

Increasing Housing Choices in Neighbourhoods (IHCN)

CITY OF MISSISSAUGA



IHCN – Gentle Density Zoning Initiatives

	Zoning By-law Review	Information Report Timing	Recommendation Report Timing
1.	Three units per lot (ARUs), as per Provincial requirement	April 17, 2023 Council	October 23, 2023 PDC
2.	'R' Zone Consolidation	October 23, 2023 PDC	Q1 2024
3.	Four Units per Lot	---	Q4 2023
4.	Multiplexes (more than four units)	Q1 2024	Q3 2024
5.	Expanded Street Townhouse Permissions	Pending experience with 'R' Zone Consolidation	---

IHCN – Community Engagement

6.3 Staff Presentation - Additional Residential Units

- ✓ Online Survey – April to December 2021
- ✓ Virtual Public Meeting – June 23, 2021
- ✓ Focused Stakeholder Group Meetings – Q4 2021
- ✓ Online Survey – June to August 2022



ADDITIONAL RESIDENTIAL UNITS

ATTACHED + DETACHED
Provincially Mandated

Presented by: Aameena Khan, Planner



ARUs – Community & City Engagement

6.3 – Staff Presentation – Additional Residential Units



IHCN Community Engagement (start of April 2021)

- 1,128 public survey responses received
- 63 virtual meeting attendees
- 12 stakeholder groups



Housing Panel



Committee of Adjustment Members



Attached ARUs

Draft Zoning By-law Regulations

✓	Subject to the base Zone regulations of primary dwelling
✓	Subject to new General Provisions for ARUs

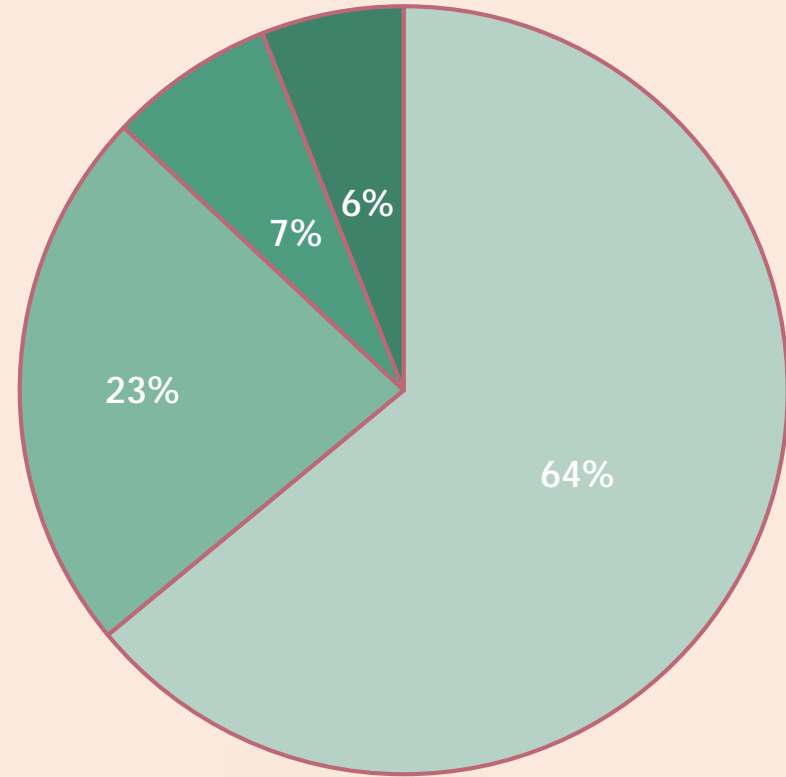


Lot Area Breakdown



Total Residential Lots: 133,801*

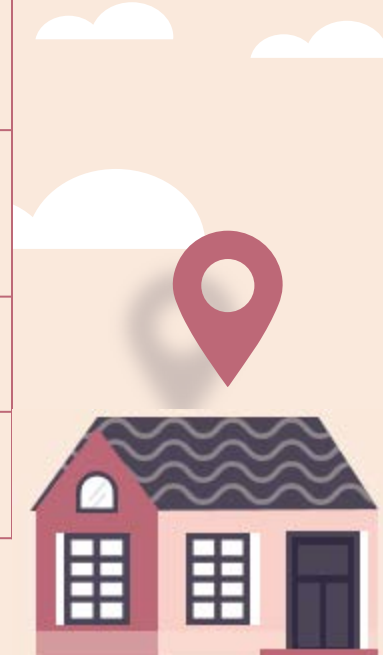
- Less than 550m² (5,920ft²)
- Greater than or equal to 550m² (5,920ft²) and less than 750m² (8,073ft²)
- Greater than or equal to 750m² (8,073ft²) and less than 1000m² (10,764ft²)
- Greater or equal to 1000m² (10,764ft²)



