impact in relation to the approval of the proposed amendments. Unlike second and third units in ARUs, neither the legislation, nor the City's by-laws, currently exempt development charges (DCs) and cash-in-lieu of parkland (CIL) on the fourth unit in a fourplex. Should a building permit application come forward in the future proposing a fourplex, a future policy will provide a grant-in-lieu of development charges and cash-in-lieu of parkland. The grant is intended to be funded using the Housing Accelerator Fund, or such other funding sources Council may identify, until such time that the policies contained in the DC and Parkland Conveyance By-laws are reviewed in the future. Staff also intend the policy provide a grant-in-lieu for building permit fees for additional dwelling units (second, third and fourth unit) using Housing Accelerator funding.

Conclusion

Staff have been directed to prepare official plan and zoning by-law amendments to permit four units across the City on low-rise residential lots. Proposed regulations are intended to broadly permit the use, while balancing with impacts to existing neighbourhoods. Fourplexes will be an additional form of gentle density to implement *Growing Mississauga: An Action Plan for New Housing*. In addition, using federal funding from the Housing Accelerator Fund will further incentivize fourplexes, helping Mississauga to achieve housing targets set by the Province.

In summary, the proposed official plan and zoning by-law amendments to permit and regulate fourplexes are acceptable from a planning standpoint and should be approved.

Attachments

- Appendix 1: City of Mississauga Mayoral Directive MDI-0002-2023
- Appendix 2: Examples of Fourplexes in Mississauga
- Appendix 3: Information Report (All Wards) – Updated Low Density Residential Zones: Gentle Density in Mississauga's Neighbourhoods
- Appendix 4: Detailed Planning Analysis
- Appendix 5: Proposed Official Plan and Zoning By-law Amendments



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

Prepared by: Jordan Lee, Supervisor, Zoning Services



CITY OF MISSISSAUGA MAYORAL DIRECTIVE MDI- 0002 - 2023

**Regarding Four-Unit Housing
in the City of Mississauga**

October 20, 2023

To: Shari Lichterman, City Manager and CAO

WHEREAS the price of residential properties and the cost of rent in the City of Mississauga has increased significantly in recent years such that many current and future residents are struggling to make ends meet and can no longer afford to live here;

AND WHEREAS the City of Mississauga is committed to addressing the housing crisis by helping facilitate the building of more affordable housing;

AND WHEREAS the Government of Ontario has mandated a target of 120,000 more homes be constructed in Mississauga, and Council has approved a study undertaken by City staff entitled *Growing Mississauga: An Action Plan for New Housing* as the plan for the City to meet the housing target identified by the Government of Ontario;

AND WHEREAS the City of Mississauga is now required to permit “as-of-right” building of up to three residential units on a parcel of urban residential land in accordance with Bill 23 amendments to the *Planning Act*;

AND WHEREAS, I have been advised by the Commissioner of Planning & Building that an Official Plan policy and zoning by-law amendment permitting four-unit residential housing on low-rise residential lots in neighbourhoods City-wide would be consistent with the Provincial Policy Statement and would conform with the Growth Plan and the Regional Official Plan;

AND WHEREAS the Federal Government’s Housing Accelerator Fund creates an opportunity for the City to adjust its policies, procedures and processes in an effort to increase the supply of affordable housing, by moving towards implementation of “as- of-right” permission for four-unit housing on residential lots;

AND WHEREAS Mississauga cannot afford to lose out on its apportionment of the Housing Accelerator Fund, which is estimated to be \$120,000,000.00 and is contingent on meeting the requirements outlined by the Federal Minister of Housing, Infrastructure & Communities in his letter dated October 3, 2023;

AND WHEREAS a recent motion at City Council moved by Councillor Tedjo, seconded by Councillor Parrish and supported by several Council members present to permit fourplexes as of right was unfortunately not successful as a result of a tie vote;

AND WHEREAS housing is a complex issue and based on Mississauga’s revised Housing Accelerator Fund application, Council is supportive of exploring policies to introduce gentle density and build more housing in Mississauga;

AND WHEREAS the City of Mississauga received a letter from the Minister of Housing, Infrastructure and Communities dated October 19, 2023 on our revised application that stated without a firm commitment from Council to proceed expeditiously to implement four units as-of-right, the Minister will not be in a position to approve the City's application to the Housing Accelerator Fund;

AND WHEREAS this means Mississauga will not receive the \$120,000,000 in funding for vital infrastructure and housing it applied for;

AND WHEREAS Given the scale of the housing crisis and the need act with urgency to secure this much-needed funding, I therefore intend to move a motion using my Strong Mayor Powers under s.284.11.1 of the *Municipal Act, 2001*, upon my return to Council meetings in Fall, 2023, to enact an official plan amendment and zoning by-law amendment to permit four-unit housing in Mississauga as permitted by the statutory requirements of the *Planning Act*,

THEREFORE, pursuant to the authority granted by sections 284.3 and 284.11.1 of the *Municipal Act, 2001*, I hereby give the following direction:

1. That staff in the Planning & Building Department shall prepare an official plan amendment and zoning by-law amendment that would permit "as-of-right" development for up to four (4) residential units on low-rise residential lots in neighbourhoods City-wide, with such provisions as staff deem appropriate, for my review;
2. That the City Clerk shall schedule a Planning and Development Committee meeting, should it be required, to be held before the end of 2023 that shall serve as a statutory public meeting in accordance with the requirements of the *Planning Act*; and,
3. Once the meeting has been scheduled, that staff in the Planning & Building Department shall undertake the necessary steps to bring forward the proposed official plan amendment and zoning by-law amendment through the municipal planning process.

Dated at Mississauga, this 20th day of October, 2023.



