

Date: September 1, 2017

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
CD.06 HOR

Meeting date:
2017/09/25

Subject

PUBLIC MEETING INFORMATION REPORT (ALL WARDS)

Proposed Zoning By-law Amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses

File: CD.06 HOR

Recommendation

That the report dated September 1, 2017, from the Commissioner of Planning and Building regarding the proposed Zoning By-law Amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses under File CD.06 HOR (All Wards), be received for information.

Report Highlights

- This report has been prepared for a public meeting to hear from the community
- Draft Zoning By-law regulations and Urban Design Guidelines for Back to Back and Stacked Townhouses were made available on the City's website on March 3, 2017
- Planning staff have held stakeholder engagement sessions with the development industry, the public, City Departments and external agencies, to get their input on the proposed regulations and guidelines for Back to Back and Stacked Townhouses
- Feedback received to date includes, but is not limited to, the flexibility of the guidelines, block length, below grade units, outdoor amenity area requirements, angular planes, building separation distances and setbacks, and utilities
- Based on the feedback received, modifications to the draft Zoning By-law regulations and Urban Design Guidelines are proposed
- Prior to the next report, staff will compile all feedback received and make additional amendments to the draft documents, where appropriate

Background

On September 19, 2016, the Planning and Development Committee (PDC) directed Planning staff to prepare Urban Design Guidelines and to review the current zoning terminology and zone regulations for Back to Back and Stacked Townhouses (formerly Horizontal Multiple Dwellings) (https://www7.mississauga.ca/documents/committees/pdc/2016/09_19_16_-_PDC_Agenda.pdf).

On February 27, 2017, the Planning and Development Committee (PDC) received a report titled "Back to Back and Stacked Townhouses (formerly Horizontal Multiple Dwellings) – Proposed Zoning By-law Amendments and Urban Design Guidelines (All Wards)"

(https://www7.mississauga.ca/documents/committees/pdc/2017/2017_02_17_-_REVISED_PDC_Agenda.pdf).

PDC passed Recommendation PDC-0005-2017 which was adopted by Council as follows:

1. That the report dated February 3, 2017, from the Commissioner of Planning and Building titled "Back to Back and Stacked Townhouses (formerly Horizontal Multiple Dwellings) – Proposed Zoning By-law Amendments and Urban Design Guidelines (All Wards)", be received for information.
2. That staff report back to Planning and Development Committee at a future statutory public meeting with the results of the consultation on the proposed Zoning By-law amendments and Urban Design Guidelines for Back to Back and Stacked Townhouses.

On March 3, 2017, the proposed Zoning By-law regulations and Urban Design Guidelines for Back to Back and Stacked Townhouses were made available on the City's website.

The purpose of this report is to:

1. Outline the stakeholder engagement sessions that have occurred
2. Summarize the feedback received to date on the proposed Zoning By-law regulations and Urban Design Guidelines
3. Provide the latest drafts of the Zoning By-law regulations and Urban Design Guidelines, which include some modifications based on feedback received to date
4. Seek comments from the community

Comments

Since receiving direction from PDC on September 19, 2016 to prepare Urban Design Guidelines and review the current Zoning By-law regulations for Back to Back and Stacked Townhouses, Planning staff have held the following stakeholder engagement sessions:

- November 29, 2016 Presentation and discussion at the Building Industry Liaison Team (BILT) meeting

- March 29, 2017 Open House attended by developers, development industry professionals (planners and architects), and members of the public
- May 16, 2017 Presentation and discussion at the Building Industry and Land Development Association (BILD) Peel Chapter meeting
- June 20, 2017 Draft Urban Design Guidelines and Zoning By-law regulations considered by the Mississauga Urban Design Advisory Panel (MUDAP)

Planning staff have also consulted with various City departments and external agencies, including:

- March 30, 2017 Comment letter from Bell Canada
- June 28, 2017 Discussion with Enbridge Gas
- July 20, 2017 Discussion with the City's Chief Building Official and Acting Assistant Chief of Fire Prevention and Life Safety
- July 25, 2017 Discussion with Alectra Utilities

In addition to the above sessions, staff visited a number of existing Back to Back and Stacked Townhouse developments in other municipalities, including Toronto (Etobicoke and North York), Milton, and Markham (Cornell), to gain a better understanding of the complexities of this form of housing. Staff also met developers and their architects individually to discuss their successes and challenges with this built form.

FEEDBACK RECEIVED

Comments received by various stakeholders on the draft Zoning By-law regulations and Urban Design Guidelines through our engagement sessions are summarized below and are grouped by issue. Some comments have been addressed through modifications to the proposed documents. All comments received, including those raised at the public meeting will be addressed in the Recommendation Report, which will come at a later date.

