



# Corporate Report

Clerk's Files

Originator's  
Files CD.06.STR

**PDC** SEP 21 2009

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**DATE:** September 17, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 21, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Addendum Report -  
Streetsville Infill Housing Study -  
Potential Zoning Amendments**

**Public Meeting**

**Ward 11**

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**COMMENTS:** The report from the Commissioner of Planning and Building dated September 1, 2009, was prepared and finalized in advance of a second residents' meeting held on September 9, 2009.

The comments made by some of the area residents with regards to the subject study were:

- an interim control by-law to stop development until a new more restrictive Zoning By-law was passed, was initially supported;
- permit only one (1) storey dwellings;
- introduce architectural controls;
- increase rear yard requirements;
- restrict projecting garages;
- there were questions regarding the impact of the potential zoning amendments on property taxes;
- it was suggested that the front roof line of dwellings be lowered further than what has been proposed;

- it was requested staff investigate implementing other infill housing zoning regulations used elsewhere in the City;
- a small number of residents wanted to retain the existing zone regulations.

Many of the above-noted issues were responded to at the residents' meeting. Following significant discussion, the residents generally expressed support for the most restrictive proposals presented by the Planning and Building Department, that an interim control by-law was not necessary and that staff should proceed as quickly as possible to amend the Zoning By-law.

These comments and those raised at the Public Meeting will be addressed in a future report which will also provide a recommendation with respect to any potential zoning amendments to deal with infill housing in Streetsville.

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: C. Rouse, Development Planner  
J. Sondic, Development Planner*



# Corporate Report

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**PDC** SEP 21 2009

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**DATE:** September 1, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 21, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Information Report**  
**Streetsville Infill Housing Study -**  
**Potential Zoning Amendments**  
**Public Meeting** **Ward 11**

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- RECOMMENDATION:**
1. That the Report dated September 1, 2009, titled "Streetsville Infill Housing Study - Potential Zoning Amendments" from the Commissioner of Planning and Building, be received for information.
  2. That the Planning and Building Department report back on the public submissions received and make specific recommendations to amend the existing "R2-7" (Detached Dwelling) and "R3" (Detached Dwelling) zone standards within the Streetsville Infill Housing Study area in order to retain neighbourhood character and improve compatibility between existing housing and replacement housing and detached dwelling additions.

**REPORT SUMMARY:** The purpose of this report is to provide background information on a review of the existing zoning standards in the Streetsville Infill Housing Study area. The review proposes some alternative solutions for retaining the neighbourhood character within the study area and addressing compatibility and massing issues

associated with replacement housing and additions to existing detached dwellings.

At this point, the Planning and Building Department are considering the following combination of Zoning Amendments, subject to further community input:

- reduce the permitted lot coverage by 5 percent;
- restrict the amount of GFA - Infill Residential to 150 m<sup>2</sup> (1,614.6 sq.ft.) plus 0.2 times the lot area; and
- reduce the maximum height to 9.0 m (29.5 ft.) to the highest ridge of the dwelling and impose a maximum height to the underside of the roof eaves of 6.4 m (21 ft.).

**BACKGROUND:**

At the request of the Ward 11 Councillor, the Planning and Building Department undertook a study to determine if amendments could be made to the Zoning By-law that would address the issue of replacement housing and large additions that are significantly larger than existing houses and thereby changing the character of established detached dwelling neighbourhoods in Streetsville.

**COMMENTS:****Replacement (Infill) Housing**

The concept of regulating replacement housing and new additions through zoning by-law provisions is not new in Mississauga. Large areas within Clarkson Lorne Park and Mineola Districts and smaller areas within historic Port Credit and historic Meadowvale Village are subject to specific zoning by-law performance standards that were designed to retain character and reduce incompatibility between existing houses and new houses and additions. In these areas, the Zoning By-law was modified to include regulations that reduce lot coverage and dwelling heights, increase side yard setbacks, restrict garage projections, impose a maximum dwelling unit depth and restrict the amount of gross floor area permitted to be built, from the base zone standards.

### **Location of the Streetsville Infill Housing Study**

The Planning and Building Department began the Streetsville Infill Housing Study by delineating the neighbourhoods that were most likely to experience the greatest degree of potential incompatibility between the existing houses and replacement houses and additions. This was accomplished by comparing the existing lot sizes and zoning with the existing built form in each of the Streetsville neighbourhoods. Areas where the detached dwelling housing stock was predominantly two (2) storeys on relatively small lot sizes (frontage and area) were excluded from the study area, since any changes to the Zoning By-law would be marginal. Conversely, areas with relatively large lots with smaller, predominantly one (1) storey or one and a half storey (1 ½) dwellings, were included within the study area.

Appendices I- 1a to I-1e accurately delineate the area of this study. Appendices I-3 and I-4 demonstrate the typical existing character of the dwellings and lots within the study area.

### **Current Mississauga Plan Designation and Policies for Streetsville District (November 2, 2006)**

**"Residential - Low Density I"**, which permits detached dwellings to a maximum of 17 units per net residential hectare (42 units per acre), as shown in Appendix I-2.

**"Greenbelt"**, which is generally associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage and to provide for the conservation of natural heritage features and areas.

The majority of the properties within the study area are designated entirely as "Residential - Low Density I". Some of the properties also contain a "Greenbelt" designation on the rear portion of the lot.

Mississauga Plan contains the following general policy regarding development in the Streetsville District:

#### **4.32.2 Development Concept**

New development and redevelopment will conserve and enhance significant natural environmental features, such as the Credit River and Mullet Creek valley features, conserve and enhance heritage resources and recognize the scale and enhance the character of existing neighbourhoods.

No amendments to the Official Plan are being considered.

#### **Existing Zoning**

**"R2-7" (Detached Dwelling)**, which primarily permits detached dwellings on lots with minimum lot frontages of 18.0 m (59.05 ft.) and minimum lot areas of 695 m<sup>2</sup> (7,481.2 sq. ft.).

**"R3" (Detached Dwelling)**, which primarily permits detached dwellings on lots with minimum lot frontages of 15.0 m (49.2 ft.) and minimum lot areas of 550 m<sup>2</sup> (5,920.3 sq. ft.).

Appendix I-5 contains a list of the existing "R2-7" and "R3" zone regulations.

In addition to these Residential Zones, the rear portion of some of the properties within the study area also contain a "G1" (Greenbelt) zone or a Greenbelt Overlay. No changes to the "G1" (Greenbelt) zone or Greenbelt Overlay provisions are being contemplated.

#### **Potential Zoning By-law Amendments**

As part of the Streetsville Infill Housing Study, the Planning and Building Department examined all of the existing zoning regulations. It was determined that the zoning regulations that are most effective at addressing compatibility issues are those that control building mass. Massing controls that have been considered in this study include:

- reduced lot coverage;
- three (3) different maximum gross floor area (GFA) restrictions;
- use of an alternate definition of gross floor area that includes the area of an attached garage in the maximum permitted GFA and reduced height restrictions;
- combination of these potential zone regulations

Each of the massing controls are described in greater detail below. Other massing control regulations include: increased yard setback requirements, maximum dwelling unit depth requirements and restrictions on garage projections.

For the purpose of assessing the potential zoning amendments, lot sizes for the "R2-7" zoned lots were assumed to be at the minimum lot frontage requirements of 18.0 m (59 ft.) and have a lot depth of 39.0 m (128 ft.). The "R3" zoned lots were assumed to be at the minimum lot frontage of 15.0 m (49.2 ft.) and have a lot depth of 38.0 m (124.7 ft.).

### **Reduced Lot Coverage**

Maximum lot coverage is the percentage of the lot area that is covered by all buildings and structures. The existing "R2-7" zone permits a maximum lot coverage of 30% and the existing "R3" zone permits a maximum lot coverage of 35%. Appendices I-6 and I-7 visually demonstrate a typical two (2) storey dwelling built to the maximum lot coverage and maximum height permitted in the "R2-7" and "R3" zones, respectively, and compares it to the typical Streetsville dwelling. Appendices I-8 and I-9 demonstrate what dwellings would look like if the lot coverage in each zone was reduced by 5%. Although lot coverage does reduce the permitted size of the dwelling, it does not address height incompatibilities and, if reduced significantly, may not allow the construction of one (1) storey additions if the existing dwellings and accessory structures are at or close to the maximum lot coverage permitted.

### **Maximum Gross Floor Area**

Maximum gross floor area caps when combined with an alternate definition of gross floor area (Gross Floor Area (GFA) - Infill Residential) that includes the area of attached garages, is another zoning regulation that has been used elsewhere in Mississauga to maintain compatibility between existing and new dwellings and substantive dwelling additions. In the Infill Housing areas of Clarkson Lorne Park and Mineola Planning Districts, the maximum GFA - Infill Residential is  $190 \text{ m}^2$  (2,045.2 sq. ft.) plus 0.2 times the lot area. Rather than simply capping the GFA at a fixed amount, this regulation acknowledges that all lots are not the same size and allows dwellings on larger lots to be larger. Conversely, dwellings on smaller lots are subject to GFA caps that are similarly reduced. Appendices I-10 and I-11 demonstrate the reduction in dwelling sizes using this zoning restriction in the respective "R2-7" and "R3" zones and compares the result to typical Streetsville dwellings. Appendices I-12 and I-13 demonstrate reducing the cap further to  $169 \text{ m}^2$  (1,819.2 sq. ft.) plus 0.2 times the lot area in each of the zones. This maximum GFA cap has been used in historic Port Credit. Appendices I-14 and I-15 demonstrate reducing the cap to  $150 \text{ m}^2$  (1,614.6 sq. ft.) plus 0.2 times the lot area in each of the zones for the purpose of this review. As shown in these illustrations, the maximum permitted dwelling size is significantly reduced.

### **Reduced Dwelling Heights**

The existing "R2-7" and "R3" zones permit detached dwellings to have a maximum height of 10.7 m (35.1 ft.) which is measured from average grade of the lot to the mid-point of the roof of a sloped roof. This means that the highest point of a roof can be significantly higher depending upon the pitch of the roof. In the Infill Housing areas of the Clarkson Lorne Park and Mineola Planning Districts, maximum dwelling height is measured between the average grade of the lot and the highest ridge of a sloped roof. The maximum height in these areas has also been reduced to 9.0 m (29.5 ft.) and 9.5 m (31.2 ft.) depending upon lot frontage. There is another zoning regulation that requires a maximum height to the



underside of the roof eaves of 6.4 m (21 ft.) . This regulation simply brings the edge of the roof closer to the ground, which significantly lessens the visual massing of a dwelling. Appendices I-16 and I-17 visually demonstrate the imposition of a 9.0 m (29.5 ft.) maximum height regulation and the maximum height of the eaves of 6.4 m (21 ft.) regulation in the "R2-7" and "R3" zones.

### **Combined Potential Zoning Amendments**

Combining the various zone regulations could be a very effective method for addressing compatibility and character concerns. Appendices I-18 and I-19 visually demonstrate the significant reduction in the size and height of replacement dwellings and dwelling additions in comparison to typical existing dwellings in the "R2-7" and "R3" zones. The smaller buildings with reduced heights appear to respect the scale of the existing dwellings on abutting lots, thereby maintaining the character of the neighbourhoods. Appendix I-20 is a comparison of the maximum dwelling sizes permitted under each of the potential zoning amendments.

### **COMMUNITY ISSUES**

A community meeting was held by Ward 11 Councillor George Carlson, on May 27, 2009. The majority of residents who attended this meeting expressed support for modifying the existing zoning regulations to the following:

- reduce the permitted lot coverage by 5 percent;
- restrict the amount of GFA - Infill Residential to 150 m<sup>2</sup> (1,614.6 sq. ft) plus 0.2 times the lot area; and
- reduce the maximum height to 9.0 m (29.5 ft.) to the highest ridge of the dwelling and impose a maximum height to the underside of the roof eaves of 6.4 m (21 ft.).

Some of the residents suggested even stricter zoning regulations including a one (1) storey height restriction and increased minimum yards.

There were also a few residents who requested that the existing zoning remain. These residents expressed concerns with the possibility of having the development potential of their existing houses and lots negatively impacted. Some residents also expressed concern that their property values would similarly be reduced by any new zone restrictions.

These results were duplicated by 32 questionnaires that were filled out at the resident meeting or sent to the Planning and Building Department following the resident meeting.

**CONCLUSION:**

Once public input has been received, and all issues are identified, the Planning and Building Department will be in a position to make recommendations regarding potential amendments to the Zoning By-law for the "R2-7" and "R3" (Detached Dwelling) zones within the Streetsville Infill Housing Study area.

