

Information / Recommendation Report Detailed Planning Analysis

Proposed Official Plan and Zoning By-law Amendments for Fourplexes

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1. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Policy Statement, all applicable provincial plans, and the Regional Official Plan.

Amendments to both the Official Plan and Zoning By-law are required to permit four units on low-rise residential lots in neighbourhoods City-wide.

The policy and regulatory documents affecting the proposed amendments have been reviewed and summarized in the

sections below; however, only key policies relevant to the proposed amendments have been included.

The summary tables listed in the subsections below should be considered a general summary of the intent of the policies and therefore are not to be considered exhaustive.

The proposed amendments have been evaluated against these policies:

| Policy Document | Legislative Authority/Applicability | Key Policies |
|--|--|---|
| Provincial Policy Statement (PPS) | <p>Zoning and development by-laws are important for implementation of this Provincial Policy Statement. (PPS Part I)</p> <p>The fundamental principles set out in the PPS apply throughout Ontario. (PPS Part IV)</p> <p>Building Strong Healthy Communities (PPS Part V)</p> <p>Decisions of the council of a municipality shall be consistent with PPS. (PPS 4.1)</p> <p>The Official Plan is the most important vehicle for implementation of the Provincial Policy Statement (PPS 4.6)</p> | <p>Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.</p> <p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs. (PPS 1.1.1)</p> <p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. (PPS 1.1.3.2)</p> <p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. (PPS 1.1.3.4)</p> |

| Policy Document | Legislative Authority/Applicability | Key Policies |
|---|---|--|
| | | <p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and, 2. all types of residential intensification, including additional residential units. (PPS 1.4.3) |
| <p><i>Growth Plan for the Greater Golden Horseshoe (Growth Plan)</i></p> | <p>The Growth Plan applies to the area designated as the Greater Golden Horseshoe growth plan area. All decisions made on, or after, May 16, 2019, in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. (Growth Plan 1.2.2)</p> | <p>The policies of this Plan regarding how land is developed; resources are managed and protected; and, public dollars are invested, are based on the following principles:</p> <ul style="list-style-type: none"> • Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households. (GP 1.2.1) <p>Applying the policies of this Plan will support the achievement of complete communities that provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. (GP 2.2.1)</p> <p>Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will identify mechanisms, including the use of land use planning and financial tools, to support the implementation of identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents. (GP 2.2.6)</p> <p>To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes. (GP 2.2.6)</p> |

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| <p>Region of Peel Official Plan (ROP)</p> | <p>Regional Council adopted a new ROP on April 28, 2022, and the Minister of Municipal Affairs and Housing approved the new ROP with 44 modifications on November 4, 2022.</p> <p>The Region of Peel approved MOP on September 22, 2011, which is the primary instrument used to evaluate proposed official plan and zoning by-law amendments.</p> | <p>The ROP identifies the lands affected by the proposed amendments as being located within Peel’s Urban System.</p> <p>General objectives of ROP, as outlined by Section 5.2, include: providing a diversity of complete healthy communities; and, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances, and infrastructure; while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.</p> <p>It is the policy of Regional Council to:</p> <p>Promote the development of compact, complete communities by supporting intensification and higher density forms of housing. (ROP 5.9.1)</p> <p>Provide an appropriate range and mix of housing options and densities, including affordable housing, that meet local housing need so that people can live in the community of their choice. (ROP 5.9.2)</p> <p>Direct the local municipalities to include policies in local municipal official plans that permit additional residential units, including: a) the use of two residential units in a detached house, semi-detached house, or rowhouse; and b) the use of a residential unit in a building or structure ancillary to a detached house, semidetached house, or rowhouse. (ROP 5.9.14)</p> <p>Support the initiatives of local municipalities to promote additional residential units to achieve Regional and local housing objectives. (ROP 5.9.15)</p> <p>Seek opportunities to provide an appropriate range and mix of housing options and densities, including affordable housing, that utilize existing stock. (ROP 5.9.36)</p> |
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Mississauga Official Plan

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS and conforms with the Growth Plan, Greenbelt Plan, Parkway Belt West Plan, and ROP. An update to MOP is

currently underway to ensure MOP is consistent with, and conforms to, changes resulting from the recently released Growth Plan 2019, and Amendment No. 1 (2020).