One-Storey Detached ARUs

Draft Zoning By-law Regulations

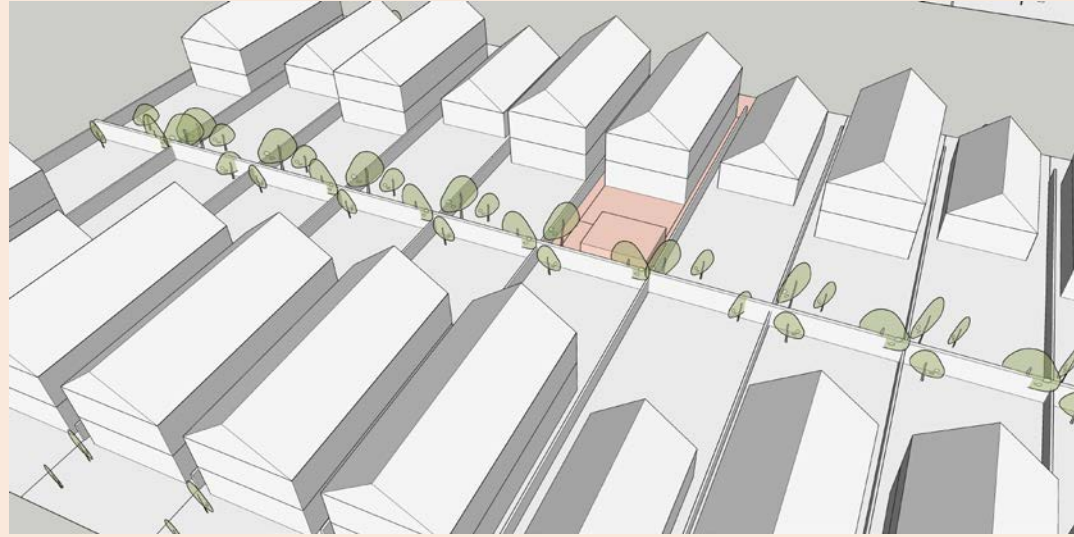
LOCATION	Rear Yard
MAXIMUM SIZE – GFA (M ²)	<ul style="list-style-type: none"> • Lots less than or equal to $550\text{m}^2 = 592\text{ft}^2$ • Lots greater than $550\text{m}^2 = 10\%$ of the lot area (up to 100m^2 or 1076ft^2)
HEIGHT (M)	<p>4.6 m or 15 ft (sloped roof)</p> <p>3.0 m or 9.8 ft (flat roof)</p>
INTERIOR AND REAR SETBACK (INTERIOR LOTS)	0.6 m or 1.97 ft interior side yard, 0.6 m or 1.97 ft rear yard
EXTERIOR AND REAR SETBACK (CORNER LOTS)	2.5 m or 8.2 ft exterior side yard, 0.6 m or 1.97 ft rear yard



One-Storey Detached ARU – Flat Roof, 40 square metres (430 ft²)



One-Storey Detached ARU – Flat Roof, 40 square metres (430 ft²)

