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PURPOSE

The purpose of this Part is to provide a number of Downtown Core Zones, that allow for retail, office, and residential development and open space, in appropriate locations in Downtown Core.¹

7.1 GENERAL PROVISIONS FOR DOWNTOWN CORE ZONES

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Downtown Core Zones shall also apply: (0050-2013/LPAT Order 2020 June 08)

7.1.1 Uses Not Permitted in a CC1 Zone

- 7.1.1.1 The following **uses** shall not be permitted in a CC1 zone:
 - (1) Convenience Restaurant
 - (2) Funeral Establishment
 - (3) Motor Vehicle Sales, Leasing and/or Rental Facility Restricted
 - (4) *deleted by 0174-2017*

7.1.2 Uses Not Permitted in CC3 Zone Areas 'A', 'B' and 'C'

- 7.1.2.1 The following **uses** shall not be permitted in Areas 'A', 'B' and 'C' identified on Schedules CC3(1) to CC3(3) of this By-law:
 - (1) Banquet Hall/Conference Centre/Convention Centre
 - (2) **Overnight Accommodation**
 - (3) **Restaurant**
 - (4) **Take-out Restaurant**
 - (5) Entertainment Establishment

7.1.3 Townhouse and Street Townhouse in CC3 Zone Areas 'A' and 'B'

7.1.3.1 **Townhouse** and **street townhouse** shall only be permitted within Areas 'A' and 'B' identified on Schedules CC3(1) to CC3(3) of this By-law.

(0181-2018/LPAT Order 2019 February 15)

7.1.4 Accessory Uses

(0379-2009), (0050-2013/LPAT Order 2020 June 08)

7.1.4.1 Uses Accessory to a Permitted Use in a CC1 Zone

(0050-2013/LPAT Order 2020 June 08), (0217-2023)

- 7.1.4.1.1 The following **uses** are permitted within a **building** used for a permitted **use** in a CC1 zone:
 - (1) **Cogeneration Facility**
 - (2) **Night club** in compliance with Table 2.1.2.2.1 of this By-law
- 7.1.4.1.2 An outdoor patio shall be permitted accessory to a **retail store** where the primary function is the sale of food.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

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- 7.1.4.2 Uses Accessory to a Permitted Use in CC2, CC3 and CC4 Zones (0174-2017), (0050-2013/LPAT Order 2020 June 08), (0111-2019/LPAT Order 2021 March 09), (0217-2023)
- 7.1.4.2.1 The following uses are permitted accessory to an office building, medical office building, apartment, long-term care building, retirement building, overnight accommodation, banquet hall/conference centre/convention centre, hospital, university/college, staff/student residence, parking structure, centre for the performing arts or any combination thereof in CC2, CC3 and CC4 zones except as restricted in Article 7.1.2.1 of this By-law:
 - (1) **Financial Institution**
 - (2) Service Establishment
 - (3) **Repair Establishment**
 - (4) Recreational Establishment
 - (5) **Restaurant**
 - (6) Take-out Restaurant
 - (7) **Retail Store**
 - (8) Entertainment Establishment
 - (9) Motor Vehicle Rental Facility
 - (10) Cogeneration Facility
 - (11) Outdoor patio accessory to a **retail store** where the primary function is the sale of food
- 7.1.4.2.2 A **night club** shall be permitted accessory to a permitted **use** in a CC2 zone in compliance with Table 2.1.2.2.1 of this By-law.
- 7.1.4.2.3 Unless otherwise permitted, the uses contained in Sentences 7.1.4.2.1 and 7.1.4.2.2 of this By-law shall be located within an office building, medical office building, apartment, long-term care building, retirement building, overnight accommodation, banquet hall/conference centre/convention centre, hospital, university/college, staff/student residence, parking structure, centre for the performing arts or any combination thereof.
- 7.1.4.2.4 **Uses** identified in Sentences 7.1.4.2.1 and 7.1.4.2.2 of this By-law shall not be permitted above the second **storey**.
- 7.1.4.2.5 A **motor vehicle rental facility** shall not store **motor vehicles** that are offered for rent in required **parking spaces**.
- 7.1.4.2.6 *deleted by 0217-2023*
- 7.1.4.3 Uses Accessory to a Permitted Use in a CCO Zone

 $(0174-2017),\ (0050-2013/LPAT\ Order\ 2020\ June\ 08),\ (0111-2019/LPAT\ Order\ 2021\ March\ 09),\ (0217-2023)$

- 7.1.4.3.1 The following **uses** are permitted accessory to an **office building**, **medical office building**, **hospital**, university/college, **overnight accommodation** or any combination thereof in a CCO zone:
 - (1) **Financial Institution**
 - (2) Service Establishment
 - (3) **Repair Establishment**
 - (4) Recreational Establishment
 - (5) **Restaurant**
 - (6) **Take-out Restaurant**
 - (7) **Retail Store**
 - (8) Entertainment Establishment
 - (9) Motor Vehicle Rental Facility
 - (10) Cogeneration Facility
 - (11) **Night club** in compliance with Table 2.1.2.2.1 of this By-law
 - Outdoor patio accessory to a **retail store** where the primary function is the sale of food
- 7.1.4.3.2 Unless otherwise permitted, the **uses** contained in Sentence 7.1.4.3.1 of this By-law shall be located within an **office building**, **medical office building**, **hospital**, university/college, **overnight accommodation** or any combination thereof.

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- 7.1.4.3.3 **Uses** identified in Sentence 7.1.4.3.1 of this By-law shall not be permitted above the second **storey**.
- 7.1.4.3.4 **Apartments** will be permitted within the CCO zone as part of a development containing an **office building**, **medical office building**, **hospital**, university/college or **overnight accommodation uses**, or any combination thereof, provided that the **gross floor area apartment zone** shall not exceed 20% of the total **gross floor area** of the development.
- 7.1.4.3.5 A **motor vehicle rental facility** shall not store **motor vehicles** that are offered for rent in required **parking spaces**.

7.1.4A Retail Activation Frontages

(0050-2013/LPAT Order 2020 June 08), (0111-2019/LPAT Order 2021 March 09)

- 7.1.4A.1 Notwithstanding Table 7.2.1, Sentences 7.1.4.2.1 and 7.1.4.3.1 of this By-law, **uses** identified as Retail Activation **Uses** in Sentence 7.1.4A.2.5 of this By-law and located on Retail Activation Frontages shall only be permitted in compliance with the provisions of Subsection 7.1.4A of this By-law.
- 7.1.4A.2 A **building** located on a **lot** abutting a **street** with a 75% or 50% Retail Activation Frontage identified on Schedules CC1, CC2(2) and CCO of this By-law shall comply with the following:
- 7.1.4A.2.1 The **first storey** of a **building** shall only contain Retail Activation **Uses** in units abutting/within the linear **building** frontage.
- 7.1.4A.2.2 The minimum depth of a unit used for a Retail Activation **Use** shall be 10.0 m.
- 7.1.4A.2.3 The minimum height of a unit containing a Retail Activation **Use** shall be 4.5 m measured from finished floor to ceiling.
- 7.1.4A.2.4 Retail Activation **Uses** shall only include the following:
 - (1) **Financial Institution**
 - (2) Service Establishment
 - (3) **Restaurant**
 - (4) **Take-out Restaurant**
 - (5) **Retail Store**
- 7.1.4A.2.5 Notwithstanding Sentences 7.1.4.2.4 and 7.1.4.3.3 of this By-law, the following **uses** shall also be permitted on the second **storey** of a **building** located on a **lot** abutting a **street** with a 75% or 50% Retail Activation Frontage in CC2 and CCO zones:
 - (1) **Retail store** where the primary function is the sale of food in a CC2 zone
 - (2) Repair Establishment
 - (3) Recreational Establishment
 - (4) **Entertainment Establishment**
 - (5) Motor Vehicle Rental Facility
 - (6) Cogeneration Facility
 - (7) **Night club** in a CCO zone and accessory to a permitted **use** in a CC2 zone, in compliance with Table 2.1.2.2.1 of this By-law.
- 7.1.4A.2.6 For the purpose of this By-law, linear **building** frontage shall be measured for that portion of a **building** located at or within the **build-to-area** measured from the exterior of outside walls parallel to the **street line**.
- 7.1.4A.3 A **building** located on a **lot** abutting a **street** with a 75% Retail Activation Frontage shall also comply with the following:
- 7.1.4A.3.1 A minimum of 75% of the **first storey** of the linear **building** frontage shall form the exterior wall of units used for Retail Activation **Uses**.
- 7.1.4A.3.2 Where a residential **building**, **structure** or part thereof has frontage on a **street** with a 75% Retail Activation Frontage, pedestrian access to **uses** permitted above and below the **first storey** shall be permitted provided that the width of the pedestrian access shall not be greater than 6.5 m.

