



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0002-2026

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. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Subsection 2.1.32 and substituting the following therefor:

2.1.32 Port Credit West Village Neighbourhood

The following regulations shall apply to lands in the Port Credit West Village Neighbourhood, as located within the hatched area identified on Schedule 2.1.32 of this By-law.

- 2.1.32.1 A maximum **gross floor area** of 417 500 m², a maximum **gross floor area - residential** of 380 600 m² and a maximum of 3 893 **dwelling units** shall be permitted, excluding lands zoned RA3-37.

- 2.1.32.2 Pursuant to section 37(3) of the *Planning Act* R.S.O. 1990, c.P.13, as amended, the height and density of development provided by Exceptions RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, RA5-51, RA5-52, C4-74 and C4-75 shall be permitted where the owners of the lands zoned RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, RA5-51, RA5-52, C4-74 and C4-75 enter into an agreement with The Corporation of the City of Mississauga ("City") for the provision of certain facilities, services or matters in return for the increased height and density of the development. The agreement shall be registered on title to the lands zoned RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, RA5-51, RA5-52, C4-74 and C4-75 and shall require the owner to:

- (1) provide strata conveyance of Block 6 on the Draft Plan of Subdivision dated August 6, 2019 to the Region of Peel for the future construction of affordable housing;
- (2) construct a minimum of 150 purpose-built market rental units;
- (3) pay to the City the sum of \$250,000.00 to be used toward the future construction of a pedestrian and cycling bridge across the Credit River, payable upon execution of the Subdivision Agreement;
- (4) pay to the City the sum of \$50,000.00 to be used toward traffic calming in the Port Credit Heritage Conservation District, payable upon execution of the Subdivision Agreement; and,
- (5) enter into a Letter of Intent ("LOI") between the YMCA and the owner within three years from the date of Plan of Subdivision registration, regarding development of a YMCA facility within the first two floors of Campus Building U4 on the Master Plan dated July 5, 2019. If the LOI is not entered into within this time period, the owner shall be required to pay to the City the sum of \$3,000,000.00 to be used toward a community benefit contribution.

- 2.1.32.3

For the purposes of providing required parking, **Buildable Area 'A'** shall be considered one **lot**, **Buildable Area 'B'** shall be considered one **lot** and **Buildable Areas 'C'** and **'D'** shall be considered one **lot**, identified on Schedule 2.1.32 of this By-law.
- 2.1.32.4

For the purposes of providing **parking area** and **parking structure** setbacks, **Buildable Area 'A'** shall be considered one **lot**.
- 2.1.32.5

A maximum of 20% of the provided **parking spaces** per **lot** are not required to comply with Sentences 3.1.1.4.3 and 3.1.1.4.4 of this By-law.
- 2.1.32.6

Notwithstanding Article 3.1.2.1 of this By-law, car-share parking spaces may replace **parking spaces** otherwise required for residents, subject to the following:

(1)

a reduction of four required resident **parking spaces** per **lot** will be permitted for each car-share parking space provided;

(2)

for the purposes of this By-law, "car-share parking space" means a **parking space** allocated for the exclusive use of a car-sharing organization or an entity that operates a car sharing program; and,

(3)

a car-share parking space shall comply with Sentence 3.1.1.4.1 of this By-law.
- 2.1.32.7

Motor vehicle parking shall be provided in accordance with Part 3 of this By-law and Table 2.1.32.7 - Required Number of Parking Spaces for Non-Residential Uses.

Table 2.1.32.7 - Required Number of Parking Spaces for Non-Residential Uses

Column A		B
Line 1.0	TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES
2.0	Retail store, service establishment, repair establishment, financial institution, art gallery, museum, active recreational use, community centre, day care, office, medical office, non-residential uses in a C4 zone not specified below	2.5 spaces per 100 m ² GFA - non-residential
3.0	Restaurant less than or equal to 220 m ²	3.0 spaces per 100 m ² GFA - non-residential
4.0	Restaurant over 220 m ²	3.0 spaces per 100 m ² GFA - non-residential

- 2.1.32.8

Notwithstanding Sentence 3.1.2.1.3 of the By-law, a shared parking arrangement may be used for the calculation of required residential visitor/non-residential parking in accordance with the following, subject to the ultimate provided parking meeting the minimum residential visitor space requirement:

The lesser of:

(1)

Visitor **parking spaces** per unit in accordance with applicable regulations; or

(2)

Parking required for all non-residential **uses**, located in the same **building** or on the same **lot** as the residential **use**.
- 2.1.32.9

For purposes of **Buildable Area 'C'** identified on Schedule 2.1.32 of this By-law, the first storey shall mean the **storey** of a **building, structure** or part thereof, that has its floor closest to 81.6 m (Above Sea Level), excluding a **parking structure**.

2.1.32.10 For purposes of **Buildable Area 'D'** identified on Schedule 2.1.32 of this By-law, the first storey shall mean the **storey** of a **building, structure** or part thereof, that has its floor closest to 80.5 m (Above Sea Level), excluding a **parking structure**.

2. By-law Number 0225-2007, as amended, is further amended by changing Schedule 2.1.32 by adding Buildable Areas 'C' and 'D', identified on the attached Schedule 2.1.32.
3. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.10.2.76 and substituting the following therefor:

4.10.2.76	Exception: RM4-76	Map # 08	By-law:
In a RM4-76 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
4.10.2.76.1	The regulations of Lines 7.0 to 7.7 contained in Table 4.10.1 of this By-law shall not apply		
4.10.2.76.2	Minimum dwelling unit width	4.5 m	
4.10.2.76.3	Minimum landscaped area	25% of the lot area	
4.10.2.76.4	Minimum lot line setback from the front and rear wall of a townhouse to any lot line, street line or condominium road, sidewalk or visitor parking space	4.0 m	
4.10.2.76.5	Minimum setback from a side wall of a townhouse to any lot line, street line or condominium road, sidewalk or visitor parking space	2.2 m	
4.10.2.76.6	Minimum setback of a rooftop balcony and terrace from all exterior edges of a building or structure	0.0 m	
4.10.2.76.7	Maximum height : measured from established grade to the highest ridge of a sloped roof	14.0 m and 3 storeys	
4.10.2.76.8	Maximum height : measured from established grade to the top of the parapet of a flat roof	12.5 m and 3 storeys	
4.10.2.76.9	Notwithstanding any other provisions of this By-law, the calculation of height for townhouse , shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 m ² and is set back a minimum of 1.0 m from the outermost edge of the building		
4.10.2.76.10	Maximum projection of a porch or deck located at and accessible from the first storey or below the first storey , exclusive of stairs, attached to the front or side wall of a townhouse	2.0 m	
4.10.2.76.11	Minimum setback to a sight triangle	2.0 m	
4.10.2.76.12	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway	0.75	

4.10.2.76	Exception: RM4-76	Map # 08	By-law:
4.10.2.76.13	Minimum number of visitor parking spaces per dwelling unit		0.15
4.10.2.76.14	For abutting lands zoned RM4-76 and RA3-36 required parking may be shared and for the purposes of parking areas shall be considered one lot		

4. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.14.2.1 and substituting the following therefor:

4.14.2.1	Exception: RM9-1	Map # 08	By-law:
In a RM9-1 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.14.2.1.1	(1) Back to Back Townhouse (2) Townhouse		
Regulations			
4.14.2.1.2	The regulations of Lines 11.1, 11.2, 11.3, 11.4, 11.8, 11.9, 11.14, 15.2, 15.3, 15.5, 15.6, 15.7, and 15.9 contained in Table 4.14.1 of this By-law shall not apply		
4.14.2.1.3	Maximum height : measured from the established grade to the highest ridge of a sloped roof	17.0 m and 4 storeys	
4.14.2.1.4	Maximum height : measured from established grade to the top of the parapet of a flat roof	13.0 m and 4 storeys	
4.14.2.1.5	Notwithstanding any other provisions of this By-law, the calculation of height for townhouse, back to back and stacked townhouses , shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 m ² and is set back a minimum of 1.0 m from the outermost edge of the building		
4.14.2.1.6	Notwithstanding Sentence 4.14.2.1.19 of this Exception, maximum projection of a porch, balcony, staircase, landing, awning, window well, sunroom, chimney, pilaster or corbel, cornice and balustrade located on the first storey , measured from the outermost face or faces of the building , including the front, rear or side wall of the building , from which the architectural features project	2.0 m	
4.14.2.1.7	Notwithstanding Sentence 4.14.2.1.19 of this Exception, maximum projection of a balcony, sunroom, window, chimney, pilaster or corbel, cornice, balustrade, awning, bay window, roof eaves, or any other projection located above the first storey , measured from the outermost face or faces of the building , including the front, rear or side wall of a building , from which the architectural features project	2.0 m	
4.14.2.1.8	Notwithstanding Sentence 4.14.2.1.19 of this Exception, maximum projection of a porch or deck beyond the buildable area	2.0 m	

