

# Proposed City Initiated Zoning By-law and Official Plan Amendments

Public Meeting – September 16, 2024

Planning and Development Committee

Planning and Building Department



## TRANSITIONAL HOUSING:

To address the growing demand for emergency shelters for individuals experiencing homelessness.

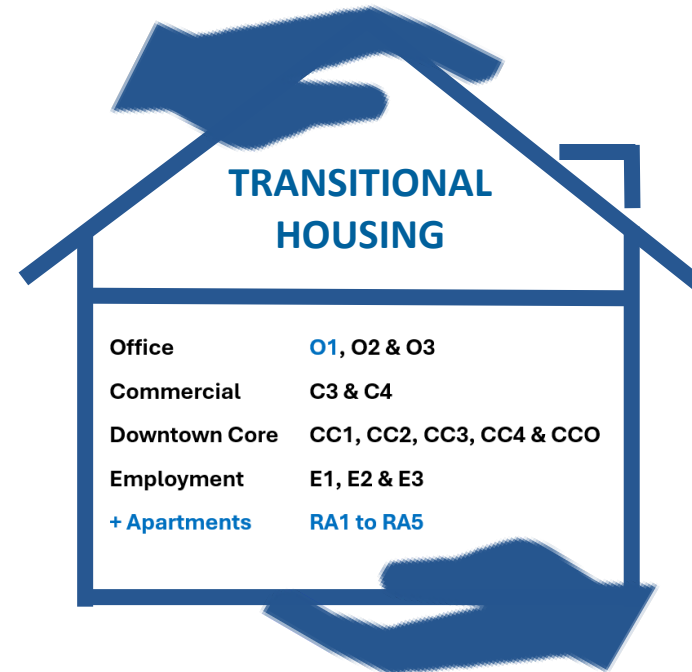
### Proposed Zoning Amendment:

Permit Transitional Housing in zones allowing Overnight Accommodation and in the Residential Apartment and Minor Office zones.

### Operational Criteria

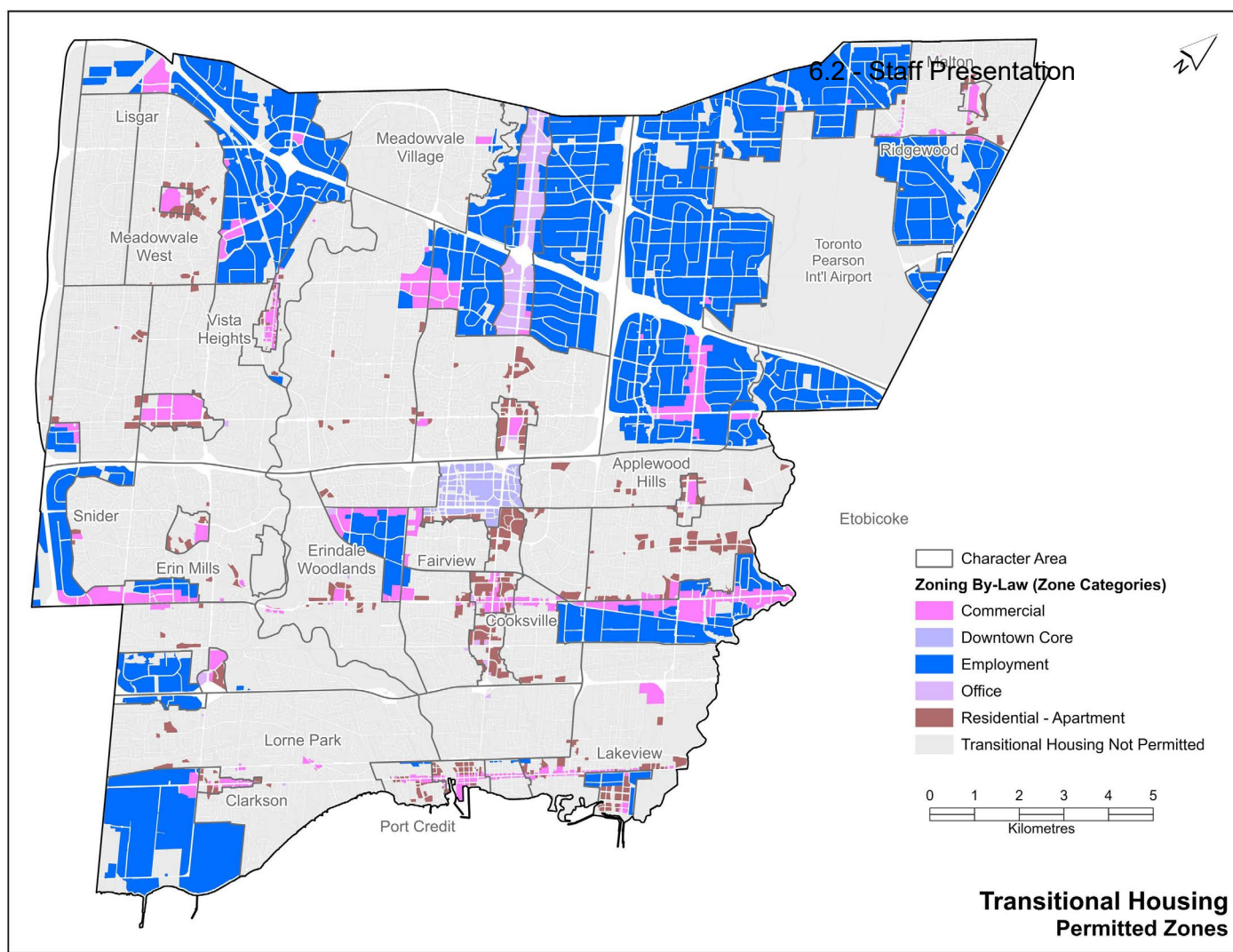
Require use to be:

- located within a building
- comply with the zone in which it is located



## PROPOSED ZONES OFFER:

- Access to essential services and most amenities within walking distance
- Flexibility to respond to emergencies



## ANCILLARY CRISIS SHELTER:

To address shelter gaps during extreme weather - natural emergencies

### Proposed Zoning Amendment

Add a definition and regulation to permit Ancillary Crisis Shelters in non-residential buildings (community centers, libraries, places of worship) to serve as short-term shelters.

### Operational Criteria:

- Must be accessory to the building's primary function
- Minimum gross floor area of 500m<sup>2</sup> (5,400 sq. ft.)
- Operates only during declared natural emergencies or severe weather events



## RETAIL STORE SEATING FOR FOOD CONSUMPTION

To address growing trend of in-store dining options in grocery stores to enhance customer experience.

### **Proposed Zoning Amendment:**

Increase permitted seating for food consumption in retail stores from 6 seats to 25 seats.

25 seats = approximately 38m<sup>2</sup> (409 sq. ft.),  
accommodating about 6 tables with 4 seats



# OTHER PROPOSED CHANGES

<b>Add a definition</b>	for 'Auxiliary Use' to clarify when a separate Certificate of Occupancy is needed for multiple uses on a lot
<b>Amend definitions</b>	to clarify zoning interpretation: Bicycle Parking Space - Class A, Front Lot Line - Corner Lot, Front Lot Line and Porch
<b>Amend the following regulation</b>	Certificate of Occupancy - to ensure valid Certificates are obtained & maintained
	Public School - to include Day Care as an accessory use
	Private School - to remove duplicated sloped roof height criteria
	Parking - to permit uses such as Seasonal Outdoor Patios.
	Essential Emergency Service to include Greenlands Setback provisions and exemptions from Residential General Provisions
	Overnight Accommodation - to specify exclusions for bicycle parking
	Play Equipment -to permit the use in all residential built forms



# OTHER PROPOSED CHANGES

<b>Remove regulation</b>	outdated term 'Sales Trailer'
	redundant G1-2 – Greenlands – Natural Hazards and O1-8 – Minor Office exception zone references
<b>Rezone City-owned lands</b>	5320 Ninth Line from G1 – Greenlands - Natural Hazards to OS1 - Open Space - Community Park to permit public park uses
<b>Rezone private lands</b>	5100 Spectrum Way from E1-19 - Employment in Nodes Exception to E1-20 - Employment in Nodes Exception to permit an as-built, reduced drive aisle while keeping all other site-specific regulations
<b>Official Plan Amendment for City-owned lands</b>	5320 Ninth Line from Greenlands to Public Open Space, and 376 Barondale Dr from Private Open Space to Public Open Space to permit public park uses

## CONCLUSION:

Planning staff request that the subject report dated August 28, 2024 on proposed changes to the Mississauga Official Plan and Zoning By-law be received for information

A recommendation report will be presented at a future Council meeting, incorporating comments and feedback from tonight's discussion.



# Thank You

Any Questions?

