

Increasing Housing Choices in Neighbourhoods Study Update

Planning and Development Committee April 17, 2023

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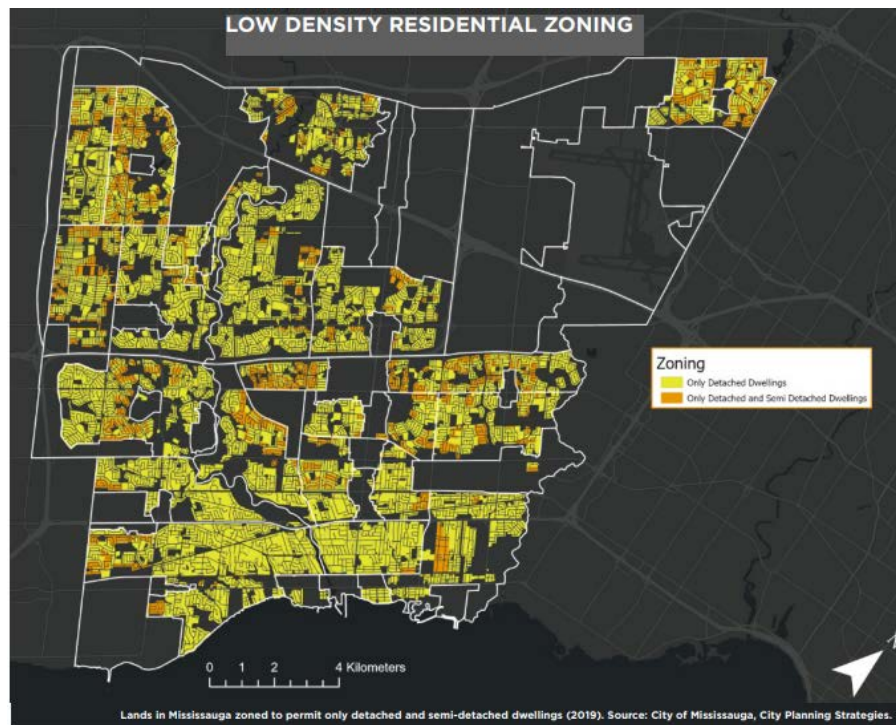
Background



- Conducted as part of the City's *Official Plan Review*
 - Removes barriers to much needed “missing middle” housing
 - Implements Bill 108 and Bill 23, *Growing Mississauga: Action Plan for New Housing Goal 1 Action #1* and Council direction
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- Staff have engaged the community to help them better understand gentle density options

Zoning Often Permits What Already Exists on a Lot

- 71% single family detached
- Zoning often permits redevelopment to a much larger detached unit
- Prohibits similar scale with multiple units
- Results in “exclusionary zoning”



Why Staff Support Gentle Density

- More options for residents to stay in same community throughout life
- Improves socio-economic inclusion
- Can make efficient use of existing municipal and school infrastructure
- City has limited greenfield land remaining
- Increase the supply of low-rise rental units, including affordable units

Scope of Work

New Provincial Mandate	Additional Options Under Review
Create three units in an existing single/semi/row dwelling	Adding more lot size flexibility in certain zones
Develop new two or three unit “plex” in low density areas (functionally required)	Adding more dwelling type flexibility in certain zones
Allow accessory unit – e.g. garden suite, laneway suite	Where could multiplexes (e.g. four units) work?



Garden Suite



Garage Conversion



Laneway Suite



Existing triplex conversion



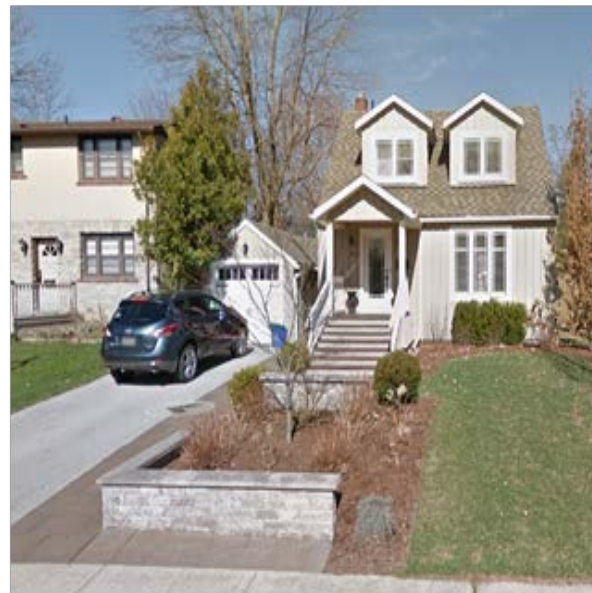
New build triplex



New build multiplex



Example of smaller lot detached unit that could be expanded to more areas



Detached Home with a frontage of **8m / 25 ft**



Example of infill semi-detached dwelling in detached area

Some Key Questions Left for Consultation

- Height of garden suites
- Should multiplexes be permitted and if so where
- Parking rates and link to street permits
- Achieving good fit outside site plan control, which is no longer permitted

Another public open house set for Q3



Implementation Involves Three Steps

1. Official Plan Changes – Timing Q4 2023

- Need to conform with provincial three unit requirement
- Staff propose to collapse low density categories
- Zoning will still regulate details



Implementation Involves Three Steps

2. Initial Zoning Update - Timing Q4 2023

- Create regulations for garden and laneway suites
- Need to allow three units in a dwelling

3. More Expansive Zoning Update - Timing 2024

- Collapsing / amending residential land-use categories
- Requires more consultation with the public, stakeholders and Council

Questions?