

City of Mississauga
Corporate Report



<p>Date: October 19, 2020</p> <p>To: Mayor and Members of Council</p>	<p>Originator's file: CD.21-TEM</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: November 11, 2020</p>

Subject

**SUPPLEMENTARY RECOMMENDATION REPORT (All Wards)Public Meeting
Covid-19 Recovery – Support for Temporary Outdoor Patios File CD.21-TEM**

Recommendation

1. That Council amend Temporary Use By-law 0163-2020 to permit temporary outdoor patios accessory to all types of restaurants to December 31, 2021, in accordance with the updated regulations in the staff report dated October 19, 2020, from the Commissioner of Planning and Building.
2. That amendments to the By-laws set out in the staff report dated October 19, 2020, and any other necessary amendments to By-laws related to temporary outdoor patios to allow them to operate at no cost until December 31, 2021, be approved.

Report Highlights

- The temporary patio program could be extended until December 31, 2021, and include permission for temporary tents to address the need for winter shelter
- Permitting temporary tents will require inspections by the Fire and Emergency Services ("Fire") with respect to type of material used and type and location of heat sources
- If approved, By-law Enforcement Officers will begin inspections of patio enclosures on public rights-of-way and on private property immediately
- Winter maintenance and the costs associated with enhanced snow removal will increase if temporary patios and/or tents are located on the municipal right-of-way over the winter months

Background

On July 8, 2020, Council passed Temporary Use By-law 0163-2020 to permit outdoor patios accessory to restaurants, convenience restaurants and take-out restaurants in certain Zones within the City of Mississauga until December 31, 2020. At the same meeting, a temporary patio program was endorsed to allow restaurants to install patios on public lands (right-of-way sidewalks outside the storefront and/or in on-street parking spaces). This program is set to expire on November 15, 2020.

In support of the temporary patio program several amendments to City By-laws were also adopted by Council. Specifically, these enabled fees for encroachments, noise by-law exceptions and business licensing to be waived, and the sale of goods on public roadways was permitted.

Since the Council meeting held on July 8, 2020, staff received numerous inquiries from a diverse group of businesses across all wards, including bars, restaurants, banquet halls and convention centres, cultural centres, bakeries and lounges. In total, there was 52 inquiries for patios on private lands, and 17 for public lands. Staff estimate that 75 patios were installed on private property, for which no municipal approvals were required. A total of nine temporary permits were issued to businesses for patios on public rights-of-way.

Generally, the program was successful. While staff received some complaints from members of the public and business owners, these primarily related to businesses not complying with the Provincial Regulations and/or the City's Temporary Patio Design Guidelines. As example, on private lands some patios were placed over accessible parking spaces and interfered with pedestrian walkways, while others related to blocked parking spots. Generally, these complaints were addressed by the property owners or management companies.

Other complaints related to the construction of platforms for temporary patios on private lands and on public rights-of-way. By-law Enforcement staff responded to 311 calls to ensure these platforms did not require building permits. If relevant, the restaurant owner was directed to Realty Services to sign up for the Port Credit Cultural Node patio program.

Comments

As of October 10, 2020, the Province of Ontario issued new restrictions for restaurants and bars that prohibit indoor dining, for a second time. As a result, local restaurant businesses continue to experience reduced revenues and seek the City's support to assist the hospitality industry. Specifically the continuation of the temporary program and provision for an ability to utilize tents is desired.

EXTENSION OF THE TEMPORARY USE BY-LAW

Staff propose to extend the existing temporary by-law with amendments. This entails a new expiry date of December 31, 2021, and adding a provision for temporary tents to existing zoning regulations. Specifically, the definition of a temporary outdoor patio will be amended to include the words "that may be covered by a temporary tent".

With respect to the permission of tents, Provincial regulations state that patios are to be open air, but if it is covered by a roof, canopy, tent, awning or other element, at least two full sides of the outdoor dining area must be open to the outdoors, and must not be substantially blocked by any walls or other impermeable physical barriers. The City of Mississauga does not have authority to alter or change the Provincial regulations.

Typically, a tent on private property would require a site plan approval express review and approval by Development and Design staff, however staff recommend that this requirement be waived for tents on temporary outdoor patios.

