

City of Mississauga

Corporate Report



Date: March 26, 2021

To: Chair and Members of Planning and Development Committee

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

Originator's file:
CD.06-LAK W1

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

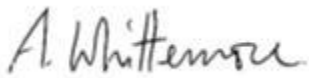
Not applicable.

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

Detailed Information and Preliminary Planning Analysis

City Initiated Zoning By-law Amendment

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1. Site Context

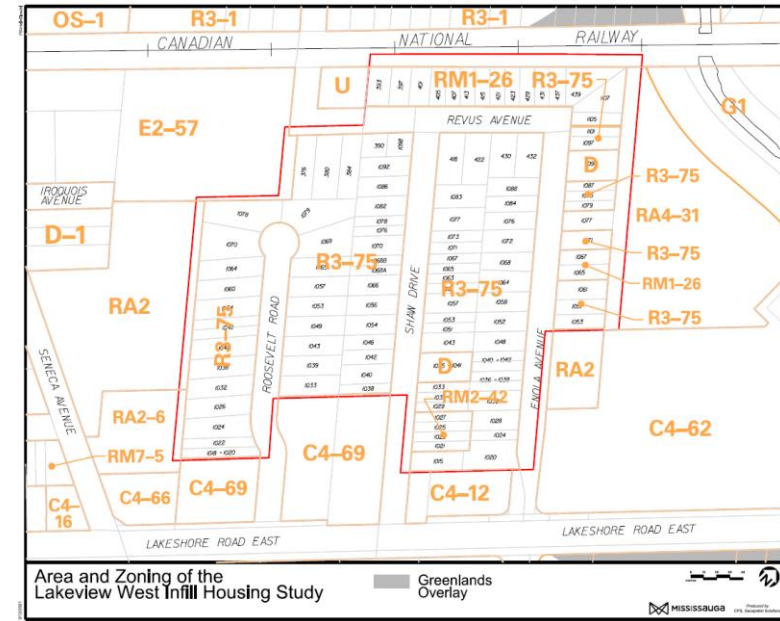
Surrounding Land Uses

The study area of the Lakeview West Infill Housing Study is bounded to the north by the Lakeshore Line of the GO train, to the west by employment and apartment sites, to the south by Lakeshore Road East with commercial and apartment sites, and to the east by a commercial plaza and a future high-density residential development.

Neighbourhood Context

The infill study area is located in the Lakeview Neighbourhood, which was generally developed through plans of subdivision that date back to the 1940s. By 1950, Lakeview had transformed from a rural area into a suburban landscape. Currently, Lakeview is made up of stable residential neighbourhoods characterized by detached and semi-detached housing. Many homes built in the 1950s and 1960s are being renovated today. A typical lot in the study area is approximately 700 m² (7,500 ft²) and has a frontage of 15.2 m (50.0 ft.).

2. Lakeview West Infill Housing Study Area





Aerial of Lakeview West Infill Housing Study

3. Demonstration – Existing Conditions – Typical Lot

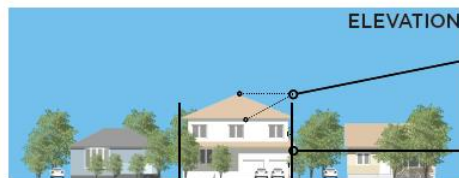
LAKEVIEW WEST
INFILL HOUSING STUDY*EXISTING CONDITIONS*
TYPICAL LOT

Lot Depth 46 m (152 ft.)
Lot Area 700 m² (7535 sq.ft.)

Lot Frontage 15.2 m
(50 ft.)

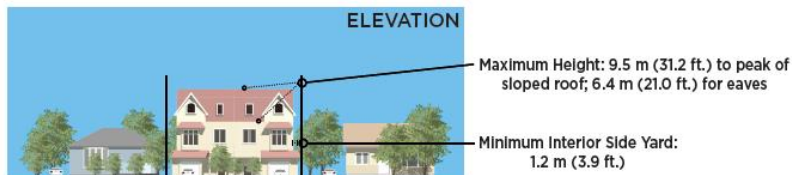
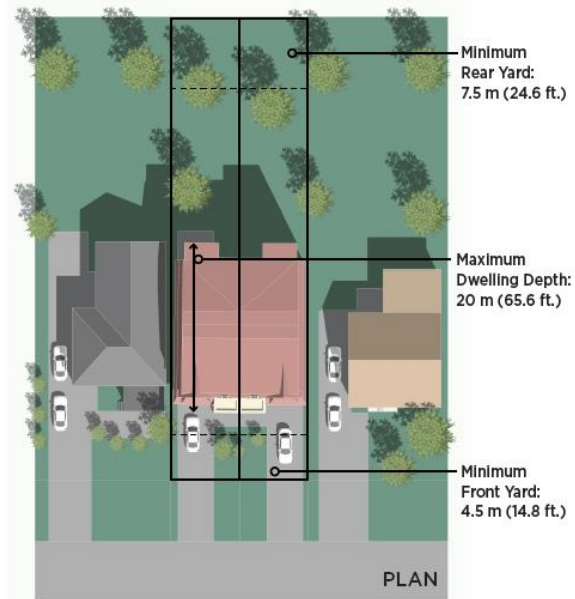
R3-75 (Detached Dwellings)