Mayor



City Clerk

Examples of Existing Fourplexes in Mississauga







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: BL.09-RES (All Wards)</p>
	<p>Meeting date: October 23, 2023</p>

Subject

INFORMATION REPORT (ALL WARDS)

Updated Low Density Residential Zones: Gentle Density in Mississauga Neighbourhoods
File: BL.09-RES (All Wards)

Recommendations

1. That the report dated October 4, 2023 from the Commissioner of Planning and Building regarding the proposed amendments to Zoning By-law 0225-2007 and Mississauga Official Plan to update low density residential zones, under File BL.09-RES (All Wards), be received for information.
2. That staff be directed to seek community input through an online awareness campaign and report back to the Planning and Development Committee in February 2024 with recommended Zoning By-law amendments.

Executive Summary

- This report introduces the Updated Low Density Residential Zones project as part of the City's ongoing efforts to expand low-rise housing options in Mississauga
- Staff are considering consolidating detached dwelling zones, revising zone regulations including the reduction of minimum lot sizes and frontages, and introducing semi-detached dwellings as a permitted use in detached dwelling zones across the City
- Staff have developed preliminary Official Plan and Zoning By-law amendments for consideration

Background

The current provincial priority to increase the supply of all forms of housing is well established. Recently enacted, or proposed, changes to the *Planning Act*, Growth Plan and Provincial Policy

Statement are largely focused on this objective. Looking at low density housing specifically, there has been a refresh of thinking in Ontario and across North America around the ability of low density neighbourhoods to accommodate new development. Historically, many zoning by-laws, including most low density zones in Mississauga, were structured to only allow the replacement of the built form of what currently exists on the property, albeit the new dwelling could be much larger. These policies have had their stated effect – most redevelopment in low rise neighbourhoods has been in the form of large single detached houses which are sometimes referred to by some residents as "monster homes". While they create more livable gross floor area, larger homes often have similar occupancy levels to the smaller homes they replaced. In these cases increasing housing supply objectives are not achieved. ¹

All levels of government have been exploring tools to increase the supply of housing. In particular, low density neighbourhoods present a unique opportunity to modestly intensify, revitalize areas facing population decline, and improve efficiency of existing municipal and school infrastructure. Some of the recent actions taken by the City of Mississauga to increase the supply of housing in neighbourhoods include:

- February 5, 2020: Councillor Parrish directed staff to review existing standards for detached dwellings in the City's Zoning By-law and to identify opportunities to allow smaller lots and dwellings as-of-right.
- April 19, 2021: Council endorsed the report titled "Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga's Neighbourhoods Study". The goals of the study are to:
 - bring the City's Official Plan policies into conformity with recent changes to *Planning Act* (Bill 108 – *More Homes, More Choices Act*, 2019), Growth Plan and 2020 Provincial Policy Statement
 - increase the supply of ground-related housing units, including appropriate infill as-of-right zoning permissions
 - expand opportunities to develop similar types of dwellings in low density areas (e.g. detached dwellings on smaller lots)
- March 1, 2023: Council approved *Growing Mississauga: An Action Plan* which contains an action to reduce exclusionary zoning throughout Mississauga by allowing appropriate as-of-right gentle infill in low density neighbourhoods.
- June 26, 2023: At the Planning and Development Committee meeting, staff presented the "Mississauga Official Plan Review—Bundle 3 Draft Policies" which contained a new housing chapter. In order to support the City's effort to provide a greater range of housing options, new residential land use designations were proposed that move away from a density and built form premise to height-based designations. These new land use designations broaden city-wide neighbourhood housing options by consolidating **Residential Low Density I and II** into one land use designation, **Residential Low Rise I** (see below Figure 1). This new

¹ There are some areas of the city such as Lakeview West where two semi-detached homes frequently replace a single detached home on the same lot as is permitted by the zoning.

designation would permit all forms of dwellings with frontages on public streets up to three storeys including detached dwellings, semi-detached dwellings, plexes and street townhouses.

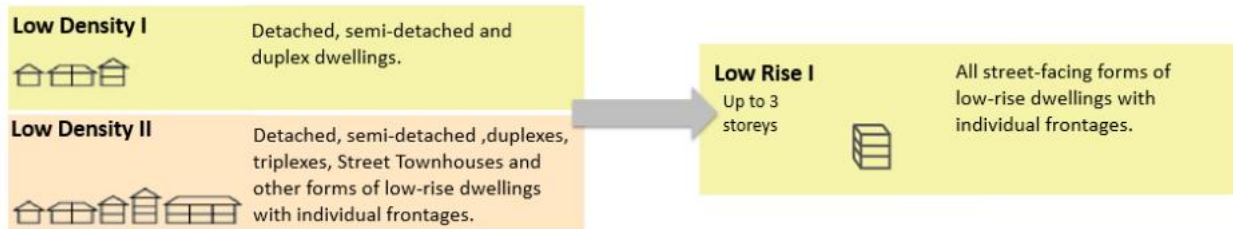


Figure 1 - Proposed Land Use Designation Changes

Taking direction from the above, the purpose of this report is to discuss potential amendments to Mississauga Official Plan and Zoning By-law 0225-2007 which would update low density residential zones by consolidating 12 of the 16 "R" zones into two new zones (Large Lot Zone and Small Lot Zone) and introduce semi-detached dwellings as a permitted use in both of these zones. These potential changes to the Official Plan and Zoning By-law are part of the City's effort to expand city-wide housing options.

ZONING BY-LAW 0225-2007

The City's Zoning By-law currently has 16 zones (R1 – R16) which exclusively permit detached dwellings. Zones R1 to R5 (Detached Dwellings – Typical Lots) are the most common zone categories (refer to Figure 2). R1 to R5 zones are differentiated by lot frontage and lot area standards, with R1 being the zone with the largest lot frontage and area requirements and R5 having the smallest standard requirements. Other "R" zones are specialized zones which are tailored for specific neighbourhoods or lot types. Please refer to Appendix 2 for a comparison of all "R" zones in Zoning By-law 0225-2007.