**ATTACHMENTS:**

Appendices I-1a to 1e - Aerial Photographs  
Appendix I-2 - Excerpt of Streetsville District Land Use Map  
Appendix I-3 - Existing Character - "R2-7" zone  
Appendix I-4 - Existing Character - "R3" zone  
Appendix I-5 - "R2-7" and "R3" Existing Zone Regulations  
Appendix I-6 - Dwelling Permitted under Existing "R2-7" zone  
Appendix I-7 - Dwelling Permitted under Existing "R3" zone  
Appendix I-8 - "R2-7" Dwelling - Reduced Lot Coverage  
Appendix I-9 - "R3" Dwelling - Reduced Lot Coverage  
Appendix I-10 - "R2-7" Dwelling - GFA Cap #1  
Appendix I-11 - "R3" Dwelling - GFA Cap #1  
Appendix I-12 - "R2-7" Dwelling - GFA Cap #2  
Appendix I-13 - "R3" Dwelling - GFA Cap #2  
Appendix I-14 - "R2-7" Dwelling - GFA Cap #3  
Appendix I-15 - "R3" Dwelling - GFA Cap #3  
Appendix I-16 - "R2-7" Dwelling - With Height Caps  
Appendix I-17 - "R3" Dwelling - With Height Caps  
Appendix I-18 - "R2-7" Dwelling - Combined Regulations

Appendix I-19 - "R3" Dwelling - Combined Regulations  
Appendix I-20 - Impact of Potential Zoning Regulations on  
Maximum Dwelling Size  
Appendix I-21 - General Zoning Map  
Appendices I-22a to 22e - Detailed Zoning Maps  
Appendix I-23 - General Context Map

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: C. Rouse, Development Planner  
J. Sondic, Development Planner*



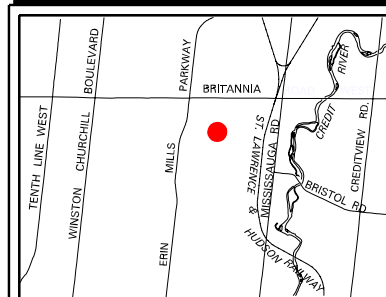
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 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: 03 2009



**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**



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DWG. NO:

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SCALE:

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PDC DATE:

2009 09 21

DRAWN BY:

K.PROKOP

APPENDIX I-1a





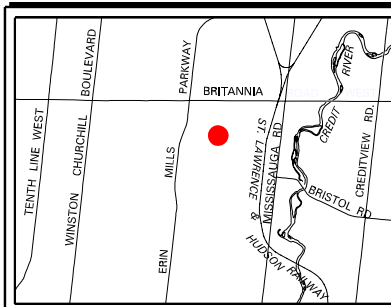
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DATE OF AERIAL PHOTO: 03 2009



**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**



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CD06STR-2A.DGN

**SCALE:**  
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**PDC DATE:**  
2009 09 21

**DRAWN BY:**  
K. PROKOP

**APPENDIX I-1b**

 **MISSISSAUGA**  
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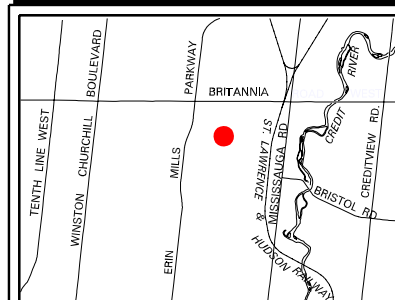
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**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**



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<b>DRAWN BY:</b> K. PROKOP

APPENDIX I-1c

 **MISSISSAUGA**  
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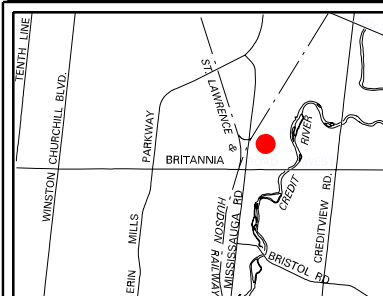


SUBJECT LANDS

DATE OF AERIAL PHOTO: 03 2009



SUBJECT: **STREETSVILLE INFILL  
HOUSING STUDY**



FILE NO:

CD.06-STR

DWG. NO:

CD06STR-4A.DGN

SCALE:

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PDC DATE:

2009 09 21

DRAWN BY:

K. PROKOP

**MISSISSAUGA**  
Planning and Building

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APPENDIX I-1d





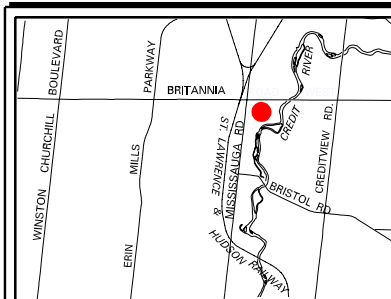
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 **SUBJECT LANDS**

DATE OF AERIAL PHOTO: 03 2009



**STREETSVILLE INFILL  
HOUSING STUDY**

















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APPENDIX I-1e











# PART OF STREETSVILLE DISTRICT LAND USE MAP STREETSVILLE DISTRICT POLICIES OF MISSISSAUGA PLAN






## LAND USE DESIGNATIONS

-  Residential - Low Density I
-  Residential - Low Density II
-  Residential - Med. Density I
-  Residential - Med. Density II
-  Residential - High Density I
-  Mainstreet Commercial
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Business Employment
-  Public Open Space
-  Private Open Space
-  Greenbelt
-  Utility

## TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station

## LAND USE LEGEND

-  - LBPIA Operating Area Boundary- See Aircraft Noise Policies
-  - Node Boundary
-  Cem - Cemetery
-  - 1996 NEP /2000 NEF Composite Noise Contours
-  - Planning District

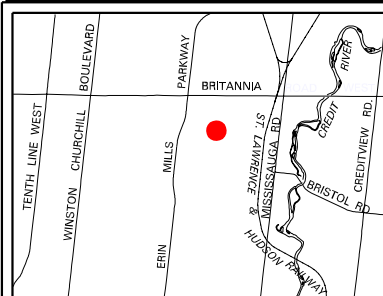
 A3 Appealed to the Ontario Municipal Board

 Special Site Areas (See Special Site Policies)

 **SUBJECT LANDS**



## SUBJECT: STREETSVILLE INFILL HOUSING STUDY



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CD.06-STR

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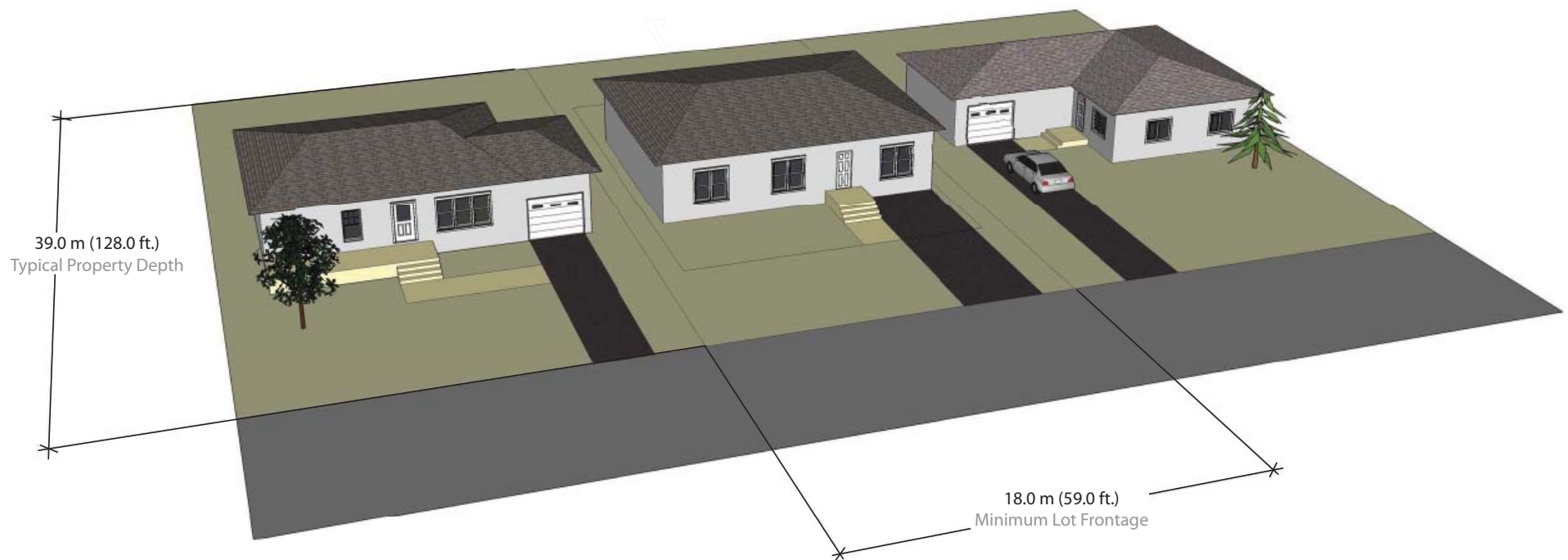
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2009 09 21

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K. PROKOP

APPENDIX I-2

**MISSISSAUGA**  
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Existing Character R2-7



Existing Character R3

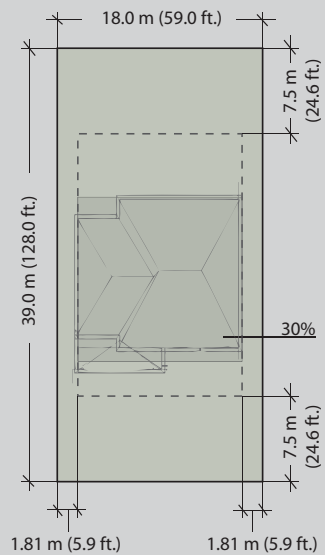
**"R2-7" AND "R3" EXISTING ZONE REGULATIONS**

<b>ZONE REGULATION</b>	<b>R2-7 ZONE</b>	<b>R3 ZONE</b>
Minimum Lot Area - Interior lot	695 m <sup>2</sup> (7,481.2 sq. ft.)	550 m <sup>2</sup> (5,920.3 sq. ft.)
Minimum Lot Area - Corner lot	810 m <sup>2</sup> (8,719.0 sq. ft.)	720 m <sup>2</sup> (7,750.3 sq. ft.)
Minimum Lot Frontage - Interior lot	18.0 m (59.1 ft.)	15.0 m (49.2 ft.)
Minimum Lot Frontage - Corner lot	21.0 m (68.9 ft.)	19.5 m (63.9 ft.)
Maximum Lot Coverage	30% of the lot	35% of the lot
Minimum Front Yard - Interior lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum Front Yard - Corner lot	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum Exterior Side Yard - Corner lot	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum Interior Side Yard - Interior lot	1.2 m + 0.61 m for each additional <b>storey</b> or portion thereof above one (1) <b>storey</b>	1.2 m + 0.61 m for each additional <b>storey</b> or portion thereof above one (1) <b>storey</b>
Minimum Interior Side Yard - Corner lot	3.0 m (9.8 ft.)	1.2 m + 0.61 m for each additional <b>storey</b> above one (1) <b>storey</b>
Minimum Rear Yard - Interior lot	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Minimum Rear Yard - Corner lot	3.0 m (9.8 ft.)	3.0 m (9.8 ft.)
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Maximum Driveway Width	Lesser of 8.5 m (27.9 ft.) or 50% of <b>lot frontage</b>	Lesser of 8.5 m (27.9 ft.) or 50% of <b>lot frontage</b>

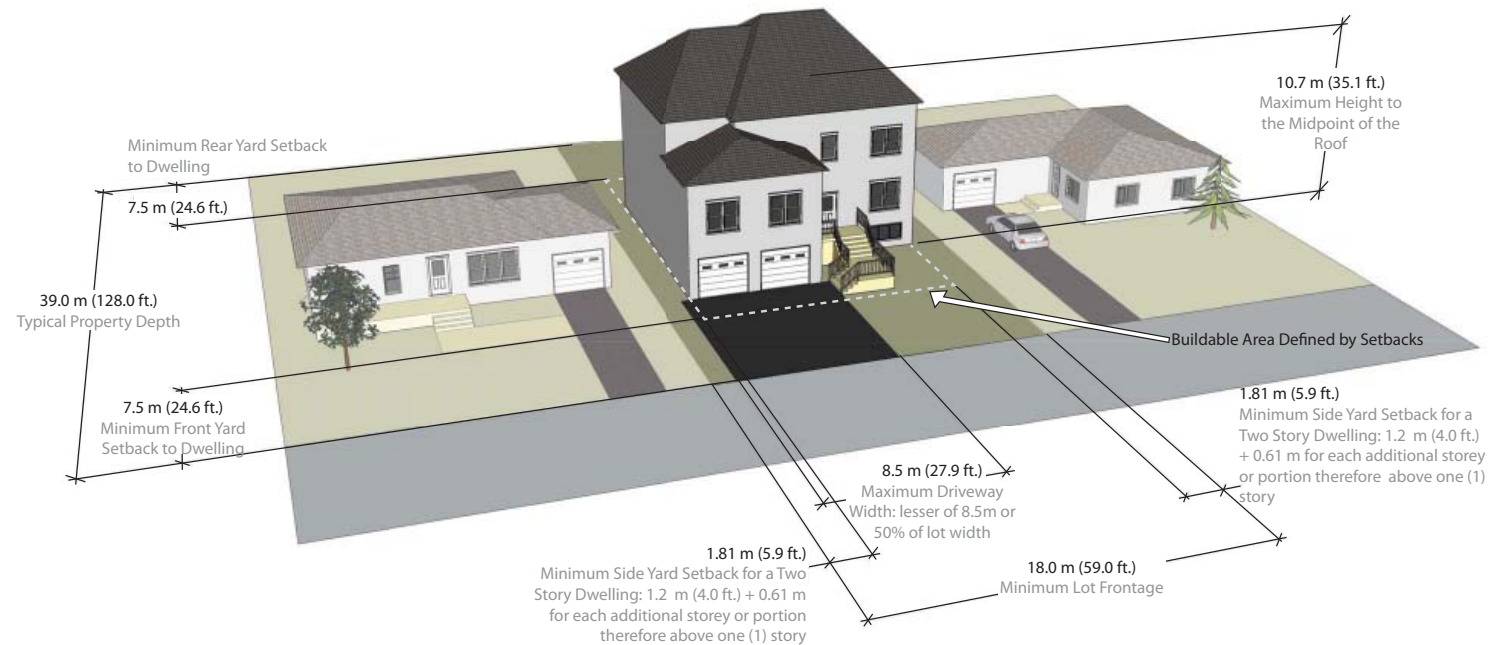
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## R2-7: Existing Zoning

- Maximum Lot Coverage: 30 %
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)

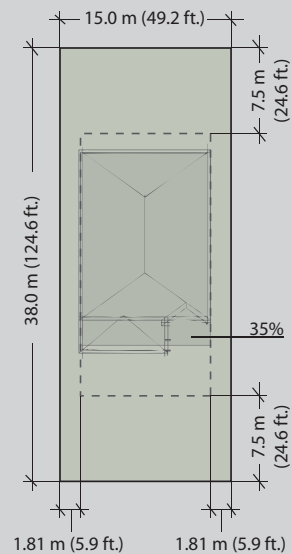


Maximum Dwelling Size (Maximum GFA):  
 One Storey: 211 m<sup>2</sup> (2271 sq. ft.)  
 Two Storey: 422 m<sup>2</sup> (4542 sq. ft.)