It should also be noted, where a business proposes a temporary tent attached to, or located within 3 m (9.5 ft.) of a building, and if they are greater than 60 m² (645 ft²) in size, a building permit would be required. Council may elect to waive the building permit fee in these cases.

Additionally, a recent trend occurring throughout many cities has been the use of "dining bubbles". It is staff's position that a dining bubble would not meet the provincial regulations as currently set out. However, should this change at some point, a dining bubble would be in compliance with the temporary patio by-law.

The proposed changes and extension of the temporary use by-law is consistent with the Provincial Policy Statement, conforms to the Growth Plan, the Region of Peel Official Plan and Mississauga Official Plan, and represents good planning.

EXTENSION OF TEMPORARY PATIO PROGRAM ON PUBLIC RIGHTS-OF-WAY

There are 21 legal patios installed in the road allowance in Port Credit (14), Streetsville (six) and Clarkson (one). These patios are permitted under both the temporary patio program and the Port Credit Cultural Node patio program.

Any winter weather event will present unique maintenance challenges for Works Operations and Maintenance. As example, the use of automated sidewalk snow clearing equipment will be difficult, and additional handwork with crews manually shovelling the priority sidewalks will be required. Patios within the public ROW will also impact the City's ability to store snow in the road allowance. Consequently, additional snow removal efforts using a combination of specialized equipment and labour will be required.

Additional costs are anticipated should a winter event occur that requires salting and/or plowing of the roadway and priority sidewalks. In addition, Council-approved winter maintenance service

level timelines for major roads and priority sidewalks may be negatively impacted due to the obstruction the patios present.

However, business owners will be responsible for clearing all snow and/or ice from their patio, including the entry and exit points for the patio and restaurant.

OTHER CONSIDERATIONS

With the extension of the Temporary Use By-law, and the new provision for temporary tents, staff anticipate the use of heaters during the winter months. Staff recommend an enforcement program that focuses on public safety and the compliance with Provincial regulations, as outlined in the following sections.

Fire and Emergency Services - Patio Heater Guidelines

Gas fired commercial tent heaters that are located external to a temporary tent and which pump heat into the tent would be permitted. Commercial grade and professionally installed electrical heaters located inside a temporary tent would also be permitted, however, no power cords may cross a municipal sidewalk. All types of heaters will be subject to Fire inspection and approval.

Propane and natural gas patio heaters which are designed for outdoor use only, will not be permitted within an enclosed structure, such as a tent. Patio Heater Safety Guidelines prepared by the Technical Standards & Safety Authority (TSSA) provide this guidance.

Tents shall meet the design specifications of the Ontario Fire Code. Tents greater than 30 m² (323 ft²) shall also meet Flameproofing Treatment requirements of the Ontario Fire Code, along with any other applicable fire code requirements.

Enforcement

By-law Enforcement Officers will begin inspections of patio enclosures on public rights-of-way immediately upon their approval by the City. As well, inspections will respond to complaints received through the public, and will be proactively undertaken in specific locations during high use times and periods of inclement weather.

Inspections of tents located on private lands will occur on a complaint basis, or when identified by staff as part of their proactive inspection. When Enforcement staff note the presence of a temporary tent, with or without a heater, they will contact Fire Inspection for follow-up. For large tents, or those attached to or within 3 m (10 ft.) of a building, By-law Enforcement will contact Building staff for follow-up.

By-law Enforcement will initially provide Notices of Contravention for patio enclosures that are non-compliant with either the Provincial Regulations or the City's Conditions for Temporary Patios. This may escalate to Provincial Offence Notices for repeated violations, where applicable. Officers will also provide enforcement of any noise exemptions that may be approved for patios.

