

City of Mississauga

Corporate Report



<p>Date: July 15, 2022</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: BL.09-CIT (All Wards)</p>
	<p>Meeting date: August 8, 2022</p>

Subject

RECOMMENDATION REPORT (ALL WARDS)

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

File: BL.09-CIT (All Wards)

Recommendation

That the report dated July 15, 2022, from the Commissioner of Planning and Building, recommending amendments to the Zoning By-law, proposing revised definitions and regulations, be approved in accordance with the following:

1. That notwithstanding that, subsequent to the public meeting, changes have been proposed, Council considers that the changes do not require further notice and, therefore, pursuant to the provisions of subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, any further notice regarding the proposed amendment is hereby waived.
2. That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 3, be approved, and that an implementing zoning by-law(s) be brought to a future City Council meeting.

Background

The City periodically amends the zoning by-law to clarify wording, update definitions, delete or modify outdated regulations, introduce new regulations due to legislative requirements or new trends, or address zoning regulation interpretation issues.

A public meeting was held by the Planning and Development Committee on March 7, 2022, at which time an Information Report (<https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=21168>) was received for information. Recommendation PDC-0015-2022 was then adopted by Council on March 23, 2022.

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.

Comments

No comments were made at the public meeting and none have subsequently been received by the Planning and Building Department.

PLANNING ANALYSIS SUMMARY

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

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

- Adding a new definition of buildable area
- Amending the definition of context grade
- Amending the definition of gross floor area (GFA) infill – residential to incorporate open-to-below space
- Lowering the threshold for what constitutes a flat roof
- Amending the definition of lot coverage to include pergolas
- Adding a new definition of parapet
- Amending the definition of a sight triangle to specify that they are within the public right-of-way
- Inserting a minimum setback regulation for rooftop balconies abutting a residential zone
- Clarifying accessibility requirements for parking and loading spaces
- Restricting decks associated with detached garages
- Adding a new regulation to permit window well encroachment into rear yards
- Exempting small open-to-below spaces for GFA – infill residential calculations
- Revising parking regulations in Greenlands zones

Since the public meeting, further considerations have been made for the proposed amendments. They are technical in nature and have no effect on the intent of the regulations as described in the Information Report. They are as follows:

- Adding buildable area regulations
- Revising the definition of sloped roofs to exclude parapets
- Amend the definition of height for low and medium density residential buildings to include parapets in the calculation of flat roofs

Appendix 3 details the proposed zoning changes that were considered in the Information Report, as well as the minor changes described above.

Financial Impact

Not applicable.

Conclusion

In accordance with subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council is given authority to determine if further public notice is required. It is the opinion of staff that the minor changes described above do not fundamentally alter the intent of the previous Information Report. It is therefore recommended that no further public meeting be held as a result of the proposed changes.

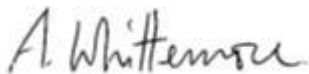
In summary, the proposed zoning amendments are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed amendments to Zoning By-law 0225-2007, as amended, conform with the policies of Mississauga Official Plan.
2. Regular updates to definitions and regulations are required to address interpretation issues and new trends.
3. Clarification is being provided to staff and applicants, leading to efficiencies in reviewing development proposals.

Should the amendments be approved by Council, the implementing zoning by-law(s) 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
- Appendix 4: Context Grade Illustration



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

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