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- 7.1.4A.4 A **building** located on a **lot** abutting a **street** with a 50% Retail Activation Frontage shall also comply with the following:
- 7.1.4A.4.1 A minimum of 50% of the **first storey** of the linear **building** frontage shall form the exterior wall of units used for Retail Activation **Uses**.

7.1.5 CC4 Zone Regulations

7.1.5.1 Apartment, Long-Term Care and Retirement Building Regulations

- 7.1.5.1.1 The total maximum number of **dwelling units** on all lands zoned CC4 and CC4-1 to CC4-5 shall be 5 321.
- 7.1.5.1.2 (0174-2017), deleted by 0050-2013/LPAT Order 2020 June 08
- 7.1.5.1.3 An **apartment, long-term care** and **retirement building** may have a separate direct and/or shared access to the **dwelling units** at the ground floor and/or above the **first storey** and/or a private or shared corridor. (0174-2017)

7.1.5.2 Underground Parking Structures

Underground **parking structures** are permitted below a **street** in accordance with the regulations contained in Table 7.1.5.2 - Underground Parking Structures. (0026-2014)

Table 7.1.5.2 - Underground Parking Structures

Column A		В	С
Line	Street Width	Maximum Encroachment	Minimum Vertical Depth
1.0	12.5 m	6.25 m on each side of the street	0.5 m

- **7.1.5.3** *deleted by 0050-2013/LPAT Order 2020 June 08*
- **7.1.5.4** *deleted by 0050-2013/LPAT Order 2020 June 08*
- **7.1.5.5** *deleted by 0050-2013/LPAT Order 2020 June 08*
- 7.1.5.5.1 *deleted by 0050-2013/LPAT Order 2020 June 08*

7.1.6 Long-Term Care Buildings in CC1 to CC4 Zones (0174-2017)

For the purpose of calculating the number of **dwelling units** in a **long-term care building**, two long-term care beds shall equal one long-term care **dwelling unit**.

7.1.7 Zone Boundaries

(0050-2013/LPAT Order 2020 June 08)

7.1.7.1 Where a zone boundary as shown on Schedule "B" of this By-law follows a proposed or **existing street**, the centreline of the **street** is the zone boundary.

7.1.8 Centreline Setbacks

(0050-2013/LPAT Order 2020 June 08)

7.1.8.1 The provisions of Subsection 2.1.14 of this By-law shall not apply to the CC1 to CC4 and CCO zones.

7.1.9 Downtown Core Parking Exception Area

(0099-2020), (0050-2013/LPAT Order 2020 June 08), (0111-2019/LPAT Order 2021 March 09)

7.1.9.1 Notwithstanding Tables 3.1.2.1 and 3.1.2.2 of this By-law, **uses** contained in Table 7.1.9.1 of this By-law, and located in the hatched area identified on Schedule 7.1.9 of this By-law, shall provide off-street **parking spaces** in accordance with Table 7.1.9.1 - Required Number of Parking Spaces for the Downtown Core Parking Exception Area.

Table 7.1.9.1 - Required Number of Parking Spaces for the Downtown Core Parking Exception Area

Colum	n A	В
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
2.0	Apartment	0.7 resident spaces per studio unit 0.8 resident spaces per one-bedroom unit 0.9 resident spaces per two-bedroom unit 1.0 resident spaces per three-bedroom unit 1.0 resident spaces per unit For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: The greater of 0.15 visitor spaces per unit Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant. Parking for banquet hall/conference centre/convention centre, entertainment establishment and restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with the regulations of this By-law. Where the above shared parking arrangement is used for the calculation of visitor and non-residential parking within a single mixed use development, the required parking spaces may not be included in the Shared Parking Formula for the Downtown Core Parking Exception Area found in Article 7.1.9.2 of this By-law.
3.0	Entertainment Establishment	10.0 spaces per 100 m ² GFA - non-residential
4.0	Financial Institution	3.8 spaces per 100 m ² GFA - non-residential
5.0	Night Club	9.0 spaces per 100 m ² GFA - non-residential

Table 7.1.9.1 continued on next page

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Colum	n A	В
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
Table 7	7.1.9.1 continued from previous page	
6.0	Office:	
6.1	Office/Medical Office	2.1 spaces per 100 m ² GFA - non-residential Where the non- office uses , including medical office , are greater than 10% of the total GFA - non-residential of the building , separate parking will be required for all of such uses in accordance with the regulations contained in this Table. If the use is not contained in this Table, the
		regulations of Table 3.1.2.2 of this By-law shall apply.
6.2	Real Estate Office	2.1 spaces per 100 m ² GFA - non-residential
7.0	Service Establishment	3.8 spaces per 100 m ² GFA - non-residential
8.0	Retail Centre:	
8.1	Retail Centre (Less than or equal to 2 000 m ² GFA - non-residential)	3.8 spaces per 100 m ² GFA - non-residential
8.2	CC1 - Downtown Core - Core Commercial (lands bounded by City Centre Drive, Duke of York Boulevard and Square One Drive)	3.8 spaces per 100 m ² GFA - non-residential
9.0	Retail Store	3.8 spaces per 100 m ² GFA - non-residential
10.0	Restaurant (less than or equal to 220 m²)	3.8 spaces per 100 m ² GFA - non-residential
11.0	Restaurant (greater than 220 m²)	9.0 spaces per 100 m ² GFA - non-residential
12.0	Take-out Restaurant	3.8 spaces per 100 m ² GFA - non-residential

NOTE: (1) All required **parking spaces** must be accessible to all users participating in the shared parking arrangements and may not be reserved for a specific **use** or occupant.