4.14.2.1	Exception: RM9-1	Map # 08	By-law:
4.14.2.1.9	Notwithstanding Sentence 4.14.2.1.19 of this Exception, minimum setback to a road or condominium road		4.0 m
4.14.2.1.10	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway		0.75
4.14.2.1.11	Minimum number of resident parking spaces per dwelling unit with exclusive use garage and driveway		1.0
4.14.2.1.12	Minimum number of visitor parking spaces per dwelling unit		0.15
4.14.2.1.13	Notwithstanding Sentence 4.14.2.1.19 of this Exception, minimum setback of a parking structure constructed completely below finished grade to any lot line		1.0 m
4.14.2.1.14	Minimum width of a condominium road or aisle with an abutting parallel visitor parking space		6.0 m
4.14.2.1.15	Minimum landscaped area		25% of the lot area
4.14.2.1.16	Minimum landscaped buffer abutting any side or rear lot line		2.0 m
4.14.2.1.17	Notwithstanding Sentence 4.14.2.1.19 of this Exception, a structure to facilitate a planter may encroach into the landscaped buffer		
4.14.2.1.18	Minimum contiguous amenity area , excluding private outdoor space		The lesser of 2.8 m ² per dwelling unit or 5% of the lot area
4.14.2.1.19	All site development plans shall comply with Schedule RM9-1 of this Exception		

5. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.14.3.2 and substituting the following therefor:

4.14.3.2	Exception: RM10-2	Map # 08	By-law:
In a RM10-2 zone the permitted uses and applicable regulations shall be as specified for a RM10 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.14.3.2.1	(1)	Townhouse	
Regulations			
4.14.3.2.2	The regulations of Lines 6.0 to 9.2, 11.1, 11.3, 11.14, 15.2, 15.5 and 15.6 contained in Table 4.14.1 of this By-law shall not apply		
4.14.3.2.3	The use contained in Clause 4.14.3.2.1(1) of this Exception shall comply with the regulations contained in Table 4.14.1 of this By-law and this Exception Table		

4.14.3.2	Exception: RM10-2	Map # 08	By-law:
4.14.3.2.4	Notwithstanding any other provisions of this By-law, the calculation of height for back to back townhouse on a condominium road and townhouse , shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 m ² and is set back a minimum of 1.0 m from the outermost edge of the building		
4.14.3.2.5	Minimum setback to a lot line		4.0 m
4.14.3.2.6	Minimum setback to a road or condominium road		4.0 m
4.14.3.2.7	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway		0.75
4.14.3.2.8	Minimum number of resident parking spaces per dwelling unit with exclusive use garage and driveway		1.0
4.14.3.2.9	Minimum number of visitor parking spaces per dwelling unit		0.15
4.14.3.2.10	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line		4.0 m
4.14.3.2.11	Minimum width of a condominium road or aisle with an abutting parallel visitor parking space		6.0 m
4.14.3.2.12	Minimum landscaped area		25% of the lot area
4.14.3.2.13	Minimum landscaped buffer abutting any side or rear lot line		2.0 m
4.14.3.2.14	A structure to facilitate a planter may encroach into the landscaped buffer		
4.14.3.2.15	Minimum contiguous amenity area , excluding private outdoor space		The lesser of 2.8 m ² per dwelling unit or 5% of the lot area

6. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.14.3.3 and substituting the following therefor:

4.14.3.3	Exception: RM10-3	Map # 08	By-law:
In a RM10-3 zone the permitted uses and applicable regulations shall be as specified for a RM10 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.14.3.3.1	(1) Townhouse (2) Passive Recreational Uses (3) Active Recreational Uses (4) Stormwater Management Facility		
Regulations			
4.14.3.3.2	The regulations of Lines 6.0 to 9.2, 11.1, 11.3, 11.14, 15.2, 15.5 and 15.6 contained in Table 4.14.1 of this By-law shall not apply		

4.14.3.3	Exception: RM10-3	Map # 08	By-law:
4.14.3.3.3	Uses contained in Clauses 4.14.3.3.1(2), 4.14.3.3.1(3) and 4.14.3.3.1(4) of this Exception shall comply with the OS1 zone regulations contained in Subsection 9.2.1 of this By-law		
4.14.3.3.4	The use contained in Clause 4.14.3.3.1(1) of this Exception shall comply with the regulations contained in Table 4.14.1 of this By-law and this Exception Table		
4.14.3.3.5	Notwithstanding any other provisions of this By-law, the calculation of height for back to back townhouse on a condominium road and townhouse , shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 m ² and is set back a minimum of 1.0 m from the outermost edge of the building		
4.14.3.3.6	Minimum setback to a lot line	4.0 m	
4.14.3.3.7	Minimum setback to a road or condominium road	4.0 m	
4.14.3.3.8	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway	0.75	
4.14.3.3.9	Minimum number of resident parking spaces per dwelling unit with exclusive use garage and driveway	1.0	
4.14.3.3.10	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.14.3.3.11	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	4.0 m	
4.14.3.3.12	Minimum width of a condominium road or aisle with an abutting parallel visitor parking space	6.0 m	
4.14.3.3.13	Minimum landscaped area	25% of the lot area	
4.14.3.3.14	Minimum landscaped buffer abutting any side or rear lot line	2.0 m	
4.14.3.3.15	A structure to facilitate a planter may encroach into the landscaped buffer		
4.14.3.3.16	Minimum contiguous amenity area , excluding private outdoor space	The lesser of 2.8 m ² per dwelling unit or 5% of the lot area	

7. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.4.36, except for Schedule RA3-36, and substituting the following therefor:

4.15.4.36	Exception: RA3-36	Map # 08	By-law:
In a RA3-36 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.4.36.1	(1) Townhouse (2) Hospice (3) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) Outdoor Market (5) Custom Workshop (6) Cogeneration Facility		
Regulations			
4.15.4.36.2	The regulations of Lines 4.0, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.36.3	For the purposes of this By-law, a mezzanine shall not be considered a storey		
4.15.4.36.4	Uses contained in Clauses 4.15.4.36.1(2), 4.15.4.36.1(3), 4.15.4.36.1(4) and 4.15.4.36.1(5) of this Exception shall only be located within a building, structure or part thereof, used for an apartment, long-term care and retirement buildings or any combination thereof		
4.15.4.36.5	Maximum floor space index - apartment zone on all lands zoned RA3-36		3.6
4.15.4.36.6	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care building, retirement building and townhouse , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.0 m above the height limit otherwise applicable		
4.15.4.36.7	Notwithstanding Sentence 4.15.4.36.20 of this Exception, maximum projection of a balcony , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves located above the first storey beyond the buildable area		2.5 m
4.15.4.36.8	Notwithstanding Sentence 4.15.4.36.20 of this Exception, maximum projection of a porch, balcony , staircase, landing or awning located on the first storey beyond the buildable area , provided that each shall have a maximum width of 6.0 m		2.0 m
4.15.4.36.9	Notwithstanding Sentence 4.15.4.36.20 of this Exception, maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects beyond the buildable area		2.5 m
4.15.4.36.10	Minimum number of resident parking spaces per dwelling unit		0.75

4.15.4.36	Exception: RA3-36	Map # 08	By-law:
4.15.4.36.11	Minimum number of resident parking spaces per rental apartment dwelling unit		0.6
4.15.4.36.12	Minimum number of parking spaces per long-term care bed		0.3
4.15.4.36.13	Minimum number of parking spaces per retirement dwelling unit		0.3
4.15.4.36.14	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.4.36.15	Notwithstanding Sentence 4.15.4.36.20 of this Exception, minimum setback of a parking structure constructed completely below finished grade to any lot line		1.0 m
4.15.4.36.16	Minimum landscaped area		30% of the lot area
4.15.4.36.17	Minimum amenity area		4 m ² per dwelling unit
4.15.4.36.18	Maximum amenity area of the total required that may be provided off-site on lands zoned RA4-51		1.5 m ² per dwelling unit
4.15.4.36.19	For abutting lands zoned RM4-76 and RA3-36, required parking may be shared and for the purposes of parking areas shall be considered one lot		
4.15.4.36.20	All site development plans shall comply with Schedule RA3-36 of this Exception		

8. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.5.50 and substituting the following therefor:

4.15.5.50	Exception: RA4-50	Map # 08	By-law:
In a RA4-50 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.50.1	(1) Townhouse (2) Back to Back Townhouse (3) Hospice (4) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (5) Outdoor Market (6) Custom Workshop (7) Cogeneration Facility		
Regulations			
4.15.5.50.2	The regulations of Lines 4.0, 7.0, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.50.3	For the purposes of this By-law, a mezzanine shall not be considered a storey		
4.15.5.50.4	Uses contained in Clauses 4.15.5.50.1(4) and 4.15.5.50.1(6) of this Exception shall only be permitted on the first storey		
4.15.5.50.5	Maximum floor space index - apartment zone		4.1

4.15.5.50	Exception: RA4-50	Map # 08	By-law:
4.15.5.50.6	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care, retirement building, townhouse and back-to-back townhouse , shall be exclusive of mechanical or amenity structures, architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.0 m above the height limit otherwise applicable		
4.15.5.50.7	For the purposes of this By-law, all lands zoned RA4-50 shall be considered one lot		
4.15.5.50.8	Notwithstanding Sentence 4.15.5.50.19 of this Exception, maximum projection of a balcony , staircase, landing, awning, window well, sunroom, chimney , pilaster or corbel, cornice and balustrade located on the first storey , measured from the outermost face or faces of the building , including the front, rear or side wall of the building , from which the architectural features project	2.0 m	
4.15.5.50.9	Notwithstanding Sentence 4.15.5.50.19 of this Exception, maximum projection of a balcony , sunroom, window, chimney , pilaster or corbel, cornice, balustrade, awning, bay window, roof eaves or any other projection located above the first storey , measured from the outermost face or faces of the building , including the front, rear or side wall of a building , from which the architectural features project	2.0 m	
4.15.5.50.10	Notwithstanding Sentence 4.15.5.50.19 of this Exception, maximum width of a building or structure that connects two or more apartments together by corridor or hallway above the first storey	5.0 m	
4.15.5.50.11	Minimum number of resident parking spaces per dwelling unit	0.75	
4.15.5.50.12	Minimum number of parking spaces per long-term care bed	0.3	
4.15.5.50.13	Minimum number of parking spaces per retirement dwelling unit	0.3	
4.15.5.50.14	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.5.50.15	Notwithstanding Sentence 4.15.5.50.19 of this Exception, minimum setback of a parking structure constructed completely below finished grade to Coveside Drive	2.5 m	
4.15.5.50.16	Notwithstanding Sentence 4.15.5.50.19 of this Exception, minimum setback of a parking structure constructed completely below finished grade to The Brightwater Boulevard	1.0	
4.15.5.50.17	Minimum landscaped area	30% of the lot area	

4.15.5.50	Exception: RA4-50	Map # 08	By-law:
4.15.5.50.18	Minimum amenity area		4 m ² per dwelling unit
4.15.5.50.19	All site development plans shall comply with Schedule RA4-50 of this Exception		

9. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.5.51 and substituting the following therefor:

4.15.5.51	Exception: RA4-51	Map # 08	By-law:
In a RA4-51 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.51.1	(1) Hospice (2) Staff/Student Residence (3) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) Outdoor Market (5) Seasonal Outdoor Patio (6) Permanent Outdoor Patio (7) Art Gallery (8) Museum (9) Medicinal Product Manufacturing Facility - Restricted (10) Custom Workshop (11) Cogeneration Facility		
Regulations			
4.15.5.51.2	The regulations of Lines 4.0, 7.0, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.51.3	Dwelling units shall not be permitted on the first storey		
4.15.5.51.4	For the purposes of this By-law, a mezzanine shall not be considered a storey		
4.15.5.51.5	A permanent outdoor patio shall be permitted on a rooftop		
4.15.5.51.6	Maximum floor space index - apartment zone	3.7	
4.15.5.51.7	Maximum gross floor area - apartment zone on the first storey that may be used to access residential uses	20%	
4.15.5.51.8	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care building, retirement building and townhouse , shall be exclusive of mechanical, amenity structures or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.0 m above the height limit otherwise applicable		

4.15.5.51	Exception: RA4-51	Map # 08	By-law:
4.15.5.51.9	For the purposes of this By-law, all lands zoned RA4-51 shall be considered one lot		
4.15.5.51.10	Notwithstanding Sentence 4.15.6.51.23 of this Exception, minimum setback to a lot line for that portion of the dwelling with a height greater than six storeys	7.0 m	
4.15.5.51.11	Minimum setback of a permanent outdoor patio to a Residential Zone	0.0 m	
4.15.5.51.12	Notwithstanding Sentence 4.15.5.51.23 of this Exception, maximum projection of a balcony , staircase, landing, awning, window well, sunroom, chimney , pilaster or corbel, cornice and balustrade located on the first storey, measured from the outermost face or faces of the building , including the front, rear or side wall of the building , from which the architectural features project	2.5 m	
4.15.5.51.13	Notwithstanding Sentence 4.15.5.51.23 of this Exception, maximum projection of a balcony , sunroom, window, chimney , pilaster or corbel, cornice, balustrade, awning, bay window, roof eaves or any other projection located above the first storey, measured from the outermost face or faces of the building , including the front, rear or side wall of a building , from which the architectural features project	2.5 m	
4.15.5.51.14	Notwithstanding Sentence 4.15.5.51.23 of this Exception, maximum projection of a porch or deck located beyond the buildable area	2.0 m	
4.15.5.51.15	Minimum number of resident parking spaces per dwelling unit	0.75	
4.15.5.51.16	Minimum number of parking spaces per long-term care bed	0.3	
4.15.5.51.17	Minimum number of parking spaces per retirement dwelling unit	0.3	
4.15.5.51.18	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.5.51.19	Notwithstanding Sentence 4.15.5.51.23 of this Exception, minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m	
4.15.5.51.20	Minimum landscaped area	30% of the lot area	
4.15.5.51.21	Minimum amenity area	4 m ² per dwelling unit	
4.15.5.51.22	Minimum amenity area to be provided outside at grade or above grade	55 m ²	
4.15.5.51.23	All site development plans shall comply with Schedule RA4-51 of this Exception		

10. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.6.51 and substituting the following therefor:

4.15.6.51	Exception: RA5-51	Map # 08	By-law:
In a RA5-51 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.51.1	(1) Townhouse (2) Back to Back Townhouse (3) Stacked Townhouse (4) Hospice (5) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (6) Outdoor Market (7) Custom Workshop (8) Cogeneration Facility		
Regulations			
4.15.6.51.2	The regulations of Lines 4.0, 7.0, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.51.3	Uses contained in Clauses 4.15.6.51.1(5) and 4.15.6.51.1(7) of this Exception shall not be permitted above the first storey		
4.15.6.51.4	For the purposes of this By-law, a mezzanine shall not be considered a storey		
4.15.6.51.5	Maximum floor space index - apartment zone		7.8
4.15.6.51.6	Minimum townhouse dwelling unit width		4.5 m
4.15.6.51.7	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, back to back townhouse, stacked townhouse and townhouse , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.0 m above the height limit otherwise applicable		
4.15.6.51.8	For the purposes of this By-law, all lands zoned RA5-51 shall be considered one lot		
4.15.6.51.9	Notwithstanding Sentence 4.15.6.51.23 of this Exception, minimum setback to a lot line for that portion of the dwelling with a height greater than six storeys		7.0 m
4.15.6.51.10	Minimum setback of a rooftop terrace from all exterior edges of a building or structure		0.0 m
4.15.6.51.11	Notwithstanding Sentence 4.15.6.51.23 of this Exception, minimum setback to a sight triangle		2.0 m

4.15.6.51	Exception: RA5-51	Map # 08	By-law:
4.15.6.51.12	Notwithstanding Sentence 4.15.6.51.23 of this Exception, maximum projection of a balcony , staircase, landing, awning, window well, sunroom, chimney , pilaster or corbel, cornice and balustrade located on the first storey, measured from the outermost face or faces of the building , including the front, rear or side wall of the building , from which the architectural features project		2.5 m
4.15.6.51.13	Notwithstanding Sentence 4.15.6.51.23 of this Exception, maximum projection of a balcony , sunroom, window, chimney , pilaster or corbel, cornice, balustrade, awning, bay window, roof eaves or any other projection located above the first storey, measured from the outermost face or faces of the building , including the front, rear or side wall of a building , from which the architectural features project		2.0 m
4.15.6.51.14	Notwithstanding Sentence 4.15.6.51.23 of this Exception, maximum projection of a porch or planter located beyond the buildable area		2.0 m
4.15.6.51.15	Minimum number of resident parking spaces per dwelling unit		0.75
4.15.6.51.16	Minimum number of parking spaces for a long-term care bed		0.3
4.15.6.51.17	Minimum number of parking spaces per retirement dwelling unit		0.3
4.15.6.51.18	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.6.51.19	Notwithstanding Sentence 4.15.6.51.23 of this Exception, minimum setback of a parking structure constructed completely below finished grade to any lot line		1.0 m
4.15.6.51.20	Minimum landscaped area		30% of the lot area
4.15.6.51.21	Minimum amenity area		4 m ² per dwelling unit
4.15.6.51.22	Maximum amenity area of the total required that may be provided off-site on the lands zoned RA4-51		1.5 m ² per dwelling unit
4.15.6.51.23	All site development plans shall comply with Schedule RA5-51 of this Exception		

11. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 4.15.6.52 and substituting the following therefor:

4.15.6.52	Exception: RA5-52	Map # 08	By-law:
In a RA5-52 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.52.1	(1) Townhouse (2) Back to Back Townhouse (3) Stacked Townhouse (4) Hospice (5) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (6) Outdoor Market (7) Custom Workshop (8) Cogeneration Facility		
Regulations			
4.15.6.52.2	The regulations of Lines 4.0, 7.0, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.52.3	Uses contained in Clauses 4.15.6.52.1(5) and 4.15.6.52.1(7) of this Exception shall not be permitted above the first storey		
4.15.6.52.4	For the purposes of this By-law, a mezzanine shall not be considered a storey		
4.15.6.52.5	Maximum floor space index - apartment zone		5.4
4.15.6.52.6	Minimum townhouse dwelling unit width		4.5 m
4.15.6.52.7	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings, townhouse, back to back and stacked townhouses , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.0 m above the height limit otherwise applicable		
4.15.6.52.8	For the purposes of this By-law, all lands zoned RA5-52 shall be considered one lot		
4.15.6.52.9	Notwithstanding Sentence 4.15.6.51.24 of this Exception, minimum setback to a lot line for that portion of the dwelling with a height greater than six storeys		7.0 m
4.15.6.52.10	Minimum setback of a rooftop terrace from all exterior edges of a building or structure		0.0 m
4.15.6.52.11	Notwithstanding Sentence 4.15.6.52.24 of this Exception, minimum setback to a sight triangle		2.0 m

4.15.6.52	Exception: RA5-52	Map # 08	By-law:
4.15.6.52.12	Notwithstanding Sentence 4.15.6.52.24 of this Exception, maximum projection of a balcony , staircase, landing, awning, window well, sunroom, chimney , pilaster or corbel, cornice and balustrade located on the first storey, measured from the outermost face or faces of the building , including the front, rear or side wall of the building , from which the architectural features project	2.0 m	
4.15.6.52.13	Notwithstanding Sentence 4.15.6.52.24 of this Exception, maximum projection of a balcony , sunroom, window, chimney , pilaster or corbel, cornice, balustrade, awning, bay window, roof eaves or any other projection located above the first storey, measured from the outermost face or faces of the building , including the front, rear or side wall of a building , from which the architectural features project	2.0 m	
4.15.6.52.14	Notwithstanding Sentence 4.15.5.51.24 of this Exception, maximum projection of a porch or planter located beyond the buildable area	2.0 m	
4.15.6.52.15	Minimum number of resident parking spaces per dwelling unit	0.75	
4.15.6.52.16	Minimum number of parking spaces for a long-term care bed	0.3	
4.15.6.52.17	Minimum number of parking spaces per retirement dwelling unit	0.3	
4.15.6.52.18	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.6.52.19	Notwithstanding Sentence 4.15.6.52.24 of this Exception, minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m	
4.15.6.52.20	Notwithstanding Sentence 4.15.6.52.24 of this Exception, minimum setback of a parking structure constructed completely below finished grade abutting Pierview Way	3.0 m	
4.15.6.52.21	Minimum landscaped area	30% of the lot area	
4.15.6.52.22	Minimum amenity area	4 m ² per dwelling unit	
4.15.6.52.23	Maximum amenity area of the required total that may be provided off-site on lands zoned RA4-51	1.5 m ² per dwelling unit	
4.15.6.52.24	All site development plans shall comply with Schedule RA5-52 of this Exception		

12. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 6.2.5.74 and substituting the following therefor:

6.2.5.74	Exception: C4-74	Map # 08	By-law:
In a C4-74 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.74.1	(1) Townhouse (2) Custom Workshop		
Regulations			
6.2.5.74.2	Dwelling units shall not be permitted on the first storey within 6.0 m of Lakeshore Road West		
6.2.5.74.3	For the purposes of this By-law, a mezzanine shall not be considered a storey		
6.2.5.74.4	Minimum townhouse dwelling unit width	4.5 m	
6.2.5.74.5	The lot line abutting Lakeshore Road West shall be deemed to be the front lot line		
6.2.5.74.6	Maximum front and exterior side yards	6.0 m	
6.2.5.74.7	Minimum setback to Lakeshore Road West	4.0 m	
6.2.5.74.8	Minimum setback of a permanent outdoor patio to any lot line or Residential Zone	0.0 m	
6.2.5.74.9	Maximum height: flat roof	15.0 m and 4 storeys	
6.2.5.74.10	Notwithstanding any other provisions of this By-law, the calculation of height for apartment and townhouse , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.0 m above the height limit otherwise applicable		
6.2.5.74.11	The calculation of height shall be exclusive of an enclosed rooftop amenity area provided that: (1) the enclosed amenity area does not occupy more than 30% of the rooftop; (2) it is setback a minimum of 3.0 m from the outermost edge of the rooftop; and, (3) the height of such element is no higher than 4.5 m above the height limit otherwise applicable.		
6.2.5.74.12	Minimum number of resident parking spaces per dwelling unit	0.75	
6.2.5.74.13	Minimum number of visitor parking spaces per dwelling unit	0.15	
6.2.5.74.14	Minimum depth of a landscaped buffer in an exterior side yard	1.5 m	

13. By-law Number 0225-2007, as amended, is further amended by deleting Exception Table 6.2.5.75, except for Schedule C4-75, and substituting the following therefor:

6.2.5.75	Exception: C4-75	Map # 08	By-law:
In a C4-75 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.75.1	(1) Retirement Building (2) Outdoor Market (3) Temporary Sales Centre (4) Science and Technology Facility (5) Custom Workshop (6) Cogeneration Facility		
Regulations			
6.2.5.75.2	The regulations of Lines 11.0, 12.1, 12.2, 12.3 and 12.4 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.75.3	Dwelling units shall not be permitted on the first storey		
6.2.5.75.4	For the purposes of this By-law, a mezzanine shall not be considered a storey		
6.2.5.75.5	The lot line abutting Lakeshore Road West shall be deemed to be the front lot line		
6.2.5.75.6	Minimum setback of a permanent outdoor patio to any lot line or Residential Zone		0.0 m
6.2.5.75.7	Minimum setback from a one storey building or structure to Street 'B'		5.0 m
6.2.5.75.8	Maximum setback from a one storey building or structure to Street 'B'		25.0 m
6.2.5.75.9	Minimum setback exclusive of a sight triangle to Lakeshore Road West		4.0 m
6.2.5.75.10	Maximum setback to Lakeshore Road West		6.0 m
6.2.5.75.11	Maximum setback to Mississauga Road South		6.0 m
6.2.5.75.12	Minimum rear yard abutting a Residential Zone		3.0 m
6.2.5.75.13	Minimum height of a building within 15.0 m of Lakeshore Road West		2 storeys
6.2.5.75.14	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care building, retirement building and townhouse , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.0 m above the height limit otherwise applicable		

6.2.5.75	Exception: C4-75	Map # 08	By-law:
6.2.5.75.15	The calculation of height shall be exclusive of an enclosed rooftop amenity area provided that: (1) the enclosed amenity area does not occupy more than 30% of the rooftop; (2) it is setback a minimum of 3.0 m from the outermost edge of the rooftop; and, (3) the height of such element is no higher than 4.5 m above the height limit otherwise applicable.		
6.2.5.75.16	Notwithstanding Sentence 6.2.5.75.15 of this Exception, maximum length of the streetwall of a building that may be one storey abutting Lakeshore Road West	12.0 m	
6.2.5.75.17	Minimum number of resident parking spaces per dwelling unit	0.75	
6.2.5.75.18	Minimum number of parking spaces per retirement dwelling unit	0.3	
6.2.5.75.19	Minimum number of visitor parking spaces per dwelling unit	0.15	
6.2.5.75.20	All site development plans shall comply with Schedule C4-75 of this Exception		

14. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RM4-76" and "H-RA5-52" to "RA5-52" and "H-RA5-51" to "RA5-51", the zoning of Part of Lots 9 and 10, Broken Front Range, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-51" and "RA5-52" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RA5-51" and "RA5-52" zoning indicated thereon.

ENACTED and PASSED this 14th day of January, 2026.

