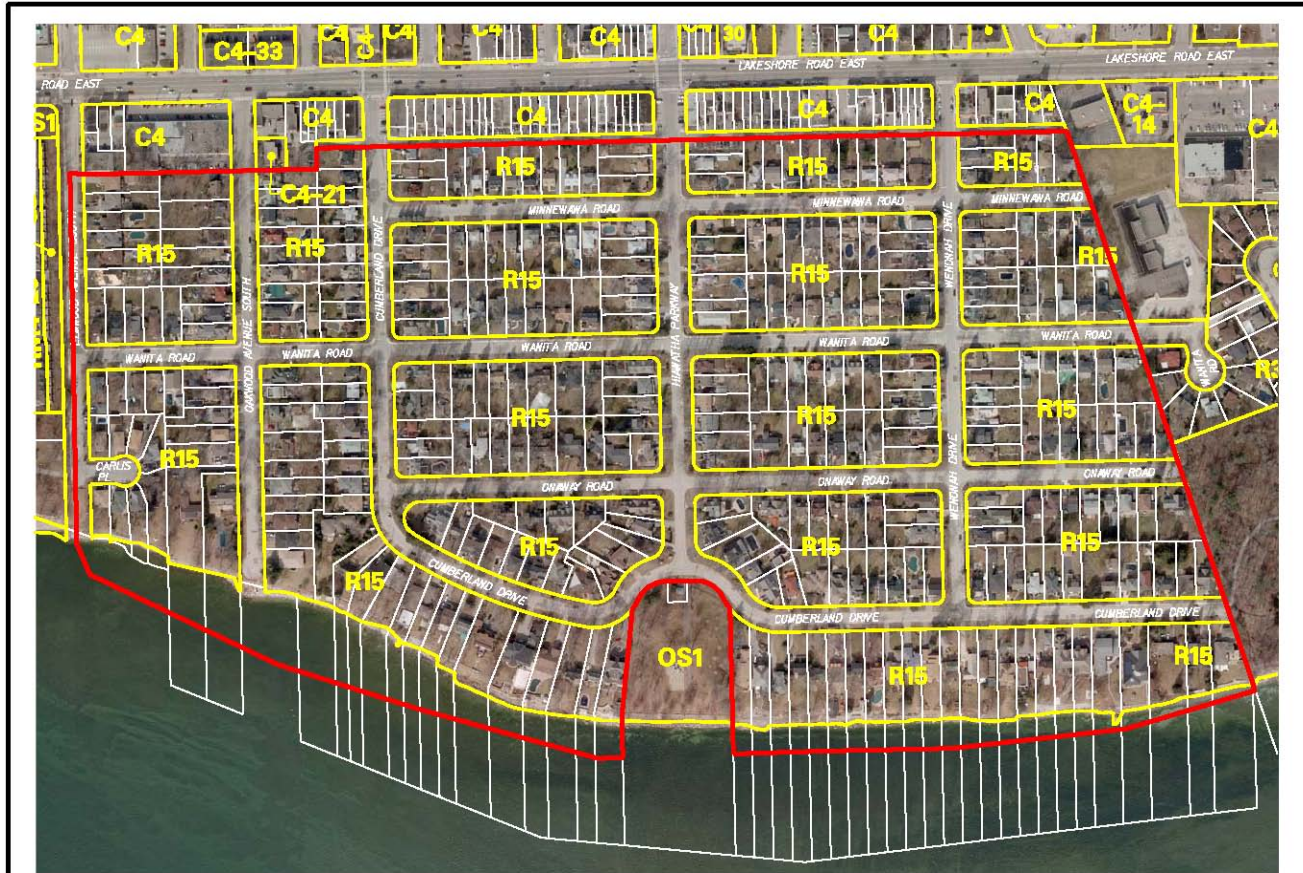


April 3, 2012

# Port Credit Infill Housing

# Area Affected by Infill Housing



## PORT CREDIT INFILL HOUSING



# EXISTING ZONING – R15

**Typical lot is approximately 15.2m x 46m (50 ft. x 151 ft.)  
(700 m<sup>2</sup> (7536 ft<sup>2</sup>))**

**A= Minimum Lot Area R15 = 460 m<sup>2</sup> (4952ft<sup>2</sup>.)**

**B= Minimum Lot Frontage: 12m (39 ft.)**

**C = Front yard: 6.0 m (19.6 ft.)**

**D = Rear yard: 7.5m (24.6 ft.)**

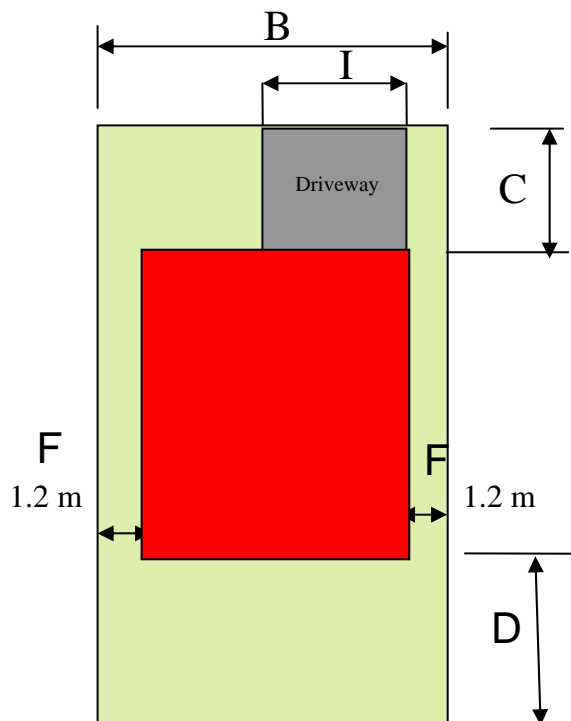
**E = Maximum Lot coverage: 40%**

**F = Side yards: 1.2 m (4.0 ft.)**

**G = Maximum Height: 9.2 m (30 ft.) - mid-point of roof**

**I = Maximum Driveway Width:**

**Lesser of 8.5 m (27.88 ft.) or 50% of lot**



# ALTERNATIVE REGULATIONS

Other residential areas in Mississauga have additional restrictive zoning requirements which include:

1. Maximum GFA (gross floor area)

2. Increased front yards

3. Increased side yards

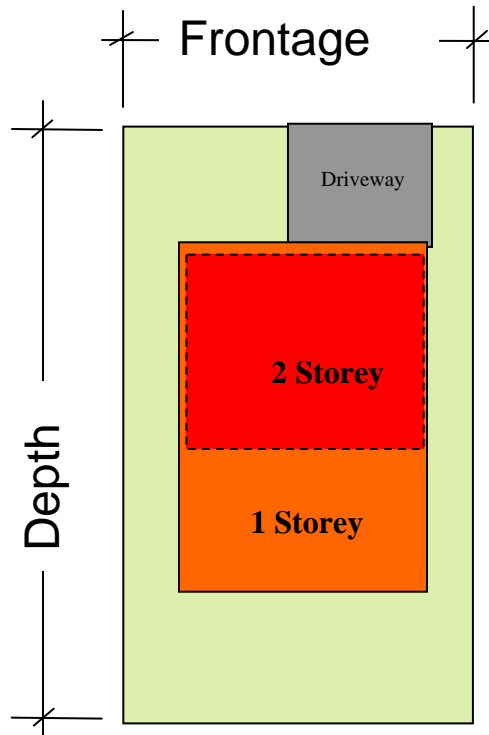
4. Lower dwelling heights

5. No projecting garage

6. Maximum depth of the dwelling units

7. Site plan control

# 1. MAXIMUM GFA (gross floor area)



## **Streetsville:**

Max GFA =  $150 \text{ m}^2 + 0.20 \times \text{lot area}$

*Lots are generally 15m/18m x 39m (average)*

## **Port Credit Heritage District:**

Max. GFA –  $169 \text{ m}^2 + 0.20 \times \text{lot area}$  to a maximum of  $305 \text{ m}^2$