4. Demonstration – Maximum Detached House – Existing Zoning

LAKEVIEW WEST
INFILL HOUSING STUDY**MAXIMUM DETACHED HOUSE**
EXISTING ZONING

R3-75 (Detached Dwellings)

5. Demonstration – Maximum Semi-Detached Houses

LAKEVIEW WEST
INFILL HOUSING STUDY**MAXIMUM SEMI-DETACHED HOUSES****RM2-42 (Semi-Detached)**

6. Demonstration – Maximum Semi-Detached Houses – Flat and Sloped Roof

LAKEVIEW WEST INFILL HOUSING STUDY

MAXIMUM SEMI-DETACHED HOUSES FLAT AND SLOPED ROOF



7. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement and conform with the applicable provincial plans and Regional Official Plan. The policy and regulatory documents that affect these amendments have been reviewed and summarized in the table below. Only key policies relevant to the amendments

have been included. The table should be considered a general summary of the intent of the policies and should not be considered exhaustive. In the sub-section that follows, the relevant policies of Mississauga Official Plan are summarized. The proposed amendments will be evaluated based on these policies in the subsequent recommendation report.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Policy Statement (PPS)	<p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p>	<p>Settlement areas shall be the focus of growth and development. (PPS 1.1.3.1)</p> <p>Land use patterns within settlement areas will achieve densities and a mix of uses that efficiently use land, resources, infrastructure, public service facilities and transit. (PPS 1.1.3.2.a)</p> <p>Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. (PPS 1.1.3.3)</p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected needs of current and future residents of the regional market area. (PPS 1.4.3)</p>
Growth Plan for the Greater Golden Horseshoe (Growth Plan)	<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>Within settlement areas, growth will be focused in delineated built-up areas; strategic growth areas; locations with existing or planned transit; and, areas with existing or planned public service facilities. (Growth Plan 2.2.1.2 c)</p> <p>Complete communities will feature a diverse mix of land uses; improve social equity and quality of life; provide a range and mix of housing options; provide convenient access to a range of transportation options, public service facilities, open spaces and parks, and healthy, local and affordable food options; provide a more compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure. (Growth Plan 2.2.1.4)</p> <p>To achieve minimum intensification and density targets, municipalities will develop and implement urban design and site design official plan policies and other supporting documents that direct the development of high quality public realm and compact built form. (Growth Plan 5.2.5.6)</p>
Region of Peel Official Plan (ROP)	<p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to</p>	<p>The ROP identifies the subject lands as being located within Peel's Urban System.</p>

Policy Document	Legislative Authority/Applicability	Key Policies
	<p>evaluate development applications. The proposed development applications were circulated to the Region who has advised that in its current state, the applications meet the requirements for exemption from Regional approval. Local official plan amendments are generally exempt from approval where they have had regard for the <i>Provincial Policy Statement</i> and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the <i>Planning Act</i> and where the Region has advised that no Regional official plan amendment is required to accommodate the local official plan amendment. The Region provided additional comments which are discussed in Section 8 of this Appendix.</p>	<p>General objectives of ROP, as outlined in Section 5.3, include conserving the environment, achieving sustainable development, establishing healthy complete communities, achieving intensified and compact form and mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities and services, and achieving an urban form and densities that are pedestrian-friendly and transit supportive.</p>

Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, PBWP and ROP. An update to MOP is currently underway to ensure MOP is consistent with and conform to changes resulting from the current Growth Plan (2019) and Amendment No. 1 (2020).