Approved by Legal Services City Solicitor City of Mississauga

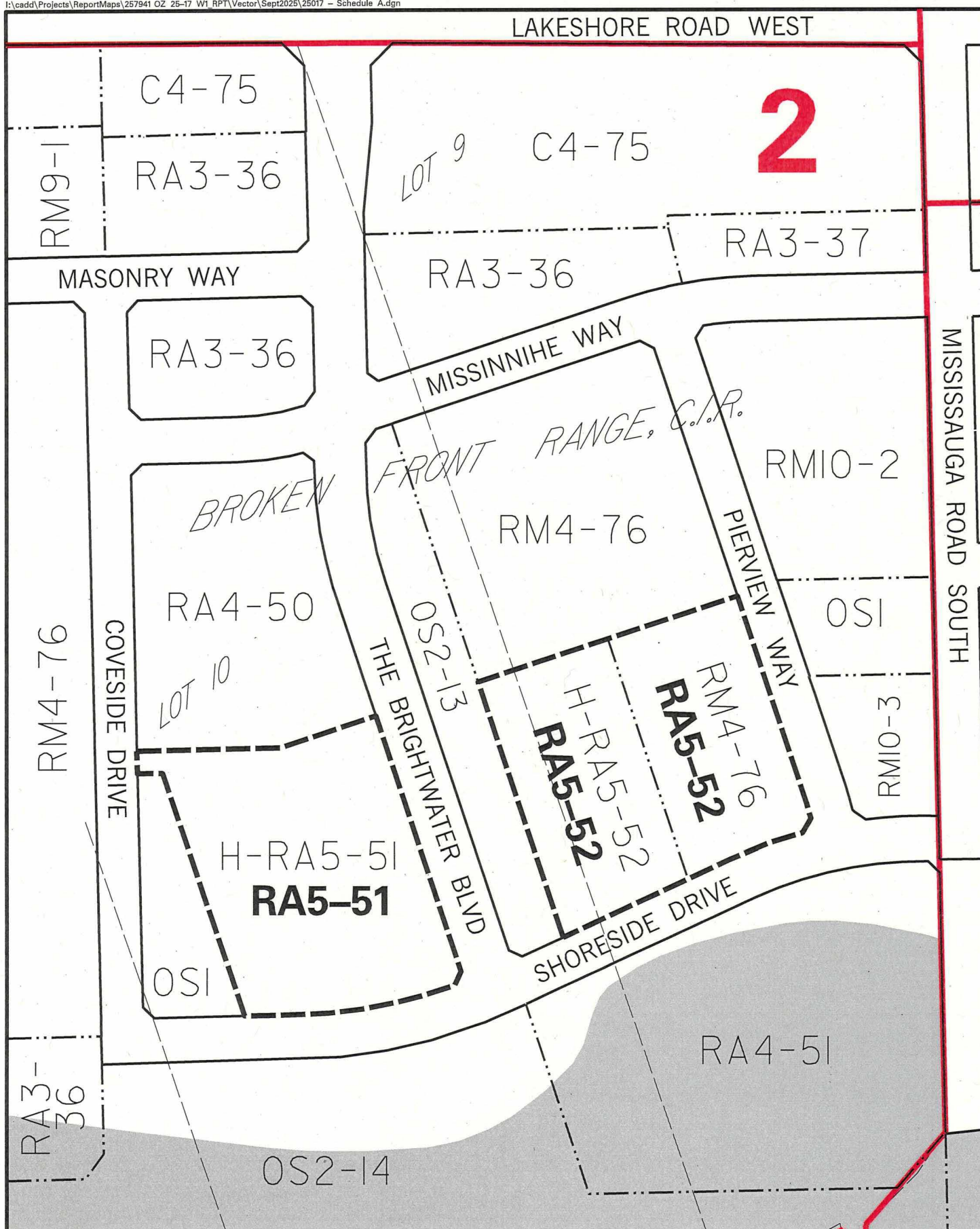
Katie Pfaff
Date: January 6, 2026
File: OZ 25-17 W1



MAYOR



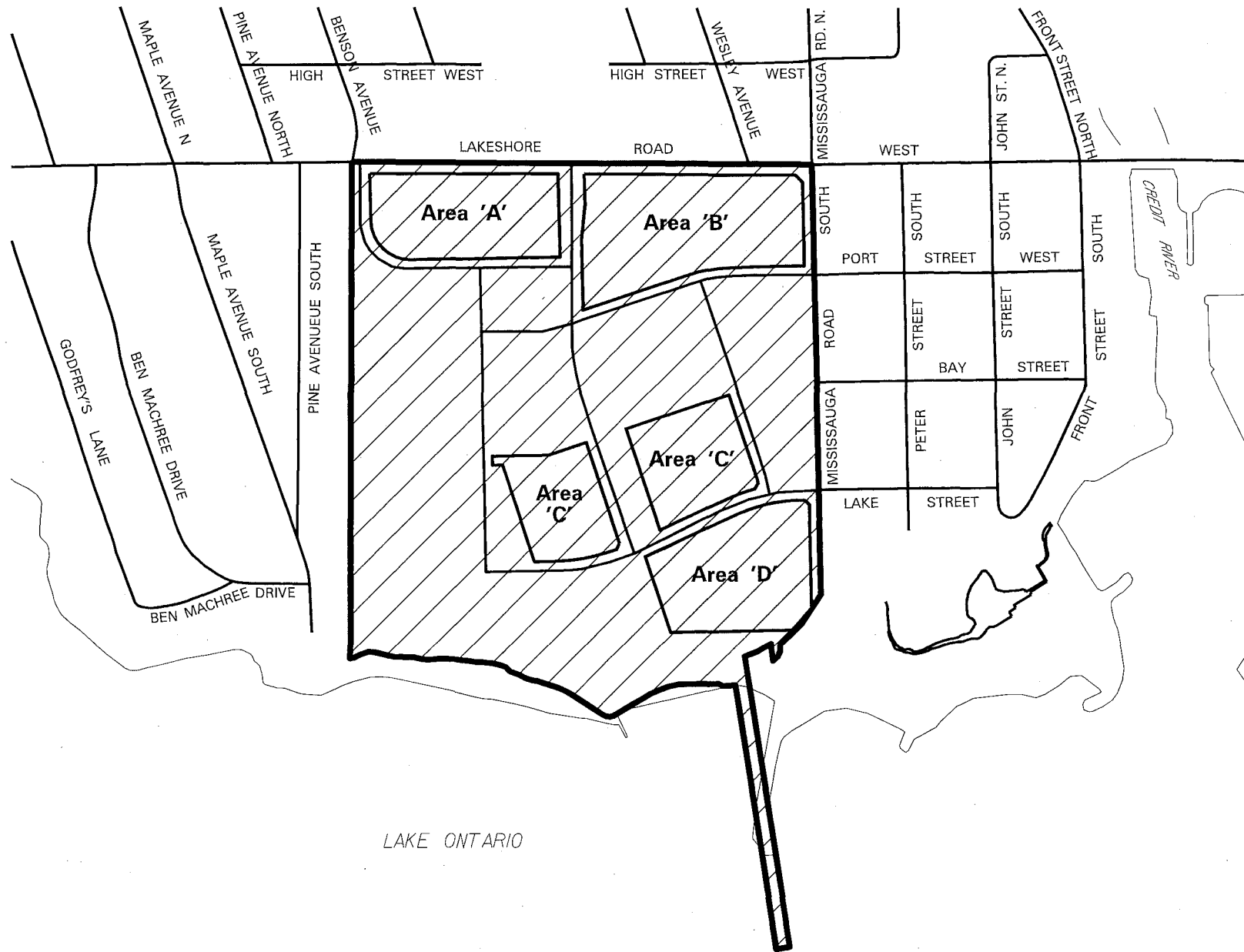
CLERK



THIS IS SCHEDULE "A" TO
BY-LAW 0002-2026

This is not a Plan of Survey.