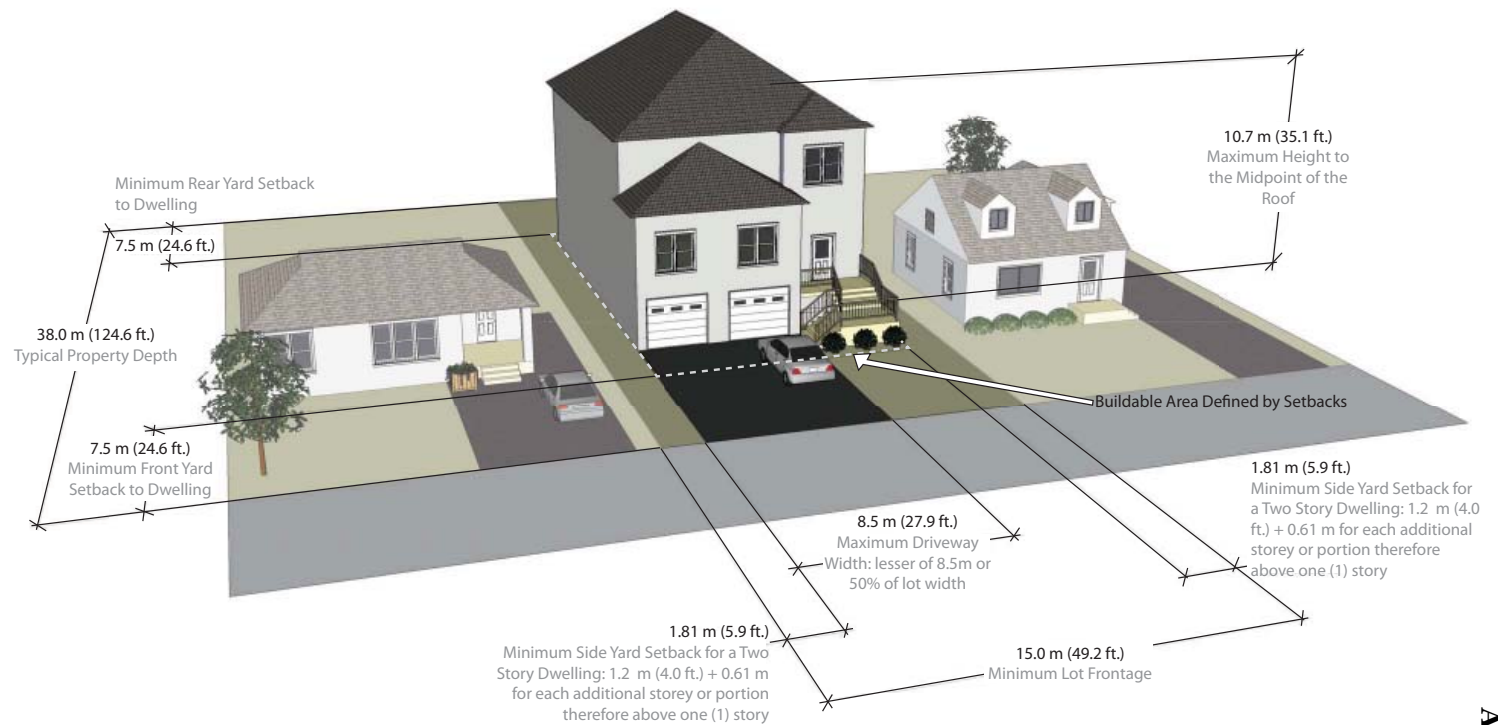


## R3: Existing Zoning

- Maximum Lot Coverage: 35 %
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)

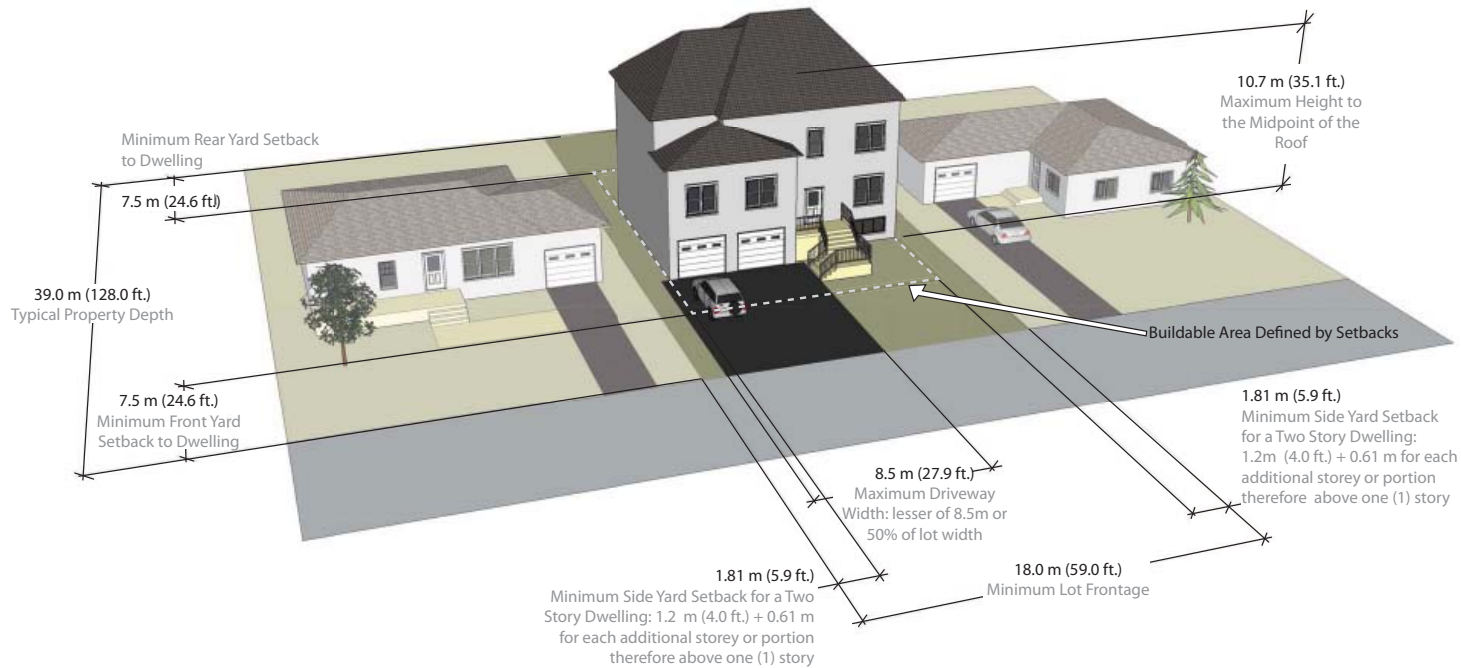


Maximum Dwelling Size (Maximum GFA):  
 One Storey: 200 m<sup>2</sup> (2153 sq. ft.)  
 Two Storey: 400 m<sup>2</sup> (4306 sq. ft.)

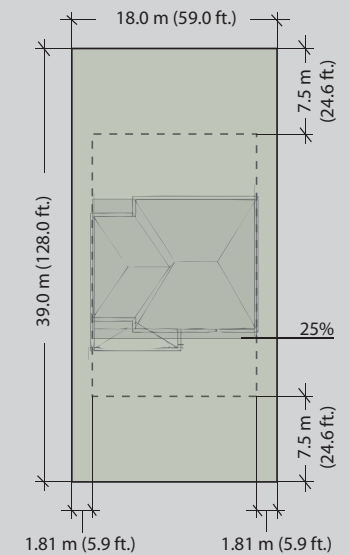




## R2-7: Maximum Lot Coverage Reduction to 25%

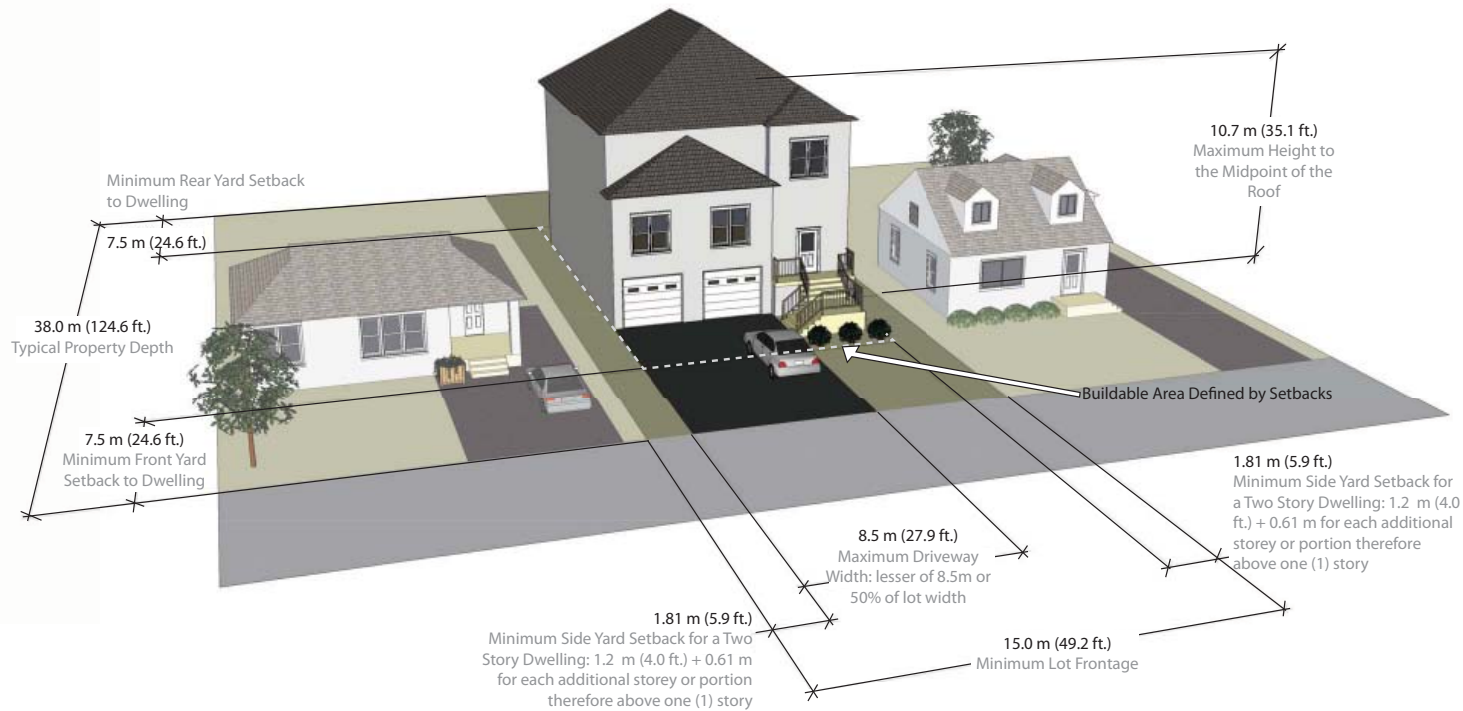


- Maximum Lot Coverage: 25 %
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)

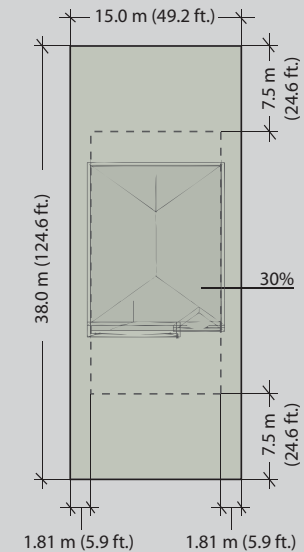


Maximum Dwelling Size (Maximum GFA):  
 One Storey: 176 m<sup>2</sup> (1894 sq. ft.)  
 Two Storey: 352 m<sup>2</sup> (3789 sq. ft.)