OTHER TEMPORARY BY-LAW AMENDMENTS

Other City of Mississauga By-laws that require amendments to continue to facilitate temporary outdoor patios are regulated under other Provincial Acts. All proposed amendments will have the same expiration date of December 31, 2021, and any required fees for tents that have already been installed will be refunded, retroactive to October 10th, which was the date that the Region of Peel was put into a Modified Stage 2 by the Province. The proposed changes are as follows:

By-law	July 2020 Changes	November 2020 Change
Prohibit Sale of Goods on Highways By-law (0127-1995)	Exempt Public Highways adjacent to Office (O), Commercial (C1-C4), Employment (E2), and all relevant exception zones and Employment in Nodes - Exceptions (E1-Exceptions) zones where all types of restaurants are permitted by the zoning.	Extend exemption to December 31, 2021.
Encroachment By-law (0057-2004)	Add temporary outdoor patios as an exception to the regulation that prohibits encroachment onto a public highway. Waive all permit application fees and fees for agreements authorizing temporary patios on public lands or City rights-of-way.	Extend exceptions to December 31, 2021.
Business Licensing By-law (0001-2006)	Waive the requirements for a fee payment and a Zoning Certificate.	Extend exemptions to December 31, 2021.
Noise Control By-law (0360-1979)	Waive fees for an application for an exemption from the provisions of the By-law.	Extend changes to December 31, 2021.
Building By-law (0203-2019)	N/A	Waive permit fees for a temporary tent, to expire on December 31, 2021. An amending By-law will be brought to Council on November 25 th .

By-law	July 2020 Changes	November 2020 Change
User Fees and Charges By-law (0156-2019)	N/A	Waive relevant fees in all applicable Schedules, to expire on December 31, 2021.

COMMUNITY ENGAGEMENT

Ontario Regulation 345/20, issued under the *Reopening Ontario Act 2020*, exempted temporary use by-laws from the requirements for providing public notice and holding a statutory public meeting. However, notice of the passing of the By-law will be provided by the Office of the City Clerk, and Communications staff will coordinate a press release and will provide updates on the City's website.

Financial Impact

The temporary patio program is intended to assist local restaurants in their economic recovery. Although a number of City fees will be waived as part of the continuation of the temporary outdoor patio initiatives, the fees would not normally have been collected and would not have been included as part of the City's revenue stream.

The main financial impacts will be the reallocation of staff time to facilitate the continued implementation of the temporary outdoor patio program, increased enforcement costs and the increased cost of winter maintenance.

The following table shows the average number of winter events in the last three years by specific time frame, as well as estimated additional costs for increased sidewalk handwork and road allowance snow removal:

Time Period	Salting and Plowing Events – Three Year Average	Estimated Additional Costs
November 16 th to December 31 st	10	\$30,000
January 1 st to April 15 th	40	\$120,000
Total	50	\$150,000

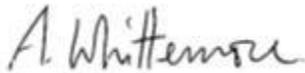
The estimated additional costs for winter maintenance as a result of extending the patio season to December 31, 2021, assuming all 21 legalized patios remain, is approximately \$30,000 for 2020 and \$150,000 for 2021. These costs are estimates only and could increase or decrease, depending on the number of winter events and the number of patios that are located in the road allowance.

Conclusion

The proposed amendments and extension of the Temporary Use By-law and temporary amendments to other City of Mississauga By-laws are consistent with good planning. The regulations will allow legal restaurants to maintain their temporary outdoor patios through the cooler weather at no cost to the businesses, and this will contribute to the City of Mississauga's overall plan for recovery from the COVID-19 pandemic.

Attachments

Appendix 1: Information Report dated July 8, 2020



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

Prepared by: Lisa Christie, Special Projects Planner; Daniel Grdasic, Planning Associate;
Brandon Eidner, Planning Associate

City of Mississauga
Corporate Report



<p>Date: June 15, 2020</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD.21-TEM</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: July 8, 2020</p>

Subject

PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (All Wards) Covid-19 Recovery – Support for Temporary Outdoor Patios File: CD.21-TEM

Recommendation

1. That Planning and Development Committee recommend to Council to permit temporary outdoor patios, accessory to all types of restaurants for a period of time expiring on December 31, 2020, through a temporary use by-law in accordance with the regulations contained in the staff report dated June 15, 2020 from the Commissioner of Planning and Building.
2. That time limited amendments to the following City by-laws be approved in accordance with the regulations contained in the staff report dated June 15, 2020:
 - (i) Prohibit Sale of Goods on Highways By-law 0127-1995
 - (ii) Encroachment By-law 0057-2004
 - (iii) Business Licensing By-law 0001-2006
 - (iv) Noise Control By-law 0360-1979

Background

A meeting was held by Council on June 17, 2020, at which time a Report was received for information (see Appendix 1) and to give direction to staff to hold a statutory public meeting with respect to a temporary use by-law. Resolution 0191-2020 was adopted by Council on the same day.