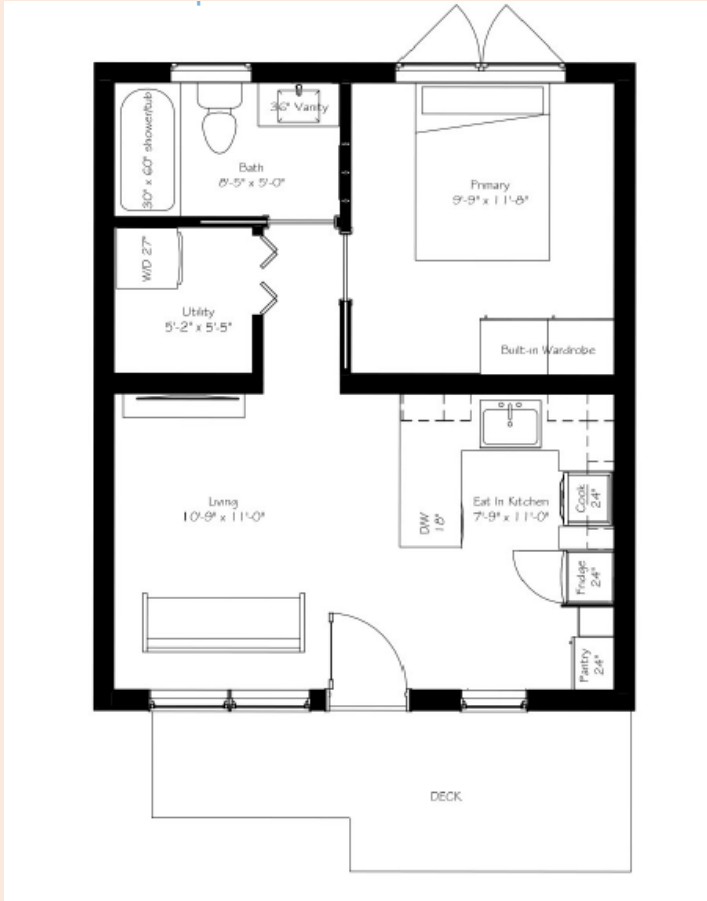


Lot frontage: 12 metres (39 ft)

Lot depth: 41.7 metres (137 ft)

Lot area: 500 square metres (5382 ft²)

Examples of One-Storey Detached ARUs for Smaller Lots



- 45 square metres (480 square feet)
 - 1 bedroom + 1 bathroom
- Includes deck outdoor amenity area

Examples of One-Storey Detached ARUs for Smaller Lots

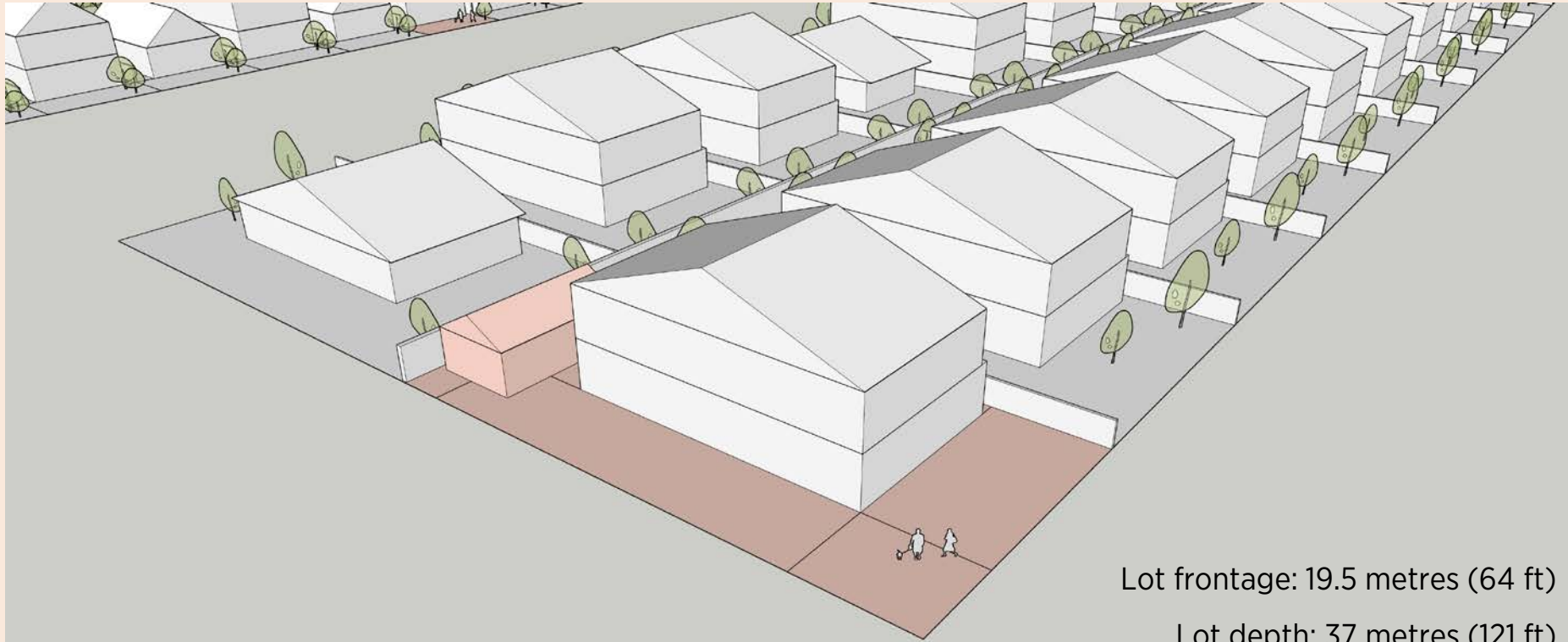


- 42 square metres (455 square feet)
- 1 bedroom + 1 bathroom

Source: Smart Density, December 2022

*Rendering is for illustrative purposes only, communicates scale of design to streetscape but not specific details of exterior design