## R3: Maximum Lot Coverage Reduction to 30%



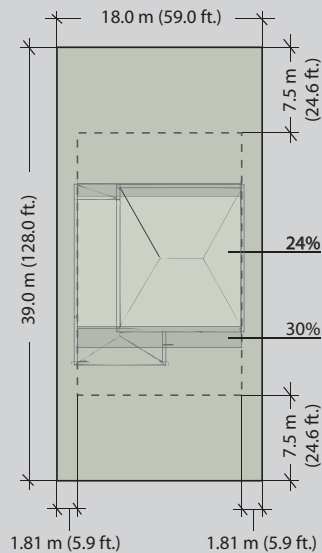
- Maximum Lot Coverage: 30 %
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)



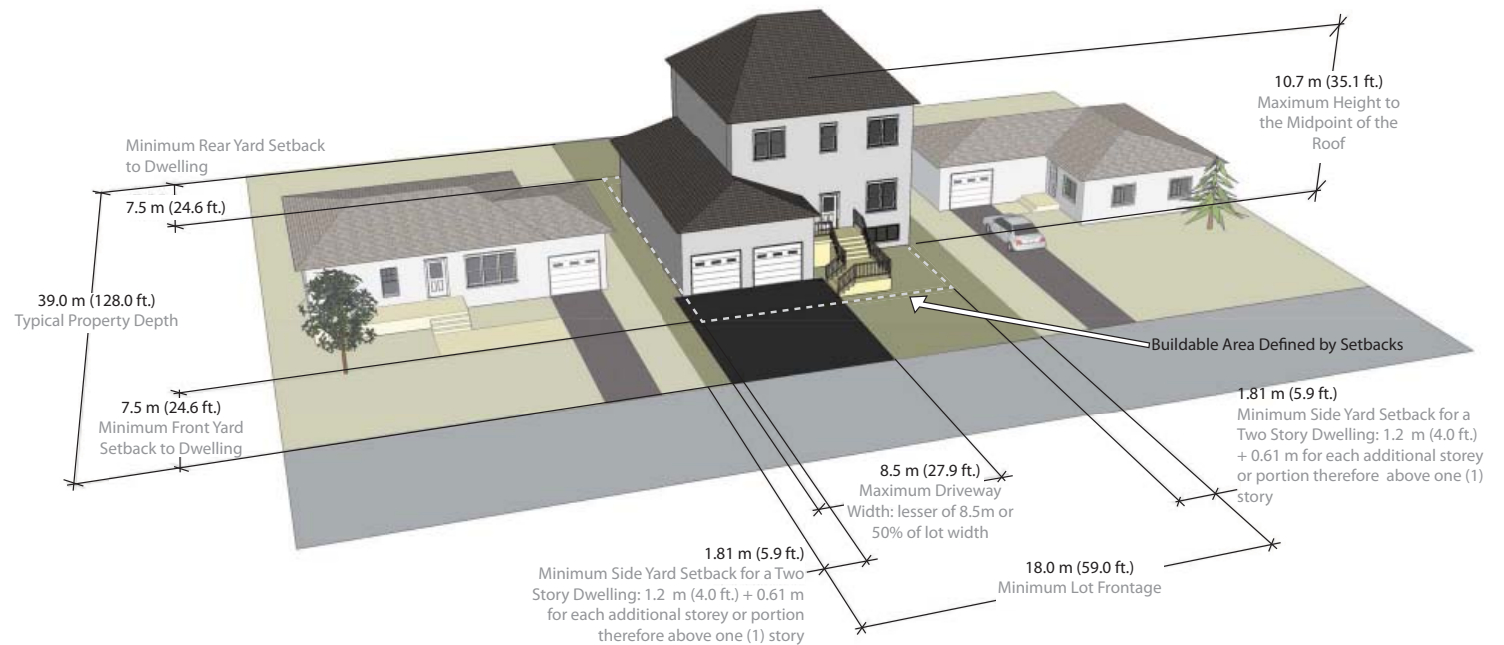
Maximum Dwelling Size (Maximum GFA):  
 One Storey: 171 m<sup>2</sup> (1841 sq. ft.)  
 Two Storey: 342 m<sup>2</sup> (3681 sq. ft.)



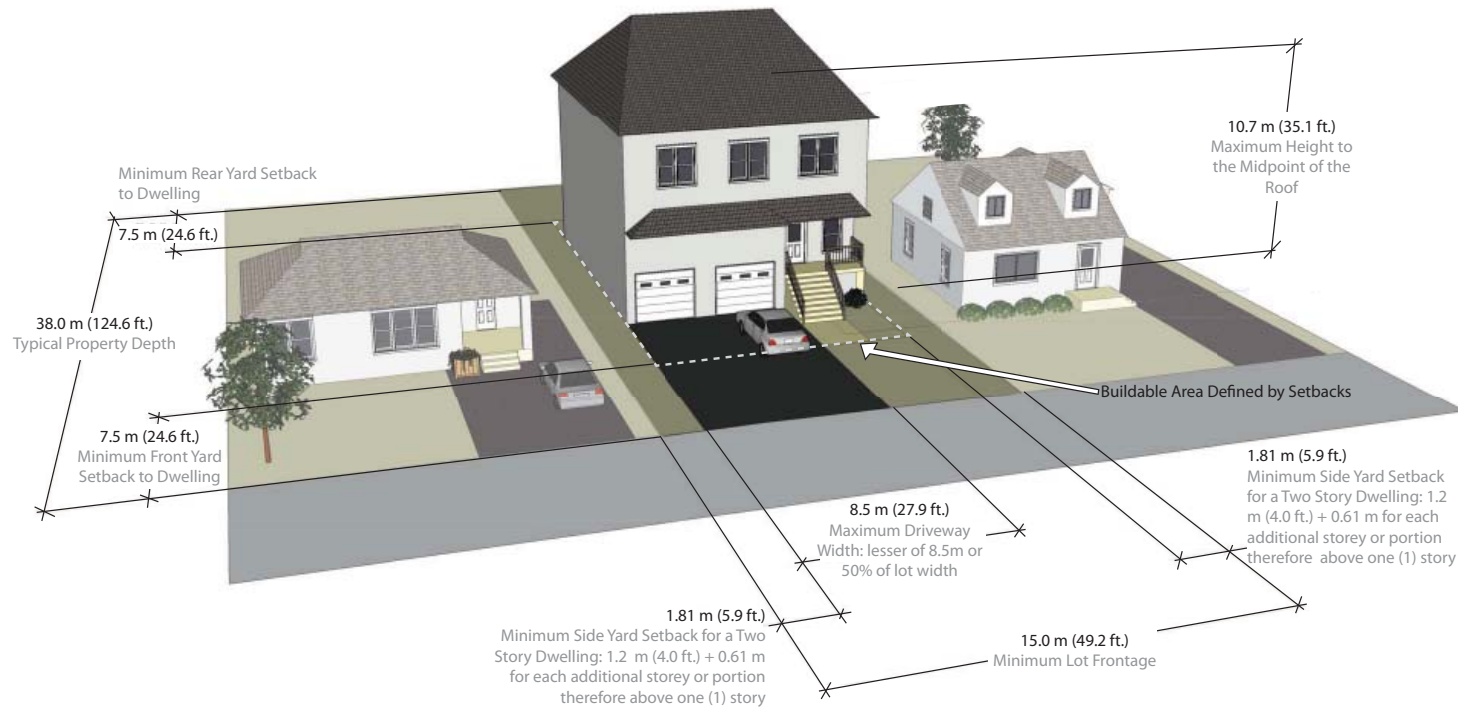
- Maximum Infill Gross Floor Area =  $190 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage: 30%
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)



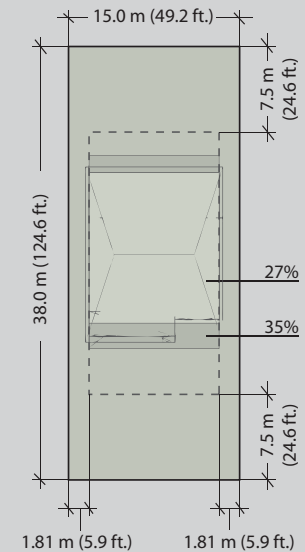
Maximum Dwelling Size (Maximum GFA):  
One Storey: 211 m<sup>2</sup> (2271 sq. ft.)  
Two Storey: 330 m<sup>2</sup> (3552 sq. ft.)



## R3: Maximum Infill Gross Floor Area Cap 1

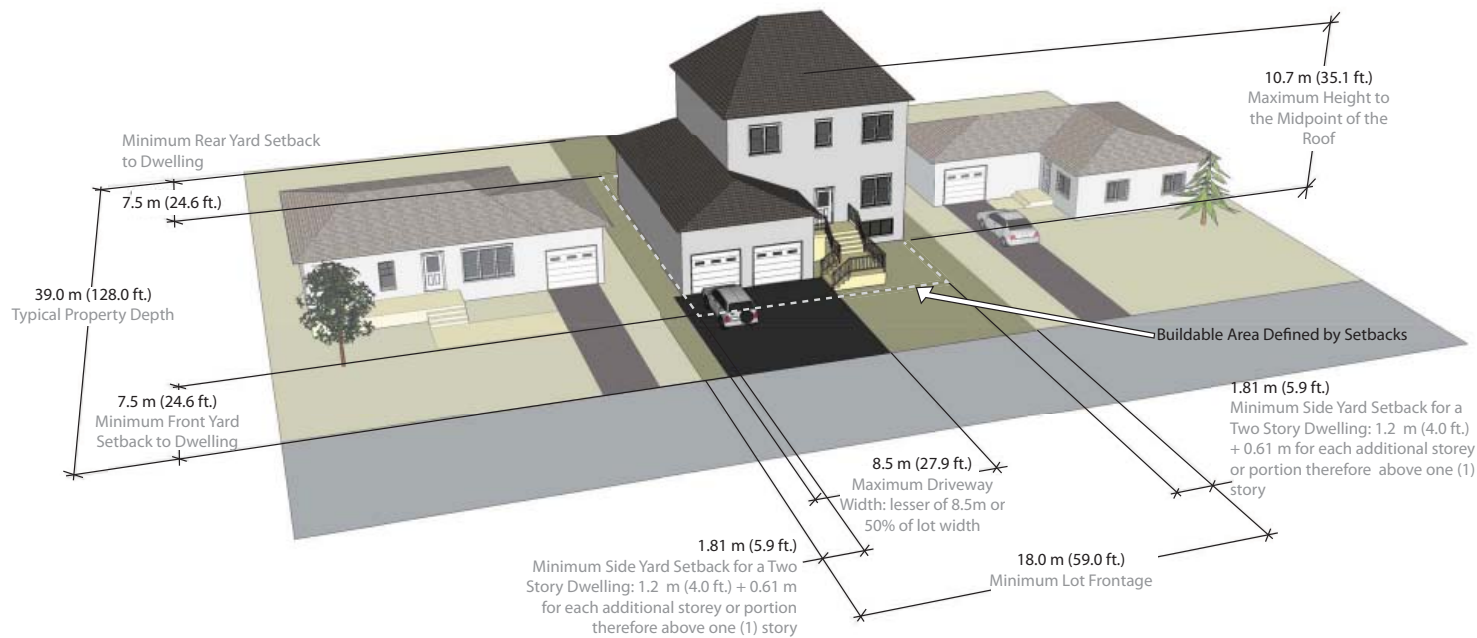


- Maximum Infill Gross Floor Area =  $190 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage: 35%
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)

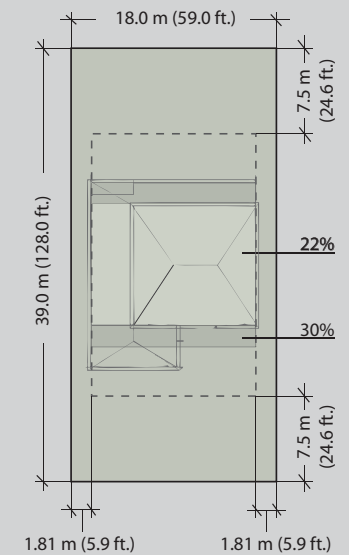


Maximum Dwelling Size (Maximum GFA):  
 One Storey:  $200 \text{ m}^2$  (2153 sq. ft.)  
 Two Storey:  $304 \text{ m}^2$  (3272 sq. ft.)

