

# Appendix 1: Housing Typology and Comparative Review



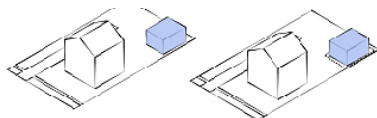
## Context

One of the main goals of Mississauga’s “Making Room for the Middle” Housing Strategy is to close the missing middle gap. This will allow middle-income residents to remain housed in and new middle-income residents to move to the City. **One way to achieve this objective is by providing more diverse housing choices in the City’s neighbourhoods.** More diverse housing choices can be implemented by permitting and encouraging different housing types and/or arrangements.

This appendix is organized into **three sections** that show the different housing types and arrangements that will be considered while conducting the work plan. It also notes current municipalities that are implementing them to address the growing demand for more diverse housing choices in their neighbourhoods. These typologies and arrangements are context-specific and tied to neighbourhoods’ character, lot sizes and locations, and building and servicing specifications.

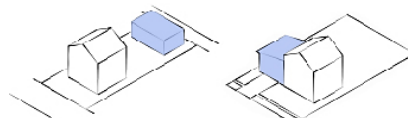
### Housing Types

#### Additional Residential Units



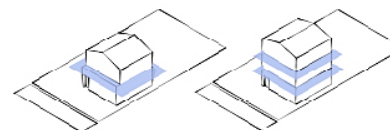
Coach House

Garden Suite



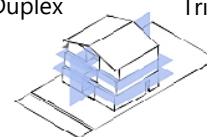
Laneway Suite

Garage Conversion



Duplex

Triplex



Multiplex

### Housing Arrangements



Co-operative  
Housing



Co-ownership  
Housing



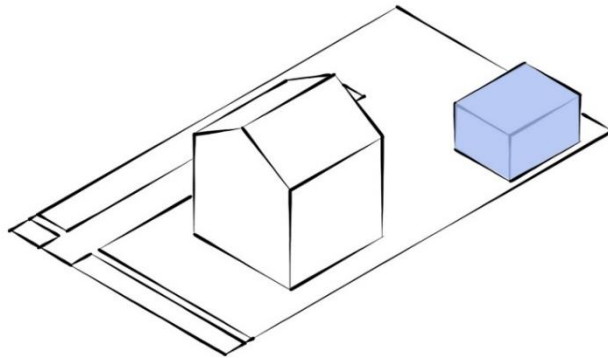
Lodging  
Homes



HomeShare

## 1- Additional Residential Units

### A. Coach House



A **coach house** is an additional residential unit that is self-contained and must have separate cooking, sleeping and bathroom facilities. It is generally accessory to, but detached from, the main unit.

### General Description

- Limited in size (building footprint and height) to ensure it is identifiable as accessory to the main unit and allows sufficient amenity space for all permitted units on the lot.
- Has minimal street visibility and impact on the character of the neighbourhood.
- Direct pedestrian access to the public road and may be serviced from the main unit.

### City of Ottawa Example

#### Reasons for Implementing

- Provides a discreet way to achieve affordable housing goals and increase density in neighbourhoods where there are existing services and infrastructure.
- Opportunity for property owners to downsize or for family members to find housing within their neighbourhood.

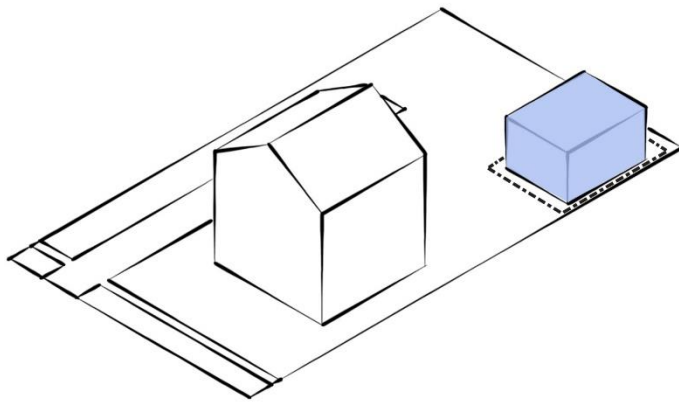
#### Policy Framework

- The City's Official Plan (OP) permits a coach house on lots containing a detached, semi-detached, linked detached, duplex or townhouse dwelling. The OP and Zoning By-law contain policies and performance standards to ensure a coach house remains accessory to the main unit and the size, location and design fits the neighbourhood character.
- Not permitted on lots with other additional units such as a garden suite or a secondary unit.
- Intended as rental units and cannot be severed from the main unit.
- No parking requirements for coach houses.



