

City of Mississauga Corporate Report



<p>Date: April 9, 2025</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: CD.06-INC (All Wards)</p> <hr/> <p>Meeting date: April 28, 2025</p>
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Subject

PUBLIC MEETING INFORMATION / RECOMMENDATION REPORT (ALL WARDS)

Proposed City Initiated Amendments to Zoning By-law 0225-2007 to Update Additional Residential Unit Regulations

File: CD.06-INC (All Wards)

Recommendation

That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 1 of the report dated April 9, 2025, from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That an implementing zoning by-law(s) be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, this report regarding the proposed amendments to Zoning By-law 0225-2007, for additional residential units, be considered both the public meeting and combined information and recommendation report.

Background

Additional residential units (ARU's), which include both attached residential accommodations (e.g. basement apartments) and detached structures (e.g. garden suites), provide an affordable and contemporary housing alternative. Bill 23, the *More Homes Built Faster Act*, 2022, received Royal Assent on November 28, 2022. This provincial legislation was responsible for mandating ARUs across Ontario, allowing up to three units per lot.

On November 10, 2023, Mississauga Council approved ARU zoning regulations to comply with provincial requirements. These amendments established as-of-right permissions for up to three units on a property, as well as the regulatory framework that would govern site development.

PROVINCIAL LEGISLATIVE CHANGES

On November 20, 2024, the Province filed Ontario Regulation 462/24 (O-Reg 462/24), an amendment to Ontario Regulation 299/19 – Additional Residential Units. This provincial direction removed certain municipal regulations hindering ARU construction, specifically identifying province-wide standards for maximum lot coverages, angular planes, floor space indexes, minimum separation distances, and minimum lot sizes.

As the City of Mississauga took a progressive approach in its initial implementation of ARU regulations, few conflicts exist between the city's existing regulatory framework and O-Reg 462/24. Of the above-noted performance standards, staff have determined that amendments are required to address the maximum lot coverage regulation. No other amendments are necessary for compliance.

Appendix 2 details the provincial regulations enacted through O-Reg 462/24.

Comments

INCREASED LOT COVERAGE FOR ARU's

O-Reg 462/24 introduces new ARU performance standards, including a specified threshold for a property's maximum lot coverage.

O-Reg 462/24 regulates that the maximum lot coverage for lands upon which an ARU is located must be no smaller than 45%. As a result, the City of Mississauga is required to increase the permitted maximum lot coverage for certain zones to be in line with this provincial requirement.

OTHER MINOR PROPOSED CHANGES

Other minor zoning changes are proposed to simplify standards, streamline the process and reduce minor variances. They are mostly technical in nature. For example, the permission to allow up to three units per lot makes the definitions of duplex and triplex in the Zoning By-law redundant.

A detailed list explaining the proposed amendments is provided in Appendix 1.

Planning Analysis Summary

LAND USE POLICIES AND REGULATIONS

A detailed Planning Analysis of the applicable land use policies and regulations can be found in Appendix 3.

Financial Impact

There are no financial impacts resulting from the recommendations in this report.

Conclusion

There are many factors influencing housing obtainability; however, lack of housing options and affordability remain at the forefront. ARU's broaden the range of gentle infill-housing options,

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modestly increase ground-related housing supply, and contribute towards complete communities.

The proposed Zoning By-law amendments are acceptable from a planning standpoint and should be approved for the following reasons:

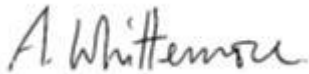
1. Regular updates to definitions and regulations are required to address provincial legislation.
2. Removing red tape and regulatory barriers will serve to reduce the number of minor variance applications, leading to efficiencies when reviewing ARU proposals.

Attachments

Appendix 1: Proposed Zoning By-law Amendments

Appendix 2: Ontario Regulation 462/24 (O-Reg 462/24) Details

Appendix 3: Detailed Planning Analysis



Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building

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