One-Storey Detached ARU – Sloped Roof, 55 square metres (592 ft²)

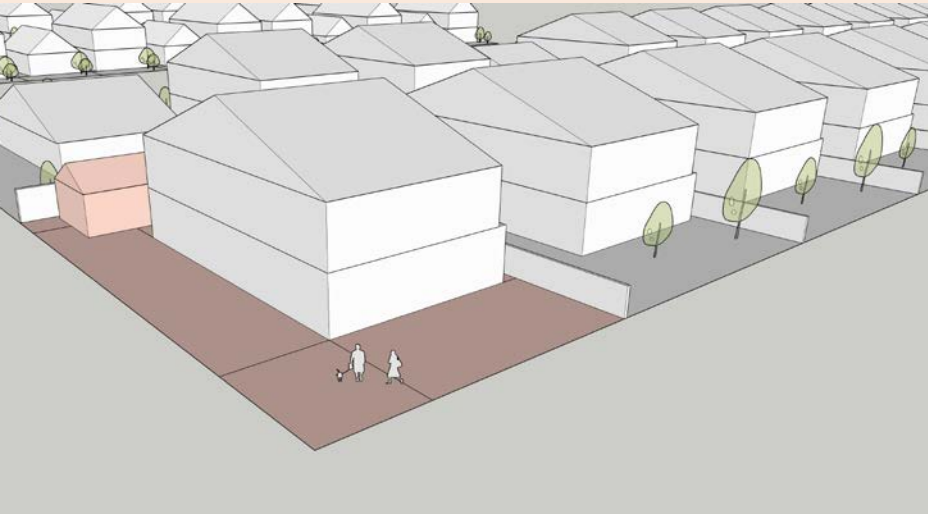


Lot frontage: 19.5 metres (64 ft)

Lot depth: 37 metres (121 ft)

Lot area: 720 square metres (7750 ft²)

One-Storey Detached ARU – Sloped Roof, 55 square metres (592 ft²)

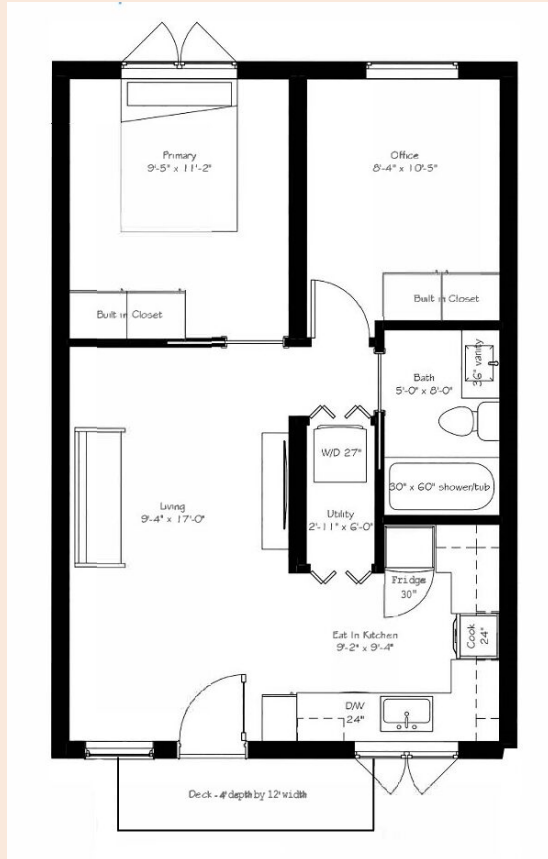


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Examples of One-Storey Detached ARUs for Smaller Lots

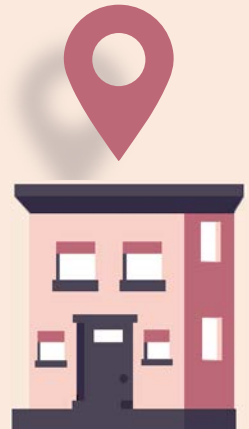


- 56 square metres (600 square feet)
- 1 bedroom + 1 bathroom + 1 office
- Includes deck outdoor amenity area