Originator's file: CD.21-TEM

1. That Council authorize City staff to prepare a Temporary Use By-law effective to December 31, 2020, to permit outdoor patios accessory to all types of restaurants on adjacent private and public lands.
2. That Council authorize staff to prepare by-laws to amend the following City by-laws so as to not conflict with the provisions of the proposed Temporary Use By-law:
 - i. the Prohibit Sale of Goods on Highways By-law 127-95 to temporarily permit business operations on a public highway;
 - ii. the Encroachment By-law 57-04 to allow temporary outdoor patios accessory to all types of restaurants to temporarily infringe on a public highway;
 - iii. the Business Licensing By-law 001-2006 to allow temporary outdoor patios on private property to comply with zoning requirements;
 - iv. the Fees and Charges By-law 0156-2019 to allow an application for a temporary outdoor patio to be processed without charge.
3. That Council direct staff, upon the issuance of notice for the statutory public meeting to consider the temporary use by-law, to suspend the enforcement of those zoning by-law provisions which currently prohibit or regulate outdoor patios accessory to all types of restaurants on private and public lands and that the suspension continue until the temporary use zoning by-law comes into force or until the duration stipulated for the temporary use zoning by-law expires, as may be the case.
4. Notwithstanding planning protocol, that a recommendation report from the Commissioner of Planning and Building be scheduled for a Planning and Development Committee meeting to be held on July 8, 2020, to conduct a public meeting to meet the statutory requirements under the provisions of the Planning Act.

Comments

Since the Council meeting on June 17th, 2020, the Provincial Government moved the Region of Peel to Stage 2 of the Reopening Ontario framework. This step means that restaurants can now open for dining in outdoor areas only. The City's initiative to permit temporary outdoor patios on private property, curbside, parking lots and adjacent premises is consistent with the Provincial regulations and guidelines.

In anticipation of the move to Stage 2, and to accommodate the time required to convene a statutory public meeting to consider the temporary use by-law, Council passed Resolution 0192-2020, also on June 17th. This resolution suspended enforcement of the zoning by-law regulations that prohibit outdoor patios accessory to all types of restaurants. This waiver commenced upon publication of the notice for the statutory public meeting, and continues until the temporary use by-law comes into force or until the duration of the temporary use by-law expires.

Originator's file: CD.21-TEM

Since the City moved into Stage 2, staff has taken a number of steps to assist local restaurants on the road to economic recovery from the Covid-19 pandemic. These measures include:

- creating a website with quick links to each process (permission for patios on public or private property)
- creating a Temporary Patio Permit program to expedite the approval of the patios on public property/road allowances
- creating detailed design guidelines for temporary patios on private property
- creating a detailed communications plan
- dedicating staff resources to work solely on this program

COMMUNITY ENGAGEMENT

Notice of the Public Meeting was placed in the Mississauga News on June 18th, 2020, in compliance with the regulations of the *Planning Act*. The notice was also sent by email to the City's Business Improvement Areas, MIRANET, the Mississauga Board of Trade and Tourism Mississauga. Some Ward Councillors were also able to use their office contact lists/websites to further advertise the statutory public meeting.

In lieu of a typical community meeting, staff attended meetings with representatives from all the BIAs, as well as with Tourism Mississauga to answer questions and help promote the pending process for temporary patios. Staff also attended a webinar hosted by the Economic Development Office and the Mississauga Board of Trade.

TEMPORARY USE BY-LAW

The Temporary Use By-law is regulated under the *Planning Act*. In Section 19.2 of Mississauga Official Plan, a temporary use which conforms to Mississauga Official Plan is permitted to deal with unfamiliar issues on a trial basis. Outdoor patios as a generally permitted use throughout the City is an unfamiliar use based on historic zoning restrictions and business practices. The temporary permission to allow them in parking lots associated with all types of restaurants and within public rights of way conforms to Mississauga Official Plan. Under this policy, the temporary use zoning amendment is consistent with the *Provincial Policy Statement*, and conforms to the *Growth Plan for the Greater Golden Horseshoe* and the Region of Peel Official Plan. The *Greenbelt Plan* and *Parkway Belt Plan* policies do not apply.