## R2-7: Maximum Infill Gross Floor Area Cap 2



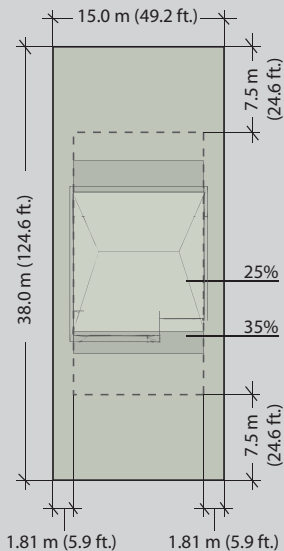
- Maximum Infill Gross Floor Area =  $169 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage: 30%
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)



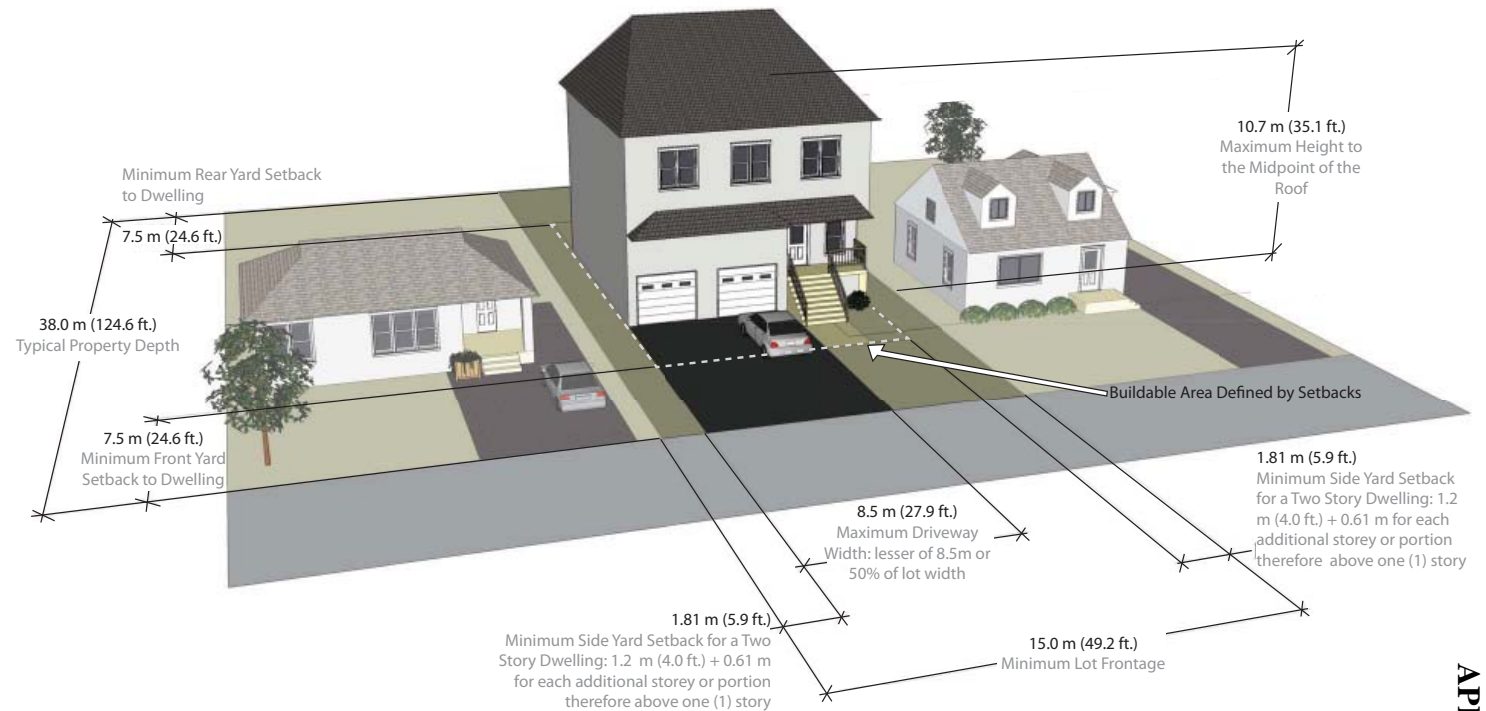
Maximum Dwelling Size (Maximum GFA):  
 One Storey:  $211 \text{ m}^2$  (2271 sq. ft.)  
 Two Storey:  $309 \text{ m}^2$  (3326 sq. ft.)

## R3: Maximum Infill Gross Floor Area Cap 2

- Maximum Infill Gross Floor Area =  $169 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage: 35%
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)

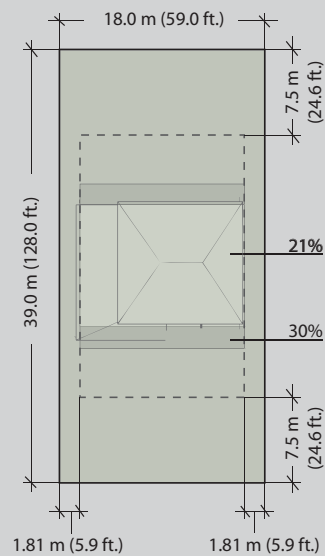


Maximum Dwelling Size (Maximum GFA):  
 One Storey:  $200 \text{ m}^2$  (2153 sq. ft.)  
 Two Storey:  $283 \text{ m}^2$  (3046 sq. ft.)

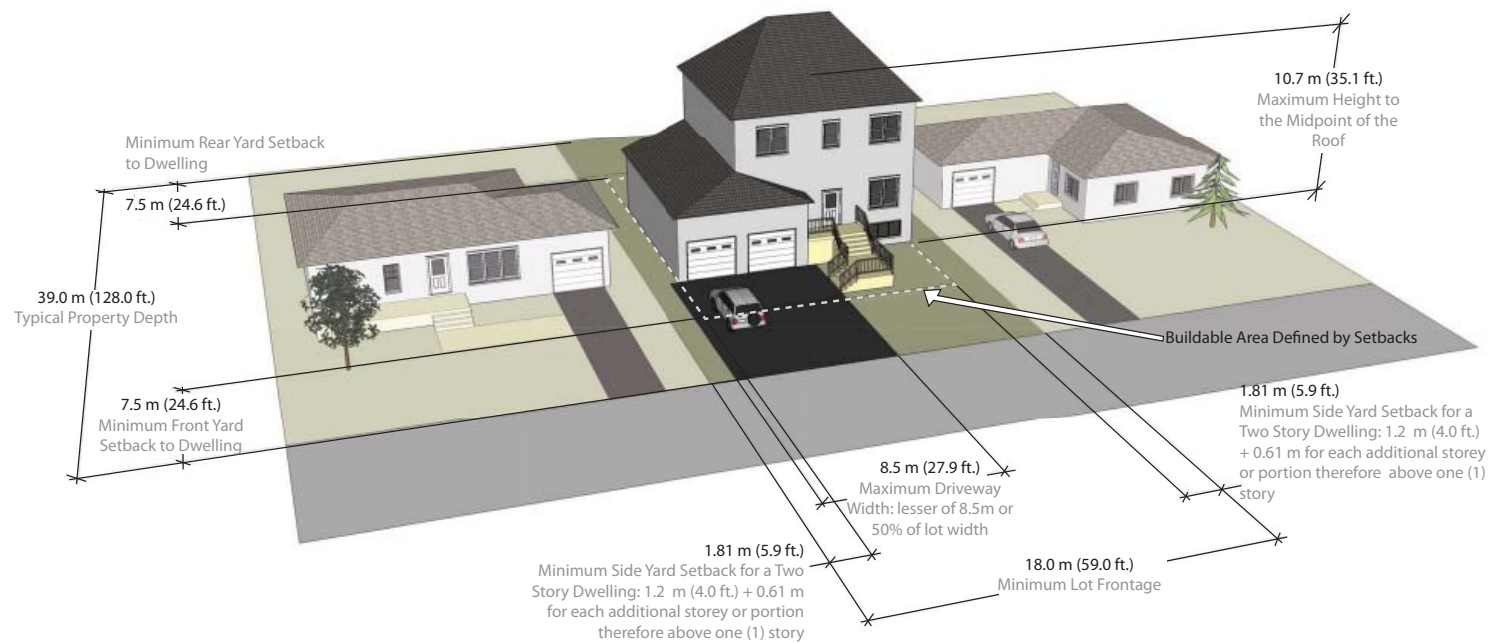


## R2-7: Maximum Infill Gross Floor Area Cap 3

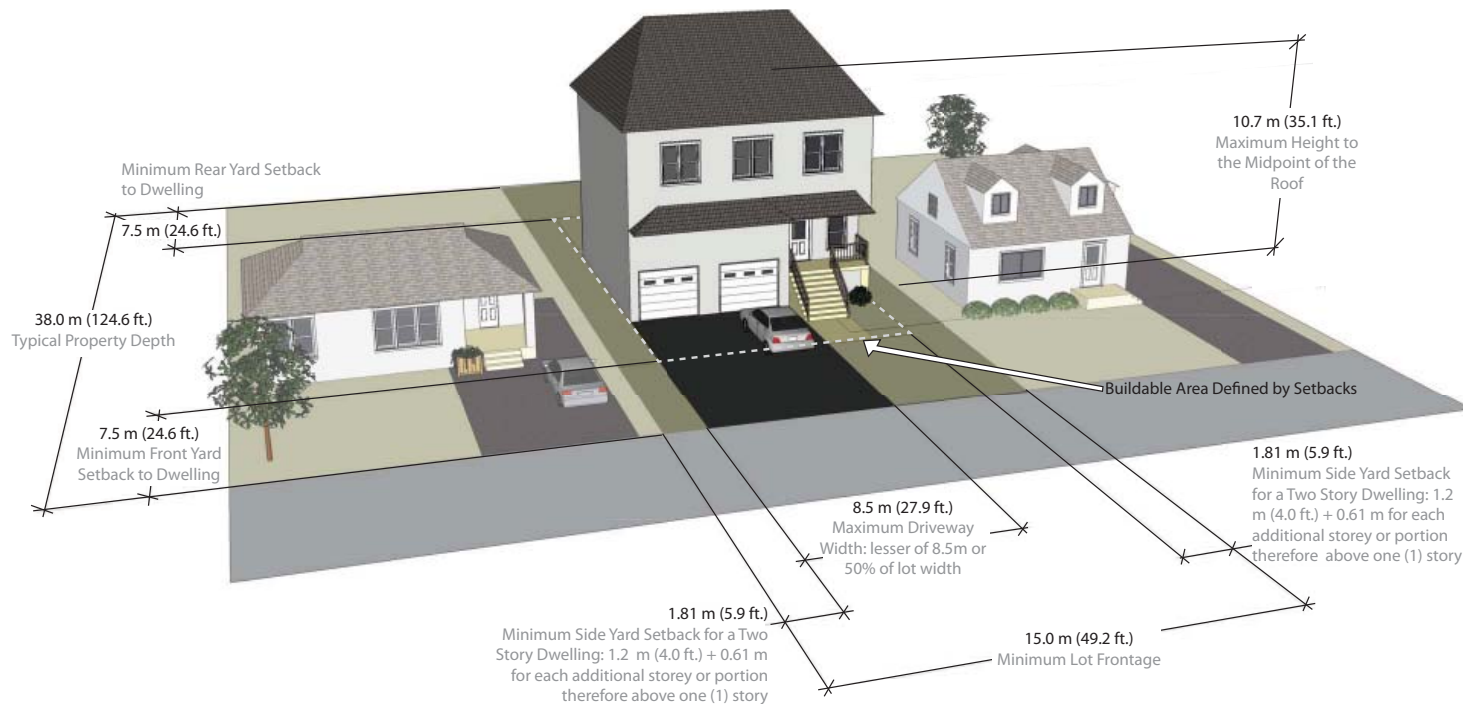
- Maximum Infill Gross Floor Area =  $150 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage: 30%
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)



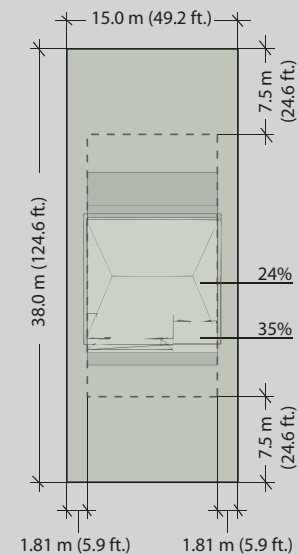
Maximum Dwelling Size (Maximum GFA):  
 One Storey: 211 m<sup>2</sup> (2271 sq. ft.)  
 Two Storey: 290 m<sup>2</sup> (3122 sq. ft.)



## R3: Maximum Infill Gross Floor Area Cap 3



- Maximum Infill Gross Floor Area =  $150 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage: 35%
- Maximum Height to Midpoint of the Roof 10.7 m (35.1 ft.)