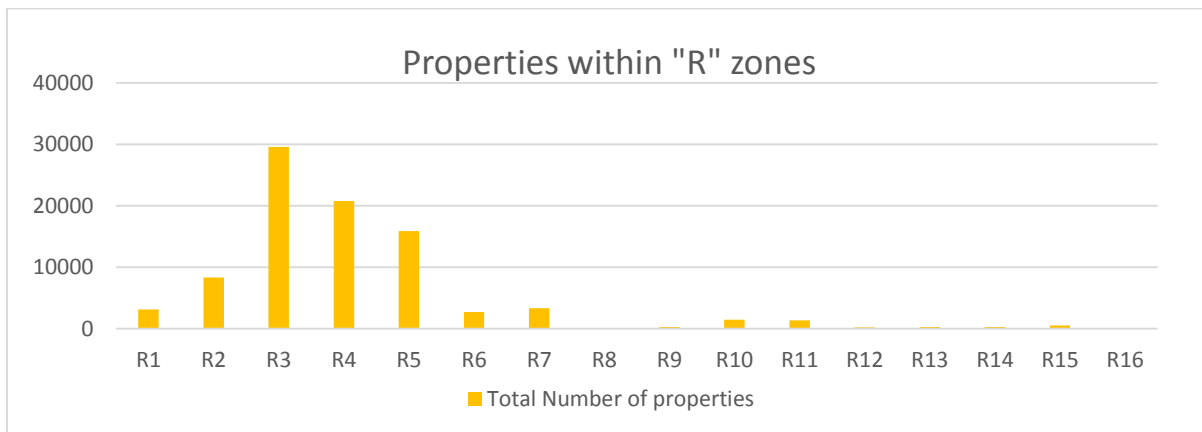


Figure 2 - Number of Properties within Each "R" Zone

Originator's file: BL.09-RES (All Wards)

A jurisdictional scan of comparable municipalities revealed that Mississauga has the greatest number of zones for detached dwellings of all municipalities surveyed (refer to Appendix 3).

Comments

Staff are considering consolidating 12 of the 16 "R" zones into two new zones (Large Lot Zone and Small Lot Zone) and allowing semi-detached dwellings as-of-right in these zones. Changes under consideration are summarized as below. For further details, see Appendix 1, Section 2.

ZONES	Large Lot Zone (Consolidated R1, R2, R3 and R8 zones)	Small Lot Zone (Consolidated R4, R5, R6, R7, R9, R10, R11 and R15 zones)	ZONES	Large Lot Zone (Consolidated R1, R2, R3 and R8 zones)	Small Lot Zone (Consolidated R4, R5, R6, R7, R9, R10, R11 and R15 zones)
ZONE REGULATIONS – DETACHED DWELLINGS			ZONE REGULATIONS – SEMI-DETACHED DWELLINGS		
MINIMUM LOT AREA			MINIMUM LOT AREA		
Interior lot	550 m ² (5,920 sq. ft.)	285 m ² (3,070 sq. ft.)	Interior lot	340 m ² (3,660 sq. ft.)	200 m ² (2,150 sq. ft.)
Corner lot	720 m ² (7,750 sq. ft.)	370 m ² (3,985 sq. ft.)	Corner lot	400 m ² (4,305 sq. ft.)	280 m ² (3,015 sq. ft.)
MINIMUM LOT FRONTAGE			MINIMUM LOT FRONTAGE		
Interior lot	15.0 m (49 ft.)	9.75 m (32 ft.)	Interior lot	9.0 m (30 ft.)	6.8 m (22 ft.)
Corner lot	19.5 m (64 ft.)	13.5 m (44 ft.)	Corner lot	12.0 m (39 ft.)	9.8 m (32 ft.)

Figure 3 - Potential New Zone Regulations

The remaining four zones have unique regulations (**R12 to R14**) and/or have frontage on a Common Element Condominium road (**R16**) and therefore, are not under consideration for inclusion in the new Large Lot and Small Lot zones.

The potential amendments would result in reduced minimum lot frontage and lot area requirements across the City's neighbourhoods. By reducing these standards, more properties across the City will have the opportunity to be severed to create two new detached dwellings, add one new detached dwelling or allow for a pair of semi-detached dwellings without requiring relief from the Zoning By-law. Allowing smaller detached dwellings and semi-detached dwellings in the City's neighbourhoods will achieve the benefits of gentle infill including:

- Achieve a greater mix of housing to give people more housing choices in Mississauga's neighbourhoods
- Reinvigorate neighbourhoods that are seeing a population decline
- Build more homes in areas where there are existing parks, community centres and libraries
- Help reduce urban sprawl by creating more compact communities with access to transit and already established road networks

Further discussion on the potential amendments are considered below.

UPDATED LOT AREA AND LOT FRONTAGE STANDARDS

In order to understand how these potential zoning changes could impact the City's neighbourhoods, staff completed an "example neighbourhood" exercise to demonstrate how many new lots could be created in different areas across the City should the reduced minimum lot frontage and minimum lot area regulations be implemented (see Appendix 4).

The exercise shows that should the potential new zoning standards be implemented, some neighbourhoods would have more redevelopment opportunities than other areas. The draft Large Lot Zone (currently **R1**, **R2**, **R3** and **R8** zones) is made up of larger lots with older homes. As a result, these areas have more lots which are large enough to accommodate a pair of semi-detached dwellings or two detached dwellings where there was only one previously. Many of these areas are already subject to redevelopment due to the size of the lots and the age of the homes in the neighbourhoods. A review of minor variances for minimum lot frontage or minimum lot area from 2020 to 2023 reveals that 65% of the variances approved were in **R1**, **R2** and **R3** zones (i.e. Large Lot Zone). A map showing the locations of these minor variances is available in Appendix 6.

In order to provide a more equitable distribution of opportunity for infill development in neighbourhoods across the City, staff are considering the lowest detached zone (**R5**) and semi-detached dwelling zone (**RM2**) as the recommended standards for the Small Lot Zone.