The regulations recommended for temporary patios in the proposed temporary use by-law are as follows:

- permission for an outdoor patio accessory to all types of restaurants where Zoning By-law 0225-2007, as amended, does not permit this use in zones O (Office) and exception zones, C1 to C4 (Commercial) and exception zones, E1 to E3 (Employment) and exception zones and H-CC1 to H-CC4 and H-CCO and exception zones where any type of restaurant is permitted
- temporary patios shall not be permitted on required landscaped areas or landscaped buffers

Originator's file: CD.21-TEM

- temporary patios shall maintain a setback of 6.0 m (19.7 ft.) from residential zones
- temporary patios shall not occupy more than 50% of required parking spaces
- temporary patios shall not occupy any accessible parking spaces
- temporary patios shall not obstruct driveways or parking aisles
- waive the requirement for a Certificate of Occupancy
- the temporary use by-law shall expire on December 31, 2020

OTHER TEMPORARY BY-LAW AMENDMENTS

Other City by-laws that require amendment to facilitate the installation of temporary patios are regulated under the *Municipal Act* and, unlike amendments to the Zoning By-law, do not require public notice. All proposed amendments will have the same expiration date of December 31, 2020. The proposed changes are as follows:

Prohibit Sale of Goods on Highways By-law 0127-1995

- exempt Public Highways adjacent to Office (O), Commercial (C1-C4), Employment (E2) and all relevant exception zones and Employment in Nodes - Exceptions (E1-Exceptions) zones where all types of restaurants are permitted by the zoning

Encroachment By-law 0057-2004

- add temporary outdoor patios as an exception to the regulation that prohibits encroachment onto a public highway
- add an exception to remove the requirement for payment of a non-refundable fee

Business Licensing By-law 0001-2006

- waive the requirements for a fee payment and a Zoning Certificate

Noise Control By-law 0360-1979

- waive fees for an application for an exemption from the provisions of the By-law

Financial Impact

Although a number of City fees will be waived as part of the temporary outdoor patio initiative, the fees would not normally have been collected and would not have been included as part of the City's revenue stream. The patio program is intended to assist local restaurants in their economic recovery. Fees related to permitting patios were not anticipated in this year's budget. The main financial impact will be the reallocation of staff time to facilitate the successful implementation of the temporary outdoor patio program.

Conclusion

In summary, the proposed regulations for the Temporary Use By-law and temporary amendments to other City by-laws are consistent with good planning. The regulations allow legal restaurants to expand in a reasonable manner, consistent with Provincial guidelines.

Originator's file: CD.21-TEM

These actions will contribute to the City of Mississauga's overall plan for recovery from the Covid-19 pandemic, and should be approved.

Attachments

Appendix 1: Information Report



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

Prepared by: Lisa Christie, Special Projects Planner

<p>Date: June 12, 2020</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: CD.21-TEM</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: June 17, 2020</p>

Subject

Covid-19 Recovery – Support for Temporary Outdoor Patios

Recommendation

1. That Council authorize City staff to prepare a Temporary Use By-law effective to December 31, 2020, to permit outdoor patios accessory to all types of restaurants on adjacent private and public lands.
2. That Council authorize staff to prepare by-laws to amend the following City by-laws so as to not conflict with the provisions of the proposed Temporary Use By-law:
 - i. the Prohibit Sale of Goods on Highways By-law 127-95 to temporarily permit business operations on a public highway;
 - ii. the Encroachment By-law 57-04 to allow temporary outdoor patios accessory to all types of restaurants to temporarily infringe on a public highway;
 - iii. the Business Licensing By-law 001-2006 to allow temporary outdoor patios on private property to comply with zoning requirements;
 - iv. the Fees and Charges By-law 0156-2019 to allow an application for a temporary outdoor patio to be processed without charge.
3. That Council direct staff, upon the issuance of notice for the statutory public meeting to consider the temporary use by-law, to suspend the enforcement of those zoning by-law provisions which currently prohibit or regulate outdoor patios accessory to all types of restaurants on private and public lands and that the suspension continue until the temporary use zoning by-law comes into force or until the duration stipulated for the temporary use zoning by-law expires, as may be the case.
4. Notwithstanding planning protocol, that a recommendation report from the Commissioner of Planning and Building be scheduled for a Planning and Development

Committee meeting to be held on July 8, 2020, to conduct a public meeting to meet the statutory requirements under the provisions of the *Planning Act*.