7.1.9.2 Shared Parking for Downtown Core Parking Exception Area (0099-2020), (0050-2013/LPAT Order 2020 June 08), (0111-2019/LPAT Order 2021 March 09)

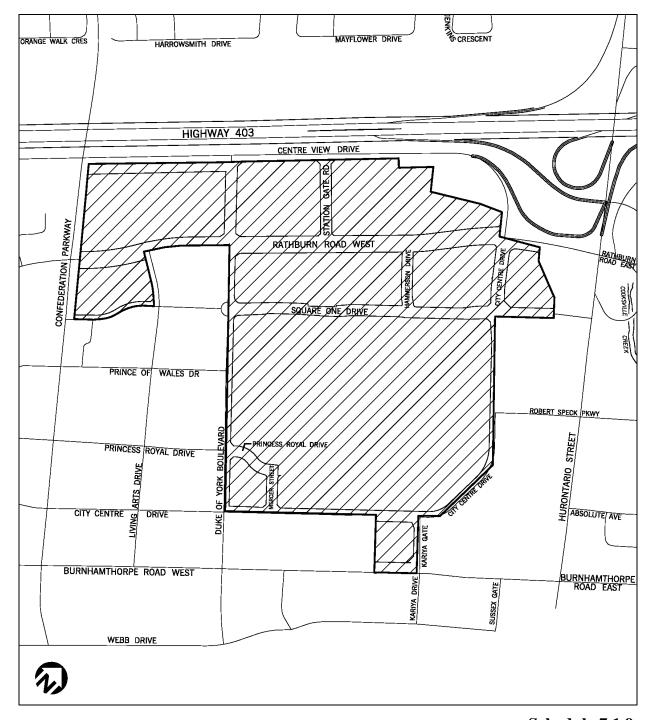
- 7.1.9.2.1 Notwithstanding the provisions of Sentence 3.1.1.2.1 of this By-law, required parking shall be provided anywhere within the hatched area identified on Schedule 7.1.9 of this By-law.
- 7.1.9.2.2 A shared parking formula may be used for the calculation of required parking for any development in the hatched area identified on Schedule 7.1.9 of this By-law.
- 7.1.9.2.3 Only **lots** within the hatched area identified on Schedule 7.1.9 of this By-law may participate in the shared parking arrangement.
- 7.1.9.2.4 Shared parking is to be calculated in compliance with Table 7.1.9.2 Shared Parking Formula for Downtown Core Parking Exception Area. All required **parking spaces** must be accessible to all users participating in the shared parking arrangements and may not be reserved for a specific **use** or occupant.

The initial step in determining required parking for all development in the Downtown Core Parking Exception Area participating in the shared parking arrangement is to calculate the parking requirement for each **use** in each development as if these **uses** were freestanding **buildings**. The parking requirement for each **use** in each development is then multiplied by the percent of the peak period for each time period (i.e. noon), contained in Table 7.1.9.2 - Shared Parking Formula for Downtown Core Parking Exception Area. Each column is totalled for weekday 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.

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Table 7.1.9.2 - Shared Parking Formula for Downtown Core Parking Exception Area

Colum	n A	В	С	D	E		
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)					
		Morning	Noon	Afternoon	Evening		
1.1	CC1 - Downtown Core - Core Commercial (lands bounded by City Centre Drive, Duke of York Boulevard and Square One Drive)	60	75	80	75		
1.2	Retail Centre/ Retail Store / Service Establishment	80	90	90	90		
1.3	Entertainment Establishment	0	25	25	100		
1.4	College, University	90	100	90	40		
1.5	Office/Medical Office/ Financial Institution	100	90	95	10		
1.6	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	PERC		F PEAK PE RDAY)	RIOD		
		Morning	Noon	Afternoon	Evening		
2.1	CC1 - Downtown Core - Core Commercial (lands bounded by City Centre Drive, Duke of York Boulevard and Square One Drive)	75	85	100	90		
2.2	Retail Centre/Retail Store/ Service Establishment	80	100	100	70		
2.3	Entertainment Establishment	10	40	65	100		
2.4	College, University	40	40	40	40		
2.5	Office/Medical Office/ Financial Institution	10	10	10	10		
2.6	Restaurant/Take-out Restaurant	20	100	50	100		
2.7	Overnight Accommodation	70	70	70	100		
2.8	Residential - Resident Residential - Visitor	90 20	65 20	90 60	100 100		



Schedule 7.1.9 Map 29 (0099-2020)

7.2 CC1 TO CC4, CCO AND CCOS ZONES (DOWNTOWN CORE)

7.2.1 CC1 to CC4, CCO and CCOS Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 7.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 7.2.1 - CC1 to CC4, CCO and CCOS Permitted Uses and Zone Regulations. (0050-2013/LPAT Order 2020 June 08)

Table 7.2.1 - CC1 to CC4, CCO and CCOS Permitted Uses and Zone Regulations (0325-2008), (0379-2009), (0308-2011), (0174-2017), (0050-2013/LPAT Order 2020 June 08), (0181-2018/LPAT Order 2019 February 15), (0018-2021)

Column A		В	С	D	E	F	G		
Line	USES		ZONES						
1.0		CC1 Downtown Core - Core Commercial	CC2 Downtown Core - Mixed Use	CC3 Downtown Core - Mixed Use Transition Area	CC4 Downtown Core - Mixed Use	CCO Downtown Core - Office	CCOS Downtown Core - Open Space		
PERM	ITTED USES								
2.0	DOWNTOWN CORE								
2.1	Office	✓	✓	✓	✓	✓			
2.2	Medical Office	✓	✓	✓	✓	✓			
2.3	Apartment	✓	✓	✓	√ (5)				
2.4	Long-Term Care Building	✓	✓	√	√ (5)				
2.5	Retirement Building	✓	✓	✓	√ (5)				
2.6	Townhouse			√ (6)					
2.7	Street Townhouse			√ (6)					
2.8	All uses permitted in C1 to C4 Base Zones	√ (1)							
2.9	Banquet Hall/ Conference Centre/ Convention Centre	✓	✓	√ (3)	✓				
2.10	Hospital	✓	✓	✓	✓	✓			
2.11	University/College	✓	✓	✓	✓	✓			
2.11A	Staff/Student Residence	✓	✓	✓	✓				
2.12	Commercial School	✓	✓						
2.13	Active Recreational Use	✓	√	✓	√	✓	>		
2.14	Passive Recreational Use	✓	√	✓	√	✓	√		
2.15	Parking Structure	✓	✓	✓	✓				
2.16	Parking Structure - Below Grade Only						√		
2.17	Overnight Accommodation	✓	√	√ (3)	✓	✓			
2.18	Centre for the Performing Arts	✓	√						
2.19	Outdoor Market	✓	✓			✓	✓		

Table 7.2.1 continued on next page

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Column	n A	В	C	D	E	F	G	
Line USES			ZONES					
1.0		CC1 Downtown Core - Core Commercial	CC2 Downtown Core - Mixed Use	CC3 Downtown Core - Mixed Use Transition Area	CC4 Downtown Core - Mixed Use	CCO Downtown Core - Office	CCOS Downtown Core - Open Space	
Table 7	.2.1 continued from prev	ious page						
ZONE	REGULATIONS	Τ						
3.0	GROSS FLOOR AREA							
3.1	Minimum gross floor area - apartment zone	1.0 times the lot area	1.0 times the lot area	1.0 times the lot area	1.0 times the lot area			
3.2	Maximum tower floor plate for an apartment shall be 850 m ²	✓	✓	✓	~			
3.3	Notwithstanding the uses permitted in Lines 2.3, 2.4 and 2.5 of this Table, residential dwelling units shall not be permitted on the first storey of a building. Shared entrance and exit facilities through a common vestibule shall be permitted on the first storey	✓						
4.0	BUILD-TO-AREAS							
4.1	Each building, structure and/or use shall comply with all regulations related to build-to-areas as shown on the Schedules and Exception Schedules contained in Part 7 of this By-law	√ (1)(4)(6)	√ (1)(6)	~	√ (1)	√ (1)(6)		
4.2	Notwithstanding the zone regulation contained in Line 4.1 of this Table, where a property has build-to-areas along more than two lot lines, the building or structure shall be located along a minimum of two build-to-areas	√ (4)	✓	✓	√	√		
4.3	deleted by 0050-2013/LPAT Order 2020 June 08							

