

**Recommendation Report
 Detailed Planning Analysis**

Lakeview West Infill Housing Study

City Initiated Zoning By-law Amendment

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1. Community Comments

Through the community and public meetings held, comments from the public were generally directed towards density, traffic and neighbourhood character. Below is a summary and response to the specific comments heard.

Comment

Roosevelt Road is different from the rest of the Lakeview West Infill Housing Study Area because it is a cul-de-sac and due to the existence of culverts.

Response

While the above statements are accurate, the lotting pattern, development activity, Official Plan designation and zoning are similar to the other streets included in the Lakeview West Infill Housing Study Area, and therefore the inclusion of Roosevelt Road is appropriate.

Comment

Not opposed to semi-detached homes, but opposed to townhouses.

Response

City staff are not considering permitting townhouses in the Lakeview West Infill Housing Study Area.

Comment

Concern regarding traffic and whether the City will introduce future traffic calming measures.

Response

The City will follow its Traffic Calming Corporate Policy & Procedure.

Comment

The study is premature and should be reviewed in the context of the wider Lakeview Neighbourhood, and the Increasing Housing Choices in Neighbourhoods Study.

Response

Based on the continually developing nature of the neighbourhood, City staff have been requested to evaluate the zoning regulations. At this time, it is appropriate to evaluate the zoning of the Lakeview West Infill Housing Study Area, and more general housing issues that apply to the wider Lakeview Neighbourhood can be addressed through the City's Increasing Housing Choices in Neighbourhoods Study.

2. ***Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)***

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports

economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

3. Consistency with PPS

The Public Meeting Report dated March 26, 2021 (Appendix 1) provides an overview of relevant policies found in the PPS. The PPS includes policies that allow for a range of intensification opportunities and appropriate development standards, including:

Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development.

Section 1.1.3.2.a. of the PPS states that 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.

Section 1.1.3.3 of the PPS states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment.

Section 1.4.3 of the PPS states that 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.

MOP policies are consistent with this PPS direction. Section 5 of MOP (Direct Growth) includes policies that indicate intensification may be considered within Neighbourhoods where it is compatible. Section 7.2 of MOP (Housing) includes policies that encourage a range of housing choices which vary by type, tenure and price.

The City's proposal represents an opportunity to modestly intensify and increase the types of housing in the Lakeview Neighbourhood, which generally consists of detached dwellings. As outlined in this report, the proposal supports the general intent of the PPS.

4. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, in order to support the "More Homes, More Choice" government action plan that addresses the needs of the region's growing population. The new plan is intended, amongst other things, to increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient

housing supply that reflects market demand and what is needed in local communities.

- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.

Section 2.2.1.2 c) in the Growth Plan states that 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 services facilities.

Section 2.2.1.4 in the Growth Plan states that complete communities will feature a range and mix of housing options and provide a more compact built form.

Section 2.2.2.4 b) in the Growth Plan directs municipalities to "identify the appropriate type and scale of development in intensification areas". It states that intensification areas will be planned and designed to "achieve an appropriate transition of built form to adjacent areas". The PPS and Growth Plan indicate that development must be governed by appropriate standards including density and scale.

Section 5.2.5.6 in the Growth Plan states that 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.

The City's proposal conforms to the Growth Plan as it facilitates a wider range of low density housing forms in a delineated built-up area with existing public services facilities.

The policies of the Greenbelt Plan and the Parkway Belt Plan are not applicable to this proposal.

5. Region of Peel Official Plan

The subject property is located within the Urban System within the Region of Peel. General Objectives in Section 5.3 include establishing healthy complete communities, achieving intensified and compact form 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.

The City's proposal conforms to the ROP as it efficiently uses land to contribute to housing choices in the neighbourhood.

6. Mississauga Official Plan (MOP)

The proposed zoning by-law amendments do not require an amendment to the Mississauga Official Plan policies.

The following is an analysis of the key policies:

Directing Growth – Is intensification appropriate?

The Lakeview West Infill Housing Study Area is located in the Lakeview Neighbourhood Character Area.

Section 5.3.5.2 of MOP states that residential intensification within Neighbourhoods will generally occur through infilling and the development of existing commercial sites as mixed use areas.

The City's proposal will result in a limited form of intensification while maintaining the character of the neighbourhood.

Compatibility with the Neighbourhood – Is the proposed built form appropriate and compatible?

MOP states that compatible “means development, which may not necessarily be the same as, or similar to, the existing or desired development, but nonetheless enhances an established community and coexists with existing development without unacceptable adverse impact on the surrounding area”.

Section 5.3.5.5 of MOP states that 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, enhances the existing or planned development and is consistent with the policies of this Plan.

Section 5.3.5.6 of MOP states that in Neighbourhoods, development will be sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Although the proposed zoning would allow for a denser (semi-detached) form of development than the existing housing (detached), the use is permitted within the **Residential Low Density II** designation. Maximum dwelling height, height to eaves and maximum dwelling unit depth would be unchanged from the **R3-75** to the **RM2-42** zone, resulting in a built form that would be generally consistent and compatible with the current zoning.

7. Zoning

The proposed zoning regulations can be found in Appendix 3.

8. Conclusions

In conclusion, City staff have evaluated the proposal to rezone properties zoned **D** and **R3-75** in the Lakeview West Infill Housing Study Area to permit semi-detached homes in the

Lakeview West Infill Housing Study Area against the *Provincial Policy Statement*, the *Growth Plan for the Greater Golden Horseshoe*, Region of Peel Official Plan and Mississauga Official Plan.

The proposed amendments to Zoning By-law 0225-2007, as amended, conform with the policies of the Mississauga Official Plan. The proposed amendments will align with the evolving nature of the neighbourhood, preserve the character while allowing redevelopment to occur, and promote a greater diversity of housing types in the area.