

Neighbourhood Zoning Review

Increasing Housing Choices in Neighbourhoods

March 3, 2025

Public Meeting/Recommendation Report (All Wards)

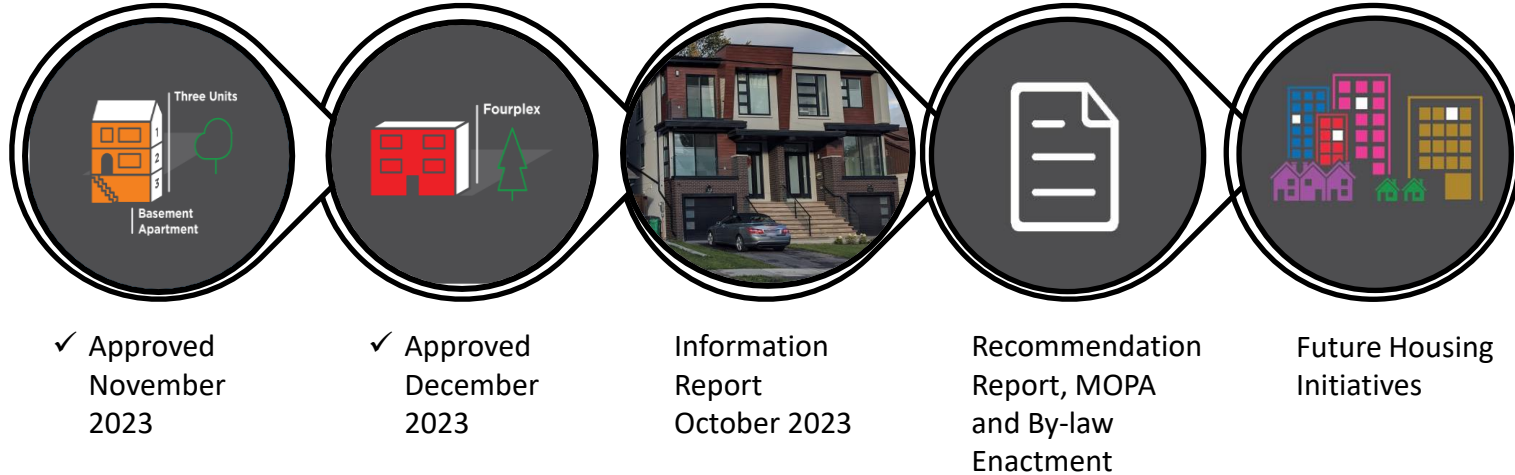
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Zoning Review Changes

- Allow semi-detached and detached dwellings in residential neighbourhoods
- Update lot size and frontage requirements to allow for smaller lots
- Simplify detached neighbourhood zones
 - **R1 to R11, R15, RM1 and RM2** into two new zones **RL** and **RS** and one infill zone

Background



Engagement and Consultation

- City website – 1.8 m monthly views
- City's e-newsletter – 29 000 subscribers
- City's Stay Connected newsletter – 240,000 annually
- Social media campaigns
 - Twitter, Facebook and Instagram – 163 900
- Traditional media outreach
- Digital ads, signage network, curbside signs
- Councillor e-newsletters
- IHCN eblast – 282 subscribers