CITY OF MISSISSAUGA



-  **BUILDABLE AREA**
-  **SUBJECT LANDS**

THIS 'IS SCHEDULE "2.1.32"

AS ATTACHED TO BY-LAW 0002-2026

LAKESHORE ROAD WEST

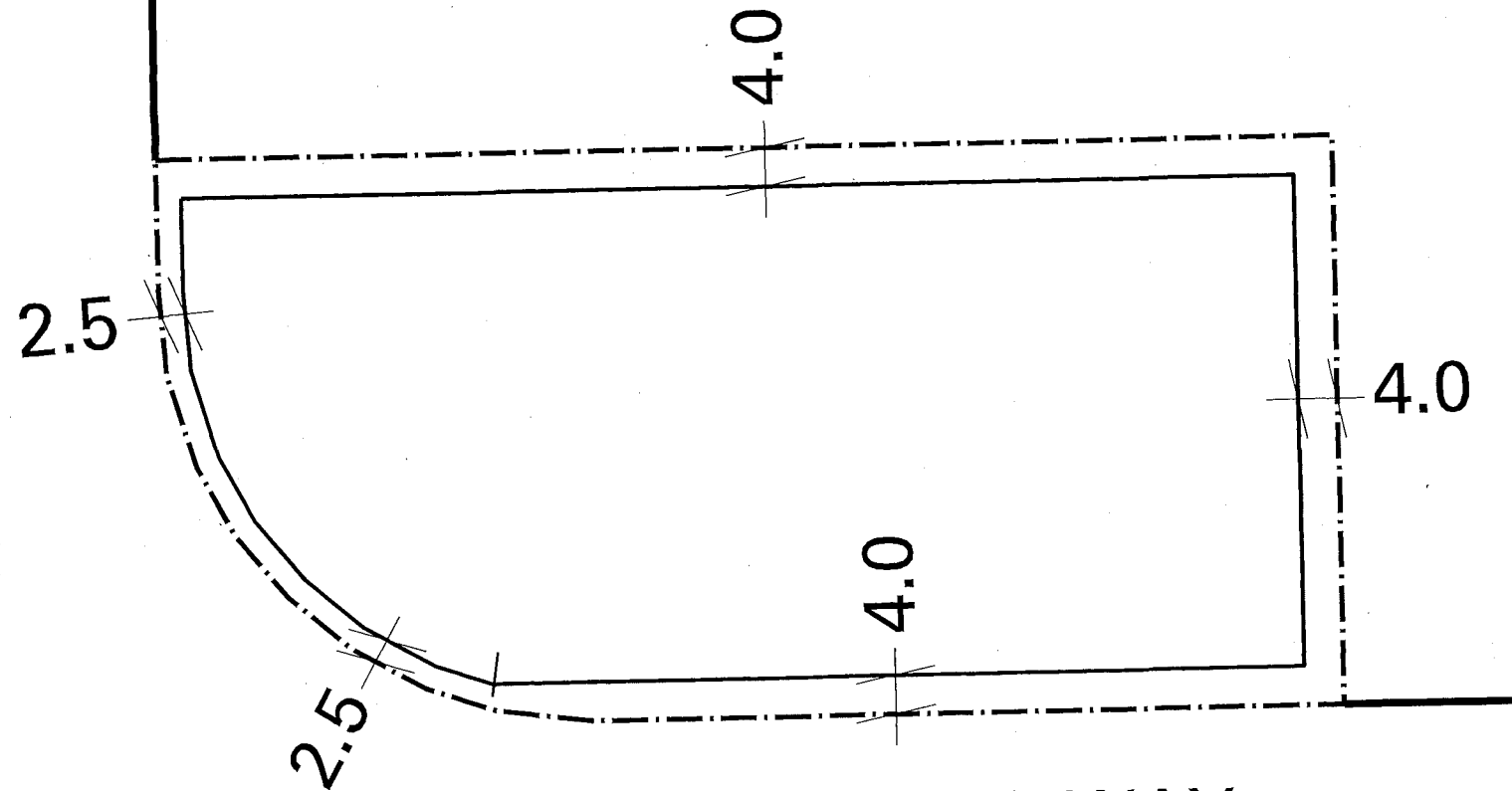


Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey

 BUILDABLE AREA

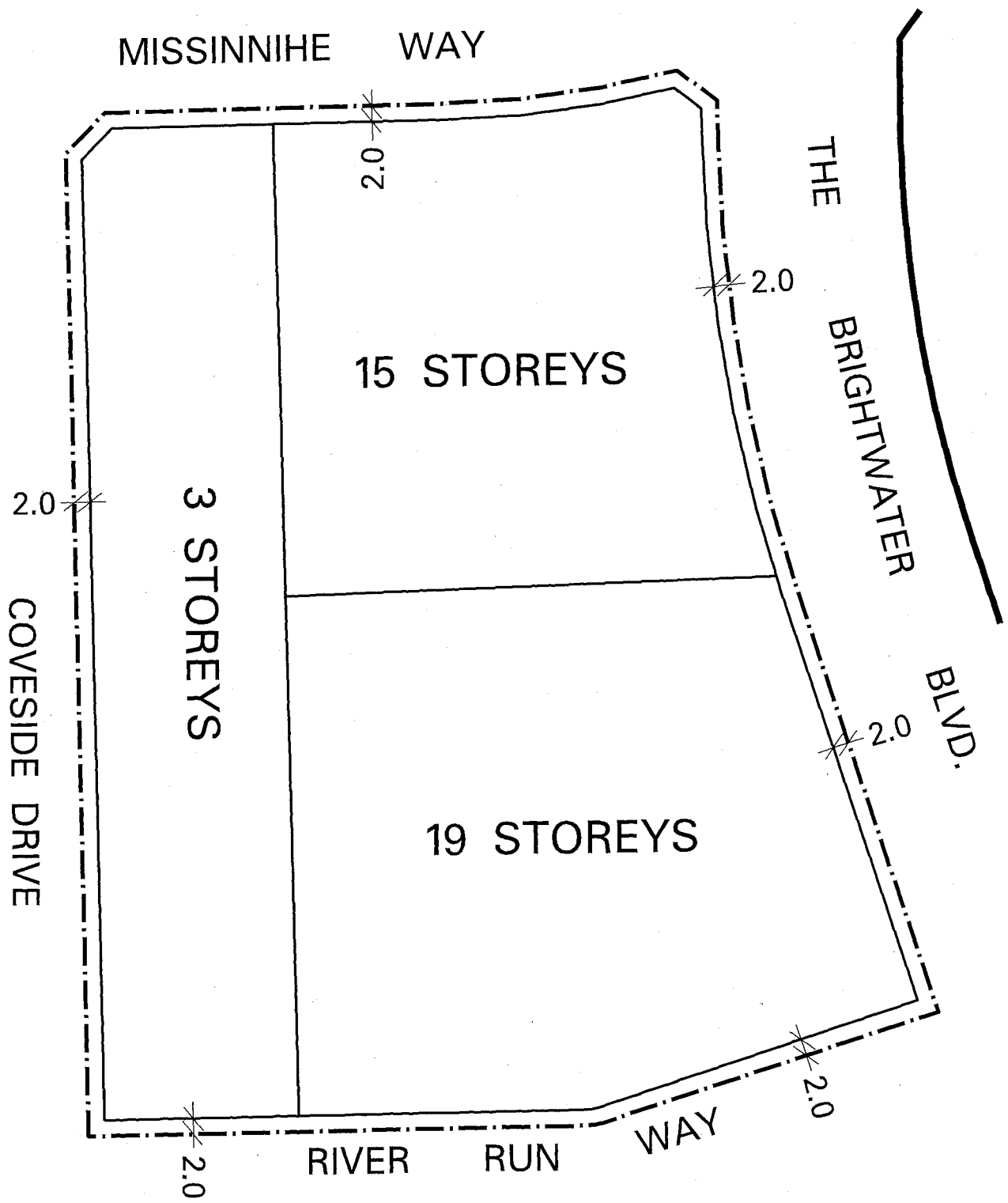
 ZONE BOUNDARY

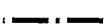


MASONRY WAY

THIS IS SCHEDULE "RM9-1"