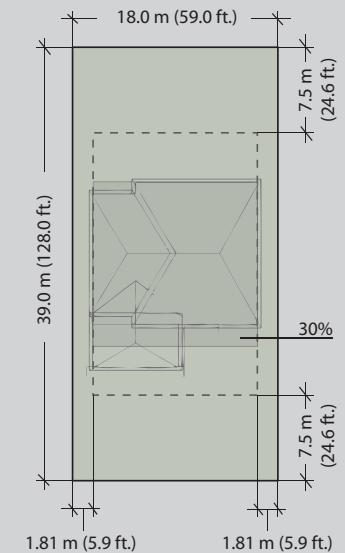
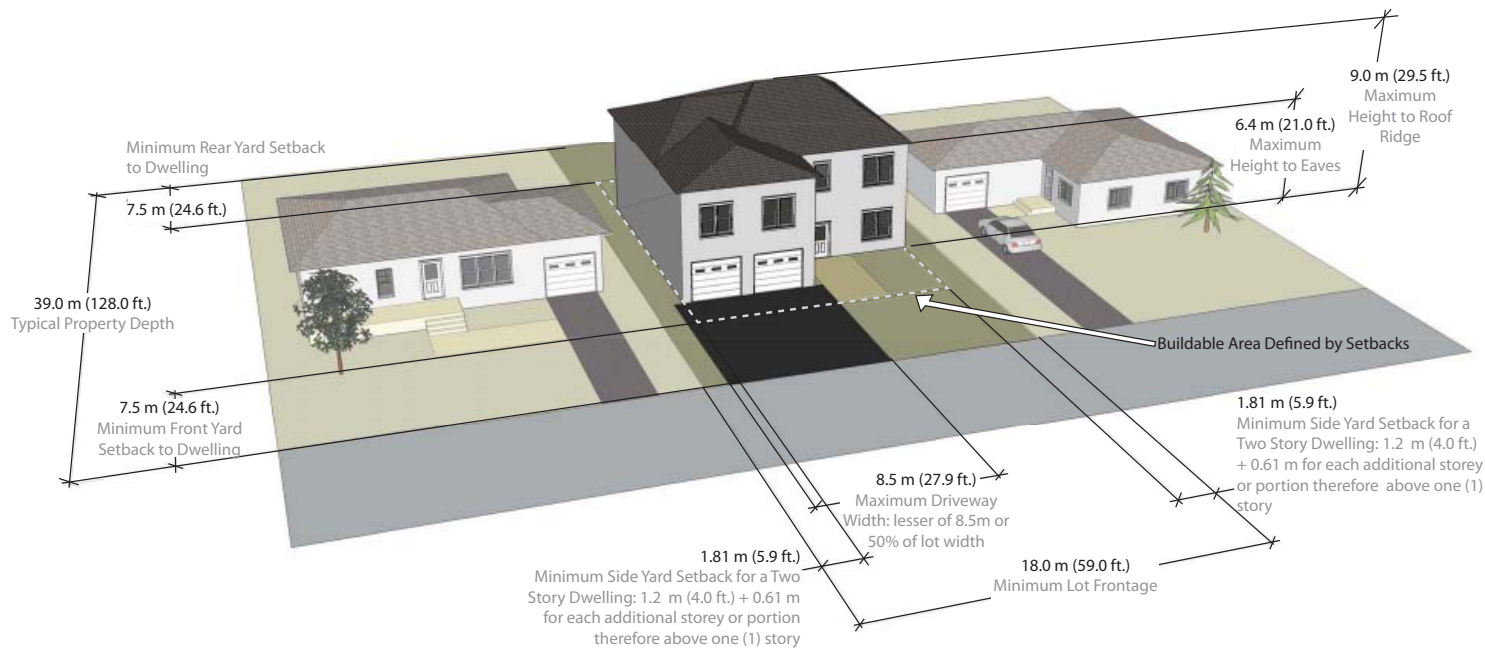


**Maximum Dwelling Size (Maximum GFA):**  
 One Storey:  $200 \text{ m}^2$  (2153 sq. ft.)  
 Two Storey:  $264 \text{ m}^2$  (2842 sq. ft.)



## R2-7: Height Caps

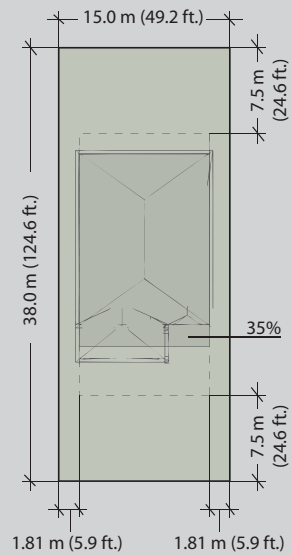
- Maximum Height to Ridge of Roof 9.0 m (29.5 ft.)
- Maximum Height to Eaves of Roof 6.4 m (21.0 ft.)
- Maximum Lot Coverage: 30%



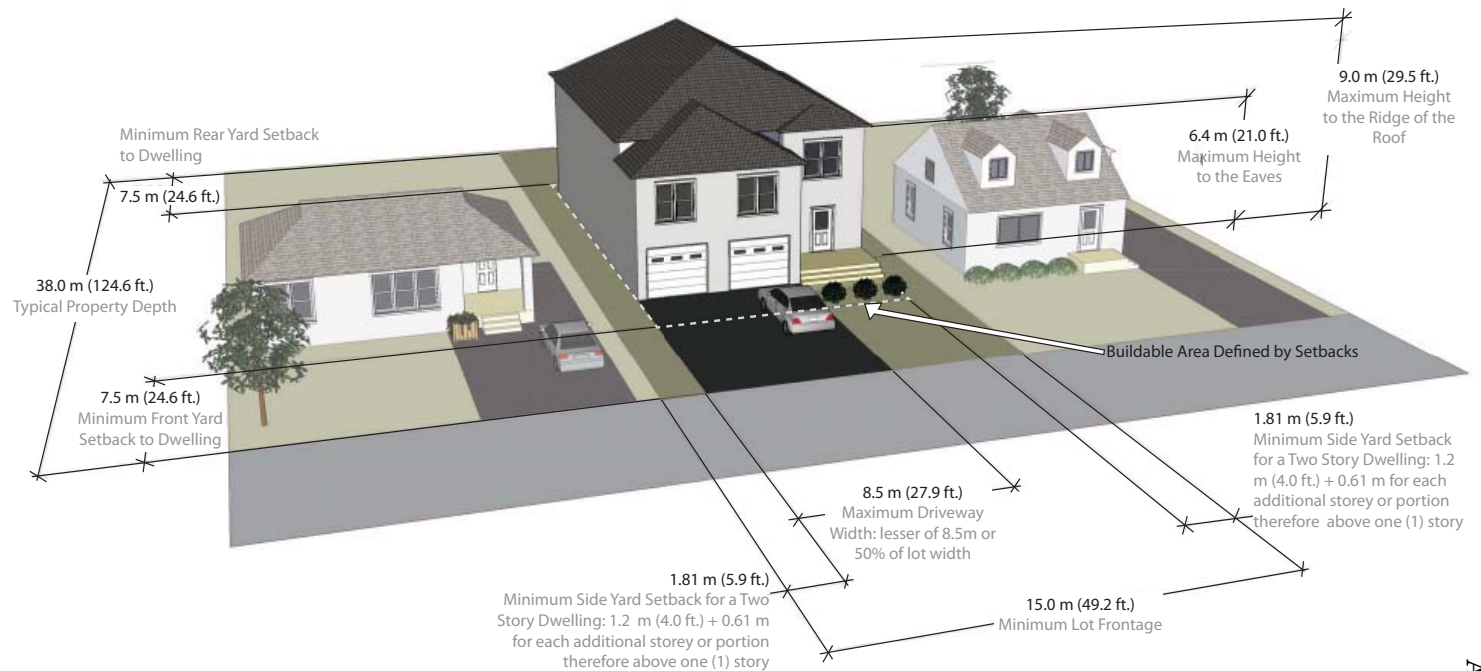
Maximum Dwelling Size (Maximum GFA):  
 One Storey: 211 m<sup>2</sup> (2271 sq. ft.)  
 Two Storey: 422 m<sup>2</sup> (4542 sq. ft.)

## R3: Height Caps

- Maximum Height to Ridge of Roof 9.0 m (29.5 ft.)
- Maximum Height to Eaves of Roof 6.4 m (21.0 ft.)
- Maximum Lot Coverage: 35%



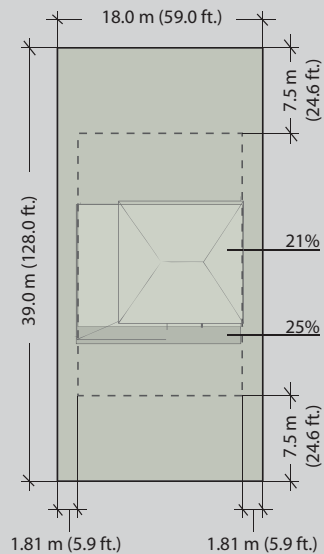
Maximum Dwelling Size (Maximum GFA):  
 One Storey: 200 m<sup>2</sup> (2153 sq. ft.)  
 Two Storey: 400 m<sup>2</sup> (4306 sq. ft.)



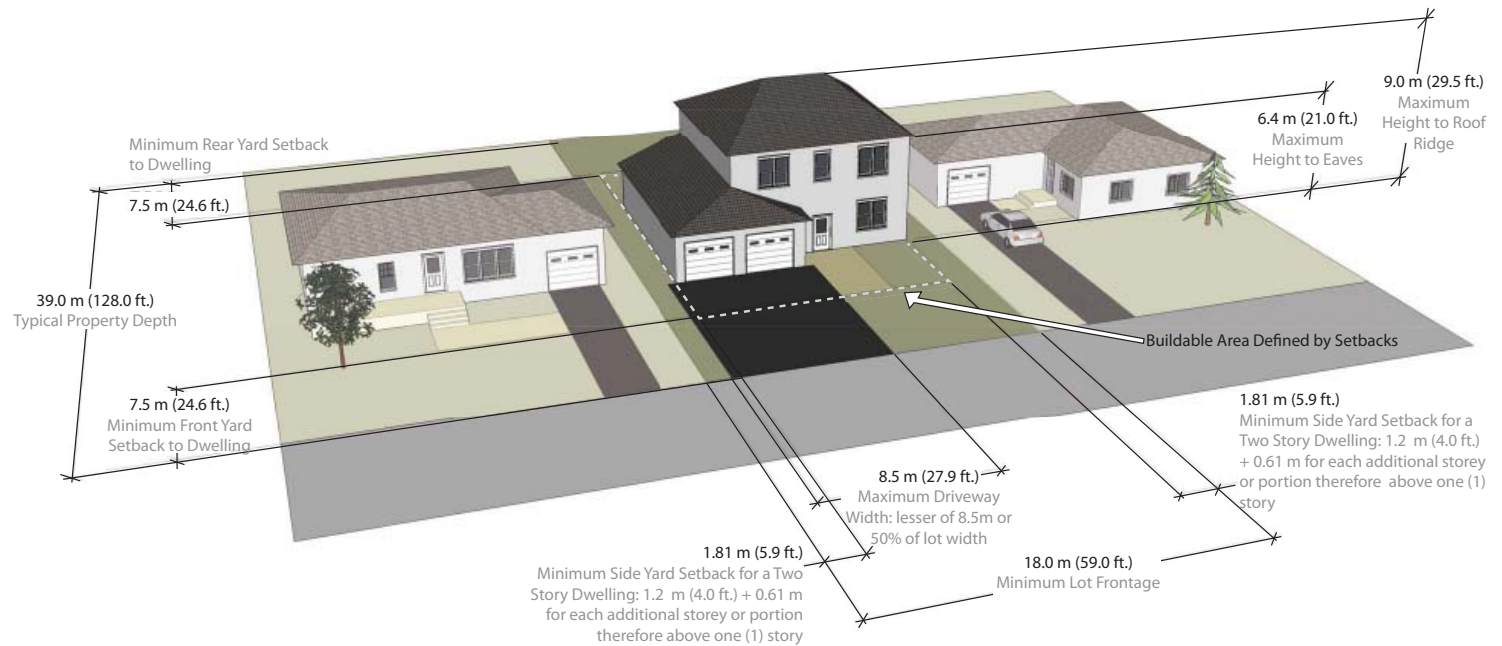


## R2-7: Height Caps + Maximum Infill Gross Floor Area Cap

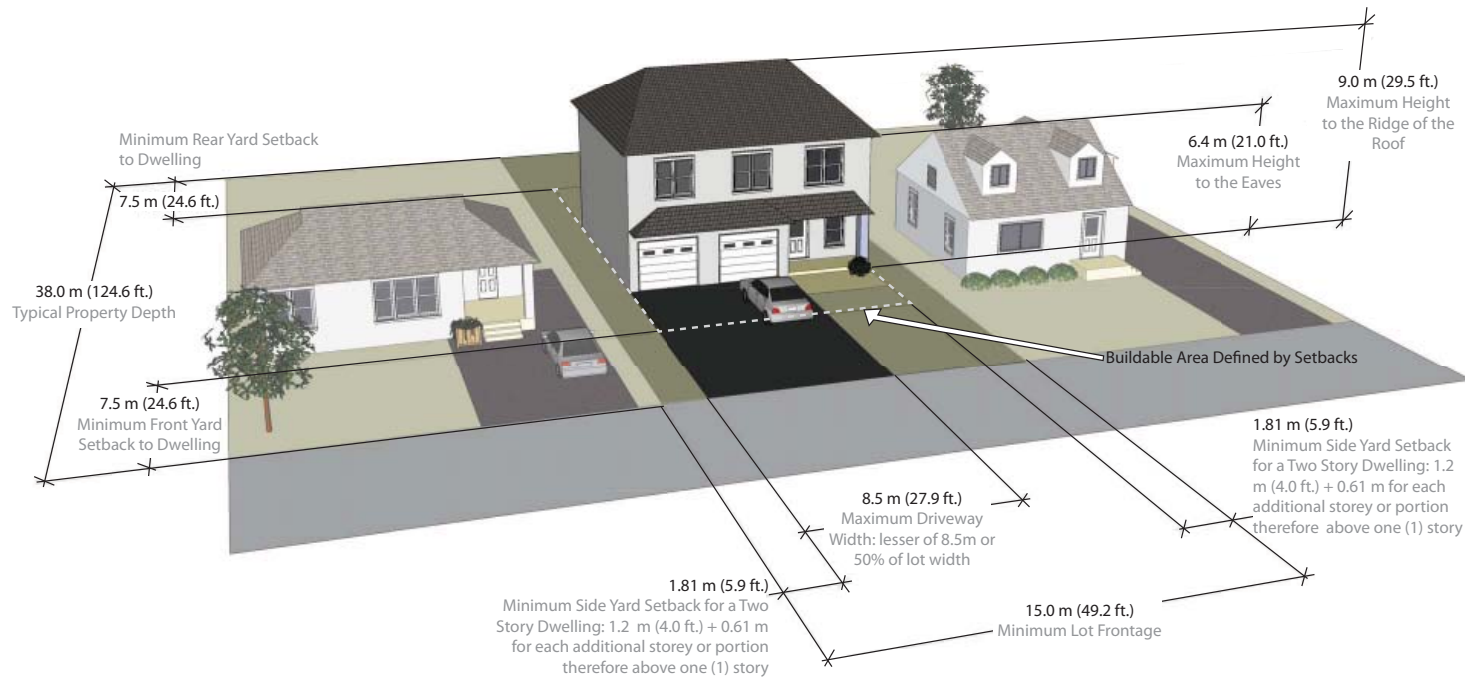
- Maximum Height to Ridge of Roof 9.0 m (29.5 ft.)
- Maximum Height to Eaves of Roof 6.4 m (21.0 ft.)
- Maximum Infill Gross Floor Area =  $150 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage 25%