INTRODUCTION OF SEMI-DETACHED DWELLINGS

Presently the "R" zones only permit detached dwellings as a permitted use. Staff are considering a recommendation to introduce semi-detached dwellings as a permitted use in the Large Lot Zone and Small Lot Zone. As discussed previously, the Official Plan review is considering a new Low Rise I land use designation which would permit all forms of street-facing dwellings up to three storeys including detached dwellings, semi-detached dwellings, plexes and street townhouses. Permitting semi-detached dwellings in the City's low density residential zones will align more closely with the direction of the City's draft new Official Plan and support the goal of providing more housing options in the City's neighbourhoods.

Not all existing detached lots would have sufficient frontage to build a pair of semi-detached dwellings. Approximately 43% of properties within the draft Large Lot Zone and 24% of properties within the draft Small Lot Zone have sufficient frontage to build a pair of semi-detached dwellings. See Appendix 5 for a summary of each Ward in the City. It should be noted that a Consent application will still be required to be approved by the Committee of Adjustment in order to sever a lot, as per the *Planning Act*.

The City already has a neighbourhood where semi-detached dwellings were introduced as a permitted use in an established neighbourhood made up of mostly detached dwellings. In 2021, the Lakeview West Housing Infill Study was completed and resulted in rezoning the

Originator's file: BL.09-RES (All Wards)

neighbourhood from a zone that exclusively permitted detached dwellings to a zone that permits both detached and semi-detached dwellings. Shaw Drive is an example of a street that has a mix of both detached and semi-detached dwellings (see Figure 4).

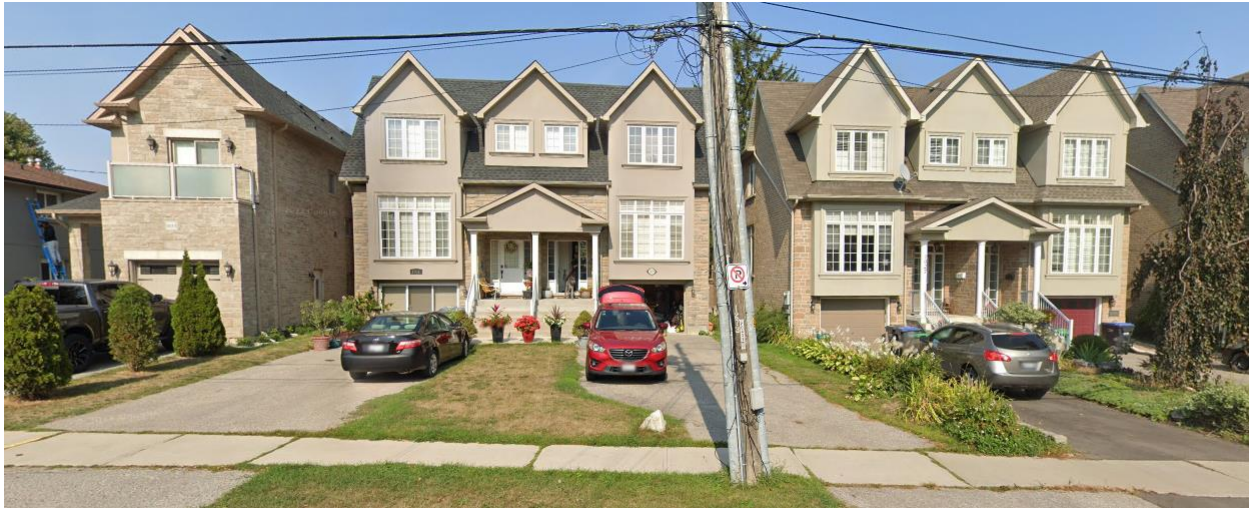


Figure 4 - Shaw Drive, Mississauga

NEW MAXIMUM DWELLING HEIGHT

The maximum height of a detached dwelling in the majority of the City's "R" zones is 10.7 m (35 ft.) measured to the highest point of the roof surface of a flat roof and the midpoint of a sloped roof. A number of neighbourhoods are subject to infill exception regulations, which are more restrictive regulations that apply to certain neighbourhoods in the City to preserve the character of the area. In these neighbourhoods, the maximum height to the highest ridge of a sloped roof is 9.0 m (30 ft.) or 9.5 m (32 ft.), depending on the size of the lot. The maximum height of eaves is 6.4 m (21 ft.) and the maximum height of a flat roof is 7.5 m (25 ft.).

There is an opportunity to standardize the maximum dwelling height of all new dwellings through the updated low density residential zones, which are proposed City-wide. Rather than have a select few neighbourhoods subject to more restrictive height standards, it is more equitable to have all new detached and semi-detached dwellings subject to the same height regulations.

After reviewing infill detached and semi-detached dwellings across the City, staff are considering a new maximum dwelling height of 10.0 m (33 ft.) to the peak of a sloped roof and a maximum height of eaves of 6.9 m (23 ft.) for both detached and semi-detached dwellings. The maximum dwelling height of a flat roof is being considered at 7.5 m (25 ft.). The potential sloped roof standard is higher than the existing height standards in infill exception areas and lower than the existing height standard in "R" base zones. These new standards would provide greater flexibility and allow for three storey dwellings, as permitted in the Official Plan.

OFFICIAL PLAN

The **Residential Low Density I** and **Residential Low Density II** designations in the City's Official Plan permit both detached dwellings and semi-detached dwellings as-of-right. However, several Neighbourhood Character areas restrict the permitted uses in **Residential Low Density I** to detached homes only. There are also site specific policies within Character Areas which stipulate minimum lot frontages for new lots and the number of new lots which can be created in certain areas. In order to permit semi-detached dwellings in the updated low density residential zones and reduced lot standards, an amendment to the Official Plan is necessary. See Appendix 1 for Character Areas with policies that would need to be amended.