AS ATTACHED TO BY-LAW 0002-2026



-  BUILDABLE AREA
-  ZONE BOUNDARY



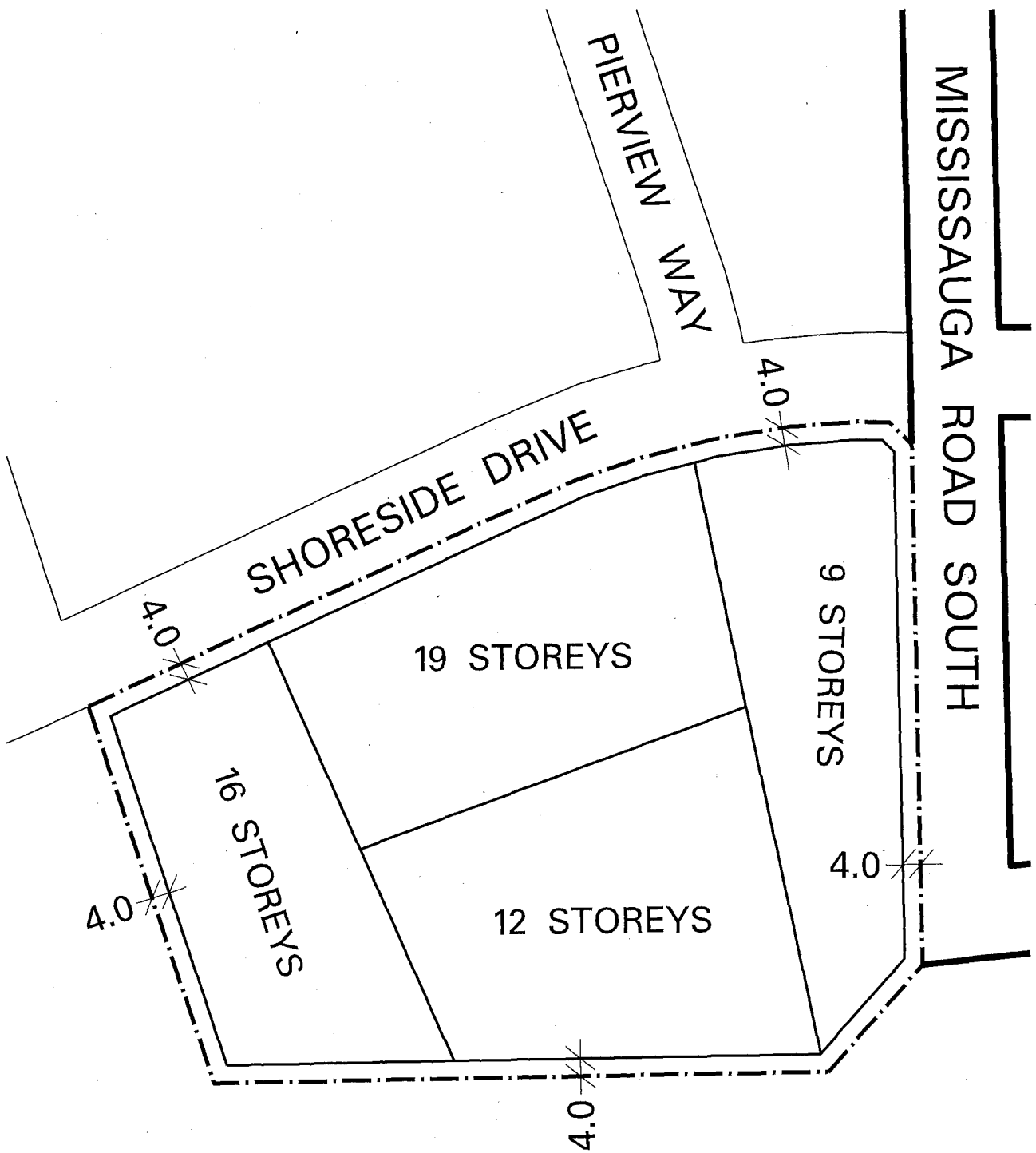
Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.
All heights are maximums.

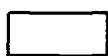
This is not a Plan of Survey.

THIS IS SCHEDULE "RA4-50"

AS ATTACHED TO BY-LAW 0002-2026

CITY OF MISSISSAUGA



-  BUILDABLE AREA
-  ZONE BOUNDARY



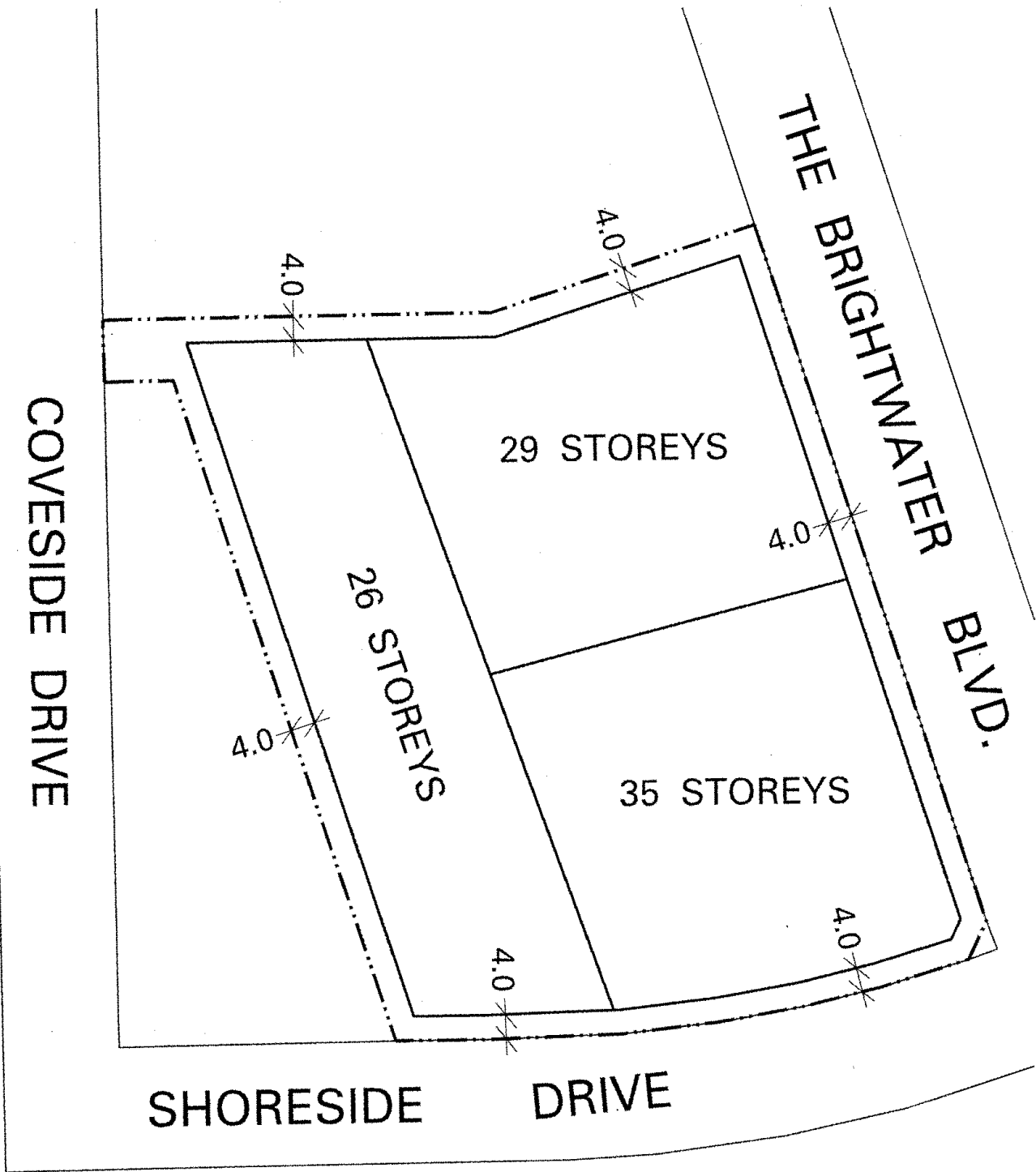
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All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.
All heights are maximums.

This is not a Plan of Survey.

THIS IS SCHEDULE "RA4-51"