An example of a coach house  
(UpFrontOttawa.com)

## B. Garden Suites



**Garden suites** are also referred to as “granny suites” and “tiny houses”. They are commonly used in rural settings like farms, but are becoming more permitted in neighbourhoods to provide temporary affordable housing options. Ontario’s planning legislation requires they are a temporary use for 20 years maximum.

### General Description

- Temporary structure according to the by-law in place within the jurisdiction.
- Limited in size (building footprint and height) to ensure it is clearly identifiable as secondary to the main unit and to allow for sufficient amenity space for all permitted units on the lot.
- Has minimal street visibility and impact on the overall character of the neighbourhood. Can be mobile or pre-fabricated.
- Temporarily serviced from the main unit.

### City of Ottawa Example

#### Reasons for Implementing

- Needed to provide more housing choices for people over 65 years old who can live independently or those with disabilities.
- Providing more temporary housing choices for temporary tenants, such as farm workers, students, young adults and caregivers.

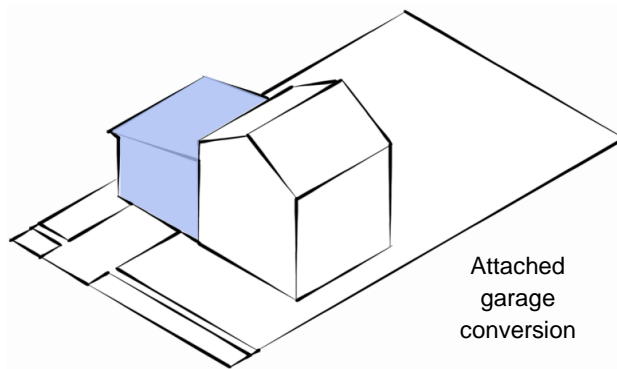
#### Policy Framework

- A temporary use by-law permits one garden suite per lot on lots with a detached dwelling, linked-detached dwelling or a semi-detached dwelling. It must be in the rear yard and can only occupy 35% of the yard’s area.
- Does not require additional parking or driveway provisions other than the ones that already exist on the lot.



Portable garden suite (from  
aehdeschaine/Flickr)

### C. Garage Conversions



A **garage conversion** involves converting the ancillary garage into a residential unit. Ontario policies have permitted this in garages that are ancillary to a detached, semi-detached, or rowhouse for a number of years. It has been up to municipalities to permit the use in zoning. Converting garages into livable space can provide more affordable housing options in neighbourhoods.

#### General Description

- An attached or detached garage is converted to a residential unit after the municipality reviews the alteration. The conversion often requires specific fire, insulation, ventilation, and heating requirements, for example, to be met.
- Attached garage conversion shares servicing with the main unit.
- Has its own entrance accessed at street level.

#### General Examples

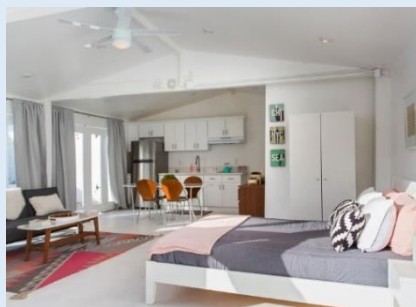
- Permissions for garage conversions vary by municipality. For example, they are permitted in Toronto and Ottawa but depend on multiple factors such as fire restrictions, zoning, and parking.
- Photos show a garage conversion to living space in Vancouver and Los Angeles.



Detached garage conversion into living space in Vancouver, British Columbia. Photograph from the Ottawa Citizen.

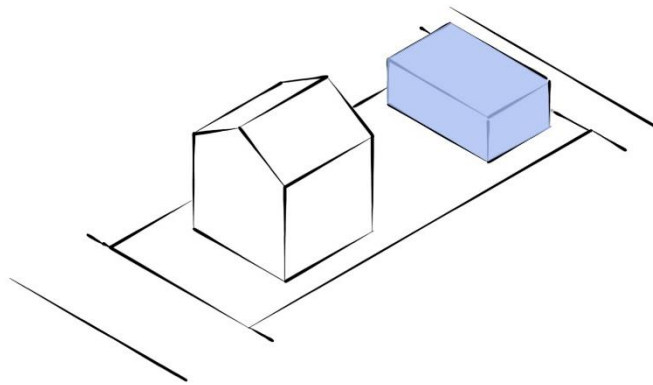


Garage conversion into a studio apartment (Los Angeles, California). Photograph by Roberto Garcia Photography.





