

# City of Mississauga

# Corporate Report



<p>Date: February 11, 2022</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: BL.09-CIT (All Wards)</p> <hr/> <p>Meeting date: March 7, 2022</p>
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## Subject

### **PUBLIC MEETING INFORMATION REPORT (ALL WARDS)**

**Proposed City Initiated Amendments to Zoning By-law 0225-2007**

**File: BL.09-CIT (All Wards)**

## Recommendation

That the report dated February 11, 2022, from the Commissioner of Planning and Building regarding proposed City initiated amendments to Zoning By-law 0225-2007, under File BL.09-CIT (All Wards), be received for information.

## Background

The purpose of this report is to present proposed amendments to the zoning by-law with respect to new and revised definitions and revised regulations which will clarify interpretation issues; and to hear comments from the public on the proposed changes.

## Comments

The City periodically amends the zoning by-law to clarify wording, update definitions, deletes or modifies outdated regulations, introduces new regulations due to legislative requirements, new trends, or addresses zoning regulation interpretation issues. There are a number of proposed zoning by-law changes from different sections of the by-law. The following is an overview of the most significant amendments. A detailed list of all proposed amendments is included in Appendix 1.

### **FLAT ROOFS**

Staff are considering amendments to definitions relating to flat and sloped roofs. Currently, the definition of a flat roof states that 50% or more of the total roof area with a roof angle of less than 15 degrees above horizontal is required to be considered a flat roof. This can result in buildings with roofs that are slightly under the 50% threshold, have the appearance of a flat roof,

but are permitted the greater height permissions of a sloped roof. To address this issue, staff are considering reducing the percentage of roof area with a low angle to be considered a flat roof.

In addition, some homes are being designed with a sloped roof that also includes parapets. This makes the houses appear like a tall flat roof building. The regulations limiting height of flat roofs are intended to mitigate visual massing impacts to neighbouring properties and the streetscape. To maintain this intent, staff are considering introducing a definition of parapet into the by-law which will clarify that the inclusion of a parapet will constitute a flat roof. This will ensure the lower flat roof height limit will apply.

### **GROSS FLOOR AREA AND OPEN TO BELOW AREA**

The current definition of gross floor area (GFA) infill – residential measures the sum of the floor area of each storey in a house, including the area of an attached garage. In some instances, staff have reviewed proposals for GFA that include significant areas that were "open to below". In those situations, the calculations of GFA for the house will appear artificially low compared to the relative massing of the home since there are large void areas in the second floor. After the house has been built and massing of the house has been established, a homeowner can apply to complete the second floor, resulting in significant minor variances.

To address this issue, staff are considering amending the definition of GFA infill – residential to include voids in the floor, but introduce some flexibility for open entranceways and stairs.

### **PERMEABLE PARKING AREAS IN GREENLANDS ZONES**

The current regulations for Greenlands zones permit parking areas accessory to natural heritage features and conservation uses. The regulations also require that the parking areas be constructed of a permeable type of material to minimize impacts on the natural environment. Through consultation with relevant Conservation Authority and Parks, Forestry and Environment staff, it has been determined that permeable materials such as permeable pavers are not always the ideal method for mitigating environmental impacts such as reducing stormwater runoff.

As a result of the discussions, staff are considering amendments to the regulations for Greenlands zones to provide greater flexibility in addressing various environmental scenarios. Permeable materials would not be required, and asphalt or other stable surfaces would be a permitted construction material to address situations where permeable materials may not be appropriate. Bioswales and other low impact development features consisting of landscaping will continue to be permitted in the Greenlands zones.

### **OTHER PROPOSED CHANGES**

Other proposed changes to the zoning by-law include:

- Adding a new definition of buildable area to clarify which regulations take precedence on an exception schedule when there is a conflict with general provisions or base zone provisions
- Amending the definition of lot coverage to include pergolas
- Amending the definition of sight triangle to clarify that they are within the public right-of-way
- Inserting a minimum setback for an exterior edge of a balcony abutting a residential zone
- Restricting a deck on top, above or projecting from a detached garage
- Amending the definition of context grade to formalize the existing interpretation by staff by specifying the angle from the corner of each building
- Adding a new regulation to permit window wells to encroach of maximum of 1.0 m (3.3 ft.) into a required rear yard to align with Ontario Building Code requirements
- Clarifying that parking and loading spaces require access from unobstructed on-site driveways or aisles

## LAND USE POLICIES AND REGULATIONS

The *Provincial Policy Statement* (PPS) establishes the overall policy directions on matters of provincial interest related to land use planning and development within Ontario. It sets out province-wide direction on matters related to the efficient use and management of land and infrastructure; the provision of housing; the protection of the environment, resources and water; and, economic development.

The *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) builds upon the policy framework established by the PPS and provides more specific land use planning policies which support the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. The Growth Plan establishes minimum intensification targets and requires municipalities to direct growth to existing built-up areas and strategic growth areas to make efficient use of land, infrastructure and transit.

The *Planning Act* requires that municipalities' decisions regarding planning matters be consistent with the PPS and conform with the applicable provincial plans and the Region of Peel Official Plan (ROP). Mississauga Official Plan is generally consistent with the PPS and conforms with the Growth Plan, the *Greenbelt Plan*, the *Parkway Belt West Plan* and the ROP.

Conformity of the amendments with the policies of Mississauga Official Plan is under review.

Additional information and details are found in Appendix 1, Section 1.

## Financial Impact

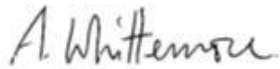
There is no financial impact.

## Conclusion

Once the public meeting has been held, the Planning and Building Department will make a recommendation regarding these amendments.

## Attachments

Appendix 1: Detailed Information and Preliminary Planning Analysis



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

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