

Updated Low Density Residential Zones Project

BL.09-RES

October 23rd Planning and Development Committee

Presented by Kelsey Martin, Planner, Zoning Services



Project Overview

- The purpose of this project is to:
 - consolidate the City's detached dwelling zones ("R" zones) in the City's zoning by-law into a smaller number of zones
 - update lot frontage and area requirements in these zones to allow for smaller lots and;
 - to allow semi-detached dwellings as of right in these zones



Background

February 2020 – Councillor Parrish directed staff to review existing standards for detached dwellings in the City's zoning by-law

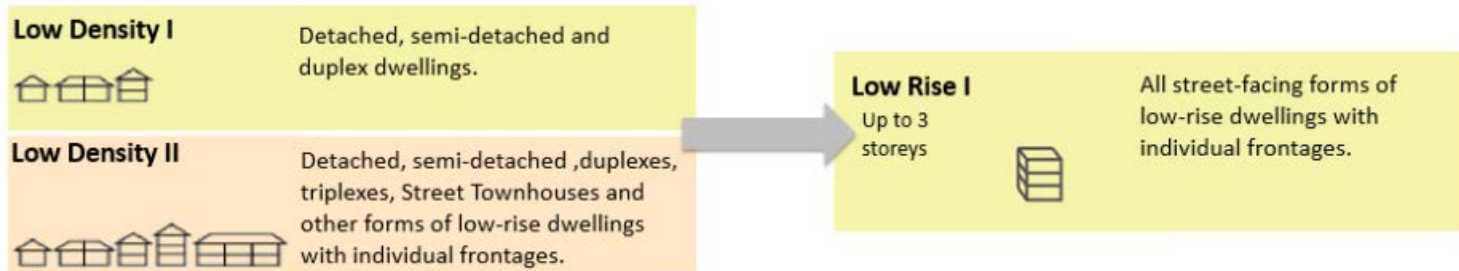
April 2021 – Council endorsed the scope of work for the “Increasing Housing Choices in Mississauga's Neighbourhoods Study”

November 2022 – Bill 23, *More Homes Built Faster Act*, 2022 received Royal Assent introducing several provisions to promote infill in Neighbourhoods

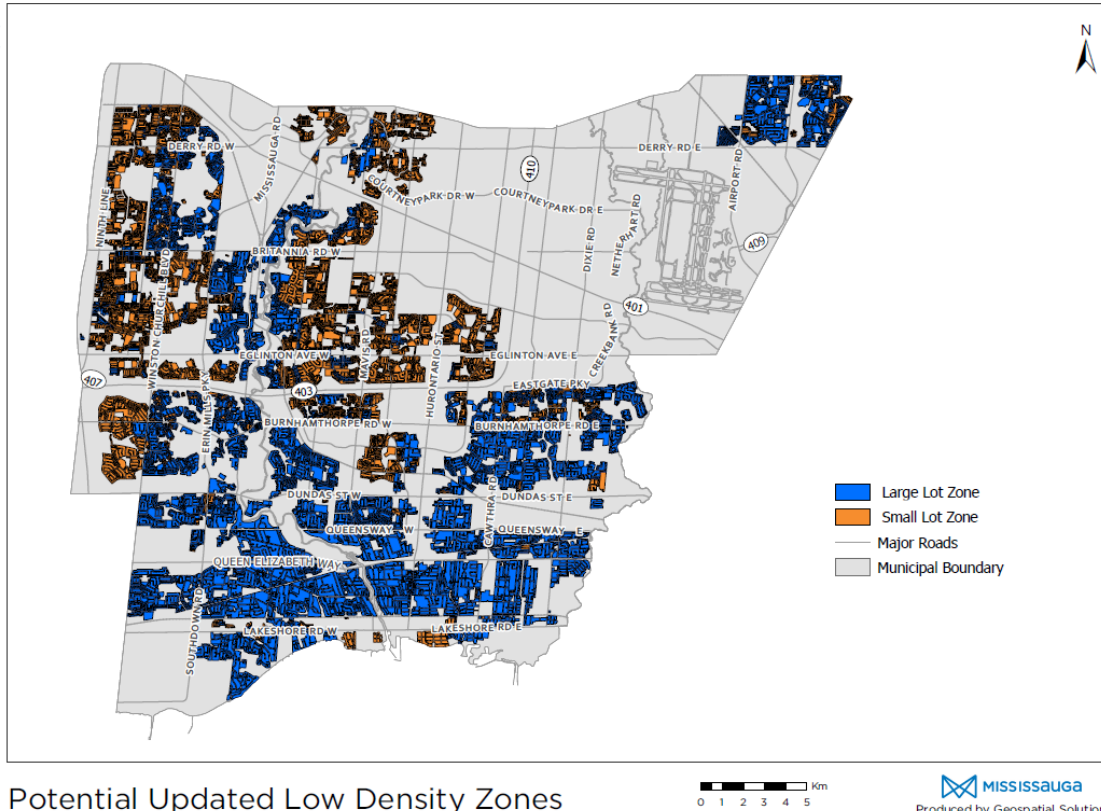
March 2023 – Council approved *Growing Mississauga: An Action Plan* which contains an action to reduce exclusionary zoning throughout Mississauga

Background continued

June 2023 – Staff presented the “Mississauga Official Plan Review – Bundle 3 Draft Policies” which contained a new housing chapter. In order to support the city’s effort to provide a greater range of housing options, new residential land use designations were proposed.