Table 7.2.1 continued on next page

Colum	n A	В	C	D	E	F	G
Line USES				ZOI			
1.0		CC1 Downtown Core - Core Commercial	CC2 Downtown Core - Mixed Use	CC3 Downtown Core - Mixed Use Transition Area	CC4 Downtown Core - Mixed Use	CCO Downtown Core - Office	CCOS Downtown Core - Open Space
Table 7	7.2.1 continued from prev	ious page					
4A.0	'A' and 'B' STREET FRONTAGES						
4A.1	A building with a streetwall facing an 'A' or 'B' Street Frontage identified on Schedules and Exception Schedules in Part 7 of this By-law shall comply with the regulations contained in Lines 4A.2 to 4A.11 of this Table	\	>	*	~	~	
4A.2	A minimum of 65% of the area of the first storey streetwall of a building containing a non-residential use facing an 'A' Street Frontage shall contain glazing	√	✓	✓	✓	√	
4A.3	A minimum of 50% of the area of the first storey streetwall of a building containing a non-residential use facing a 'B' Street Frontage shall contain glazing	*	*	*	√	*	
4A.4	Each individual unit with a first storey streetwall facing an 'A' Street Frontage shall provide a pedestrian access through a main front entrance facing the 'A' Street Frontage	~	~	~	√	✓	
4A.5	Pedestrian access to units above/below the first storey of a building with a first storey streetwall facing an 'A' Street Frontage shall be provided through a main front entrance facing the 'A' Street Frontage	~	~	*	√	✓	
4A.6	Each individual unit with a first storey streetwall facing both 'A' and 'B' Street Frontages shall provide a pedestrian access through a main front entrance facing the 'A' Street Frontage	√	~	~	√	√	

Table 7.2.1 continued on next page

Column	n A	В	С	D	E	F	G
Line	USES			ZOI	NES		
1.0		CC1 Downtown Core - Core Commercial	CC2 Downtown Core - Mixed Use	CC3 Downtown Core - Mixed Use Transition Area	CC4 Downtown Core - Mixed Use	CCO Downtown Core - Office	CCOS Downtown Core - Open Space
Table 7	.2.1 continued from previ	ious page					
4A.7	Pedestrian access to units above/below the first storey of a building with a first storey streetwall facing both 'A' and 'B' Street Frontages shall be provided through a main front entrance facing the 'A' Street Frontage	√	√	✓	✓	√	
4A.8	Each individual unit with a first storey streetwall facing a 'B' Street Frontage shall provide a pedestrian access through a main front entrance facing the 'B' Street Frontage	√	√	√	√	√	
4A.9	Pedestrian access to units above/below the first storey of a building with a first storey streetwall facing a 'B' Street Frontage shall be provided through a main front entrance facing the 'B' Street Frontage	✓	✓	✓	✓	✓	
4A.10	Vehicular access to a building with a first storey streetwall facing both 'A' and 'B' Street Frontages shall be provided from the 'B' Street Frontage	✓	√	~	√	√	
4A.11	An above grade or partially above grade parking structure shall not face a street with an 'A' Street Frontage	✓	✓	√	✓		
4B.0	HEIGHT						
4B.1	Minimum Height	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys	
4C.0	PODIUMS IN RESIDENTIAL BUILDINGS						
4C.1	Apartment, long-term care and retirement buildings greater than 12 storeys shall contain a podium	√	✓	√	✓		
4C.2	The minimum height of a podium measured at the streetwall shall be three storeys	√	✓	√	√		

Table 7.2.1 continued on next page

Colum	ı A	В	C	D	E	F	G		
Line			ZONES						
1.0		CC1 Downtown Core - Core Commercial	CC2 Downtown Core - Mixed Use	CC3 Downtown Core - Mixed Use Transition Area	CC4 Downtown Core - Mixed Use	CCO Downtown Core - Office	CCOS Downtown Core - Open Space		
Table 7	.2.1 continued from previ	ious page							
5.0	SETBACKS AND ENCROACHMENTS								
5.1	The first three storeys of a podium in a residential building shall not project beyond or behind the first storey of the streetwall	√	√	✓	✓				
5.2	Minimum setback from the exterior face of a podium of residential buildings and structures , or parts thereof, located above the podium structure				3.0 m				
5.3	Notwithstanding the zone regulation contained in Line 5.2 of this Table, the maximum encroachment of portions of a residential building or structure into the required setback				1.5 m				
6.0	DRIVEWAYS, AISLES, PARKING AREAS, ACCESS AND PARKING								
6.1	An at-grade driveway, aisle, parking area or loading area shall not be permitted between a wall of a building or structure and a lot line abutting a street or within 7.6 m of a lot line abutting a street except for vehicular accesses or where a property has a lot line abutting more than two streets, an at-grade driveway, aisle or parking area shall not be permitted between the wall of a building or structure and a lot line abutting two of the streets	*	•		•	•			
6.2	Driveways, condominium roads and aisles are permitted to be shared with abutting lands with the same zoning	~	~	✓	√	√			
7.0	LANDSCAPED OPEN SPACE AREA								
7.1	Minimum Landscaped Open Space Area				40% of the lot area				

Table 7.2.1 continued on next page

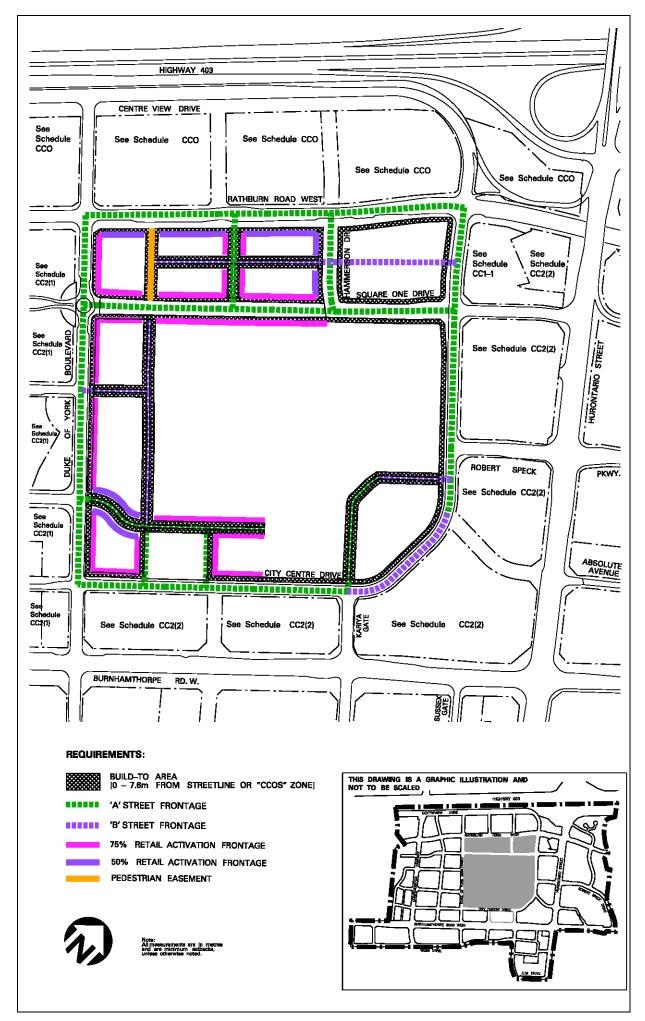
Column	n A		В	С	D	E	F	G	
Line	USES		ZONES						
1.0			CC1 Downtown Core - Core Commercial	CC2 Downtown Core - Mixed Use	CC3 Downtown Core - Mixed Use Transition Area	CC4 Downtown Core - Mixed Use	CCO Downtown Core - Office	CCOS Downtown Core - Open Space	
Table 7	.2.1 continue	d from prev	ious page						
8.0	EXEMPTIO	NS							
8.1	deleted by 0050-2013/L Order 2020 .								
Definiti	ions								
For the j	purpose of Pa	rt 7 of By-la	w 0225-2007,	as amended,	the following	definitions sh	all apply:		
Glazing	mea	ns clear or tr	ransparent glas	ss.					
Podium			of a building , and the tower po			cated at or ab	ove establish	ed grade	
Height of Podium		ans the vertic ace of the po	al distance bet odium.	ween the esta	ıblished grad	e and the high	hest point of the	ne roof	
Holding	g Provision								
	(2)	the lands a further am Part 13 of following (1.1) del De Coagramu pro and pro and pro dec rea the to a (1.2) cor structures any other located. T	ng symbol H is zoned H-CC1, mendment to M this By-law, a requirements: ivery of an exvelopment Agroration of the reing to the indicipal works ovision of land d transit rights ovision of park d related provivelopment Agrication of landlignments of related proviveled in the landlignes which are the holding symbol H s se legally existing symbol H s se rote exist.	H-CC2, H-C laps 22, 28 and as amended, under the cuted Service reement in a rate City of Missistallation or particularly including mandedication for the confeway and experience will defor new publication or impose and any for the constant to the City and the City are the City are the City are the City are the City and the City are the City a	C3, H-CCO a d 29 of Sched pon satisfaction ing Agreement form satisfactor sissauga, addition placement of a unicipal walky or future publicasements, incevisions of require d that the Serve not require the lic roads, include to therwise publication up struction of a reight-of-way to ontages identified by-law, where ent the use of the e of passing of the zone in very	nd/or H-CCO lule B contain on of the at and/or ory to The ressing and all required ways, the c road wideni luding the aired securitie vicing and ne gratuitous uding permitted und on a landown new road; o be used for fied on the a street curre buildings and of this By-law which they are	s by led in led		