Relevant Mississauga Official Plan Policies

The following policies are applicable in the review of the proposed Official Plan and Zoning By-law amendments. In some cases, the description of the general intent summarizes multiple policies.

| | General Intent |
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| Chapter 4 Vision | Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life. (Section 4.4.6) |
| Chapter 5 Direct Growth | <p>Mississauga will utilize existing and proposed services and infrastructure such as transit and community infrastructure. (Section 5.1.3b)</p> <p>Residential intensification within Neighbourhoods will generally occur through infilling. (Section 5.3.5.2)</p> <p>Intensification within Neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, enhances the existing or planned development and is consistent with the policies of this Plan. (Section 5.3.5.5)</p> |
| Chapter 7 Complete Communities | <p>Mississauga will ensure that the housing mix can accommodate people with diverse housing preferences and socioeconomic characteristics and needs. (Section 7.1.6)</p> <p>Mississauga will ensure that housing is provided in a manner that maximizes the use of community infrastructure and engineering services, while meeting the housing needs and preferences of Mississauga residents. (Section 7.2.1)</p> <p>Mississauga will provide opportunities for: the development of a range of housing choices in terms of type, tenure and price; the production of a variety of affordable dwelling types for both the ownership and rental markets; and, the production of housing for those with special needs, such as housing for the elderly and shelters. (Section 7.2.2)</p> <p>When making planning decisions, Mississauga will ensure that housing is provided in a manner that fully implements the intent of the Provincial and Regional housing policies. (Section 7.2.3)</p> <p>Mississauga will consider the contribution that can be made to current housing needs by housing programs of other levels of government and will seek to maximize the use of those programs that meet the City's housing objectives. (Section 7.2.6)</p> |
| Chapter 9 Build a Desirable Urban Form | <p>Infill and redevelopment within Neighbourhoods will respect the existing and planned character. (Sect. 9.1.3)</p> <p>While new development need not mirror existing development, new development in Neighbourhoods will:</p> <p>(b) respect the continuity of front, rear and side yard setbacks;</p> <p>(d) be designed to respect the existing scale, massing, character and grades of the surrounding area. (Sect. 9.2.2.3)</p> |
| Chapter 11 General Land Use Designations | <p>In addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:</p> <p>a. residential dwelling (Sect. 11.2.5.2)</p> |

| | General Intent |
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| | <p>Lands designated Residential Low Density I will permit the following uses:</p> <ul style="list-style-type: none"> a. detached dwelling; b. semi-detached dwelling; and c. duplex dwelling. (Sect. 11.2.5.3) <p>Lands designated Residential Low Density II will permit the following uses:</p> <ul style="list-style-type: none"> a. detached dwelling; b. semi-detached dwelling; c. duplex dwelling; and d. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Sect. 11.2.5.4) <p>Second units within detached dwellings, semi-detached dwellings and townhouse dwellings will be permitted, where appropriate. (Sect. 11.2.5.8) – removed as part of MOPA No. 163 – approved by Council but within the appeal period</p> <p>On a lot with a principal dwelling residence (detached, semi-detached or townhouse), a maximum of three units will be permitted in the form of:</p> <ul style="list-style-type: none"> a. a maximum of two additional units in the principal residence; or b. a maximum of one additional unit in the principal residence and one additional unit within a building ancillary to the main structure. (Section 11.2.5.9) – new policy added as part of MOPA No. 163 – approved by Council but within the appeal period |
| Chapter 16 Neighbourhoods | <p>Lands designated Residential Low Density II will not permit the following uses:</p> <ul style="list-style-type: none"> a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.2.3.2) <p>Notwithstanding the provisions of the Residential Low Density II designation, only a detached dwelling or an office for a maximum of three non-resident physicians, dentists and drugless practitioners will be permitted. (Section 16.2.4.7.2)</p> <p>Notwithstanding the policies of this Plan, detached and semi-detached dwellings will be permitted. (Section 16.3.1.2.2)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.4.3.1)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.5.2.1)</p> <p>Notwithstanding the Residential Low Density II policies of this Plan, the Residential Low Density II designation permits:</p> <ul style="list-style-type: none"> a. only detached dwellings for the area east of Southdown Road; and b. only detached, semi-detached and duplex dwellings for the area west of Southdown Road. (Section 16.5.2.2) |

