

# Four Units on Low-Rise Residential Lots

**CD.06-INC**

**November 29<sup>th</sup> Planning and Development Committee**

**Presented by Kelsey Martin**



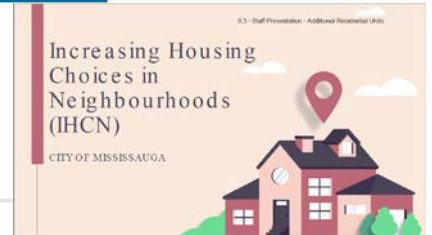
## Purpose of this Report

- **Mayoral Directive MDI-0002-2023** directed staff to prepare an official plan amendment and zoning by-law amendment to permit four units as of right city-wide
- The purpose of this report is to present the proposed official plan and zoning by-law amendments.



# Background

- Growing Mississauga: An Action Plan for New Housing
- November 8<sup>th</sup> 2023 Council approved three units on a lot in detached, semi-detached and townhouse dwellings, as required by Bill 23
- Letter dated October 3, 2023 from the Minister of Housing, Infrastructure and Communities re: Housing Accelerator Fund
- Mayoral Directive MDI-0002-2023



# Proposed Zoning By-law Amendment and Official Plan Amendment

- ✓ Direction that fourplexes be permitted City-wide was prioritized
- ✓ Balance impacts to neighbouring properties
- Two separate approaches:
  - 1) Purpose built fourplexes
  - 2) Conversion of detached, semi-detached, townhouse, duplex and triplex dwellings to fourplexes



## Existing Plexes



## Proposed Regulations

Purpose-Built Fourplex Regulations		Comment
Permitted Zones	R1 to R11, R15, R16, RM1, RM2, RM7	Zones that permit detached dwellings
Maximum Height	10.6 m (34.8 ft.) to the peak of a sloped roof; 8.1 m (24.6 ft.) to the top of a flat roof	New 10.0 m max height is proposed in draft new low density residential zones Ontario Building Code
Minimum Front Yard	6.0 m (19.7 ft.)	Accommodates length of a car
Minimum Interior Side Yard	1.2 m (3.9 ft.)	Ontario Building Code
Minimum Rear Yard	7.5 m (24.6 ft.)	Same as R5 zone
Minimum Exterior Side Yard	4.5 m (14.8 ft.)	Same as R5 zone
Maximum Lot Coverage	Additional 10% above the base zone, but only for the purpose of a fourplex	Same as Additional Residential Unit by-law (Bill 23)
Maximum Dwelling Depth	20.0 m (65.6 ft.)	Same as Infill Regulation Areas

## Proposed Regulations cont'd

Proposed Purpose-Built Fourplex Regulations		Comment
Minimum Parking Spaces	2 spaces (No additional requirement)	Same as Additional Residential Unit by-law (Bill 23)  Same as detached, semi-detached and street townhouse
Parking Area	Parking areas are permitted in the rear yard subject to the following: (1) The parking area shall only be accessed by a driveway in an interior side yard or rear yard; and (2) Maximum of four parking spaces within the parking area.	Based on existing fourplexes in the city

# Conversion of Existing Dwellings

Proposed Regulations	
Conversion of detached, semi-detached, townhouse, duplex and triplex dwellings legally existing on the date of passing of this By-law shall comply with the regulations of the zone in which it is located.	Permitted
Maintain the built form that currently exists (ex. Existing setbacks, heights and depth of dwelling)	Required
Parking	No additional parking is required.



## Other Considerations

- ✓ Parking Matters 2.0 Project
- ✓ Updated Low Density Residential Zones Project (“R” Zone consolidation)
- ✓ Conversion of existing dwellings leads to adaptive re-use of existing builds, reduced minor variances and reduced impact to neighbouring dwellings
- ✓ Over-supply of parking for existing dwellings makes conversions more feasible

## Proposed Official Plan Amendment

- Official Plan Review – new Low Rise I designation
- Purpose of the official plan amendment is to add a policy to permit purpose-built fourplexes and the conversion of existing dwellings to fourplexes

### Low-Rise I

Up to 3  
storeys



All street-facing forms of  
low-rise dwellings.

- ✓ Promotion of gentle infill housing in a manner that is complementary to the local context and interests
- ✓ Enable development that efficiently uses community infrastructure

## Link to other Gentle Density Work

	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.	<b>Fourplexes</b>	<b>November 29, 2023 PDC</b>	<b>November 29, 2023 PDC</b>
4.	Multiplexes (five units or more)	Q2 2024	Q4 2024
5.	Expanded Street Townhouse Permissions	Pending experience with “R” Zone consolidation	---

## Recommendations

That the report from the Commissioner of Planning and Building dated November 10, 2023 entitled Official Plan and Zoning By-law Amendments to Permit Four Units on Low-Rise Residential Lots be received and be considered both the public meeting and a combined information and recommendation report.