

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The lands subject to this By-law are outlined by the heaviest broken line on attached Schedule "A" to this By-law.
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

0.0.0.0.	Exception: XX	Map # 29	By-law:
Required Number of Parking Spaces for Residential Uses in CC1, CC2 & CCO Zones			
In CC1, CC2 & CCO zones, parking spaces for Residential Uses shall be provided in accordance with the following table:			
Table 0.0.0.0.10 - Required Number of Parking Spaces for Residential Uses in CC1, CC2 & CCO Zones			
Column	A	B	
Line 1.0	Type of Use	Minimum Off-Street Parking Regulations	
2.0	Residential	0.70 resident spaces per bachelor or one bedroom unit 0.90 resident spaces per two bedroom unit 1.0 resident spaces per three bedroom unit 0.15 visitor spaces per unit ¹	
		¹ For Apartment buildings within a mixed use development, a shared parking arrangement may be used for the calculation of required visitor and non-residential parking whereby the greater of the required visitor parking or the required non-residential parking supply would be provided to satisfy both parking requirements. The parking requirements for the following non-residential uses shall not be used to calculate shared visitor parking requirements: banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, places of religious assembly, recreational establishment and restaurant uses.	

Required Number of Parking Spaces for Non-Residential Uses in CC1, CC2 & CCO Zones

In CC1, CC2 & CCO zones, parking spaces for Non-Residential Uses shall be provided in accordance with the following table:

Table 0.0.0.0.20 - Required Number of Parking Spaces for Non-Residential Uses in CC1, CC2 & CCO Zones

Column	A	B
Line 1.0	Type of Use	Minimum Off-Street Parking Regulations (No. of spaces per 100 sq. m. gross floor area)
1.1	Retail Centre less than or equal to 2000 sq. m.	3.8
1.2	Retail Centre Greater than 2000 sq. m.	5.4
1.3	CC1 Retail (Downtown) Core Commercial (Square One)	3.8
1.4	Office	2.1
1.5	Medical Office	3.8
1.6	Real Estate Office	3.8
1.7	Commercial School	5.0
1.8	Financial Institution	3.8
1.9	Night Club	9.0
1.10	Personal Service Establishment	3.8
1.11	Repair Establishment	5.4
1.12	Recreational Establishment	4.5
1.13	Restaurant equal to or greater than 220 sq. m.	9.0
1.14	Restaurant less than 220 sq. m.	3.8
1.15	Take-out Restaurant	3.8
1.16	Retail Store	3.8
1.17	Entertainment Establishment	10.0
1.18	Overnight Accommodation	0.80 spaces per guest room, plus 10.0 spaces per 100m ² of non-residential GFA used for public use areas including meeting rooms, conference rooms, recreational facilities, dining and lounge areas and other commercial facilities, but excluding bedrooms, kitchens, laundry rooms, washrooms, lobbies, hallways, elevators, stairways and recreational facilities directly related to the function of the overnight accommodation
1.19	Motor Vehicle Rental Facility	4.3

Shared Parking for CC1, CC2 & CCO Zones within the [Square One Exception Lands]

A shared parking formula may be used for the calculation of required parking for development in CC1, CC2 & CCO zones within the lands delineated in heavy black lines of Diagram 1.

Shared parking is to be calculated in compliance with Table 0.0.0.0.30 - Shared Parking Formula for CC1, CC2 & CCO Zones within the Square One Exception Lands. All required parking spaces must be accessible to all users participating in the shared parking arrangement and may not be reserved for specific users.

The initial step in determining required parking for all development in CC1, CC2 & CCO zones within the lands delineated in heavy black lines of Diagram 1 that is participating in the shared parking arrangement is to calculate the parking requirement for each use in each development as if these uses were not subject to the shared parking formula in Table 0.0.0.0.30 – Shared Parking Formula for CC1, CC2 & CCO Zones within the Square One Exception Lands. The parking requirement for each use in each development is then multiplied by the percentage of the peak period for each time period (e.g. noon), contained in Table 0.0.0.0.30 - Shared Parking Formula for CC1, CC2 & CCO Zones within the Square One Exception Lands. Each column is totalled for week day and weekend. The highest figure obtained from all time periods shall become the required parking for all development that is participating in the shared parking arrangement.

Table 0.0.0.0.30 – Shared Parking Formula for CC1, CC2 & CCO Zones within the Square One Exception Lands

Column	A	B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
		Morning	Noon	Afternoon	Evening
1.1	Retail (Downtown) Core Commercial (Square One Shopping Centre)	60	75	80	75
1.2	Retail Centre/Retail Store/Personal Service Establishment	80	90	90	90
1.3	Cinema	0	25	25	100
1.4	Sheridan College	90	100	90	0
1.5	Office/Medical Office/Financial Institution	100	90	95	10
1.6	Restaurant/Convenience Restaurant/Take-out Restaurant	20	100	30	100
1.7	Overnight Accommodation	70	70	70	100
1.8	Residential – Resident Residential - Visitor	90 20	65 20	90 60	100 100
2.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKEND)			
2.1	Retail (Downtown) Core Commercial (Square One Shopping Centre)	60	75	100	90
2.2	Retail Centre/Retail Store/Personal Service Establishment	80	100	100	70
2.3	Cinema	10	40	65	100
2.4	Sheridan College	0	0	0	0
2.5	Office/Medical Office/Financial Institution	10	10	10	10

2.6	Restaurant/Convenience Restaurant/Take-out Restaurant	20	100	50	100
2.7	Overnight Accommodation	70	70	70	100
2.8	Residential – Resident	90	65	90	100
	Residential - Visitor	20	20	60	100

Note to draft: The applicants would like to discuss with the City how the By-law amendment should be indicated on Map Number 29 of Schedule "B" to By-law Number 0225-2007. The introduction of new exception zones for the exception lands does not seem practical, so we request direction on how to format this portion of the draft by-law.

Diagram 1: Square One Exception Lands