| | General Intent |
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| | <p>Notwithstanding the Residential Low Density II policies of this Plan, for the area west of Southdown Road, any lot occupied by a detached dwelling prior to May 6, 2003 will only be developed for a detached dwelling. (Section 16.5.2.3)</p> <p>Notwithstanding the Residential Low Density II designation, on lands identified as A, the subject lands may only be developed for detached, semi-detached and townhouse dwellings or a combination thereof, up to a maximum density of 19 units net residential hectare. (Section 16.5.5.1.3)</p> <p>Notwithstanding the provisions of the Residential Low Density II designation, semi-detached dwellings will also be permitted at a density of 11 - 30 units per net residential hectare. (Section 16.5.5.2.2)</p> <p>Notwithstanding the provisions of the Residential Low Density II designation, the subject lands may only be developed for a condominium consisting of detached and semi-detached dwellings or a combination thereof, up to a maximum density of 15 units per net residential hectare provided that no more than 12 dwelling units shall be permitted, of which no more than four dwelling units shall be in the form of semi-detached dwellings. (Section 16.5.5.3.2)</p> <p>Notwithstanding the provisions of the Residential Low Density I, Residential Low Density II and Residential Medium Density designations, detached, semi-detached and townhouses will be permitted. (Section 16.5.5.4.2)</p> <p>Notwithstanding the provisions of the Residential Low Density II and Residential Medium Density designations, detached, semi-detached and townhouses will be permitted. (Section 16.5.5.5.2)</p> <p>Notwithstanding the policies of this Plan, townhouse dwellings will be permitted. (Section 16.5.5.10.2)</p> <p>The Residential Low Density I designation, for the area bounded by the Queensway West, Hurontario Street, the Queen Elizabeth Way and Stavebank Road, permits only detached dwellings. (Section 16.6.1.1)</p> <p>Notwithstanding the policies of this Plan, only horizontal multiple dwellings will be permitted. (Section 16.6.5.8.2)</p> <p>Lands designated Residential Low Density II will not permit the following uses: a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.7.2.2)</p> <p>Notwithstanding the provisions of the Residential Low Density I designation, the Residential Low Density I designation permits only detached dwellings. (Section 16.9.1.1)</p> <p>Notwithstanding the policies of this Plan, a maximum of three detached dwellings will be permitted. (Section 16.9.2.5.2)</p> <p>Notwithstanding the Low Density I policies of the Plan, semi-detached and duplex dwellings will not be permitted west of Winston</p> |

| | General Intent |
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| | <p>Churchill Boulevard. (Section 16.10.1.1)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.14.2.2)</p> <p>Lands designated Residential Low Density II will not permit the following uses: a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.15.4.1)</p> <p>The Residential Low Density I designation permits detached dwellings on lots with minimum frontages of 22.5 m except in the following area: a. land which does not immediately abut the Heritage Conservation District may be developed for detached dwellings on lots with a minimum frontage of 18 metres. (Section 16.17.3.1)</p> <p>Notwithstanding the provisions of the Greenlands designation, detached dwellings will also be permitted in accordance with the Residential Low Density I policies of this plan. (Section 16.17.6.1.2)</p> <p>Notwithstanding the Residential Low Density I and Residential Low Density II policies of this Plan, the Residential Low Density I and Residential Low Density II designations permit only detached dwellings. (Section 16.18.2.1)</p> <p>Notwithstanding the provisions of the Residential Low Density II designation, semidetached dwellings will also be permitted. (Section 16.18.5.3.2)</p> <p>Notwithstanding the policies of this Plan, 17 townhouse dwellings will be permitted. (Section 16.18.5.5.2)</p> <p>Notwithstanding the policies of this Plan, detached dwellings will also be permitted. (Section 16.18.5.6.2)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.19.2.1)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.23.1.1)</p> <p>Lands designated Residential Low Density II will not permit the following uses: a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. (Section 16.23.1.3)</p> <p>Notwithstanding the Residential Low Density I policies of this Plan, the Residential Low Density I designation permits only detached dwellings. (Section 16.24.2.2)</p> |

| | General Intent |
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| | Notwithstanding the provisions of the Residential Low Density II designation, the lands may be developed for townhouse development and semi-detached dwellings, or any combination thereof, with a maximum density of 15.5 units per net residential hectare. (Section 16.24.5.3.2) |

2. Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) combine to provide policy direction on both matters of provincial interest related to land use planning, as well as direct the provincial government's plan for growth in supporting economic prosperity; protecting the environment; and, helping communities to achieve a higher quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies; stating, "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

3. Consistency with PPS

The PPS includes policies that allow for a range of intensification opportunities through the creation of appropriate development standards.