### D. Laneway Suites



A **laneway suite** is similar to a coach house because it is a self-contained unit located at the rear of the lot. It is also accessory to and detached from the main unit. What makes it different than a coach house is that they are located along a public lane.

#### General Description

- Non-severable, permanent structures that remain under the same ownership as the main house. Generally intended for rental purposes or for use by family members.
- Generally serviced from the main unit but some municipalities have provided services through the public lane.
- Has minimal street visibility and impact on the overall character of the neighbourhood.

#### City of Toronto Example

##### Reasons for Implementing

- Provide more opportunities for people to live in ground-oriented housing and be closer to where they work, shop, and play.
- Improve the City's urban lanes to be more green, liveable, and safe.
- Increase the supply of rental housing and provide housing options for different life stages.

##### Policy Framework

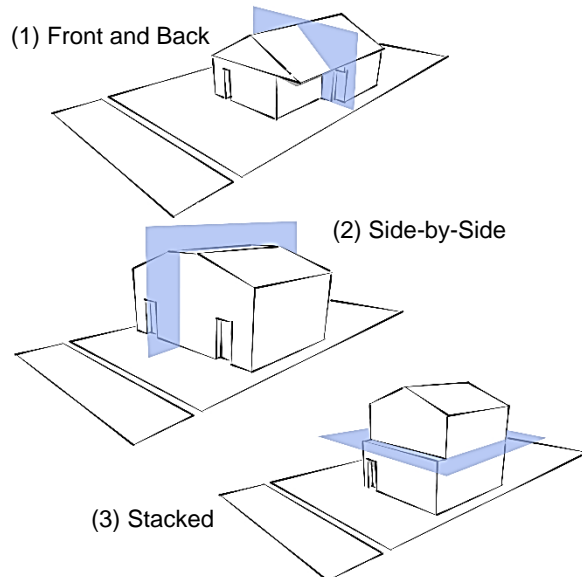
- In 2018, used a pilot project to permit laneway suites in residential zones within Neighbourhood designated areas. The as-of-right permission was extended to the entire City in 2019.
- Zoning by-law has specific use regulations related to the size, location and other design elements in order to align with the existing neighbourhood character.
- No parking requirements, but mandates providing two bicycle spaces in the suite.



Laneway Suites in Toronto

## 2- Housing Types

### A. Duplexes



A **duplex** is a building with two separate units on one lot. Several municipalities allow different variations of this typology depending on their context. The diagrams on the left show the variations.

For example, Vancouver defines duplexes to include (1), (2), and (3), and Toronto and Mississauga mainly defines them as (3). It is important to note that many municipalities do not consider detached houses with a secondary suite as a duplex.

### General Description

- Building is divided into two units with separate entrances and is serviced.
- Can be for both the rental and ownership.

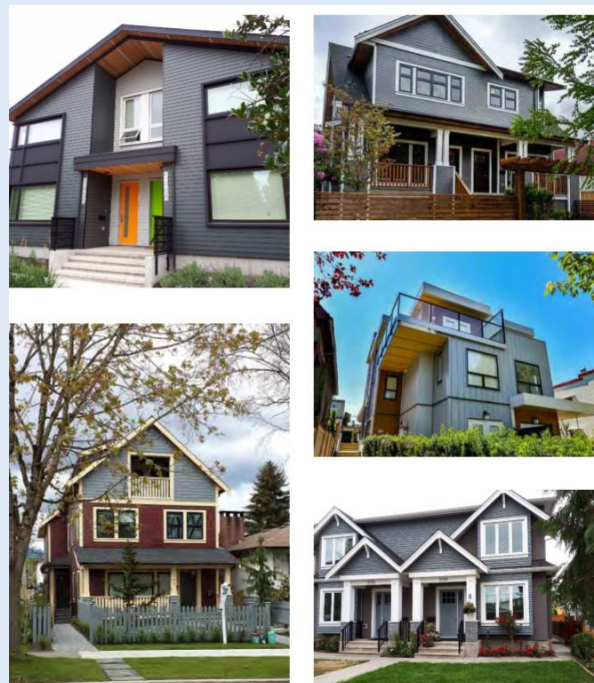
### City of Vancouver Example

#### Reasons for Implementing

- Need more housing options between single-family homes and one/two bedroom condominium apartments.

