

Recommendation Report Detailed Planning Analysis

All Wards

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1. Community Comments

Comments received through correspondence were generally clarifications about the project. There were also requests for less restrictive height/zoning regulations, questioning if Committee of Adjustment approval would be required, comments on traffic, parking, privacy, overlook, neighbourhood character, general support, enforcement, comments and questions on fourplexes/garden suites, concern over the lack of affordability of new semi-detached and smaller detached dwellings, requests for funding incentives, concern for tree canopy protection, and questions on stormwater management. Responses to the matters raised at the community meetings and through correspondence can be found below.

Comment

Why aren't all the residential zones being consolidated into the large lot and small lot zones?

Response

R1 to **R11** zones, and the **R15** zone are being consolidated into the large lot and small lot zones. **R12** to **R14** and the **R16** zones are not included in the consolidation, due to their unique configuration or the presence of a common element condominium road.

Comment

Why are the heights so low? Shouldn't the maximum height be the highest amongst all the zones being grouped together instead of somewhere in the middle?

Response

Staff are willing to consider increasing the maximum height to be the highest amongst all the zones being grouped together, however, a balanced approach has been taken in the recommendations.

Comment

If I want to split a lot in two and the lots meet the minimum requirements in the by-law, do I still have to go to Committee of Adjustment?

Response

Staff are looking into delegating severances to create semi-detached dwelling lots where the dwellings proposed meet the residential **RL** large lot or residential **RS** small lot zone requirements to the Commissioner of Planning and Building. This would mean that no approval from the Committee of Adjustment would be required. This would make the process for residents to build semi-detached dwellings more simple, cost-effective and easier. Building permits would still be required.

Comment

Have you considered the increase in traffic and pressure on the infrastructure systems when allowing permissions to permit more dwellings?

Response

Comments received from the Transportation and Works Department indicate the following:

The multi-modal transportation system is monitored, assessed and changes made on a regular basis to address future growth and development.

In terms of stormwater management, staff have recommended that lot coverage requirements for detached and semi-detached dwellings be consistent with the present by-law, taking a precautionary approach to limit stormwater management impact as much as possible. This may be a way to curb potential increased imperviousness.

Comments received from the Region of Peel indicate the following:

The Region of Peel has advised that if the uptake of gentle residential infill is low and spread across a large area in the City's residential neighbourhoods then marginal, if any, impacts to the water/wastewater system are anticipated. Should the need for a more fulsome servicing analysis arise, the Region's Infrastructure Planning (Growth) team will ensure that design assumptions and system constraints are properly considered moving forwards.

Comment

How will parking issues be addressed when more dwellings are built?

Response

Parking requirements are not changing with the introduction of semi-detached dwellings – two parking spaces per dwelling will be required. A presentation on the proposed [City-Wide On-Street Parking Permit Program](#) went to General Committee on

December 4, 2024. A detailed implementation program will follow in the first half of 2025.

Comment

How do you protect the character of neighbourhoods with these proposed changes?

Response

Neighbourhood character policies are being reviewed through the new Mississauga Official Plan. Staff are trying to balance the need to increase Mississauga's housing supply through gentle density while minimizing impacts on established neighbourhoods. New maximum dwelling height regulations are proposed to ensure that the new dwellings are sensitive to neighbouring properties. Neighbourhoods are likely to change gradually over time with the introduction of semi-detached dwellings and smaller lots throughout the residential low-rise neighbourhoods in Mississauga.

Comment

Overlook is the problem with the development of semi-detached dwellings. How will the City address this?

Response

The requirement for a setback from the lot line (minimum interior side yard) is not being removed through this project. These regulations help to address issues like overlook.

Comment

Has the need for additional by-law enforcement been considered with increasing population?

Response

Additional by-law enforcement requirements are not anticipated from the gradual creation of additional semi-detached dwelling units.

Comment

Can semi-detached dwellings created as a result of this project be rented out or split into lodging homes?

Response

If a property owner wants to rent out one half of their semi-detached dwelling or both sides of their semi-detached dwelling, they are free to do so. This could help create additional housing supply and different tenure types in low-rise residential neighbourhoods.

Lodging homes are not currently permitted in the City of Mississauga.

Comment

Can a fourplex be designed in a semi-detached home? What about additional residential units?

Response

Two additional residential units (ARUs) can be located within a semi-detached dwelling or in a detached building known as a garden suite. Only one garden suite is permitted on a single lot.

Fourplexes were broadly permitted across the City in residential neighbourhoods. There are separate regulations that apply to purpose-built fourplexes and conversions of existing dwellings.

A purpose-built fourplex is required by the Zoning By-law to be a standalone building.

Comment

How can the City guarantee that the homes built as a result of this by-law are affordable?

Response

There is no guarantee that this will create affordable housing or help first time home buyers get started. However, it does provide homeowners/purchasers with more flexibility for the use of their property and may increase housing supply and provide new housing options. The City has been undertaking other initiatives on housing affordability in the City, including an [affordable housing community improvement plan](#), and other [incentives for building affordable housing](#).

Comment

Is the City providing any funding incentives to build semis?

Response

Not at this time. However, under the Affordable Rental Housing Community Improvement Plan (Gentle Density Incentives Program), the City is giving grants/rebates for City related fees for building the 2nd, 3rd, and 4th unit of a fourplex (subject to availability).

Comment

How will this impact the tree canopy in neighbourhoods?

Response

The City has a Private Tree Protection By-law, which means that you will need a permit to remove one or more trees 15 cm (6 inches) or greater in diameter, including dead or dying trees. Replacement trees are required for each tree removed. For more information, please see this [website](#).