LINK OTHER GENTLE DENSITY WORK

The table below shows the status of this project in the context of other gentle density zoning work underway.

Zoning By-law Review	Information Report Timing	Recommendation Report Timing
Three Units Per Lot Provincial Requirement	April 17, 2023 Council	October 23, 2023 Planning & Development Committee
"R" Zone consolidation (this report)	October 23, 2023 Planning & Development Committee	February 2024
Multiplex (four unit + buildings)	Q1 2024	Q3 2024
Expanded Street Townhouse Permissions	Not started. Pending experience with "R" Zone Consolidation.	

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 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.

Originator's file: BL.09-RES (All Wards)

Conformity of the amendments with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 1.

Engagement and Consultation

Staff are developing an online communications and outreach strategy to solicit public input on the potential changes to the Official Plan and Zoning By-law. A media advisory was released introducing the Updated Low Density Residential Zones project to the public and information regarding the review is available on the City's Increasing Housing Choices in Neighbourhoods webpage.

Financial Impact

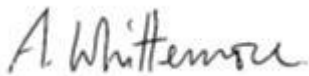
There is no financial impact.

Conclusion

The Updated Low Density Residential Zones project seeks to implement the recommendations of the City's Increasing Housing Choices Study and align the City's zoning with the direction of the new Official Plan. The specific regulations of the potential new low density residential zones will be refined and may change based on further analysis and feedback from the public and Council.

Attachments

- Appendix 1: Detailed Information and Preliminary Planning Analysis
- Appendix 2: "R" Zones in Zoning By-law 0225-2007
- Appendix 3: Jurisdictional Scan of Comparable Municipalities
- Appendix 4: Neighbourhood Examples
- Appendix 5: Lot Frontage Analysis
- Appendix 6: Minor Variances for Lot Frontage and Lot Area 2020-2023



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

Prepared by: Kelsey Martin, Planner

**Information / Recommendation Report
 Detailed Planning Analysis**

Proposed Official Plan and Zoning By-law Amendments for Fourplexes

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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, all applicable provincial plans, and the Regional Official Plan.

Amendments to both the Official Plan and Zoning By-law are required to permit four units on low-rise residential lots in neighbourhoods City-wide.

The policy and regulatory documents affecting the proposed amendments have been reviewed and summarized in the

sections below; however, 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 therefore are not to be considered exhaustive.

The proposed amendments have been evaluated against these policies:

Policy Document	Legislative Authority/Applicability	Key Policies
<p>Provincial Policy Statement (PPS)</p>	<p>Zoning and development by-laws are 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>Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) 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.</p> <p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs. (PPS 1.1.1)</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)</p> <p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. (PPS 1.1.3.4)</p>

Policy Document	Legislative Authority/Applicability	Key Policies
		<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:</p> <ol style="list-style-type: none"> 1. 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; and, 2. all types of residential intensification, including additional residential units. (PPS 1.4.3)
<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>The policies of this Plan regarding how land is developed; resources are managed and protected; and, public dollars are invested, are based on the following principles:</p> <ul style="list-style-type: none"> • Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households. (GP 1.2.1) <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. (GP 2.2.1)</p> <p>Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will identify mechanisms, including the use of land use planning and financial tools, to support the implementation of identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents. (GP 2.2.6)</p> <p>To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes. (GP 2.2.6)</p>

<p>Region of Peel Official Plan (ROP)</p>	<p>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 official plan and zoning by-law amendments.</p>	<p>The ROP identifies the lands affected by the proposed amendments as being located within Peel’s Urban System.</p> <p>General objectives of ROP, as outlined by Section 5.2, include: providing a diversity of complete healthy communities; and, 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>Promote the development of compact, complete communities by supporting intensification and higher density forms of housing. (ROP 5.9.1)</p> <p>Provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice. (ROP 5.9.2)</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> <p>Support the initiatives of local municipalities to promote additional residential units to achieve Regional and local housing objectives. (ROP 5.9.15)</p> <p>Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock. (ROP 5.9.36)</p>
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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).

Relevant Mississauga Official Plan Policies

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

	General Intent
Chapter 4 Vision	Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6)
Chapter 5 Direct Growth	<p>Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure. (Section 5.1.3b)</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling. (Section 5.3.5.2)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</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; 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>
Chapter 9 Build a Desirable Urban Form	<p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Sect. 9.1.3)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <p>(b) respect the continuity of front, rear and side yard setbacks;</p> <p>(d) be designed to respect the existing scale, massing, character and grades of the surrounding area. (Sect. 9.2.2.3)</p>
Chapter 11 General Land Use Designations	<p>In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:</p> <p>a. residential dwelling (Sect. 11.2.5.2)</p>

	General Intent
	<p>Lands designated Residential Low Density I will permit the following uses:</p> <ul style="list-style-type: none"> a. detached dwelling; b. semi-detached dwelling; and c. duplex dwelling. (Sect. 11.2.5.3) <p>Lands designated Residential Low Density II will permit the following uses:</p> <ul style="list-style-type: none"> a. detached dwelling; b. semi-detached dwelling; c. duplex dwelling; and d. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Sect. 11.2.5.4) <p>Second units within detached dwellings, semi-detached dwellings and townhouse dwellings will be permitted, where appropriate. (Sect. 11.2.5.8) – removed as part of MOPA No. 163 – approved by Council but within the appeal period</p> <p>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:</p> <ul style="list-style-type: none"> 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. (Section 11.2.5.9) – new policy added as part of MOPA No. 163 – approved by Council but within the appeal period
Chapter 16 Neighbourhoods	<p>Lands designated Residential Low Density II will not permit the following uses:</p> <ul style="list-style-type: none"> a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.2.3.2) <p>Notwithstanding the provisions of the Residential Low Density II designation, only a detached dwelling or an office for a maximum of three non-resident physicians, dentists and drugless practitioners will be permitted. (Section 16.2.4.7.2)</p> <p>Notwithstanding the policies of this Plan, detached and semi-detached dwellings will be permitted. (Section 16.3.1.2.2)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.4.3.1)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.5.2.1)</p> <p>Notwithstanding the Residential Low Density II policies of this Plan, the Residential Low Density II designation permits:</p> <ul style="list-style-type: none"> a. only detached dwellings for the area east of Southdown Road; and b. only detached, semi-detached and duplex dwellings for the area west of Southdown Road. (Section 16.5.2.2)