Background

In an effort to protect public health and safety during the COVID-19 pandemic, the Province announced a shutdown of all non-essential services across Ontario on March 17th, 2020.

Mississauga's local businesses have experienced reduced revenues that have led to business closures, employee layoffs, inability to pay rents, and reduced operating hours. Some food service providers have increased their online presence, and have adapted their business models to offer delivery and new curbside pick-up opportunities.

In May 2020, the Economic Development Office and the Mayor's Office engaged BIAs in a discussion about economic impacts of the pandemic and opportunities for the City to provide support to local businesses. One suggestion for assistance was that the City could provide support for temporary patios without the need for either a minor variance or a rezoning and the site plan approval process. A letter submitted by MBOT also sought Council's assistance in support of patio expansions.

On June 8, 2020 the Province amended regulations under the *Liquor Licence Act* and waived fees to permit licenced establishments to temporarily add or extend patios adjacent to their premises until January 1, 2021, provided they have municipal approval.

In addition, on June 11, 2020 the Province issued O.Reg.263/20 – Stage 2 Closures, which permits restaurants, bars, food trucks and other food establishments to open for in-person dining, only in outdoor dining areas located in or adjacent to the place of business. Physical distancing is required between tables and singing and dancing is prohibited on patios.

Outdoor patios ("patios") are not permitted accessory to any type of restaurant as-of-right in Zoning By-law 0225-2007 ("the By-law"). Patios are only currently permitted on private property in the Downtown Core and in Port Credit as an accessory use to a restaurant or take-out restaurant, where there is a specific program in place for the use of private land contiguous to a building on a sidewalk, and for use of public land (lay-by parking spaces). Patios are also permitted accessory to restaurants where a minor variance or exception zone has allowed the use.

Comments

Canadian municipalities including Winnipeg and Edmonton have begun to implement temporary patio programs that waive applicable permits, fees and relaxed zoning requirements during the COVID-19 recovery period. Ontario municipalities including Oakville, Hamilton and Kingston have received council endorsement for patio implementation plans to be used when restaurants are permitted to reopen.

On June 10, 2020, Council passed Resolution 0175-2020:

That Council direct staff to schedule a public meeting and prepare a report related to the use of a temporary zoning by-law to allow restaurant patios on private and public property to utilize outdoor spaces to accommodate seating for customers.

In advance of receiving Provincial direction that the Region of Peel is moving into Stage 2 such that restaurants are permitted to resume table service in outdoor dining areas, City staff will prepare a temporary use by-law and the necessary amending by-laws to permit outdoor patios accessory to all types of restaurants on both municipally-owned and private lands until December 31, 2020.

Temporary Zoning Considerations

In order to permit patios on lands where restaurants are permitted, the zoning by-law must be amended to allow the use. In response to social distancing requirements of the pandemic, it is proposed that they be permitted as-of-right in certain zones on a temporary basis.

Planning staff propose that patios be permitted in all zones that permit restaurants, take-out restaurants and convenience restaurants through a Temporary Use By-law. The zones that would be included are four commercial zones (C1 to C4), the Office (O) zone and one employment zone (E2), including all associated exception zones. Another employment zone (E1) has a number of exception zones that permit restaurants, and these would also be included. This permission would include municipally owned land, such as municipal parking lots where they are adjacent to lands that permit restaurants. The Temporary Use By-law would not permit patios where a restaurant is currently prohibited by an Exception Zone.

As example, the temporary use by-law would permit restaurants within strip malls to establish a temporary patio, including the use of some of the existing parking, where this is agreed upon by plaza management. Alternatively, a restaurant facing a public street could use the portion of its own property for a temporary patio; however, if they wish to use a portion of the sidewalk or street, they would only be able to do this upon entering into an encroachment agreement with the City.