Existing Designation

The lands are located within the Lakeview Neighbourhood and are designated **Residential Low Density II**. The **Residential Low Density II** designation permits detached, semi-detached and duplex dwellings, as well as triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of these proposed amendments. In some cases the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 Direct Growth	<p>Mississauga will protect and conserve the character of stable residential Neighbourhoods. (Section 5.1.7)</p> <p>Neighbourhoods will not be the focus for intensification and should be regarded as stable residential areas where the existing character is to be preserved. (Section 5.3.5.1)</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas. (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> <p>Development will be sensitive to the existing and planned context and will include appropriate transition in use, built form, density and scale. (Section 5.3.5.6)</p>
Chapter 7 Complete Communities	<p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for:</p> <ul style="list-style-type: none"> a. the development of a range of housing choices in terms of type, tenure and price; b. the production of a variety of affordable dwelling types for both the ownership and rental markets (Section 7.2.2) <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>
Chapter 9 Build A Desirable Urban Form	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (Section 9.1.1)</p> <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Section 9.1.3)</p> <p>The city vision will be supported by site development that:</p> <ul style="list-style-type: none"> a. Respects the urban hierarchy; c. Demonstrates context sensitivity, including the public realm (Section 9.1.10) <p>Neighbourhoods are stable areas where limited growth is anticipated. Where increases in density and a variety of land uses are considered in Neighbourhoods, they will be directed to Corridors. Appropriate transitions to adjoining areas that respect variations in scale, massing and land uses will be required. (Section 9.2.2)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <ul style="list-style-type: none"> a. Respect existing lotting patterns;

	<ul style="list-style-type: none"> b. Respect the continuity of front, rear and side yard setbacks; c. Respect the scale and character of the surrounding area; d. Minimize overshadowing and overlook on adjacent neighbours; e. Incorporate stormwater best management practices; f. Preserve mature high quality trees and ensure replacement of the tree canopy; and g. Be designed to respect the existing scale, massing, character and grades of the surrounding area. (Section 9.2.2.3) <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring adequate privacy, sunlight and sky views are maintained. (Section 9.5.1.9)</p>
Chapter 11 General Land Use Designations	<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.
Chapter 16 Neighbourhoods	<p>For lands within Neighbourhoods, a maximum building height of four storeys will apply unless Character Area policies specify alternative building height requirements. (Section 16.1.1.1)</p> <p>To preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. (Section 16.1.2.1)</p>
Chapter 19 Implementation	<p>To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated:</p> <ul style="list-style-type: none"> b. Mississauga Zoning By-law (Section 19.4.2)

Relevant Lakeview Local Area Plan Policies

	General Intent
Chapter 5 Vision	<p>Neighbourhoods in Lakeview are stable and offer a variety of housing choices. It is recognized that some change will occur, and development should provide appropriate transition to the existing stable areas, and protect the existing character and heritage features. (Section 5.0)</p> <p>Strengthen distinct neighbourhoods by preserving heritage features, protecting established stable neighbourhoods and ensuring appropriate built form transitions for development. (Section 5.1.2)</p> <p>Support complete communities through compact, mixed use development and a pedestrian oriented mainstreet that offers a range of culture, residential and employment opportunities. (Section 5.1.3)</p> <p>Infill and redevelopment in Neighbourhoods will be facilitated and be encouraged in a manner consistent with existing land uses in the surrounding area. Neighbourhoods are considered to be primarily stable residential areas that may include a commercial centre to serve the surrounding area. South Residential Neighbourhood Precinct, composed of the sub-areas of Lakeview West, Lakeview Village, Creekside and Lakeside, contain a mix of different forms of housing including detached, semi-detached, duplexes, triplexes, quadruplexes, and townhouses. There are also apartment clusters in this area. (Section 5.2.2)</p>

	General Intent
Chapter 6 Direct Growth	<p>Intensification will be through modest infilling, redevelopment along the corridors, or on commercial sites. (Section 6.1.1)</p> <p>Neighbourhoods are encouraged to provide a variety of housing forms to meet the needs of a range of household types. (Section 6.1.2)</p> <p>Intensification will be sensitive to the existing character of the residential areas and the planned context. (Section 6.1.3)</p>
Chapter 10 Desirable Urban Form	<p>Development should reflect one to two storey residential building heights and will not exceed three storeys. (Section 10.1.1)</p> <p>Lakeview West has potential for intensification, particularly on the lands east and west of Cooksville Creek. Development should, among other matters, address the following:</p> <ul style="list-style-type: none"> a. Ensure transition to Lakeshore Road East, adjacent stable residential neighbourhoods, and Cooksville Creek; <p>For the development of detached, semi-detached, duplex and triplex dwellings, the following will be addressed, among other things:</p> <ul style="list-style-type: none"> a. New housing within Lakeview should maintain the existing character of the area; and b. Development will fit the scale of the surrounding area and take advantage of the features of a particular site, such as topography contours, and mature vegetation. (Section 10.3.1)

Mississauga Zoning By-law

Existing Zoning

The properties within the Lakeview West Infill Housing Study Area are currently zoned **R3-75** (Detached Dwellings – Typical Lots – Exception), **RM1-26** (Semi-Detached – Exception), **RM2-42** (Semi-Detached – Exception) and **D** (Development). Only properties zoned **R3-75** and **D** will be subject to the proposed amendments.