#### Policy Framework

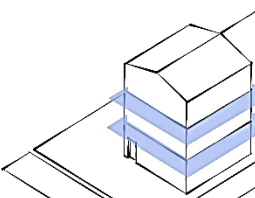
- In 2018, Council approved duplexes in most residential one-family zones. This was only for new constructions.
- Duplexes can have up to two secondary suites and those with a certain lot area must have at least one secondary suite.
- Duplexes cannot be combined with laneway units in order to maintain neighbourhood character.



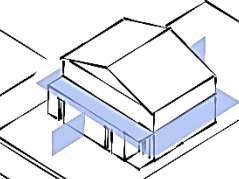
Duplexes in Vancouver built in a range of configurations

### B. Triplexes

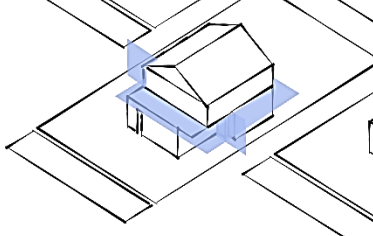
(1) Stacked



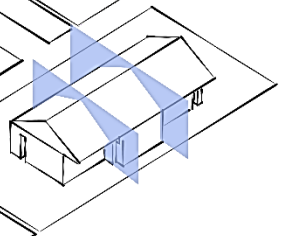
(2) Stacked + Side-by-Side on Lower Floor



(3) Stacked + Front and Back on Lower Floor



(4) Front and Back



A **triplex** contains three separate dwelling units on one lot. They are either stacked on consecutive floors or side-by-side (see the variations in the left diagram). Mississauga's Zoning By-law defines triplexes as a building divided horizontally and/or vertically into three separate dwelling units. Each unit either has their own entrance to the street or is accessed by a common entrance.

### General Description

- Building is divided into three units with separate entrances and metered services.
- Can be for both rental and ownership.

### City of Portland Example

#### Reasons for Implementing

- Boost affordable housing within neighbourhoods and lower housing costs by eliminating parking requirements.
- Promote age-friendliness by requiring “visitable” (accessible) units for seniors and people with mobility impairments.
- Protect greenspaces.



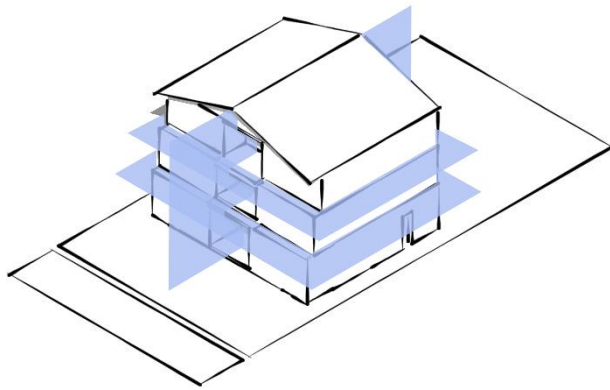
Triplices, Portland, Oregon (from Sitaline Institute)

#### Policy Framework

- Residential Infill Project (RIP) recommended permitting a broad range of housing typologies, including triplexes, subject to size and scale regulations. Council adopted changes to its comprehensive plan and zoning in August 2020, with it taking effect in August 2021.
- Defines a triplex as a structure on one lot with three primary dwelling units. Each unit must share a wall or floor/ceiling with at least another unit. This makes many triplex configurations possible in different kinds of residential zones.
- Design guidelines maintain neighbourhoods' character and scale.



### C. Multiplexes



**Multiplexes** contain four or more units within a building. They differ from apartment buildings by their lower height. They are found in many old inner-urban neighbourhoods within cities across North America. The units are typically stacked and accessed through a common entrance.

#### General Description

- Building divided into four or more attached units with separate entrances that are accessed through a common entrance.
- Can provide multiple affordable units in different sizes.

#### City of Hamilton Example

##### Reasons for Implementing

- Providing medium to high-density residential development along transit lines and arterial roads.
- Smooth the transition between traditional residential areas and commercial, mixed-use, and transit-oriented areas.

##### Policy Framework

- Multiplexes are permitted in the City's Urban Hamilton Official Plan, more specifically in the Neighbourhood, certain Commercial and Mixed Use, and Transit Oriented Corridor Zones.
- Although a permitted use in Neighbourhood Zones, most multiplexes are implemented in certain Commercial and Mixed Use Zones, and along transit lines and arterial roads.