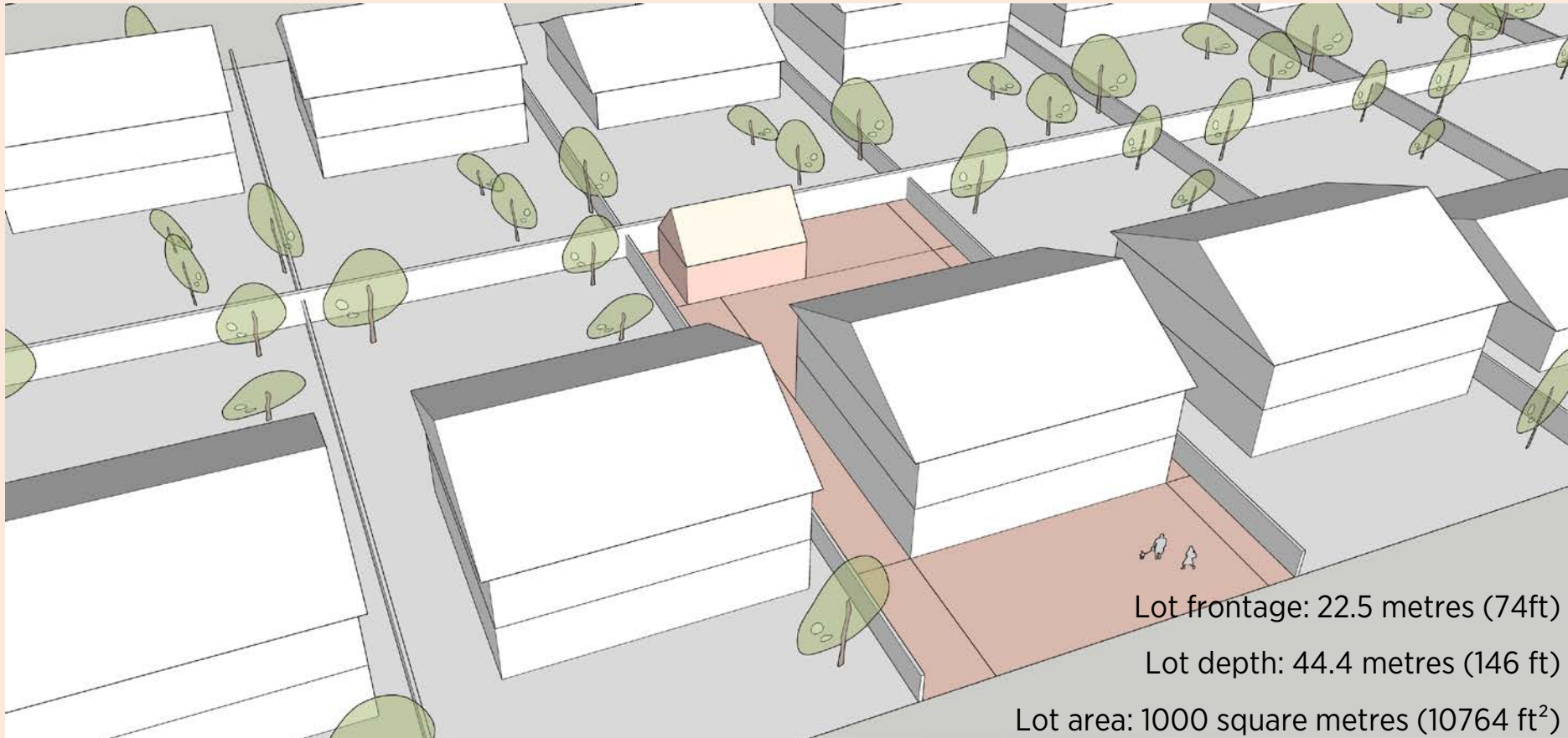
Two-Storey Detached ARU – Lots greater than 750m²

Draft Zoning By-law Regulations

LOCATION	Rear Yard
MAXIMUM SIZE – GFA (M ²)	10 % of the lot area to a max of 100m ² or 1076 ft ²
HEIGHT (M)	6.8 m or 22.3 ft (sloped roof) 5.8 m or 19 ft (flat roof)
INTERIOR AND REAR SETBACK (INTERIOR LOTS)	1.8 m or 5.9 ft interior side yard, 1.8 m or 5.9 ft rear yard
EXTERIOR AND REAR SETBACK (CORNER LOTS)	4.5 m or 14.8 ft exterior side yard, 1.8 m or 5.9 ft rear yard