- The guidelines should allow for greater flexibility in their application
- Greater consideration should be given to how the guidelines will apply to smaller sites
- The proposed maximum block length of 41 m (134.5 ft.) is too restrictive and should be evaluated on a case by case basis
- The guidelines pertaining to partially below grade units are confusing. Greater clarity is required
- The requirement for common outdoor amenity area on all new multi-unit residential developments is excessive and impacts affordability and the ability for the developer to maximize unit yield
- The use of angular planes is not appropriate for this type of low-rise built form and more appropriately applied to taller buildings

- The proposed separation distances between buildings and setbacks are excessive and should relate to building heights
- Utility companies are generally happy to work with the City to appropriately locate their infrastructure and agree with the guidelines' direction to consider the location of these services in the early stages of site design

URBAN DESIGN REVIEW PANEL

The Urban Design Review Panel reviewed the draft Urban Design Guidelines and Zoning By-law regulations on June 20, 2017. Comments from the panel include the following:

- The Panel acknowledged the clarity and comprehensiveness of the guidelines, but suggests that the documents allow for flexibility, innovation and uniqueness depending on the site context
- Proposed minimum lot frontage, separation distances between blocks and interior side yard setbacks should be reviewed in greater detail
- The Panel agreed with the proposed minimum requirements for common outdoor and private outdoor amenity areas
- Consideration should be given to how "storey" is defined as it is key to assessing this built form and manipulation of site grades. Many buildings appear to be 5 storeys with below grade units and roof top amenity areas
- The guidelines should ensure a variation in built form, material and colour to avoid repetitiveness and monotony

MODIFICATIONS TO PROPOSED DRAFT GUIDELINES AND ZONING REGULATIONS

Although staff continue to review and refine the draft Zoning By-law regulations and Urban Design Guidelines based on the input received thus far, the following modifications have been made to the updated document in Appendices 1 and 2:

- The minimum lot frontage regulation in the Zoning By-law has been reduced to 38.0 m (124.7 ft.) from 42.0 m (137.8 ft.)
- The maximum 41 m (134.5 ft.) block length has been removed from the draft Zoning By-law regulations. The parameter remains in the draft Guidelines only
- Guidelines and regulations pertaining to below grade units and basement units have been clarified. Basement units will no longer be prohibited. Additional regulations will be added to the Zoning By-law to ensure below grade units are designed to allow for adequate light and air into units and private outdoor spaces
- The definition of Context Grade has been modified to recognize the permissions for basement units with private outdoor space

- The Guidelines recommend a limit of 3 to 7 risers to a unit entrance, whereas 3 to 5 risers were previously recommended. This change reflects Ontario Building Code (OBC) restrictions on the maximum height of a porch
- Minimum interior side yard regulations have been reduced where the side lot line abuts a zone permitting detached and/or semi-detached dwellings and where the front wall of a proposed building faces the interior side lot line. The minimum rear yard regulations have similarly been reduced
- The minimum front wall to side wall separation distance has been reduced
- The Zoning By-law regulation requiring an additional 1.0 m (3.2 ft.) setback where below grade units are proposed has been removed. The minimum front wall to front wall separation distance now ranges from 12.0 m (39.4 ft.) to 15.0 m (49.2 ft.) depending on building height
- The minimum width of a sidewalk has been adjusted. A 2.0 m (6.6 ft.) sidewalk is proposed only where the sidewalk is traversed by a driveway. Where the sidewalk is not traversed by a driveway, a 1.8 m (5.9 ft.) wide sidewalk is proposed. The minimum width of a walkway internal to the site has been reduced to 1.5 m (4.9 ft.)
- The Guidelines recommend a sidewalk on only one side of a condominium road (except for large developments), whereas a sidewalk on both sides of a condominium road was previously recommended
- Reference to Fire Route By-law 1036-81
- Consideration of OBC requirements
- Consideration of Enbridge Gas and Alectra Utilities requirements

Planning staff continue to review comments and feedback received by stakeholders. Additional modifications may be made to these documents. A final version of the draft Zoning By-law and Urban Design Guidelines will be presented in the Recommendation Report at a later date.

Financial Impact

Not applicable.

Conclusion

The Planning and Building Department will consider all comments and feedback received and after the public meeting will make changes, as appropriate, to the draft Zoning By-law regulations and Urban Design Guidelines. A Recommendation Report will be brought to a future PDC meeting for consideration.

Attachments

Appendix 1: Draft Urban Design Guidelines for Back to Back and Stacked Townhouses,
September 2017

Appendix 2: Proposed Zoning By-law Regulations and New and Amended Definitions,
September 2017

A handwritten signature in black ink, appearing to read "E. R. Sajecki". The signature is written in a cursive style with a large initial "E".

Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Ashlee Rivet, Development Planner