*Lots are generally 12.0m x 39 m but varies*

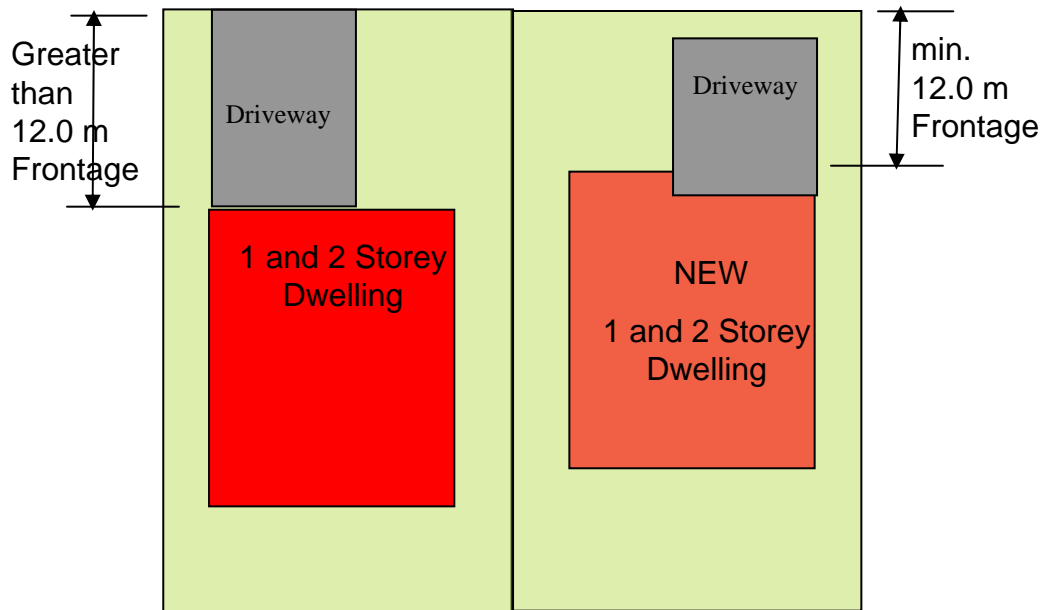
## **Mineola and Clarkson/Lorne Park:**

Max. GFA –  $190 \text{ m}^2 + 0.20 \times \text{lot area}$

*Lots are generally 22.5m/18m/15m x 50 m*

## 2.

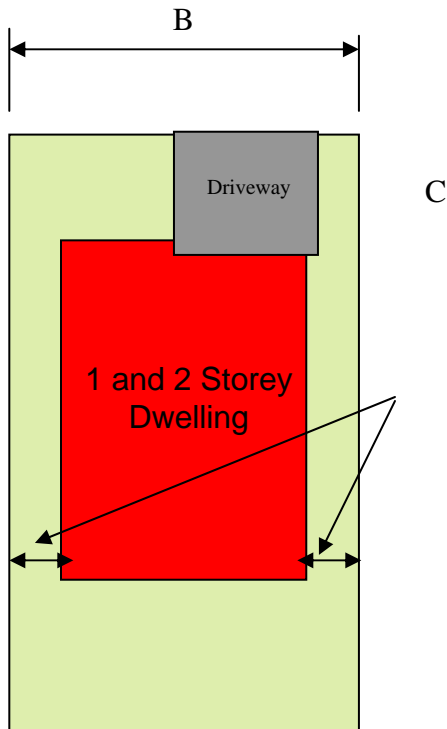
# INCREASED FRONT YARD



## R1 Zone Provisions

Where a lot abuts a lot with an existing front yard of 12.0 m (39 ft.) or more, the minimum front yard shall be 12.0 m (39 ft.)