Section 1.4.3 of the PPS, as referenced in the chart above, identifies the requirement of planning authorities to provide for an appropriate range and mix of housing types and densities to meet the social, health, and well-being requirements of current and future residents.

This section specifically identifies the City's responsibility in permitting and facilitating all types of residential intensification, including additional residential units, which can include fourplexes.

The proposed Official Plan and Zoning By-law amendments are consistent with the PPS' goal to introduce a diverse range of housing options, which efficiently utilizes existing infrastructure and services; serves residents in all stages of their lives; and, fosters complete communities.

Overall, the proposed Official Plan and Zoning By-law amendments are consistent with the PPS.

4. Conformity with Growth Plan

The Growth Plan was updated May 16, 2019, to support the "More Homes, More Choice" government action-plan to address the needs of the region's growing population. The new plan is intended to, amongst other things, increase the housing supply and make it faster and easier to build housing. Pertinent changes to the Growth Plan include:

- The Vision for the Growth Plan now includes the statement that the Greater Golden Horseshoe will have sufficient housing supply that reflects market demand and what is needed in local communities.
- Section 2.2.2.3 requires municipalities to encourage intensification generally throughout the delineated built-up area. Previous wording referred to encouraging intensification to generally achieve the desired urban structure.
- Section 2.2.2.3 also directs municipalities to identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas.

The proposed amendments represent a new form of ground-related housing, which efficiently utilizes the existing neighbourhood amenities and services; as well as contributes to the creation of complete communities through the provision of additional housing options.

The proposed amendments are consistent with the Growth Plan, as they direct growth to support long-term needs; foster

the ability to create complete communities; and, result in the efficient utilization of land and resources.

Overall, the proposed Official Plan and Zoning By-law amendments conform with the Growth Plan.

5. Region of Peel Official Plan

A key objective of ROP is in identifying the importance, and the provision, of a full range of housing.

As evident by Sections 5.9.1, 5.9.2, and 5.9.14, as referenced in the chart above, ROP recognizes the importance higher density housing has in creating compact, complete communities; in ensuring that the diverse needs of the population are met; and, in reducing any overall barriers to housing.

The proposed amendments contribute to the creation of complete communities by modestly increasing ground-related housing supply and making efficient use of existing infrastructure and services. This will also provide opportunities for residents to incorporate multi-generational living; age-in-place possibilities; and/or, support a supplementary mortgage income.

The proposed amendments conform with ROP as they represent the efficient use of land, as well as promote the creation of complete communities through the diversification of housing options.

Overall, the proposed Official Plan and Zoning By-law amendments conform with ROP.

6. Mississauga Official Plan (MOP)

The proposed amendments conform with the above-noted MOP sections, as they represent the tools by which complete and diverse communities can be fostered; especially through their promotion of gentle infill housing in a manner that is complementary to the local context and interests.

The proposed amendments will enable development that efficiently uses community infrastructure within built-up areas. In addition, Section 7.2.3 of MOP states that Mississauga will ensure that housing is provided in a manner that implements the intent of Provincial and Regional housing policies. The Province has already required that municipalities permit up to three units in detached, semi-detached and townhouse dwellings. Also, the Province has established a housing goal of 1.5 million homes over the next 10 years across the Province, and has allocated 120,000 of those units to Mississauga. Permitting four units broadly across low-density neighbourhoods will assist in achieving those targets, and represent an incremental impact compared to the required three units.

Further, Section 7.2.6 of MOP states that Mississauga will consider the contribution that can be made to current housing needs by housing programs of other levels of government and will seek to maximize the use of those programs that meet the City's housing objectives. The City has submitted for federal

funding through the Housing Accelerator Fund, and has received a response that permitting four units as-of-right would positively impact the application. Receipt of the funding will assist Mississauga in achieving its housing goals.

Overall, the proposed Official Plan and Zoning By-law amendments conform with MOP.

Please see Appendix 5 for a detailed list of the proposed official plan amendments.

7. Zoning

Please see Appendix 5 for a detailed list of the proposed zoning by-law amendments.

8. Conclusions

City staff have evaluated the proposed amendments against the *Provincial Policy Statement*, Region of Peel Official Plan, and Mississauga Official Plan.

Based on the above analysis, staff are of the opinion that the proposed Official Plan and Zoning By-law amendments are consistent with the *Provincial Policy Statement* and conform to the Growth Plan and the Region of Peel Official Plan. Further, staff are of the opinion the proposed amendments can be supported, as they expand the range of low-rise housing forms and tenures permitted within residential neighbourhoods.