

City of Mississauga

Corporate Report



Date: March 26, 2021 To: Chair and Members of Planning and Development Committee	Originator's file: CD.06-LAK W1
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: April 19, 2021

Subject

PUBLIC MEETING INFORMATION REPORT (WARD 1)

Lakeview West Infill Housing Study: Potential Zoning By-law Amendments

File: CD.06-LAK W1

Recommendation

That the report dated March 26, 2021, from the Commissioner of Planning and Building regarding potential zoning by-law amendments for the Lakeview West Infill Housing Study area under File CD.06-LAK W1, be received for information.

Background

On November 20, 2019, Council passed Resolution No. 0270-2019 directing staff to undertake an infill housing study for a portion of the Lakeview West sub-area in the Lakeview Neighbourhood.

WHEREAS most of the properties on Enola Avenue, Shaw Drive, Roosevelt Road and Revus Avenue, north of Lakeshore Road East in the Lakeview Neighbourhood are currently zoned "R3-75", which only permits detached homes;

AND WHEREAS this area is experiencing infill redevelopment pressure as individual property owners apply to the Committee of Adjustment for new residential built forms;

AND WHEREAS it is appropriate for the City to holistically review the residential built form and zoning regulations to ensure orderly development of the area;

NOW THEREFORE LET IT BE RESOLVED that Council direct staff to review the zoning regulations that apply to the residential properties on Enola Avenue, Shaw Drive, Roosevelt Road, and Revus Avenue, north of Lakeshore Road East, currently zoned

"R3-75" and "D", and proceed to a statutory public meeting for potential zoning amendments.

The Council resolution acknowledges that the neighbourhood is currently in a period of transition from the older housing stock to new housing forms consisting primarily of semi-detached homes. Out of 112 properties in the study area, 20 properties are zoned **R3-75** (Detached Dwellings – Typical Lots – Exception) but contain semi-detached homes that were permitted through minor variance at the Committee of Adjustment and/or by the Local Planning Appeal Tribunal (LPAT). The majority of those approvals were obtained in the last ten years. An additional 21 properties in the study area are already zoned to permit semi-detached homes. Between the minor variance approvals and as-of-right zoning, 37% of the properties in the study area are permitted to have semi-detached homes.

Comments

Area of the Lakeview West Infill Housing Study

The properties in the study area are located in a somewhat isolated pocket of low density housing in Ward 1. The study area is bounded to the north by the Lakeshore line of the GO train, to the west by apartment sites and employment lands, to the east by a commercial plaza and a future high density development, and to the south by more apartment sites, commercial properties and Lakeshore Road East.

The majority of the properties are either zoned **R3-75** or **D** (Development), which are the zones subject to the potential amendments. The other zones including **RM1-26** (Semi-Detached - Exception) and **RM2-42** (Semi-Detached – Exception) will not be subject to any amendments, but are included in the study for context and comparison.

Appendix 1, part 2 delineates the area of the study, and identify the current zoning for each property.

Existing Zoning

The majority of properties in the study area are zoned **R3-75**, which permits detached dwellings on lots with minimum lot frontages of 15.0 m (49.2 ft.) and minimum lot areas of 550 m² (5,920 ft²). Maximum height is limited to 9.5 m (31.2 ft.) measured to the peak of a sloped roof and 7.5 m (24.6 ft.) for flat roof dwellings. Dwelling depth is also limited to 20.0 m (65.6 ft.).

There are also two properties zoned **D**, which only permit a building or structure that legally existed on the date of the passing of the Zoning By-law. Those properties currently contain a triplex and fourplex, respectively.

Potential Zoning By-law Amendments

Given the changing nature of the neighbourhood, staff are considering the appropriateness of rezoning properties zoned **R3-75** and **D** in the study area to **RM2-42**. The **RM2-42** zone already applies to four of the properties in the study area and permits the following:

- Detached dwelling in compliance with **R5** (Detached Dwellings – Typical Lots) zone regulations and the following:
 - Maximum height for sloped roof: 9.5 m (31.2 ft.)
 - Maximum height for flat roof: 7.5 m (24.6 ft.)
 - Maximum height of eaves: 6.4 m (21.0 ft.)
 - Maximum dwelling unit depth: 20 m (65.6 ft.)
- Semi-detached dwelling in compliance with the following:
 - Minimum lot area: 200 m² (2,153 ft²)
 - Minimum lot frontage: 6.8 m (22.3 ft.)
 - Maximum height for sloped roof: 9.5 m (31.2 ft.)
 - Maximum height for flat roof: 7.5 m (24.6 ft.)
 - Maximum height of eaves: 6.4 m (21.0 ft.)
 - Maximum dwelling unit depth: 20 m (65.6 ft.)

The maximum height of dwellings and eaves, as well as maximum dwelling unit depth would be the same as the existing **R3-75** zoning.

Appendix 1, parts 3 to 6 demonstrate the massing of existing homes compared to the maximum size of a home under the current **R3-75** zone, as well as sloped and flat roof homes that could be built in accordance with the **RM2-42** zone.

COMMUNITY ENGAGEMENT

A virtual community meeting was held by Ward 1 Councillor Stephen Dasko on October 14, 2020. Seven members of the public were in attendance. Following the community meeting, a survey was sent out to all of the property owners in the study area, asking for their input on potential changes to the Zoning By-law. Fourteen responses were received, with mixed opinions on the potential for permitting semi-detached homes in the area. Out of the fourteen responses, six residents were in favour of semi-detached homes, while the remaining eight were in opposition. There was also no discernible distinction between the responses from the different streets.

LAND USE POLICIES AND REGULATIONS

The relevant policies of Mississauga Official Plan are consistent with the Provincial Policy Statement (PPS), Growth Plan for the Golden Horseshoe (Growth Plan) and Region of Peel Official Plan (ROP). The Greenbelt Plan and Parkway Belt Plan policies do not apply. The potential amendments are consistent with the PPS and conform to the Growth Plan and the

ROP. Appendix 1 contains a detailed analysis of consistency and conformity with Provincial regulations.

Financial Impact

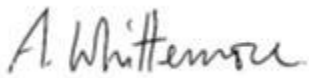
Not applicable.

Conclusion

Once public input has been received, and all issues are identified, the Planning and Building Department will be in a position to make recommendations regarding proposed amendments to Zoning By-law 0225-2007 for the Lakeview West Infill Housing Study area.

Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

Prepared by: Jordan Lee, Planner