AS ATTACHED TO BY-LAW 0002-2026

CITY OF MISSISSAUGA



BUILDABLE AREA



ZONE BOUNDARY



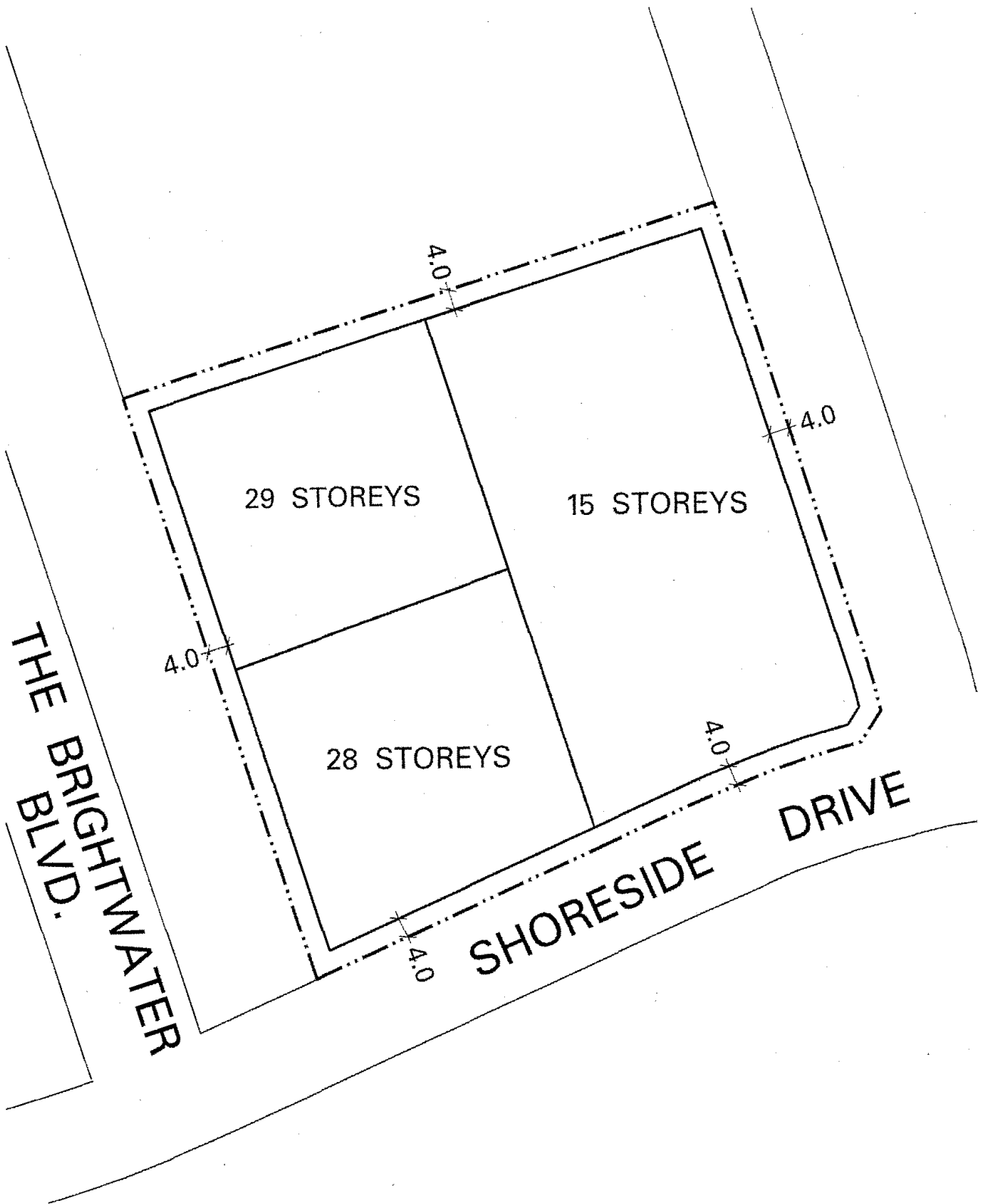
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All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.
All heights are maximums.

This is not a Plan of Survey.

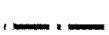
THIS IS SCHEDULE "RA5-51"

AS ATTACHED TO BY-LAW 0002-2026

CITY OF MISSISSAUGA



BUILDABLE AREA



ZONE BOUNDARY



Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.
All heights are maximums.

This is not a Plan of Survey.

THIS IS SCHEDULE "RA5-52"

AS ATTACHED TO BY-LAW 0002-2026

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0002-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit an increase in building heights, overall dwelling units and a variety of technical changes such as setbacks, parking reductions, projections and amenity area for existing zones that are associated with the original approval of a multi-phase waterfront community compromising of a mix of residential, commercial, institutional and open space uses. This By-law also removes the holding provision for two zones that exist on the site.

This By-law amends the existing zone categories of the property outlined on the attached Schedule "A" from "RM4-76" (Townhouses - Exception) and "H-RA5-52" (Apartments - Exception with a Holding Provision) to "RA5-52" (Apartments - Exception) and "H-RA5-51" (Apartments - Exception - with a Holding Provision) to "RA5-51" (Apartments - Exception).

This By-law also amends the zoning provisions of Subsection 2.1.32, "RM4-76" (Townhouses - Exception), "RM9-1" (Stacked Townhouses - Exception), "RM10-2" and "RM10-3" (Back to Back Townhouses - Exception), "RA3-36" (Apartments - Exception), "RA4-50" and "RA4-51" (Apartments - Exception), "C4-74" and "C4-75" (Mainstreet Commercial - Exception) zones which applies to the properties outlined on the attached Appendix "B".

"RM4-76 permits townhouses.

"H-RA5-51" permits apartment, townhouse, stacked townhouse, back to back townhouse, hospice, outdoor market, custom workshop and cogeneration facility with a holding provision.

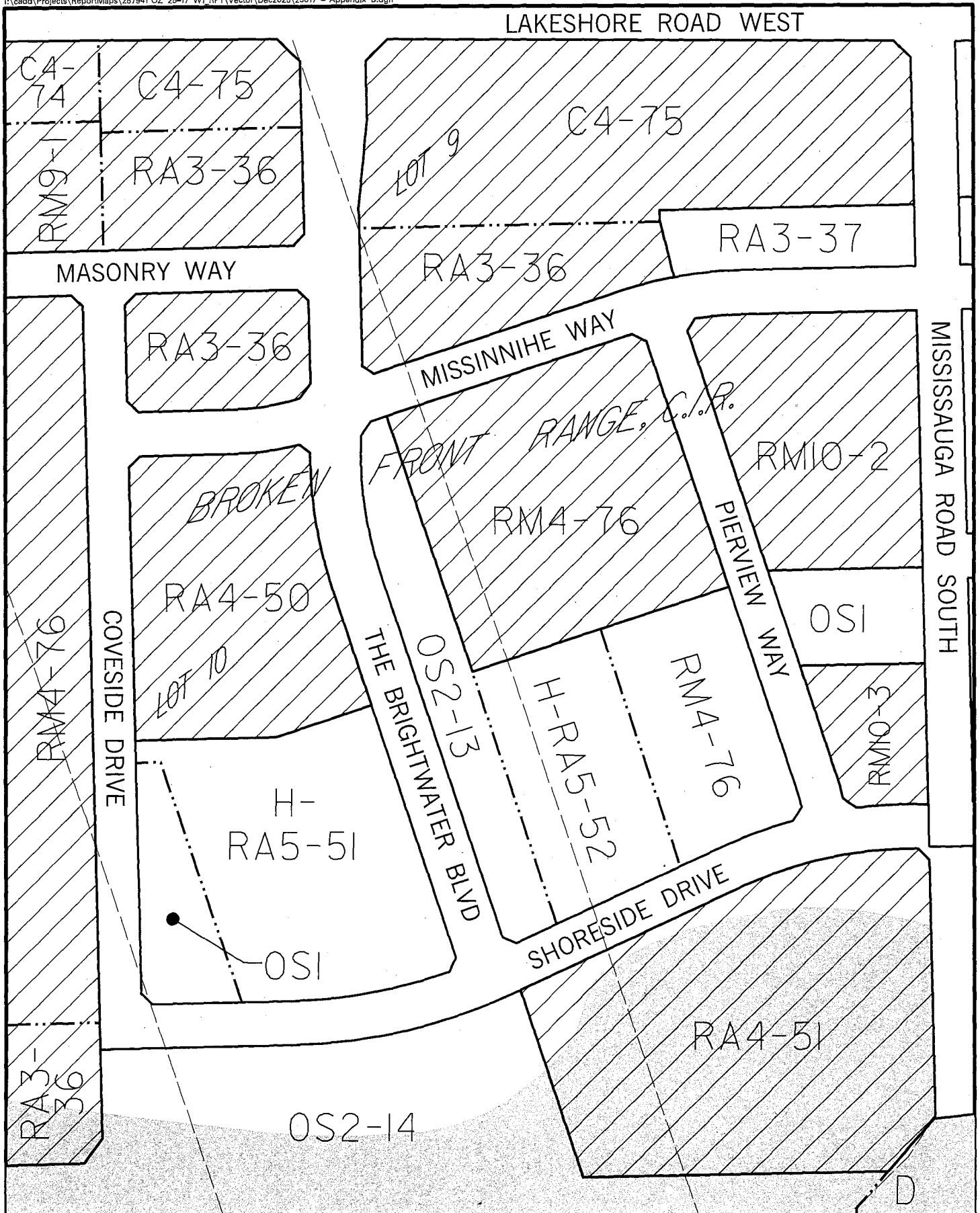
"RA5-51" permits apartment, townhouse, stacked townhouse, back to back townhouse, hospice, outdoor market, custom workshop and cogeneration facility.

"RA5-52" permits apartment, townhouse, stacked townhouse, back to back townhouse, hospice, outdoor market, custom workshop and cogeneration facility.

Location of Lands Affected

South of Lakeshore Road West, west of Mississauga Road South, in the City of Mississauga, as shown on the attached Maps designated as Schedule "A" and Appendix "B".

Further information regarding this By-law may be obtained from David Ferro of the City Planning and Building Department at 905-615-3200 ext. 4554.



0 25 50 75 100
metres

This is not a Plan of Survey.



GREENLANDS OVERLAY

CITY OF MISSISSAUGA

THIS IS APPENDIX "B" TO
BY-LAW 0002-2026