

City of Mississauga  
**Corporate Report**



<p>Date: November 12, 2021</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's file: CD.06-LAK W1</p>
	<p>Meeting date: December 6, 2021</p>

**Subject**

**RECOMMENDATION REPORT (WARD 1)**

**Lakeview West Infill Housing Study: Proposed Zoning By-law Amendments**

**File: CD.06-LAK W1**

**Recommendation**

1. That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 3, be approved as outlined in the corporate report dated November 12, 2021, from the Commissioner of Planning and Building entitled "Lakeview West Infill Housing Study: Proposed Zoning By-law Amendments".
2. That the implementing Zoning By-law be brought to a future City Council meeting.

**Background**

A public meeting was held by the Planning and Development Committee on April 19, 2021, at which time an Information Report was received for information. The report can be accessed at the following link:

<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=11192>

Recommendation PDC-0023-2021 was then adopted by Council on May 5, 2021.

1. 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 referred back to staff for further consultation with local rate payers groups and report back to the Planning and Development Committee.
1. That three oral submissions be received.

**Comments**

The proposed amendments, as outlined in the Information Report are summarized as follows:

- Rezone properties currently zoned **R3-75** (Detached Dwellings – Typical Lots – Exception) and **D** (Development) to **RM2-42** (Semi-Detached – Exception)
- Permit both detached and semi-detached homes in the **RM2-42** zone
- Allow a maximum dwelling height of 9.5 m (31.2 ft.) for sloped roofs and 7.5 m (24.6 ft.) for flat roofs

Appendix 3 details the proposed zoning changes that were considered in the Information Report.

### COMMUNITY ENGAGEMENT

The public meeting was held on April 19, 2021. Three members of the public made deputations regarding the proposal. Based on a request from the Planning and Development Committee, City staff met with representatives from the Lakeview Ratepayers Association. Responses to the issues raised at the public meeting, from correspondence received and from the meeting with the ratepayers association can be found in Appendix 2.

### PLANNING ANALYSIS SUMMARY

The Province identifies through its *Provincial Policy Statement* matters that are of provincial interest, which require the development of efficient land use patterns and sustainability in urban areas that already exist. The Province has also set out the *Growth Plan for the Greater Golden Horseshoe*, which is designed to promote economic growth, increase housing supply and build communities that are affordable and safe, among other items. The Growth Plan requires municipalities to manage growth within already existing built up areas taking advantage of existing services to achieve this mandate. In order to meet required housing supply projections, the *Planning Act* instructs municipalities to make planning decisions that are consistent with the *Provincial Policy Statement* and the Growth Plan.

A detailed Planning Analysis is found in Appendix 2. The proposal is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan.

The City's proposal to rezone lands zoned **R3-75** and **D** to **RM2-42** within the Lakeview West Infill Housing Study Area has been found to be acceptable, based upon the following:

- The proposal to permit semi-detached homes is an appropriate form of intensification and will contribute to the range of housing types within the Lakeview Neighbourhood.
- The character of the Lakeview West Infill Housing Study Area has been evolving through recent Committee of Adjustment and Ontario Land Tribunal (OLT – formerly Local Planning Appeal Tribunal) approvals resulting in 37% of the properties being permitted to have semi-detached homes.
  - The **RM2-42** zone is an established zone in the Lakeview West Infill Housing Study Area. On Shaw Drive, City Council approved a rezoning application in 2005 to permit

semi-detached homes, and the regulations were subsequently amended through a city-initiated amendment to decrease the maximum height restrictions in 2015. The **RM2-42** zone retains current height limitations for sloped and flat roofs that apply widely throughout Ward 1, resulting in a consistent approach to building height.

## Strategic Plan

The proposal is consistent with the Connect Pillar of the Strategic Plan by contributing a choice of housing type to residents that supports the principle of building complete communities to accommodate growth.

## Financial Impact

Not applicable

## Conclusion

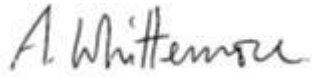
In summary, the proposed zoning by-law amendments for the Lakeview West Infill Housing Study Area should be approved for the following reasons:

1. The proposed zoning amendments conform with the policies of Mississauga Official Plan.
2. The proposed **RM2-42** zone is appropriate and consistent with development that has already occurred in the neighbourhood.
3. The proposed zoning amendments represent a balanced compromise between maintaining redevelopment potential, providing a mix of low density residential housing forms and preserving neighbourhood character in the Lakeview Neighbourhood.

Should the amendments be approved by Council, the implementing zoning by-law will be brought forward to Council at a future date.

## Attachments

- Appendix 1: Information Report
- Appendix 2: Detailed Planning Analysis
- Appendix 3: Proposed Zoning By-law Amendments



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

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