The **R3-75** zone permits detached dwellings with a minimum lot area of 550 m² (5,920 ft²) and a minimum lot frontage of 15.0 m (49.2 ft.). The maximum height is limited to 9.5 m (31.2 ft.) for a sloped roof and 7.5 m (24.6 ft.) for a flat roof. The maximum height of eaves is 6.4 m (21.0 ft.) and the maximum dwelling unit depth is 20.0 m (65.6 ft.).

The **D** zone permits a building or structure legally existing on the date of the passing of the Zoning By-law and the existing legal use of such building or structure.

Proposed Zoning

City staff are considering rezoning the properties in the Lakeview West Infill Housing Study Area zoned **R3-75** and **D** to **RM2-42**.

The **RM2-42** zone permits either a semi-detached dwelling or a detached dwelling in compliance with the **R5** zone regulations. Regardless of dwelling type, the maximum height is limited to 9.5 m (31.2 ft.) for a sloped roof and 7.5 m (24.6 ft.) for a flat roof. The maximum height of eaves is 6.4 m (21.0 ft.) and the maximum dwelling unit depth is 20.0 m (65.6 ft.).

Proposed Zoning Regulations

Zone Regulations	Existing R3-75 Zone Regulations	Existing D Zone Regulations	Proposed RM2-42 Zone Regulations
Permitted Uses	Detached dwelling	A building or structure legally existing on the date of the passing of Zoning By-law 0225-2007 and the existing legal use of such building or structure	Detached dwelling in compliance with R5 zone regulations; Semi-detached dwelling
Minimum Lot Area	550 m ² (5,920 ft ²) for interior lot; 720 m ² (7,750 ft ²) for corner lot	N/A	200 m ² (2,152 ft ²)
Minimum Lot Frontage	15.0 m (49.2 ft.) for interior lot; 19.5 m (64.0 ft.) for corner lot	N/A	6.8 m (22.3 ft.) for interior lot; 9.8 m (32.2 ft.) for corner lot
Maximum Lot Coverage	35%	N/A	45%
Minimum Front Yard	7.5 m (24.6 ft.) for interior lot; 6.0 m (19.7 ft.) for corner lot; Garage face setback shall be the same as the front yard	N/A	4.5 m (14.8 ft.); Garage face setback of 6.0 m (19.7 ft.)
Minimum Exterior Side Yard	6.0 m (19.7 ft.); Garage face setback shall be same as the exterior side yard	N/A	4.5 m (14.8 ft.); Garage face setback of 6.0 m (19.7 ft.)
Minimum Interior Side Yard	1.2 m (3.9 ft.) + 0.61 m (2.0 ft.) for each additional storey or portion thereof above one storey for interior lot; 1.2 m (3.9 ft.) + 0.61 m (2.0 ft.) for each additional storey above one storey for corner lot	N/A	0.0 m (0.0 ft.) for attached side; 1.2 m (3.9 ft.) for unattached side; 1.2 m (3.9 ft.) for attached garage – unattached side
Minimum Rear Yard	7.5 m (24.6 ft.) for interior lot; 3.0 m (9.8 ft.) for corner lot	N/A	7.5 m (24.6 ft.)

Zone Regulations	Existing R3-75 Zone Regulations	Existing D Zone Regulations	Proposed RM2-42 Zone Regulations
Maximum Height	9.5 m to peak of sloped roof; 7.5 m for flat roof	N/A	9.5 m to peak of sloped roof; 7.5 m for flat roof
Maximum Height of Eaves	6.4 m (21.0 ft.)		6.4 m (21.0 ft.)
Maximum Dwelling Unit Depth	20 m (65.6 ft.)		20 m (65.6 ft.)
Attached Garage	Permitted	N/A	Required
Minimum Parking Spaces	2 spaces	N/A	2 spaces
Maximum Driveway Width	Width of garage door opening(s) plus 2.0 m (6.6 ft.) up to a maximum of 6.0 m (19.7 ft.); if no garage door maximum width of 6.0 m (19.7 ft.)	N/A	5.2 m (17.1 ft.)
Accessory Buildings and Structures	Permitted in accordance with Subsection 4.1.2.	N/A	Permitted in accordance with Subsection 4.1.2.

8. Next Steps

Based on the comments received and the applicable Mississauga Official Plan policies, the Planning and Building Department will bring forward a recommendation report to a future Planning and Development Committee meeting. It is at this meeting that the members of the Committee will make a decision on the proposed amendments.