September 2023 – Updated Low Density Zone project was presented to the Mississauga Housing Panel Meeting



Consolidation of Zones

- **Large Lot Zone** (formerly R1, R2, R3 and R8 zones)
- **Small Lot Zone** (formerly R4, R5, R6, R7, R9, R10, R11 and R15 zones)

Potential New Zone Standards

ZONES	Large Lot Zone	Small Lot Zone
ZONE REGULATIONS – DETACHED DWELLINGS		
MINIMUM LOT AREA		
Interior lot	550 m ² (5,920 sq ft)	285 m ² (3,068 sq ft)
Corner lot	720 m ² (7,750 sq ft)	370 m ² (3,983 sq ft)
MINIMUM LOT FRONTAGE		
Interior lot	15.0 m (49.21 ft)	9.75 m (32 ft)
Corner lot	19.5 m (64 ft)	13.5 m (44 ft)

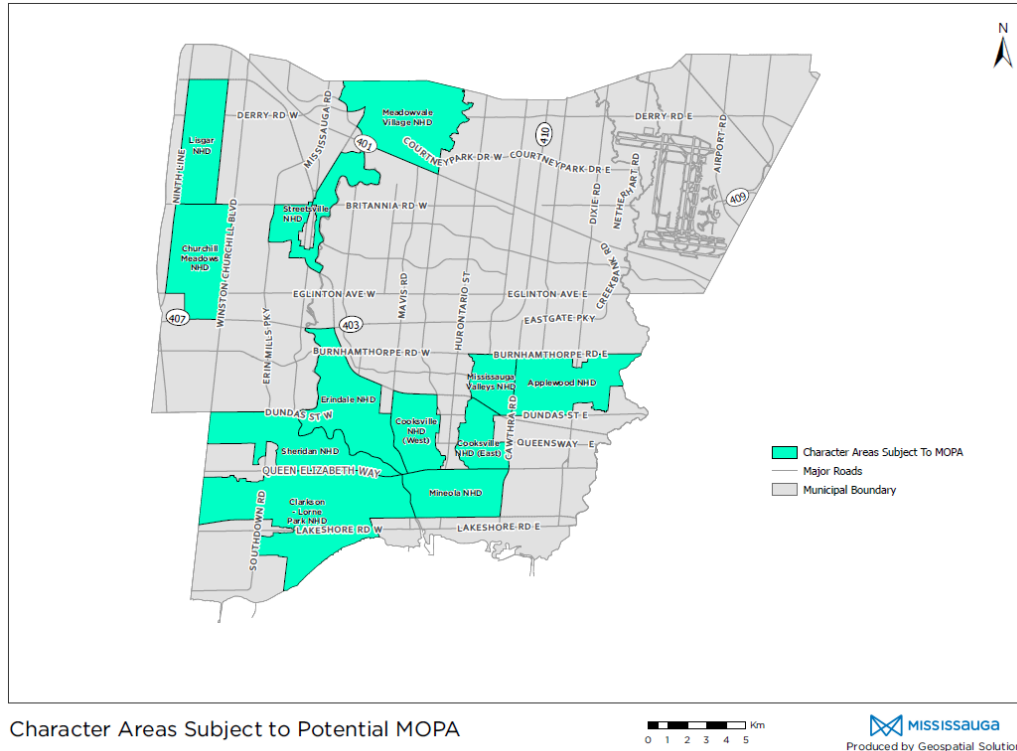
ZONES	Large Lot Zone	Small Lot Zone
ZONE REGULATIONS – SEMI- DETACHED DWELLINGS		
MINIMUM LOT AREA		
Interior lot	340 m ² (3,660 sq ft)	200 m ² (2,152.78 sq ft)
Corner lot	400 m ² (4,305 sq ft)	280 m ² (3,013 sq ft)
MINIMUM LOT FRONTAGE		
Interior lot	9.0 m (30 ft)	6.8 m (22 ft)
Corner lot	12.0 m (39 ft)	9.8 m (32 ft)

Proposed New Maximum Dwelling Height

- Staff considering a new maximum dwelling height of 10 m (33 ft.) to the peak of a sloped roof, maximum height of eaves of 6.9 m (22 ft.) and a maximum height of 7.5 m (25 ft.) to the top of a flat roof



Official Plan Amendment



- **Residential Low Density I and Residential Low Density II** designations in the City's Official Plan permit both detached dwellings and semi-detached dwellings
- Some Neighbourhood Character area policies need to be amended to implement the proposed zoning changes

Engagement Plan

- Information about project is available on the Increasing Housing Choices website: <https://yoursay.mississauga.ca/increasing-housing-choices-in-neighbourhoods-study> and will be updated after key milestones
- City-wide Virtual Information Session to be scheduled

Recommendations

1. That the report dated October 4, 2023 from the Commissioner of Planning and Building regarding the proposed amendments to Zoning By-law 0225-2007 and Mississauga Official Plan to update low density residential zones, under File BL.09-RES (All Wards), be received for information.
2. That staff be directed to seek community input through an online awareness campaign and report back to the Planning and Development Committee in February 2024 with recommended Zoning By-law amendments.