NOTES: (1

- (1) See also Subsection 7.1.4A of this By-law.
- (2) See also Subsection 7.1.1 of this By-law.
- (3) See also Subsection 7.1.2 of this By-law.
- (4) See Article 7.2.1.1 of this By-law.
- (5) See also Subsection 7.1.5 of this By-law.
- (6) See also Subsection 7.1.3 of this By-law.

7.2.1.1 For properties zoned CC1, additions which are constructed onto any **building** or **structure** legally **existing** on the date of passing of this By-law shall not be subject to the regulations of Lines 4.1 and 4.2 contained in Table 7.2.1 of this By-law for 100 City Centre Drive. (0018-2021)

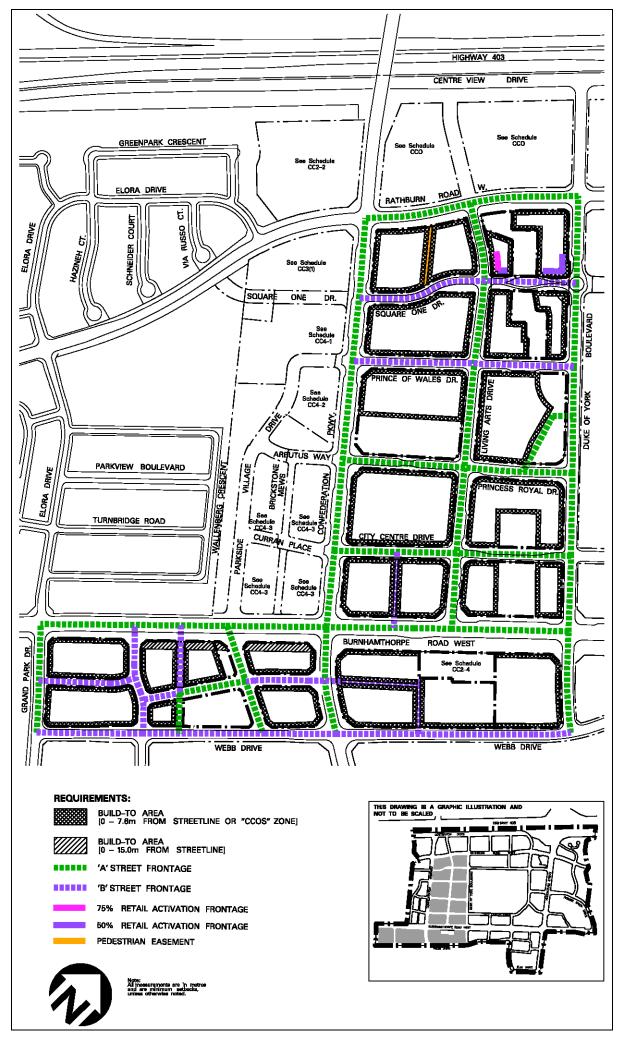
Revised: 2021 February 28



Schedule CC1

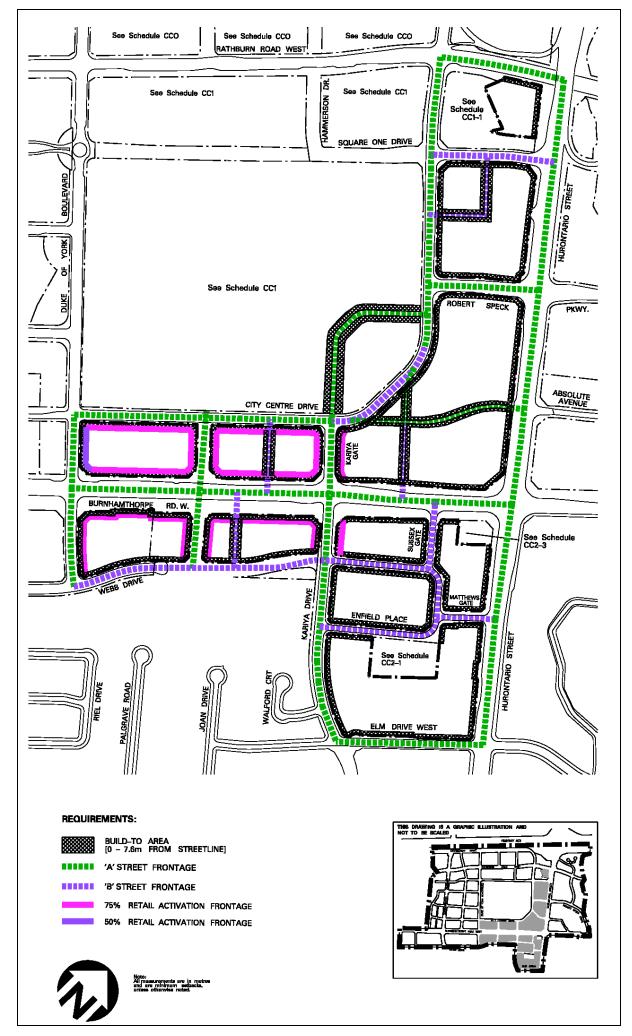
Map 29

(OMB Order 2014 February 20), (0263-2016), (0050-2013/LPAT Order 2020 June 08)



Schedule CC2(1)