	General Intent
	<p>Notwithstanding the Residential Low Density II policies of this Plan, for the area west of Southdown Road, any lot occupied by a detached dwelling prior to May 6, 2003 will only be developed for a detached dwelling. (Section 16.5.2.3)</p> <p>Notwithstanding the Residential Low Density II designation, on lands identified as A, the subject lands may only be developed for detached, semi-detached and townhouse dwellings or a combination thereof, up to a maximum density of 19 units net residential hectare. (Section 16.5.5.1.3)</p> <p>Notwithstanding the provisions of the Residential Low Density II designation, semi-detached dwellings will also be permitted at a density of 11 - 30 units per net residential hectare. (Section 16.5.5.2.2)</p> <p>Notwithstanding the provisions of the Residential Low Density II designation, the subject lands may only be developed for a condominium consisting of detached and semi-detached dwellings or a combination thereof, up to a maximum density of 15 units per net residential hectare provided that no more than 12 dwelling units shall be permitted, of which no more than four dwelling units shall be in the form of semi-detached dwellings. (Section 16.5.5.3.2)</p> <p>Notwithstanding the provisions of the Residential Low Density I, Residential Low Density II and Residential Medium Density designations, detached, semi-detached and townhouses will be permitted. (Section 16.5.5.4.2)</p> <p>Notwithstanding the provisions of the Residential Low Density II and Residential Medium Density designations, detached, semi-detached and townhouses will be permitted. (Section 16.5.5.5.2)</p> <p>Notwithstanding the policies of this Plan, townhouse dwellings will be permitted. (Section 16.5.5.10.2)</p> <p>The Residential Low Density I designation, for the area bounded by the Queensway West, Hurontario Street, the Queen Elizabeth Way and Stavebank Road, permits only detached dwellings. (Section 16.6.1.1)</p> <p>Notwithstanding the policies of this Plan, only horizontal multiple dwellings will be permitted. (Section 16.6.5.8.2)</p> <p>Lands designated Residential Low Density II will not permit the following uses: a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.7.2.2)</p> <p>Notwithstanding the provisions of the Residential Low Density I designation, the Residential Low Density I designation permits only detached dwellings. (Section 16.9.1.1)</p> <p>Notwithstanding the policies of this Plan, a maximum of three detached dwellings will be permitted. (Section 16.9.2.5.2)</p> <p>Notwithstanding the Low Density I policies of the Plan, semi-detached and duplex dwellings will not be permitted west of Winston</p>

	General Intent
	<p>Churchill Boulevard. (Section 16.10.1.1)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.14.2.2)</p> <p>Lands designated Residential Low Density II will not permit the following uses: a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.15.4.1)</p> <p>The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area: a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres. (Section 16.17.3.1)</p> <p>Notwithstanding the provisions of the Greenlands designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan. (Section 16.17.6.1.2)</p> <p>Notwithstanding the Residential Low Density I and Residential Low Density II policies of this Plan, the Residential Low Density I and Residential Low Density II designations permit only detached dwellings. (Section 16.18.2.1)</p> <p>Notwithstanding the provisions of the Residential Low Density II designation, semidetached dwellings will also be permitted. (Section 16.18.5.3.2)</p> <p>Notwithstanding the policies of this Plan, 17 townhouse dwellings will be permitted. (Section 16.18.5.5.2)</p> <p>Notwithstanding the policies of this Plan, detached dwellings will also be permitted. (Section 16.18.5.6.2)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.19.2.1)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.23.1.1)</p> <p>Lands designated Residential Low Density II will not permit the following uses: a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.23.1.3)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.24.2.2)</p>

	General Intent
	Notwithstanding the provisions of the Residential Low Density II designation, the lands may be developed for townhouse development and semi-detached dwellings, or any combination thereof, with a maximum density of 15.5 units per net residential hectare. (Section 16.24.5.3.2)

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) combine to provide policy direction on both matters of provincial interest related to land use planning, as well as direct the provincial government's plan for growth in supporting economic prosperity; protecting the environment; and, helping communities to achieve a higher 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; stating, "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 through the creation of appropriate development standards.

Section 1.4.3 of the PPS, as referenced in the chart above, identifies the requirement of planning authorities to 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.

This section specifically identifies the City's responsibility in permitting and facilitating all types of residential intensification, including additional residential units, which can include fourplexes.

The proposed Official Plan and Zoning By-law amendments are consistent with the PPS' goal to introduce a diverse range of housing options, which efficiently utilizes existing infrastructure and services; serves residents in all stages of their lives; and, fosters complete communities.

Overall, the proposed Official Plan and Zoning By-law amendments are consistent with the PPS.

4. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, to support the "More Homes, More Choice" government action-plan to address the needs of the region's growing population. The new plan is intended to, amongst other things, 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.

The proposed amendments represent a new form of ground-related housing, which efficiently utilizes the existing neighbourhood amenities and services; as well as contributes to the creation of complete communities through the provision of additional housing options.

The proposed amendments are consistent with the Growth Plan, as they direct growth to support long-term needs; foster

the ability to create complete communities; and, result in the efficient utilization of land and resources.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the Growth Plan.

5. Region of Peel Official Plan

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

As evident by Sections 5.9.1, 5.9.2, and 5.9.14, as referenced in the chart above, ROP recognizes the importance higher density housing has in creating compact, complete communities; in ensuring that the diverse needs of the population are met; and, in reducing any overall barriers to housing.