Multiplexes in Hamilton



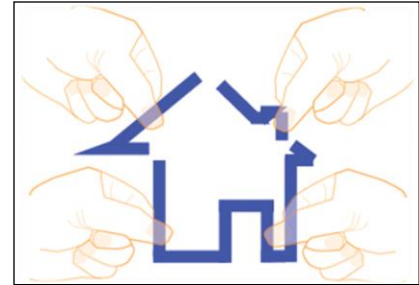
### 3- Housing Arrangements

#### A. Shared Accommodations

**Co-ownership housing, HomeShare, and lodging houses** are examples of providing more affordable housing by having different people share the same accommodations. No physical changes to the exterior are made.

##### Co-ownership Housing

- Two or more people own and live in a home together. They have a dedicated personal space, share one kitchen and living room, and equally share upkeep.
- Can provide homeownership opportunities for seniors, young adults, and other middle-income earners that are priced out of neighbourhoods.
- More efficiently uses the existing housing stock.



##### Lodging Houses

- A property owner rents rooms to tenants who share a kitchen, bathroom, and living room.
- Provides an affordable housing option for students, temporary workers, and professionals (e.g. long-term care workers, single professionals, etc.)
- Building and fire codes must be met.
- The City of Waterloo permits them to provide more affordable low-density housing to students. A rental licensing by-law requires property owners register the rental units.
- In Mississauga, lodging houses are defined as a house where more than three rooms are rented out. They are currently not permitted as-of-right.

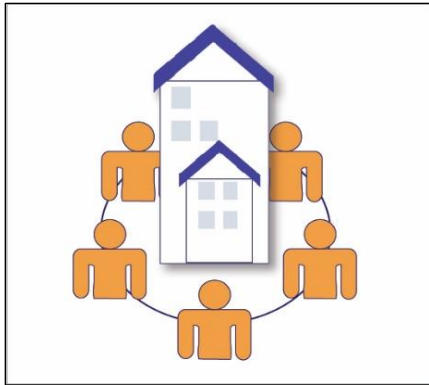


##### HomeShare

- Two or more unrelated individuals share housing for their mutual benefit. Seniors that are property owners are matched with students or younger workers seeking affordable housing.
- In May 2018, the City of Toronto implemented Toronto HomeShare. Social workers match seniors with post-secondary students seeking affordable housing. The student provides a dedicated amount of time per week of companionship and/or help with light household tasks in exchange for reduced rent.



### B. Co-operative Housing



**Co-operatives** are corporate entities that are member owned and operated, although the members do not own equity in the property. The members elect a Board of Directors and each member has a vote towards the co-operative's operations as well as maintenance. For public co-operatives in particular, large amounts of government funding for the initial construction costs are needed.

The City of Mississauga only regulates the built form of co-operatives through the OP and Zoning By-law. Peel has 18 Regional and 14 Federal Co-operatives, and about two-thirds of these are in Mississauga.

The Co-Operative Housing Federation of Canada notes about half of co-operative households are single parent with child occupants and 20% are immigrants. In Ontario, there are currently approximately 550 co-operatives totalling 44,200 units.

#### General Description

- Typically apartment buildings or townhouse complexes.
- Each member rents a fully self-sufficient unit (bedrooms, bathroom, and kitchen).  
Some co-operatives have shared common areas like large kitchens or living spaces.

#### City of Mississauga Example

The Mississauga Lom Nava Co-operative (5955 Glen Erin Drive) was established in 1989 and is a 78-unit townhouse complex with 2 to 4 bedroom townhomes. The co-operative provides both market and subsidized rental units.



## 4- References

### Coach Houses

- Ottawa – Adding a Coach House: <https://ottawa.ca/en/planning-development-and-construction/building-and-renovating/do-i-need-building-permit/adding-coach-house-secondary-dwelling-units-accessory-structure>
- How to Plan Your Coach House in Ottawa: [https://documents.ottawa.ca/sites/documents/files/how\\_to\\_coach\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/how_to_coach_en.pdf)