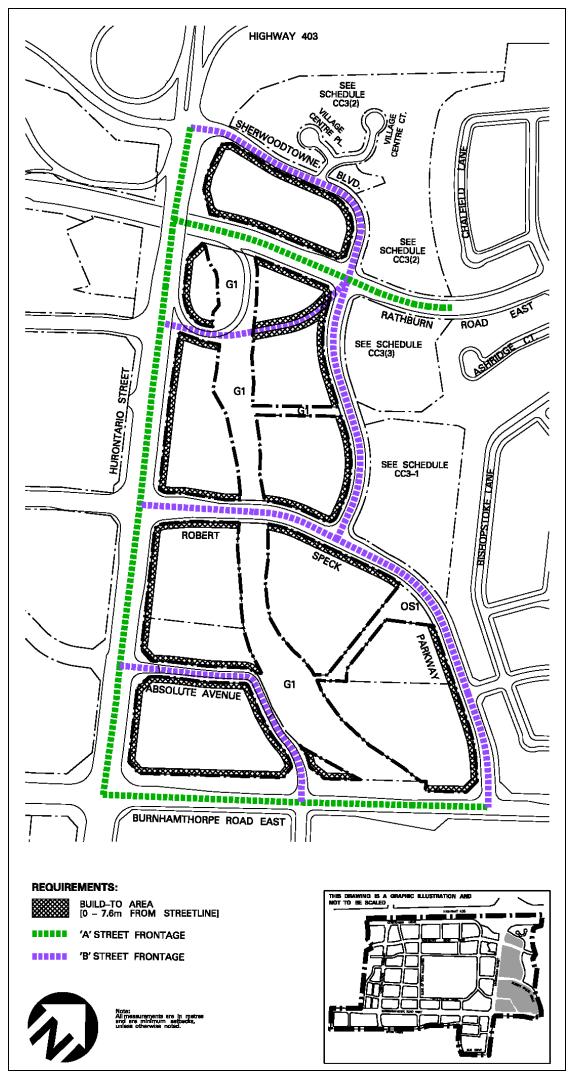
Maps 22 and 29 (OMB Order 2015 May 11), (0050-2013/LPAT Order 2020 June 08), (0155-2021), (0257-2021)



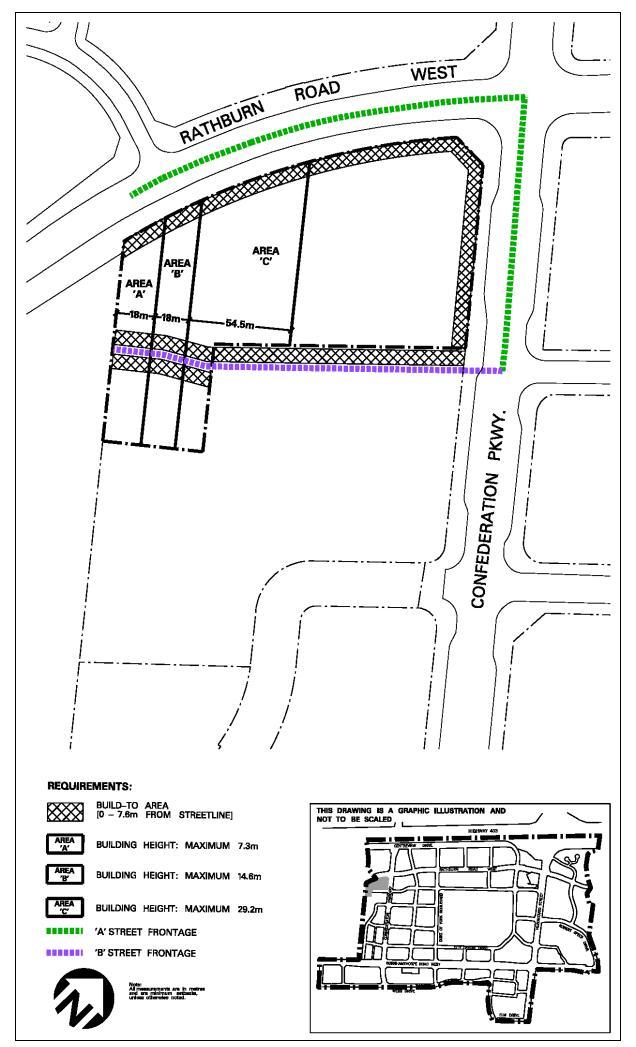
Schedule CC2(2)

Maps 22 and 29

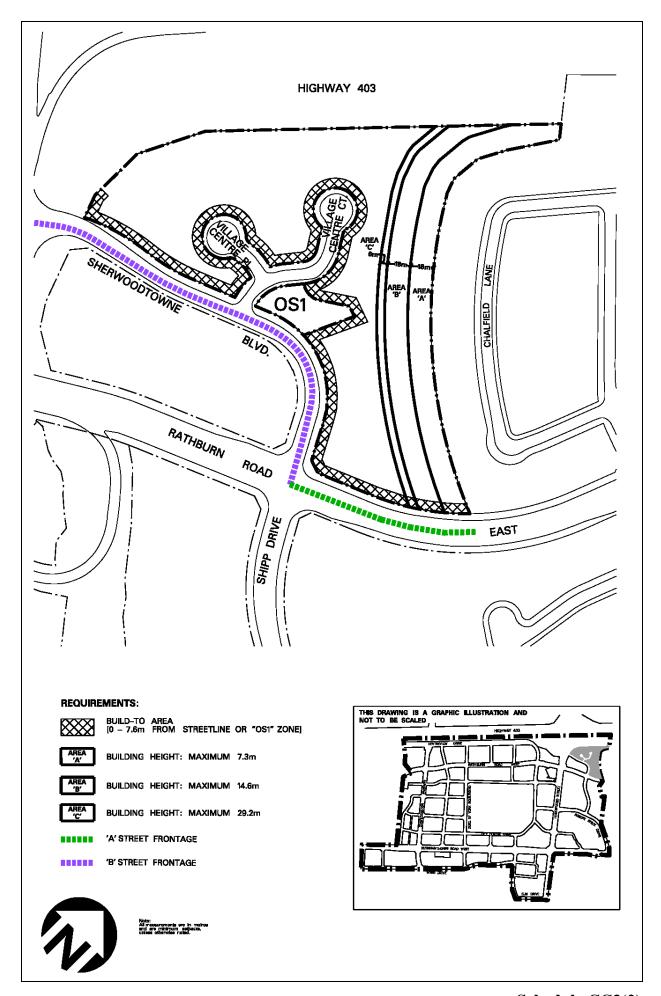
 $(0050\text{-}2013/LPAT\ Order\ 2020\ June\ 08),\ (0140\text{-}2021),\ (0181\text{-}2021),\ (0214\text{-}2021),\ (0097\text{-}2022),\ (0111\text{-}2022),\ (0219\text{-}2022),\ (0220\text{-}2022),\ (0153\text{-}2023)$



Schedule CC2(3)
Map 28
(0050-2013/LPAT Order 2020 June 08)

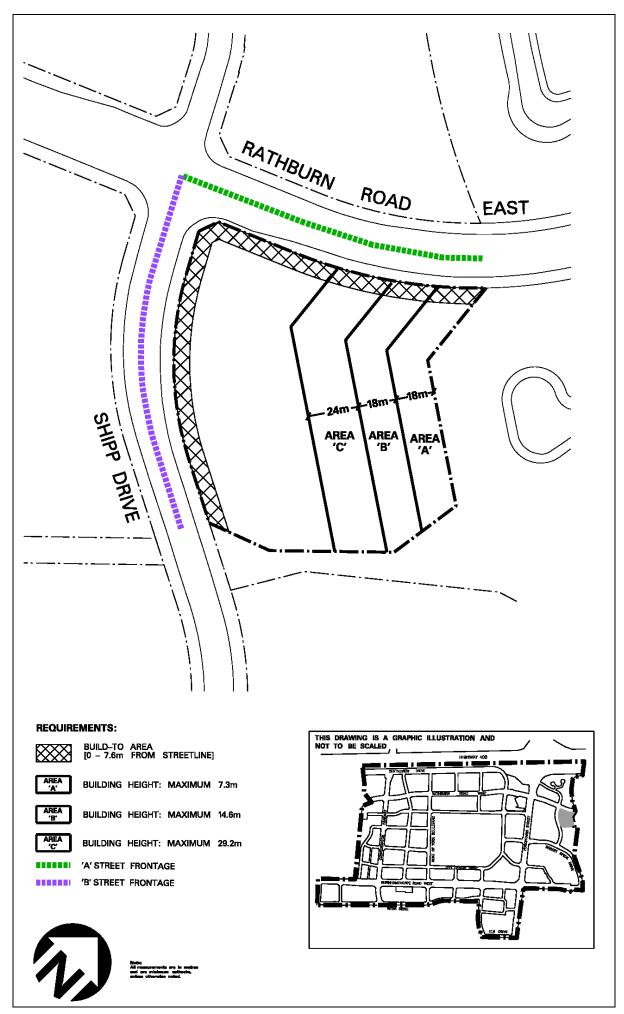


Schedule CC3(1)
Map 29
(0050-2013/LPAT Order 2020 June 08)