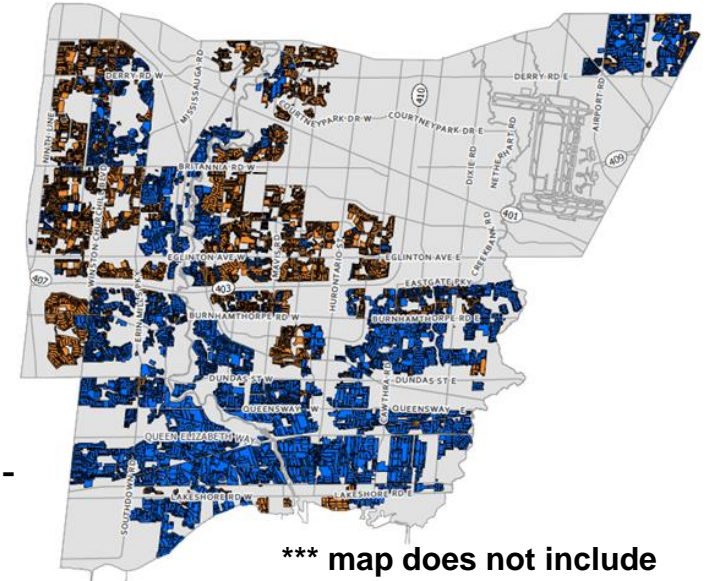
Three virtual community meetings

538 people registered, 230 people attended

Why?

- Expanding City-wide housing options
 - Garden suites, basement units, fourplexes already permitted city-wide (rental)
 - Smaller lots and semis providing another option (ownership)
 - Increasing supply of housing a priority of all levels of government
 - Reducing “exclusionary zoning”
 - Facilitating an increase in the supply of ground-related and 3+ bedroom homes
 - Redevelopment will occur regardless

Residential Large (RL) Lot Zone & Small (RS) Lot Zone



Why?

- Revitalizing neighbourhoods
 - 17/23 Neighbourhoods in Mississauga shrinking
 - Cost effective servicing
 - Reduce “urban sprawl” through more compact neighbourhoods
- Simplify zoning
 - One of the actions of the Mayor’s Housing Task Force
 - Standardization of regulations
 - Easier to understand for applicants, homeowners, staff
 - Less minor variances

RM7 Neighbourhood Case Study

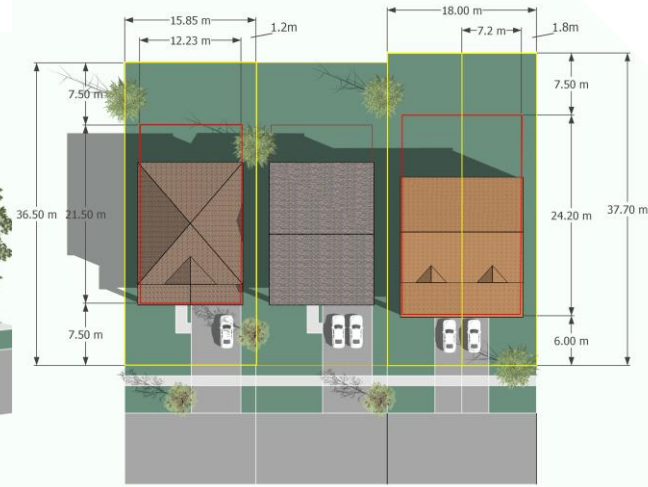
RM7: Detached, semi-detached, duplex, triplex

In 2024: 60% detached, 32% semi-detached and 8% multi-unit

In past 20 years:

- Detached dwellings were generally replaced with semi-detached dwellings
- 30% of demolition permits resulted in a new detached dwelling
- The average age demolished was 79 years old
- At peak, 4% of properties replaced with semis; in general, 2%
- New detached homes are larger than new semis
- Neighbourhood did not decline in population and school-aged population declined much less than other neighbourhoods

Residential Large Lot Ownership Options



R1, R2, **R3**, R8 and **RM1** Zones

Additional Residential Unit (ARU): Garden Suites, Garage Conversions, Triplexes, Fourplexes permitted

Residential Small Lot Ownership Options



R4, **R5**, R6, R7, R9, R10, R11, R15 and **RM2** Zones
 Additional Residential Unit (ARU): Garden Suites, Garage
 Conversions, Triplexes, Fourplexes permitted



Ongoing Monitoring of Changes

- Impact to lot/home prices
- GFA cap
- # of Committee of Adjustment requests
- Delegated authority of severances
- Performance standards (setbacks, heights, etc.)

Recommendation

- That an implementing Official Plan and Zoning By-law amendment be enacted at a future City Council meeting.
- That staff be directed to report back to Planning and Development Committee on options and recommendations for delegating Consent applications to staff.

Thank you.
Questions?