The proposed amendments contribute to the creation of complete communities by modestly increasing ground-related housing supply and making efficient use of existing infrastructure and services. This will also provide opportunities for residents to incorporate multi-generational living; age-in-place possibilities; and/or, support a supplementary mortgage income.

The proposed amendments conform with ROP as they represent the efficient use of land, as well as promote the creation of complete communities through the diversification of housing options.

Overall, the proposed Official Plan and Zoning By-law amendments conform with ROP.

6. Mississauga Official Plan (MOP)

The proposed amendments conform with the above-noted MOP sections, as they represent the tools by which complete and diverse communities can be fostered; especially through their promotion of gentle infill housing in a manner that is complementary to the local context and interests.

The proposed amendments will enable development that efficiently uses community infrastructure within built-up areas. In addition, Section 7.2.3 of MOP states that Mississauga will ensure that housing is provided in a manner that implements the intent of Provincial and Regional housing policies. The Province has already required that municipalities permit up to three units in detached, semi-detached and townhouse dwellings. Also, the Province has established a housing goal of 1.5 million homes over the next 10 years across the Province, and has allocated 120,000 of those units to Mississauga. Permitting four units broadly across low-density neighbourhoods will assist in achieving those targets, and represent an incremental impact compared to the required three units.

Further, Section 7.2.6 of MOP states that 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. The City has submitted for federal

funding through the Housing Accelerator Fund, and has received a response that permitting four units as-of-right would positively impact the application. Receipt of the funding will assist Mississauga in achieving its housing goals.

Overall, the proposed Official Plan and Zoning By-law amendments conform with MOP.

Please see Appendix 5 for a detailed list of the proposed official plan amendments.

7. Zoning

Please see Appendix 5 for a detailed list of the proposed zoning by-law amendments.

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 that the proposed Official Plan and Zoning By-law amendments are consistent with the *Provincial Policy Statement* and conform to the Growth Plan and the Region of Peel Official Plan. Further, staff are of the opinion the proposed amendments can be supported, as they expand the range of low-rise housing forms and tenures permitted within residential neighbourhoods.

PROPOSED ZONING REGULATIONS

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Fourplex	Introduction of a newly defined term, 'Fourplex', within the Zoning By-law.	Means a building that is divided horizontally and/or vertically into four separate dwelling units, each with an entrance that is either independent or through a common vestibule.
2	Height (1)	Add the word "fourplex" to the definition of "Height" (1).	This amendment clarifies that the definition of "Height" (1) does not apply to fourplexes.
3	Height (2)	Add the word "fourplex" to the definition of "Height" (2) and "Height – Established Ridge".	This amendment clarifies that the definition of "Height" (2) does apply to fourplexes and that the definition of "Height – Highest Ridge" does apply to fourplexes.
Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
4	Adding Line 8.1 to Table 3.1.2.1 contained in Subsection 3.1.2	Introduce minimum parking requirements for fourplexes.	A minimum of 2 parking spaces is required for a fourplex.
Part 4.1: General Provisions for Residential Zones			
5	Article 4.1.3.1 contained in Subsection 4.1.3	Add the word "fourplex" to Article 4.1.3.1	Play equipment is permitted accessory to fourplex and shall comply with the regulations contained in Table 4.1.3.1 – Play Equipment Regulations. Fourplexes

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
			will be subject to the same regulations as detached, semi-detached, linked, duplex, triplex and street townhouses in regards to play equipment.
6	Article 4.1.3.2 contained in Subsection 4.1.3	Add the word "fourplex" to Article 4.1.3.2	Play equipment accessory to a fourplex that does not comply with the regulations contained in Table 4.1.3.1 – Play Equipment Regulations shall be considered to be an accessory building or structure and shall comply with the regulations contained in Table 4.1.2.2 – Accessory Buildings and Structures. This is the same regulation that applies to detached, semi-detached, linked, duplex, triplex and street townhouse.
7	Article 4.1.4.1 contained in Subsection 4.1.4	Add the word "fourplex" to Article 4.1.4.1	An outdoor swimming pool is permitted accessory to a fourplex. This is the same regulation that applies to detached, semi-detached, linked, duplex, triplex and street townhouses.
8	Subsection 4.1.5 contained in Section 4.1	Add the word "fourplex" to Subsection 4.5	Unless otherwise regulated, all required yards for fourplex shall be unobstructed except as outlined in this subsection. Fourplexes will be subject to the same encroachment and projection regulations as detached, semi-detached, linked, duplex, triplex and street townhouses.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION																
9	Article 4.1.9.4 contained in Subsection 4.1.9	Add the word “fourplex” and “a rear lot line and” to Article 4.1.9.4	The nearest part of a driveway or any other parking area shall be a minimum distance of 0.6 m from a rear lot line and any side lot line other than the common side lot line.																
Subsection 4.1.23																			
10	Section 4.1	<p>Adding Subsection 4.1.23 and Table 4.1.23.1 to Section 4.1:</p> <p>4.1.23 Fourplexes</p> <p>4.1.23.1 In addition to the provisions contained in Parts 1 to 3 and Section 4.1 (excluding Subsection 4.1.1 until such time as By-law 0174-2023 is in force and effect) of this By-law, new fourplexes shall comply with the provisions contained in Table 4.1.23.1 – New Fourplex.</p> <p>Table 4.1.23.1 – New Fourplexes.</p> <table border="1"> <thead> <tr> <th>Column A</th> <th>Column B</th> </tr> </thead> <tbody> <tr> <td>A new fourplex is permitted only in these zones.</td> <td>R1 to R11, R15, R16, RM1, RM2, RM7</td> </tr> <tr> <td>Minimum Lot Area – Interior Lot</td> <td>295 m²</td> </tr> <tr> <td>Minimum Lot Area – Corner Lot</td> <td>415 m²</td> </tr> <tr> <td>Minimum Lot Frontage – Interior Lot</td> <td>9.75 m</td> </tr> <tr> <td>Minimum Lot Frontage – Corner Lot</td> <td>13.5 m</td> </tr> <tr> <td>Maximum Lot Coverage</td> <td>See Article 4.1.23.3</td> </tr> <tr> <td>Minimum Front Yard</td> <td>6.0 m</td> </tr> </tbody> </table>	Column A	Column B	A new fourplex is permitted only in these zones.	R1 to R11, R15, R16, RM1, RM2, RM7	Minimum Lot Area – Interior Lot	295 m ²	Minimum Lot Area – Corner Lot	415 m ²	Minimum Lot Frontage – Interior Lot	9.75 m	Minimum Lot Frontage – Corner Lot	13.5 m	Maximum Lot Coverage	See Article 4.1.23.3	Minimum Front Yard	6.0 m	Introduce regulations for newly constructed fourplexes. These regulations are based on By-law 0225- 2007 “R5” Zone, which is the smallest typical base zone for detached dwellings.
Column A	Column B																		
A new fourplex is permitted only in these zones.	R1 to R11, R15, R16, RM1, RM2, RM7																		
Minimum Lot Area – Interior Lot	295 m ²																		
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Minimum Front Yard	6.0 m																		