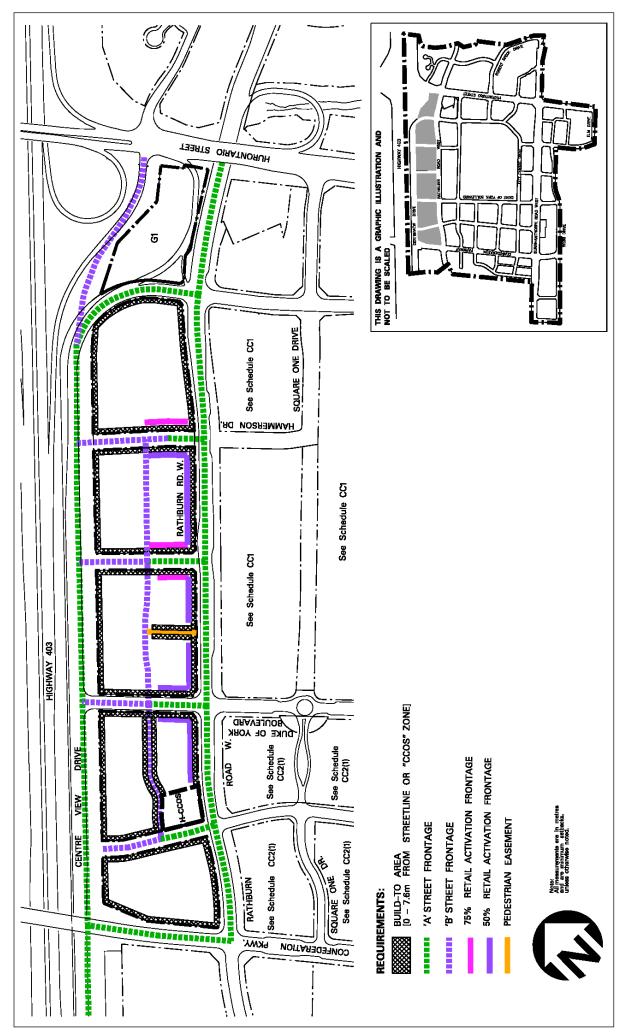
Schedule CC3(2) Map 28

(0050-2013/LPAT Order 2020 June 08)



Schedule CC3(3)

Map 28 (0050-2013/LPAT Order 2020 June 08)

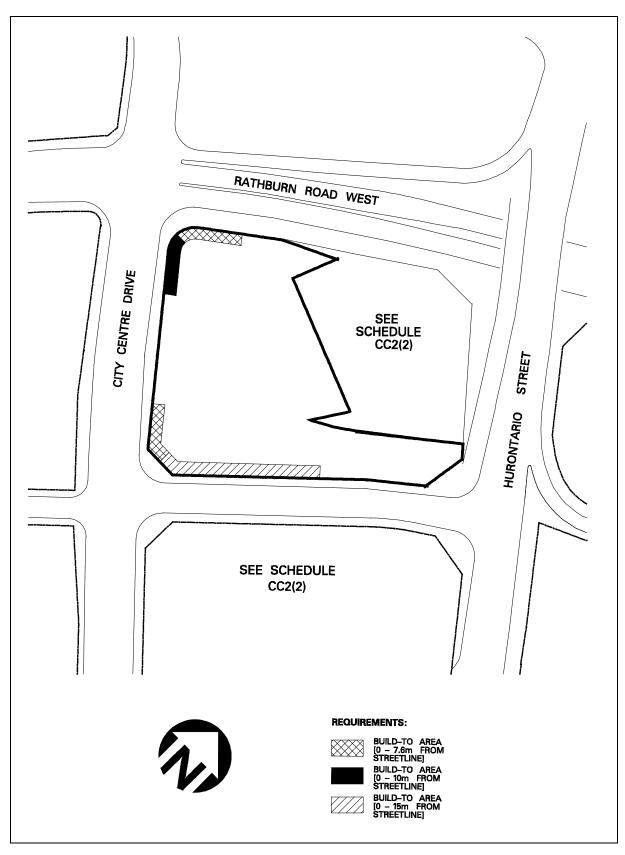


Schedule CCO Map 29 (0050-2013/LPAT Order 2020 June 08)

7.2.2 CC1 Exception Zones

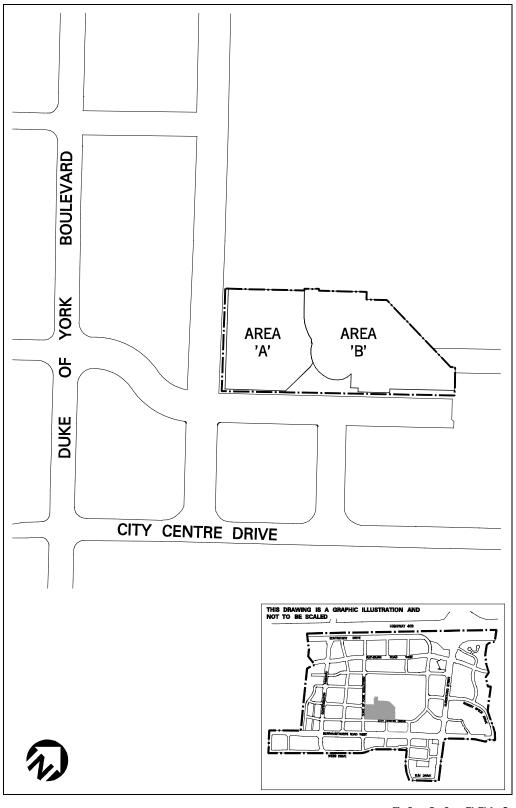
Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

7.2.2.1	Exception: CC1-1	Map # 29	By-law: 032 0308-2011	25-2008,
	ne the permitted uses and appling uses /regulations shall app		l be as specified for	a CC1 zone except
Regulations				
7.2.2.1.1	Minimum height			6.1 m
7.2.2.1.2	Minimum setback to a stree	et line		1.0 m
7.2.2.1.3	A minimum of one main fro structure shall be located w		_	
7.2.2.1.4	Notwithstanding Sentence 7 maximum of one building of main front entrance outside	or structure shall have		
7.2.2.1.5	Maximum gross floor area structure subject to regulate of this Exception			1 400 m ²
7.2.2.1.6	A driveway, aisle or parking the wall of a building or streentrance and a lot line abutt	ructure not containing		
7.2.2.1.7	"Main Front Entrance" mean primary access point into a l the build-to-area		C	
7.2.2.1.8	All site development plans s this Exception	shall comply with Sche	edule CC1-1 of	