2. Provincial Planning Statement, 2024 (PPS)

The *Provincial Planning Statement, 2024* (PPS) was released on August 20, 2024, and came into effect on October 20, 2024, replacing the Provincial Policy Statement, 2020. This new document replaces both the Provincial Policy Statement, 2020, and the Growth Plan for the Greater Golden Horseshoe, consolidating the two frameworks into a single, province-wide document. The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit-supportive communities. The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planned public infrastructure.

Consistency with PPS, 2024

The PPS 2024 introduces several policies relevant to this proposal, including:

- Section 2.2 the PPS states that Planning authorities shall provide for an appropriate range and mix of housing options and densities, including development and introduction of housing options within previously developed areas.
- Section 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development.
- Section 2.3.1.2 of the PPS states that land use patterns within said settlement areas should be based on a mix of land uses that effectively use land and optimize existing and planned infrastructure.

The proposal to introduce semi-detached dwellings across low-rise residential neighbourhoods in the City and allow for smaller lots is an opportunity to make use of existing and planned infrastructure, making low-rise residential neighbourhoods more efficient from a planning standpoint. As outlined in this report, the proposed development supports the general intent of the PPS.

3. Mississauga Official Plan (MOP)

Planning staff have undertaken an evaluation of the relevant policies of the PPS and MOP against this proposal. The proposal requires an amendment to the Mississauga Official Plan to permit semi-detached dwellings and smaller lots throughout the residential low-rise neighbourhoods.

The proposed amendments will impact lands that are located within the City's Neighbourhood Character Areas and are

designated **Residential Low Density I** and **Residential Low Density II**. The **Residential Low Density I** designation permits detached dwellings, semi-detached dwellings and duplex dwellings. In addition to the uses permitted in the **Residential Low Density I** designation, the **Residential Low Density II** designation permits triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The **Residential Low Density I** and **Residential Low Density II** designations in the City's Official Plan permit both detached dwellings and semi-detached dwellings as-of-right. However, several neighbourhood character areas restrict the permitted uses in **Residential Low Density I** to detached homes only. There are also site-specific policies within Character Areas which stipulate minimum lot frontages for new lots and the number of new lots which can be created in certain areas. In order to permit semi-detached dwellings in the updated low density residential zones and reduced lot standards, an amendment to the Official Plan is necessary.

The following is an analysis of the key policies and criteria:

Directing Growth

The proposed amendments will impact lands that are located within the City's Neighbourhood Character Areas and are designated **Residential Low Density I** and **Residential Low Density II**.

Although Neighbourhoods are generally not identified as areas for significant intensification, MOP acknowledges that Neighbourhoods will not remain static and that new

development should be sensitive to the existing and planned character. Intensification within Neighbourhoods is to be compatible to surrounding development in built form and scale and enhance the existing and planned development (S.5.3.5.5 and S.5.3.5.6).

The City is undertaking its ten year review and update of the Mississauga Official Plan (MOP). The approved scope of work for the review included increasing the supply of ground-related housing units, establishing appropriate as-of-right infill zoning permissions, and expanding opportunities to develop detached dwellings on smaller lots. The proposed MOPA aligns with this approach, and proposed deletions through this project are consistent with the new Draft OP.

Chapter 5 of MOP (Direct Growth) indicates that intensification within neighbourhoods may be considered where the proposed development is compatible in built form and scale to surrounding development, is sensitive to the existing and planned context and will include appropriate transitions in use, built form, density and scale.

Complete Communities

Chapter 7 of MOP (Complete Communities) supports the creation of a housing mix that can accommodate people with diverse housing preferences and socioeconomic characteristics and needs and provides housing in a manner that maximizes the use of community infrastructure and engineering services. Section 7.2.2 of MOP indicates that Mississauga will provide opportunities for the development of a range of housing choices in terms of type, tenure and price.

Build a Desirable Urban Form

Chapter 9 of MOP (Build a Desirable Urban Form) addresses the need for appropriate infill in both Intensification Areas and Non-Intensification Areas to help revitalize existing communities by developing vacant or underutilized lots and by adding to the variety of building forms and tenures.

This proposal is an opportunity to modestly intensify and increase the range of housing in low-rise neighbourhoods across the City.

Services and Infrastructure

The Region of Peel has advised that if the uptake of gentle residential infill is low and spread across a large area in the City's residential neighbourhoods then marginal, if any, impacts to the water/wastewater system are anticipated. Should the need for a more fulsome servicing analysis arise, the Region's Infrastructure Planning (Growth) team will ensure that design assumptions and system constraints are properly considered moving forwards.

As of July 1, 2024, the Region of Peel's Official Plan is deemed to be part of an official plan of Mississauga. The following former Regional policies are applicable in the review of the proposed official plan and zoning by-law amendments.

General Objectives in Section 5.6 and General Policies in Section 5.6.11 of ROP direct development and redevelopment to the Urban System to achieve intensified and compact built

form that appropriately and efficiently uses lands, services, infrastructure, and public finances.

The proposal conforms to the former ROP policies as it achieves an efficient land use within the built-up urban system, helps to achieve an urban form and densities that are pedestrian-friendly and transit supportive, and provides opportunities for residents to age in place.

4. Conclusions

In conclusion, City staff has evaluated the proposal to permit semi-detached dwellings and smaller lots throughout the residential low-rise neighbourhoods against the *Provincial Policy Statement* and Mississauga Official Plan. The proposed MOPA is consistent with the PPS. The as-of-right permission for semi-detached dwellings and smaller lots throughout residential low-rise neighbourhoods helps to provide housing options within previously developed areas, more effectively using land and optimizing existing and planned infrastructure.

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