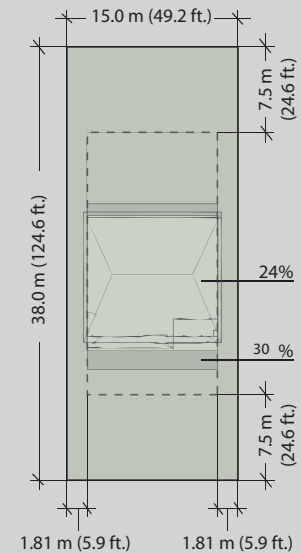
Maximum Dwelling Size (Maximum GFA):  
 One Storey:  $176 \text{ m}^2$  (1894 sq. ft.)  
 Two Storey:  $290 \text{ m}^2$  (3122 sq. ft.)



## R3: Height Caps + Maximum Infill Gross Floor Area Cap



- Maximum Height to Ridge of Roof 9.0 m (29.5 ft.)
- Maximum Height to Eaves of Roof 6.4 m (21.0 ft.)
- Maximum Infill Gross Floor Area =  $150 \text{ m}^2 + 0.2 \times \text{lot area}$
- Maximum Lot Coverage 30%



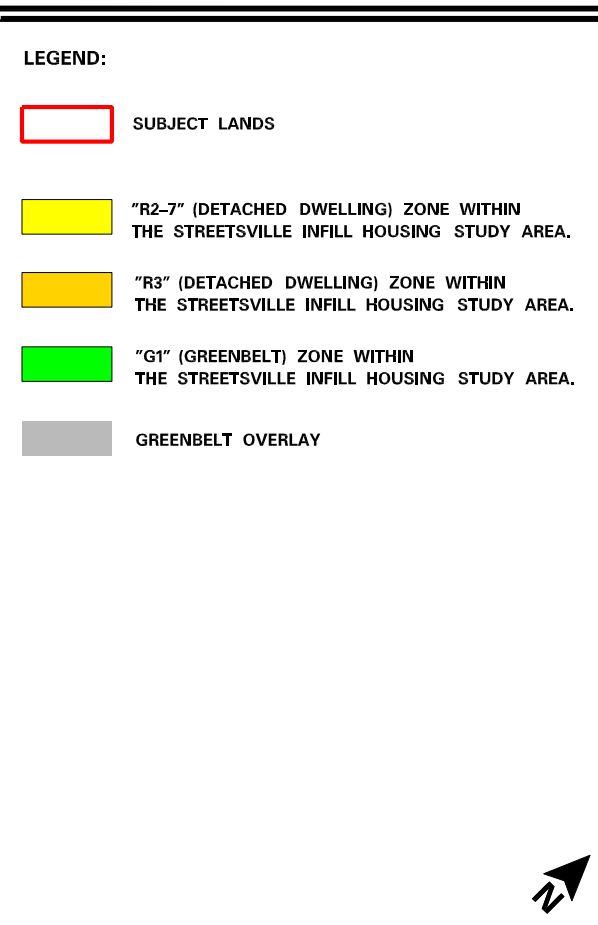
Maximum Dwelling Size (Maximum GFA):  
 One Storey: 171 m<sup>2</sup> (1841 sq. ft.)  
 Two Storey: 264 m<sup>2</sup> (2842 sq. ft.)

## IMPACT OF POTENTIAL ZONING REGULATIONS ON MAXIMUM DWELLING SIZE

POTENTIAL ZONE REGULATION	R2-7 ZONE MAXIMUM DWELLING SIZE	R3 ZONE MAXIMUM DWELLING SIZE
Existing Zone Regulations	One Storey: 211 m <sup>2</sup> (2,271 sq. ft.) Two Storey: 422 m <sup>2</sup> (4,542 sq. ft.)	One Storey: 200 m <sup>2</sup> (2,153 sq. ft.) Two Storey: 422 m <sup>2</sup> (4,306 sq. ft.)
Lot Coverage Reduced by 5 %	One Storey: 176 m <sup>2</sup> (1,894 sq. ft.) Two Storey: 352 m <sup>2</sup> (3,789 sq. ft.)	One Storey: 171 m <sup>2</sup> (1,841 sq. ft.) Two Storey: 342 m <sup>2</sup> (3,681 sq. ft.)
Maximum GFA – Infill Residential of 190 m <sup>2</sup> (2,045.2 sq. ft.) plus 0.2 times the lot area	One Storey: 211 m <sup>2</sup> (2,271 sq. ft.) Two Storey: 330 m <sup>2</sup> (3,552 sq. ft.)	One Storey: 200 m <sup>2</sup> (2,153 sq. ft.) Two Storey: 304 m <sup>2</sup> (3,272 sq. ft.)
Maximum GFA – Infill Residential of 169 m <sup>2</sup> (1,819 sq. ft.) plus 0.2 times the lot area	One Storey: 211 m <sup>2</sup> (2,271 sq. ft.) Two Storey: 309 m <sup>2</sup> (3,326 sq. ft.)	One Storey: 200 m <sup>2</sup> (2,153 sq. ft.) Two Storey: 283 m <sup>2</sup> (3,046 sq. ft.)
Maximum GFA – Infill Residential of 150 m <sup>2</sup> (1,614.6 sq. ft.) plus 0.2 times the lot area	One Storey: 211 m <sup>2</sup> (2,271 sq. ft.) Two Storey: 290 m <sup>2</sup> (3,122 sq. ft.)	One Storey: 200 m <sup>2</sup> (2,153 sq. ft.) Two Storey: 264 m <sup>2</sup> (2,842 sq. ft.)
Combination:  Lot Coverage Reduced by 5 %  Maximum GFA – Infill Residential of 150 m <sup>2</sup> (1,614.6 sq. ft.) plus 0.2 times the lot area	One Storey: 176 m <sup>2</sup> (1,894 sq. ft.) Two Storey: 290 m <sup>2</sup> (3,122 sq. ft.)	One Storey: 171 m <sup>2</sup> (1,841 sq. ft.) Two Storey: 264 m <sup>2</sup> (2,842 sq. ft.)

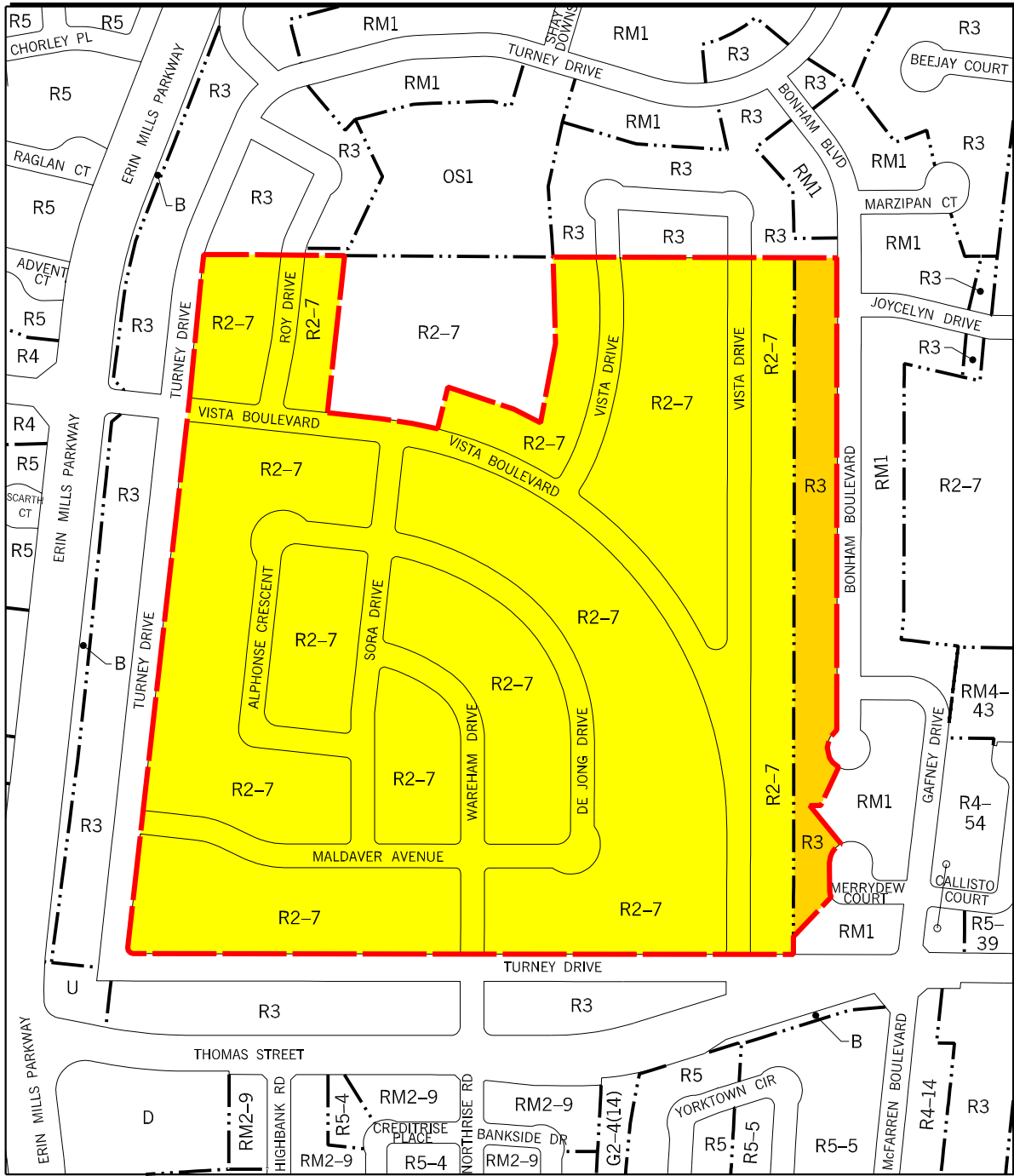
\*Assumes the R2-7 lots to have frontages of 18 m (59 ft.) and a lot depth of 39 m (128 ft.) and the R3 zoned lots to have a lot frontage of 15 m (49.2 ft.) and a lot depth of 38 m (124.6 ft.).