#	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION						
		Minimum Exterior Side Yard	4.5 m							
		Minimum Interior Side Yard	1.2 m							
		Minimum Rear Yard	7.5 m							
		Maximum Dwelling Unit Depth	20.0 m							
		Maximum Height – Highest Ridge: Sloped roof	10.6 m							
		Maximum Height: Flat roof	8.1 m							
		Minimum parking spaces	2 spaces							
		Maximum driveway width	6.0 m							
11	Article 4.1.23.2 and Subsection 4.1.23	<p>Adding Article 4.1.23.2 to Subsection 4.1.23:</p> <p>The conversion of a detached dwelling, linked dwelling, street townhouse, duplex or triplex to a fourplex is permitted subject to the provisions contained in Table 4.1.23.2 and Article 4.1.23.4.</p> <p>Table 4.1.23.3 – Conversion of Existing Detached Dwellings, Semi-detached, Linked Dwelling, Street Townhouse, Duplex and Triplex to a Fourplex</p> <table border="1" data-bbox="642 1047 1354 1414"> <thead> <tr> <th data-bbox="642 1047 1167 1086">Column A</th> <th data-bbox="1167 1047 1354 1086">Column B</th> </tr> </thead> <tbody> <tr> <td data-bbox="642 1086 1167 1317">Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex, legally existing on (date By-law is passed) to a fourplex shall comply with the regulations of the zone in which it is located.</td> <td data-bbox="1167 1086 1354 1317">Required.</td> </tr> <tr> <td data-bbox="642 1317 1167 1414">The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex</td> <td data-bbox="1167 1317 1354 1414">Required.</td> </tr> </tbody> </table>		Column A	Column B	Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex , legally existing on (date By-law is passed) to a fourplex shall comply with the regulations of the zone in which it is located.	Required.	The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex	Required.	Introduce regulations for the conversion of existing detached dwellings, semi-detached, linked dwelling, street townhouse, duplex and triplex to a fourplex.
Column A	Column B									
Conversion of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex or triplex , legally existing on (date By-law is passed) to a fourplex shall comply with the regulations of the zone in which it is located.	Required.									
The enlargement of a detached dwelling, semi-detached, linked dwelling, street townhouse, duplex	Required.									

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
		or triplex , legally existing on (date By-law is passed), for the purposes of conversion to a fourplex shall not be permitted.	
12	Article 4.1.23.3 and Subsection 4.1.23	<p>Adding Article 4.1.23.3 to Subsection 4.1.23:</p> <p>The overall maximum lot coverage of a lot shall be permitted to increase by up to an additional 10% from the base zone requirement, of which 10% is solely calculated towards a new fourplex.</p>	Newly built fourplexes will have a maximum lot coverage that is 10% greater than the maximum lot coverage in the base zone in which it is located (e.g. 50% whereas the base zone permits 40%).
13	Article 4.1.23.4 and Subsection 4.1.23	<p>Adding Article 4.1.23.4 to Subsection 4.1.23:</p> <p>Notwithstanding the provisions of Line 12.2 contained in Table 4.1.23.1, Line 10 contained in Table 4.1.23.2, and Articles 4.1.9.1 and 4.1.9.2 of this By-law, maximum driveway width shall not apply to a parking area in a rear yard, subject to the following:</p> <ul style="list-style-type: none"> (1) The parking area shall only be accessed by a driveway in an interior side yard or rear yard; and (2) Maximum of four parking spaces within the parking area. 	Notwithstanding the restrictions on parking areas that apply to detached dwelling, semi-detached, linked home, street townhouse, duplex and triplex, fourplexes are permitted to have a parking area in a rear yard subject to the regulations outlined in Article 4.1.23.4.

In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before a decision is made by Council.

PROPOSED OFFICIAL PLAN AMENDMENT

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Chapter 11: General Land Use Designations			
1	Section 11.2.5	Adding policy 11.2.5.11: 11.2.5.11 Notwithstanding any of the policies of this Plan, a. conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes shall be permitted; and, b. purpose-built fourplexes are permitted in lands designated Residential Low Density I and Residential Low Density II.	Adding policy 11.2.5.11 permits fourplexes in the Residential Low Density I and II designation, and to permit conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes.

In addition to the policies listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before a decision is made by Council.

A by-law to Adopt Mississauga Official Plan Amendment No. 166

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. 166, 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 permit development for four residential units on low-rise residential lots in neighbourhoods city-wide;

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

1. The document attached hereto, constituting Amendment No. 166 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this _____ day of _____, 2023.

MAYOR

CLERK

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: November 24, 2023
File: CD.06-INC (All Wards)