Proposed Zoning Regulations

To expedite the approval of patios, staff recommend that the following set of zoning regulations be applied to each patio:

- i) not permitted on required landscaped areas or landscaped buffers
- ii) maintain a setback of 6.0 m (19.7 ft.) from residential zones
- iii) may occupy up to 50% of required parking spaces but not accessible parking spaces
- iv) may not obstruct a driveway or parking aisle

Roads & Right of Ways:

The Temporary Use By-law would not apply to municipally owned public highways, as they do not have zoning. Proposed patios on municipal roads will require an encroachment agreement and/or road occupancy permit with the City and will be reviewed with respect to the proposed design to ensure the safety of the travelling public and the patrons occupying the patio.

Site Plan Approval

In order to expedite patio openings, site plan approval will not be required for the installation of temporary outdoor patios. Patios proposed on municipal roadways will require an encroachment agreement with the City and will be reviewed with respect to the proposed design to ensure the safety of the travelling public and the patrons occupying the patio.

Patio Design

Staff will also produce an Urban Design Reference Note for Temporary Outdoor Patios that will provide examples of how to design temporary patios while respecting the proposed zoning regulations and allowing for adequate pedestrian movement around the patios. In the interim, patios on public property (i.e. parking lots) and private lands will still be regulated by the Nuisance Lighting By-law (262-12), Nuisance Type Noise By-law 785-80 and the Property Standards By-law 654-98.

Other Legislative Considerations

Until such time as the Temporary Use By-law is in force and effect, Council is requested to approve a recommendation directing staff to suspend the enforcement of the zoning by-law, including waiving the requirement for a Certificate of Occupancy and other regulations governing patios. This will assist the business community to move forward with patios in the warm weather as permitted by Provincial Regulations, taking into consideration the extraordinary circumstances of the pandemic.

To allow patios to locate on a travelled portion (lane/lanes) of a street, on lay-by parking or other part of a road allowance, temporary amendments to the *Encroachment By-law* and the *Prohibit Sale of Goods on Highways By-law* must also be prepared. As both of these by-laws are legislated under the *Municipal Act*, public notice is not required and there is no appeal period for the amendments.

Other by-laws that will need to be amended as part of this process are the *Business Licensing By-law* and the *Fees and Charges By-law*. All of the proposed amendments to the above noted by-laws would also expire on December 31, 2020.

Other municipal regulations will still apply when utilizing public streets, such as the need for a road occupancy permit. This permit is used to ensure construction safety, approving appropriate locations with respect to planned road works and other safety considerations. All permit applications and agreements will go through the regular review and approval process by the Transportation and Works Department.

The Planning Process

The City has to meet its statutory public meeting notification requirements under the *Planning Act* to implement this proposed zoning change. Notice will be given of the intent to approve the temporary use by-law on June 18th, advising that the statutory Public Meeting will be held at Planning and Development Committee (PDC) on July 8th, 2020. On the same day, Council will be asked to approve the PDC recommendation and approve the implementing temporary use by-law which will come into force and effect following the 20 day appeal period.

Communication Strategy

Once these measures are endorsed by Council, staff will contact local Business Improvement Associations, the Mississauga Board of Trade and the Mississauga Tourism Board in order to determine the best means of communicating information to restaurant owners.

Financial Impact

The financial impact of the Temporary Use By-law and permission to locate patios on a public highway will depend on which fees Council chooses to waive, and how many municipal parking spaces (lay-by and in publically owned parking lots) are approved for patio use. Examples of fees that could be waived include Encroachment Agreement applications (\$1,021) Zoning Certificates of Occupancy (\$500), \$650-\$900 to move or permanently relocate a parking meter plus \$201 per month, \$540 for Public Utilities Coordinating Committee fees and up to \$365 for Road Occupancy Permits. These are not typical revenues we would normally be collecting and are only being recommended to be waived due to the extraordinary circumstances that have occurred due to the global pandemic, which has placed undue burden on restaurants and the necessity of adapting to allow for the safety of their patrons by expanding seating areas through the use of patios to satisfy public health requirements.

Conclusion

A Temporary Use By-law is proposed to permit patios on public and private properties. At the same time, amendments to the Encroachment By-law and Prohibit Sale of Goods on Highways By-law will allow installation of patios on public property. These temporary actions represent good planning, and also ensure that restaurant capacity can be expanded in a safe and responsible manner in response to the physical distancing requirements of the Provincial Emergency Order.



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

Prepared by: Lisa Christie, Special Projects Planner