Two-Storey Detached ARU – Sloped Roof, 100 square metres (1076 ft²)

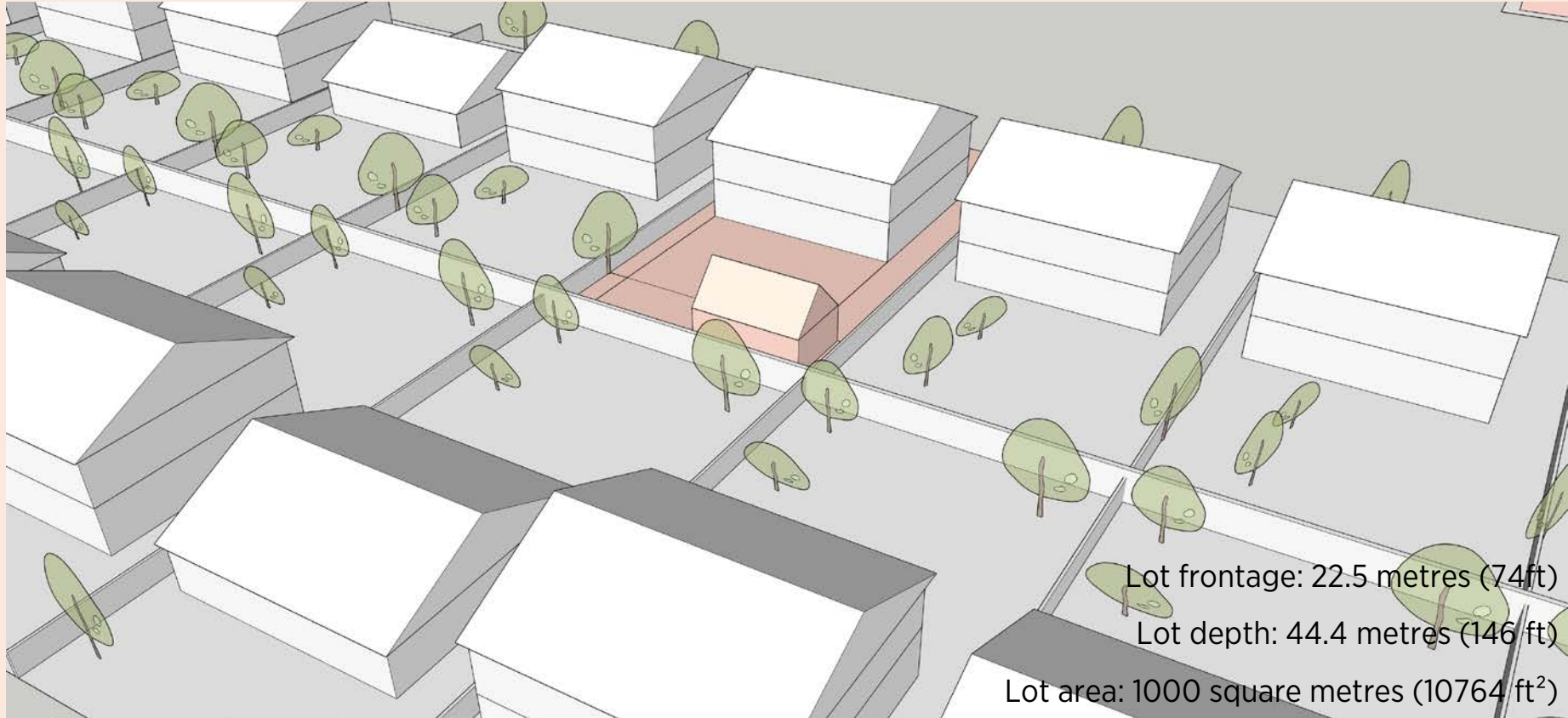


Lot frontage: 22.5 metres (74ft)

Lot depth: 44.4 metres (146 ft)

Lot area: 1000 square metres (10764 ft²)

Two-Storey Detached ARU – Sloped Roof, 100 square metres (1076 ft²)



ADDITIONAL PROVISIONS

6.3 - Staff Presentation - Additional Residential Units

Draft Zoning By-law Regulations

No additional parking required

Two storeys permitted on through-lots

Must be smaller than primary dwelling

No balconies or decks on second storey

New and existing residential lots*



DRAFT OFFICIAL PLAN POLICIES



An application to sever a lot containing an ARU will be discouraged to:

- Maintain ARUs as rental housing stock
- Avoid creation of irregular parcels