### 3. INCREASED SIDE YARDS

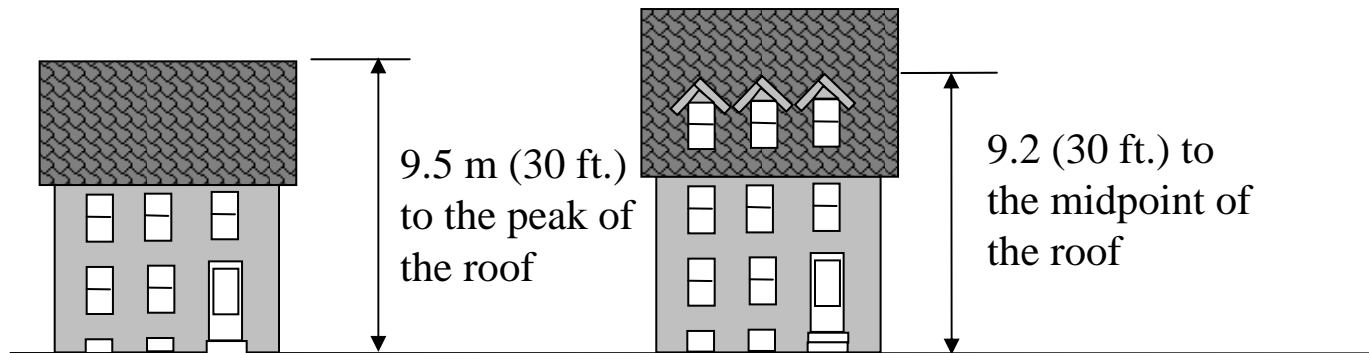


Increase side yard setbacks to be greater for a 2 storey dwelling vs. a 1 storey dwelling. Example:

- 1.2 m +0.6 m for each storey
- or 20% of the lot frontage for 1 storey or 27% of the lot frontage for a two storey

## 4. LOWER DWELLING HEIGHTS

Maximum building height of 9.5 m to peak vs. 9.2 to midpoint of the roof





# ⑤ NO PROJECTING GARAGES



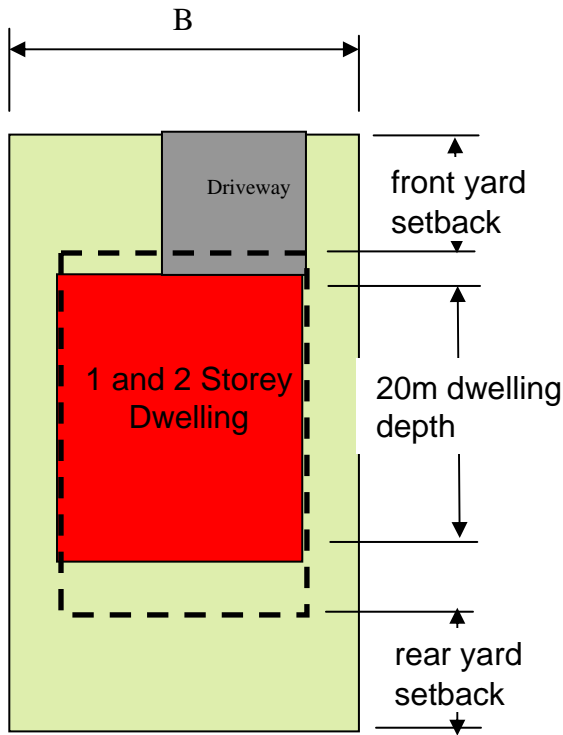
Projecting Garage

Vs



No projecting garage

# ⑥. MAXIMUM DEPTH OF A DWELLING



## 20 m maximum depth of a dwelling unit

- reduces projecting garages
- reduces long dwellings protruding beyond existing houses



## 7 SITE PLAN CONTROL

- Mississauga Council has designated specific areas in the City as SITE PLAN CONTROL areas under the Site Plan Control By-law to ensure that the construction of new dwellings, replacement housing and additions retain and complement the overall character of the Community's existing housing stock.
- The Site Plan Process is an additional application outside of the building permit. The fee for Site Plan Approval as of May 1, 2012 will be **\$7800** and takes approximately 3 months to process. Any development that takes place in a property would trigger a site plan approval process.

## 7. SITE PLAN CONTROL– Con't

- The Site Plan Approval process provides an opportunity for the City to review development in a detailed manner. Site Plan addresses this issue of Character of a neighbourhood and tree preservation.
- Issues that are typically reviewed through site plan are building placement, site grading, parking, landscaping and tree preservation.
- SITE PLAN CONTROL is NOT a public process. Only if a minor variance is sought, will the neighbouring landowners/homeowners be notified.



# DISCUSSION