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**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**

	FILE NO: CD.06-STR	<b>APPENDIX I-21</b>
	DWG. NO: CD06STR-Z.DGN	
	SCALE: N.T.S.	
	PDC DATE: 2009 09 21	
	DRAWN BY: K. PROKOP	
		Produced by <b>T&amp;W, Geomatics</b>



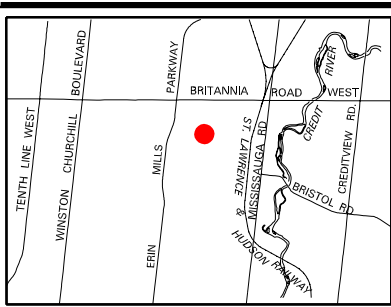
**LEGEND:**

**SUBJECT LANDS**

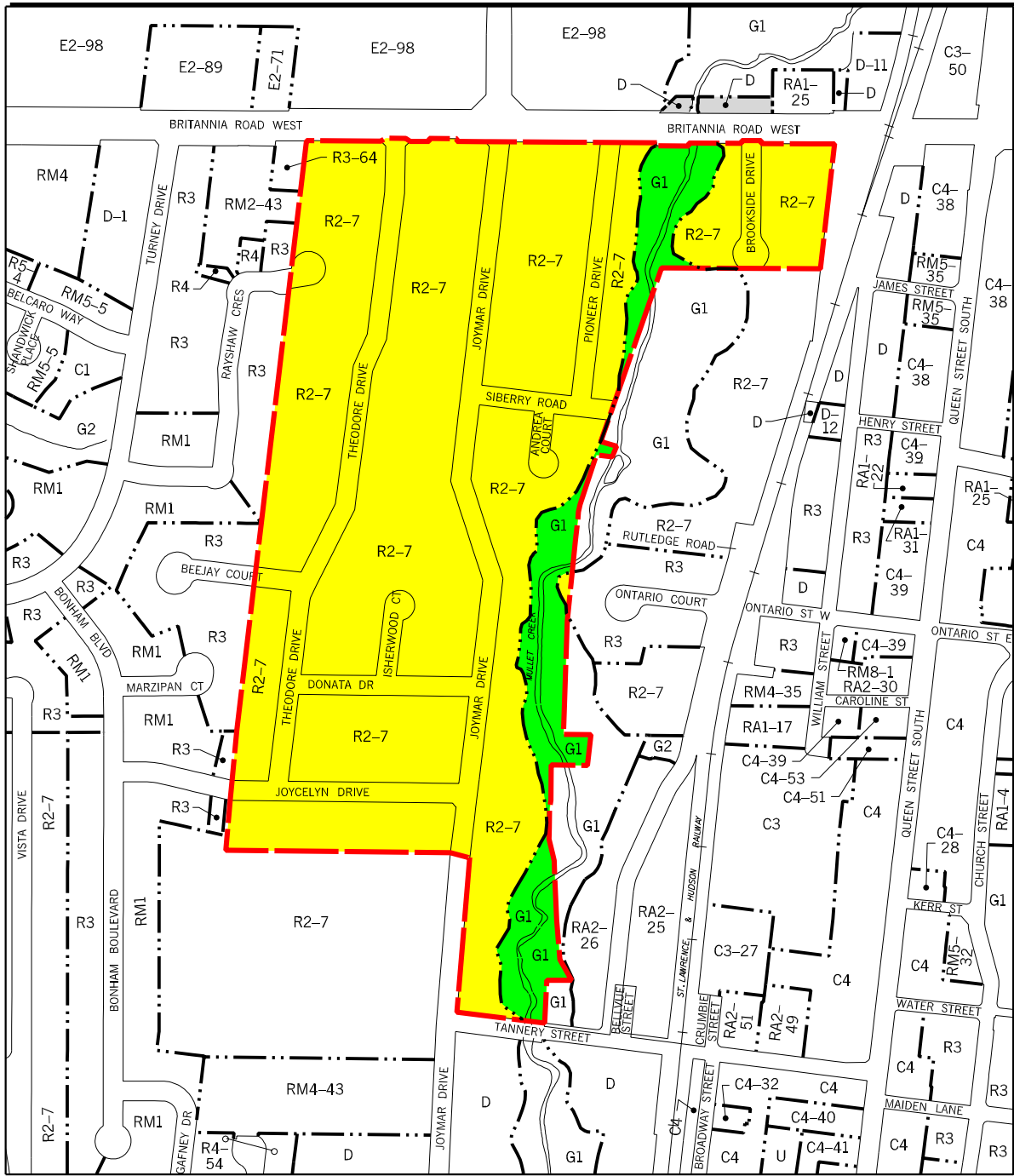
**"R2-7" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**

**"R3" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**


**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**





<b>FILE NO:</b> CD.06-STR	
<b>DWG. NO:</b> CD06STR-1R.DGN	
<b>SCALE:</b> 1:5000	
<b>PDC DATE:</b> 2009 09 21	
<b>DRAWN BY:</b> K.PROKOP	



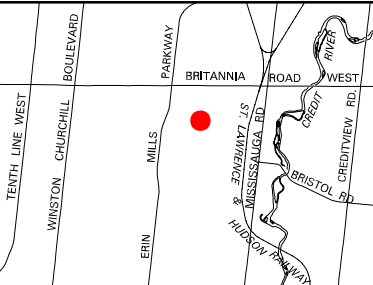
**LEGEND:**

 **SUBJECT LANDS**

 **"R2-7" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**

 **"G1" (GREENBELT) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**

**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**




FILE NO:  
CD.06-STR

DWG. NO:  
CD06STR-2R.DGN

SCALE:  
1:6000

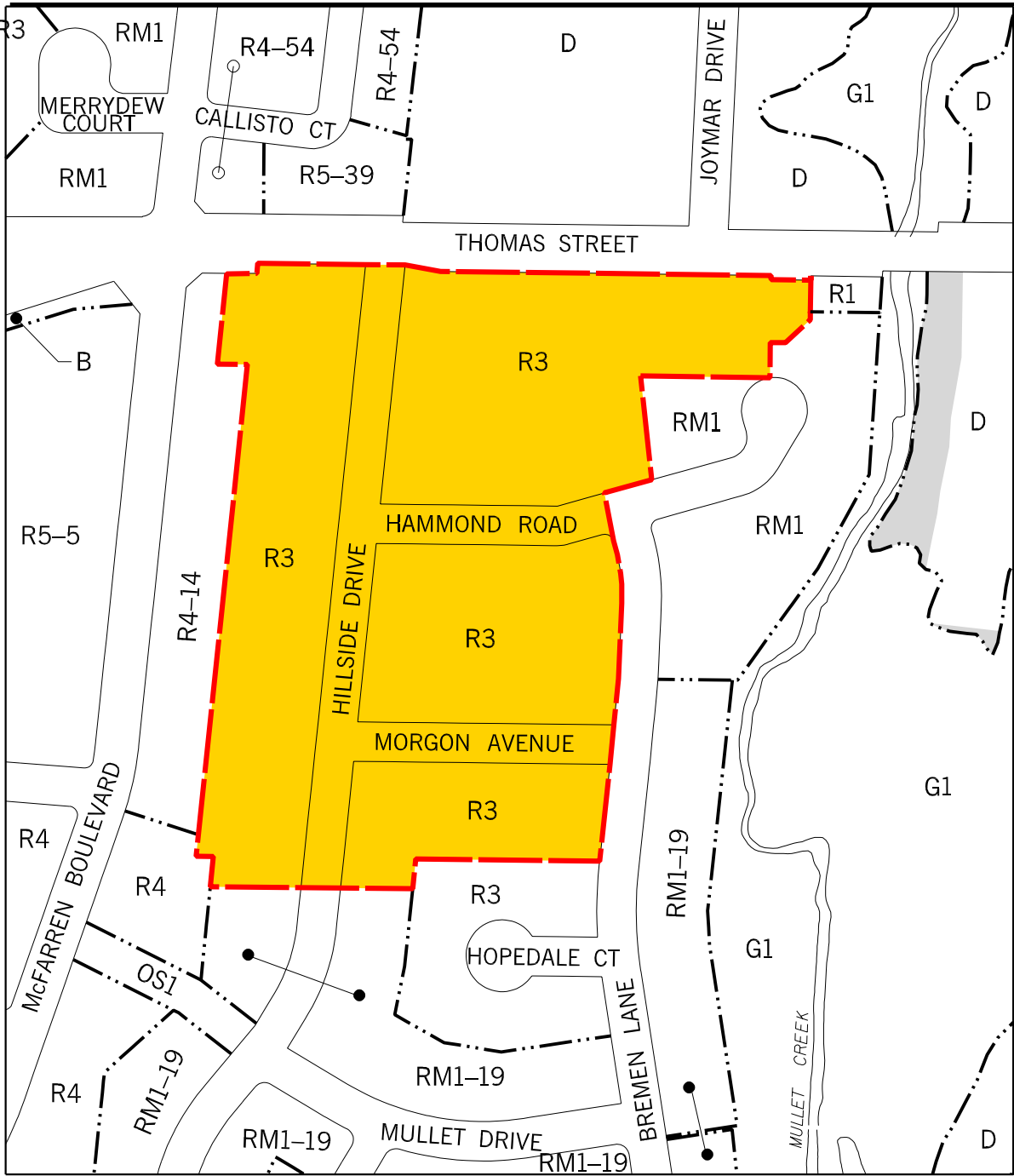
PDC DATE:  
2009 09 21

DRAWN BY:  
K. PROKOP



Produced by  
T&W, Geomatics

APPENDIX I-22b



**LEGEND:**

- SUBJECT LANDS**
- "R3" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**
- GREENBELT OVERLAY**

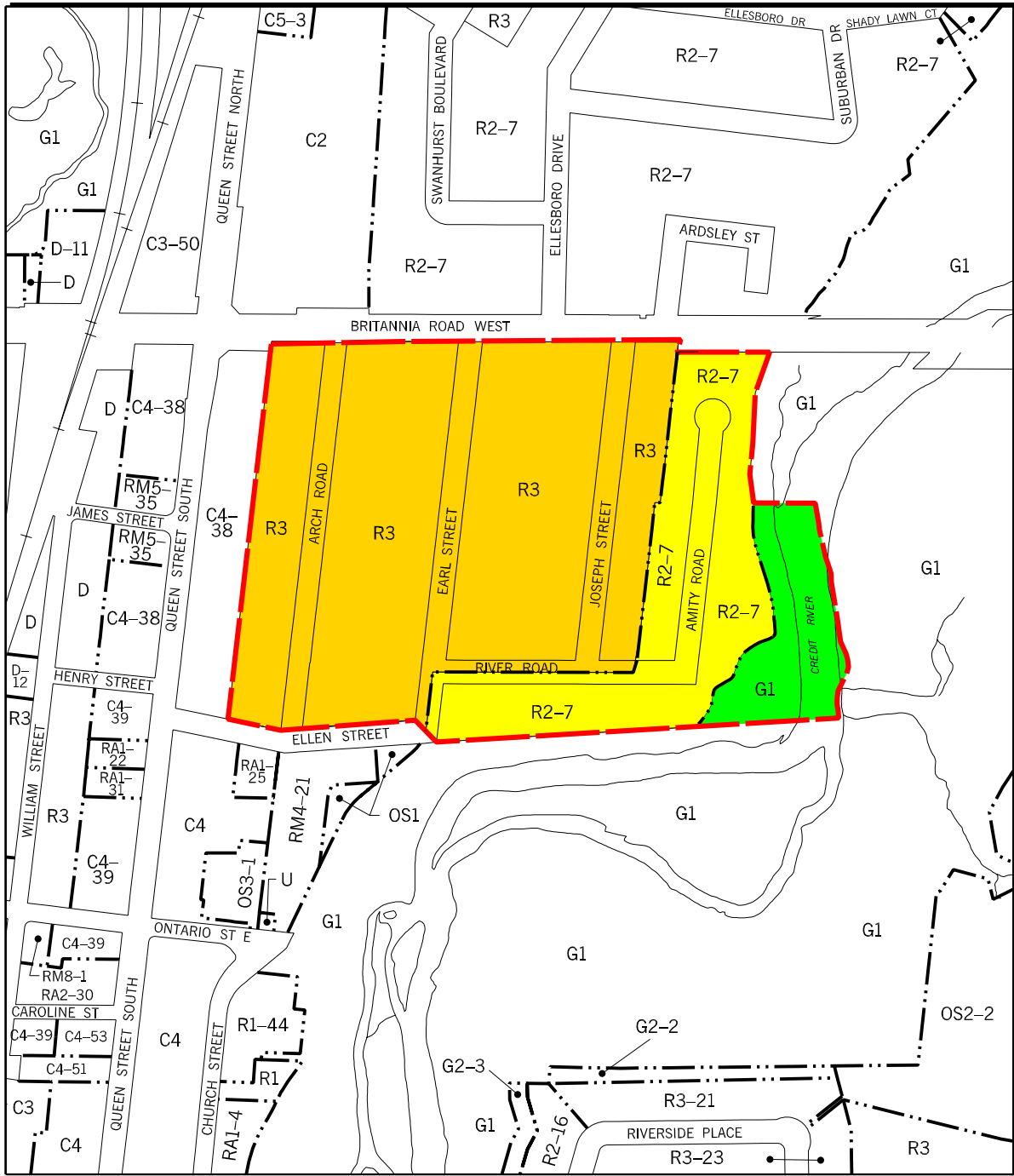
**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**

	<b>FILE NO:</b> CD.06-STR	<b>APPENDIX I-22c</b>
	<b>DWG. NO:</b> CD06STR-3R.DGN	
	<b>SCALE:</b> 1:3000	
	<b>PDC DATE:</b> 2009 09 21	
	<b>DRAWN BY:</b> K. PROKOP	
<b>MISSISSAUGA</b> Planning and Building		<b>Produced by</b> T&W, Geomatics









**LEGEND:**

**SUBJECT LANDS**

**"R2-7" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**

**"R3" (DETACHED DWELLING) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**

**"G1" (GREENBELT) ZONE WITHIN THE STREETSVILLE INFILL HOUSING STUDY AREA.**



**SUBJECT: STREETSVILLE INFILL HOUSING STUDY**

	FILE NO: CD.06-STR
	DWG. NO: CD06STR-5R.DGN
	SCALE: 1:5000
	PDC DATE: 2009 09 21
	DRAWN BY: K. PROKOP