### Garden Suites

- City of Ottawa Zoning By-law No. 2008-250, Part 5 – Residential Provisions (Section 124 – Garden Suite Provisions): <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/planning-development-and-construction/maps-and-zoning/zoning-law-no-2008-250/zoning-law-2008-250-consolidation/part-5-residential-provisions-sections-120-143#section-124-garden-suite-provisions>
- Ontario E-Laws: Planning Act, R.S.O. 1990, c. P.13 – December 8, 2020: <https://www.ontario.ca/laws/statute/90p13>
- Discussions with City of London staff.
- Discussions with City of Hamilton staff.
- Selwyn Township: Garden Suites - Application Guidelines for a Temporary Use Zoning By-law Amendment in Relation to a Garden Suite – 2018: [https://www.selwyntownship.ca/en/township-hall/resources/Building\\_Planning/2018-Garden-Suites-Guidelines.pdf](https://www.selwyntownship.ca/en/township-hall/resources/Building_Planning/2018-Garden-Suites-Guidelines.pdf)
- Age Friendly London: Housing Options Guide for Older Adults – December, 2016: [https://www.informationlondon.ca/Uploads/ContentDocuments/Housing%20Options%20Guide\\_UPDATED%20TITLE.pdf](https://www.informationlondon.ca/Uploads/ContentDocuments/Housing%20Options%20Guide_UPDATED%20TITLE.pdf)
- County of Wellington Draft Official Plan Amendment Number 112 – September 18, 2020: <https://www.wellington.ca/en/resident-services/resources/Planning/Official-Plan/Additional-Residential-Units-OPA-112/Draft-OPA---Public-Meeting.pdf>
- City of Guelph, Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020: <https://pub-guelph.escribemeetings.com/FileStream.ashx?DocumentId=11442#page=54>
- Mississauga Official Plan – September 3, 2020 Office Consolidation: <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>
- Mississauga Zoning By-law 0225-2007 – June 20, 2007: <https://web.mississauga.ca/apps/zoningbylaw/#/show/14>

### Garage Conversions: Multiple Examples

- City of Ottawa Zoning By-law No. 2008-250, Part 5 – Residential Provisions (Sections 120-143): <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/planning-development-and-construction/maps-and-zoning/zoning-law-no-2008-250/zoning-law-2008-250-consolidation/part-5-residential-provisions-sections-120-143>
- Briks Design Build Group: Converting a Garage into Livable Space: <https://briks.ca/converting-the-garage-into-a-livable-space/>
- Discussions with The Home Improvement Group.

### Laneway Suites: City of Toronto

- Laneway Suites – A new housing typology for Toronto (May 2017): <https://www.toronto.ca/wp-content/uploads/2017/10/97ac-Laneway-Suits.pdf>
- New Laneway Suite – Applying for a Building Permit: <https://www.toronto.ca/services-payments/building-construction/apply-for-a-building-permit/building-permit-application-guides/renovation-and-new-house-guides/new-laneway-suite/>
- Laneway Suites Program: <https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/laneway-suites-program/>
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- Lanescape – Cedarvale Laneway Suite: <https://lanescape.ca/projects/cedarvale-laneway-suite/>

### Duplexes: City of Vancouver



- Information Meeting – Proposed Zoning Amendments, Duplex Use in Most R5 Zones: <https://vancouver.ca/files/cov/duplex-use-in-rs-zones-proposed-zoning-amendments.pdf>
- Outright Duplex How-To Guide: <https://vancouver.ca/files/cov/outright-duplex-how-to-guide.pdf>
- Frequently Asked Questions of the Addition of Duplexes in Most R5 Zones: <https://vancouver.ca/files/cov/frequently-asked-questions-regarding-the-addition-of-duplexes-to-most-rs-zones.pdf>

### **Triplexes: City of Portland**

- Residential Infill Project Documents Repository: <https://www.portland.gov/bps/rip/documents>
- Residential Infill Project Summary : [https://www.portland.gov/sites/default/files/2019-07/2019\\_february\\_rip\\_revised\\_proposed\\_draft.pdf](https://www.portland.gov/sites/default/files/2019-07/2019_february_rip_revised_proposed_draft.pdf)
- Image: <https://www.sightline.org/2019/06/07/a-duplex-a-triplex-and-a-fourplex-can-cut-a-blocks-carbon-impact-20/>

### **Multiplexes: City of Hamilton**

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- Discussions with staff.

### **Co-ownership Housing**

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- Co-owning a home: <https://files.ontario.ca/books/mmah-co-ownership-guide-en-2019-12-11.pdf>

### **Co-operative Housing**

- Co-operative Housing Federation of Canada: <https://chfcanada.coop/>
- Housing Providers in Peel ArcGIS Web Map: <https://www.arcgis.com/home/webmap/viewer.html?webmap=c7eb2b9087764d328106ac53deacd6f4>
- Lom Nava Co-Op: <https://lomnava.ca/>

### **HomeShare**

- Toronto HomeShare Program: <https://www.canadahomeshare.com/>

### **Lodging Houses**

- Residential Rental Licenses: <https://www.waterloo.ca/en/living/residential-rental-licences.aspx>
- City of Waterloo Official Plan: <https://www.waterloo.ca/en/government/official-plan.asp>