Schedule CC1-1 Map 29

7.2.2.2	Exception: CC1-2	Map # 29	By-law: OMB Order 2014 February 20, 0144-2016, 0158-2023		
that the following	In a CC1-2 zone the permitted uses and applicable regulations shall be as specified for a CC1 zone except that the following uses /regulations shall apply:				
Regulations					
7.2.2.2.1	2.2.2.1 Minimum glazing for first storey streetwall of non-residential building facing an 'A' Street Frontage within Area 'A'				
7.2.2.2.2	2.2.2 Minimum height for Area 'A' 13.5 m				
7.2.2.2.3	Minimum height for Area 'B' 7.5 m				
7.2.2.2.4	"Height" means the measurement from established grade to the top of the parapet of the lowest roof				



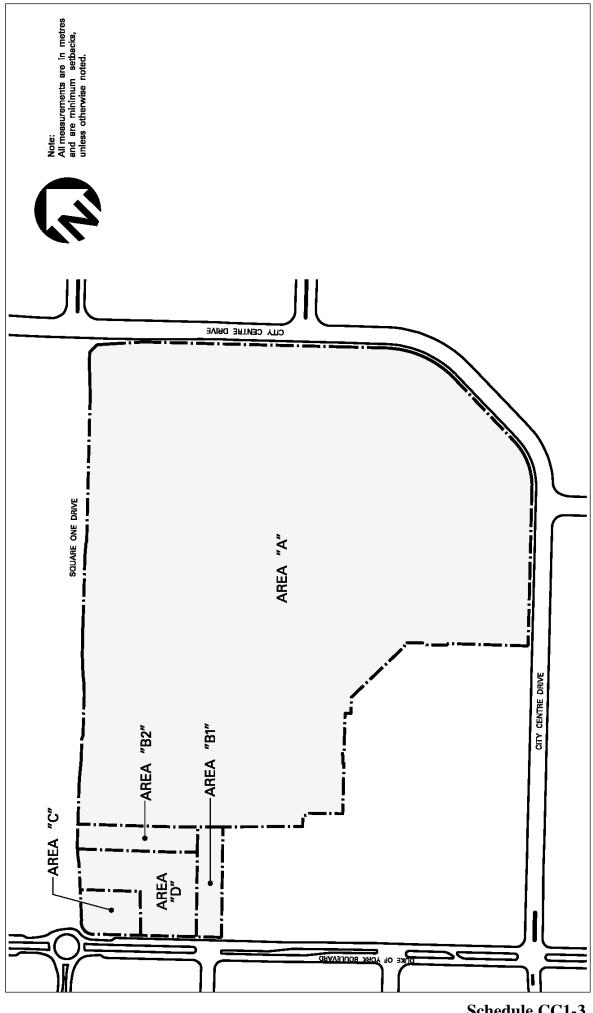
Schedule CC1-2 Map 29

7.2.2.3	Exception: CC1-3	Map # 29	By-law: 0050-2013/ LPAT Order 2020 June 08, 0158-2023			
	In a CC1-3 zone the permitted uses and applicable regulations shall be as specified for a CC1 zone except that the following uses /regulations shall apply:					
Additional Pe	ermitted Use					
7.2.2.3.1	(1) Motor Vehicle Sa	les				
Regulations						
7.2.2.3.2	Minimum combined floo	r space index for Areas 'C' and	'D' 3.0			
7.2.2.3.3	Maximum number of motor vehicles permitted for interior 4 display per retail store					
7.2.2.3.4	Maximum number of required parking spaces used for storage of test drive motor vehicles					
7.2.2.3.5	Storage of test drive motor vehicles shall only be located in an underground parking structure					
7.2.2.3.6	Minimum glazing for first storey streetwall of non-residential 60% building facing an 'A' Street Frontage					
7.2.2.3.7	Minimum height of Areas 'A' and 'C' 10.7 m					
7.2.2.3.8	Areas 'B1' and 'B2' shall permit a maximum of one pedestrian bridge above each private road with public easement					
7.2.2.3.9	Maximum width of a pedestrian bridge 12.0 m					
7.2.2.3.10	•	urement from the average red to the top of the parapet of	î the			
7.2.2.3.11	"Motor Vehicle Sales" means a building or part thereof, for the sale of new motor vehicles					

Exception CC1-3 continued on next page

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7.2.2.3	Exce	ption: CC1-3	Map # 29	LPA	aw: 0050-2013/ AT Order 2020 June 08, 8-2023
Exception (CC1-3 co	ntinued from previous	page		
7.2.2.3.12		All site development plans shall comply with Schedule CC1-3 of this Exception			
Holding Pro	ovision				
	part o Map	nolding symbol H is to b of the lands zoned H-CC 29 of Schedule B contained, upon satisfaction of	1-3 by further amendm ned in Part 13 of this B	ent to y-law, as	
	(1)	Development Agreen The Corporation of the and agreeing to the in required municipal we the provision of land widenings, and transition including the provision of required securities, the Servicing and Development the gratuitous roads, including reality otherwise permitted to obligation upon a land construction of a new	•	ory to addressing of all pal walkway ablic road ements, risions provided the will not new public re not or impose ar pay for the	at
	(3)	a street on 'A' and 'B' Schedules of this Part currently does not exi the holding symbol H buildings and struct passing of this By-lav permitted by the zone	I shall not prevent the uncesting or which they are locally existing or which they are locally in the which the which they are l	astreet ase of the date of ich are ted. The	
	holding symbol H shall also not prevent alterations to existing buildings which do not result in an increase to gross floor area - non-residential or the addition of required parking to support the uses within these existing buildings and structures.			<u>, , , , , , , , , , , , , , , , , , , </u>	

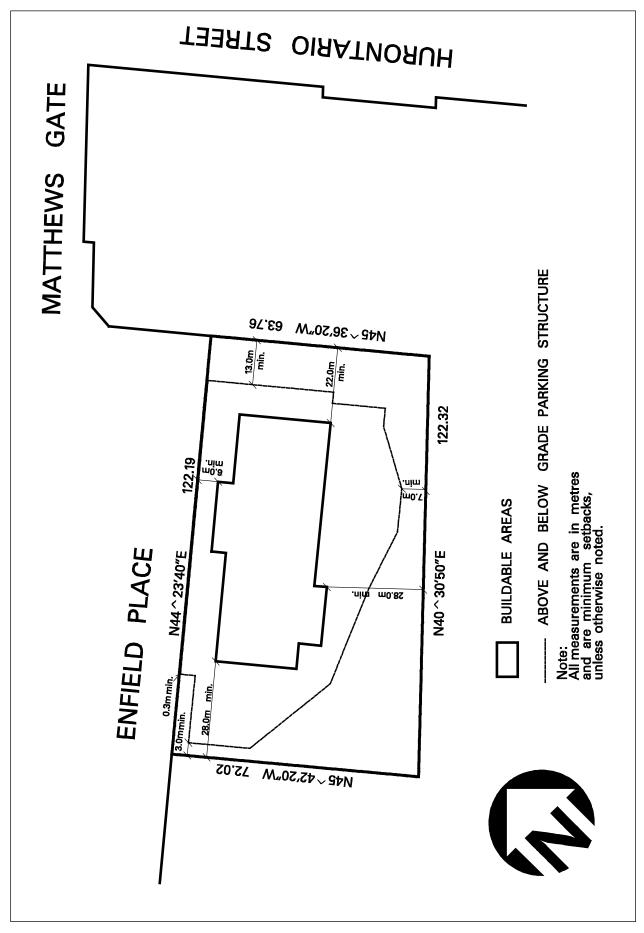


Schedule CC1-3 Map 29

7.2.3 CC2 Exception Zones

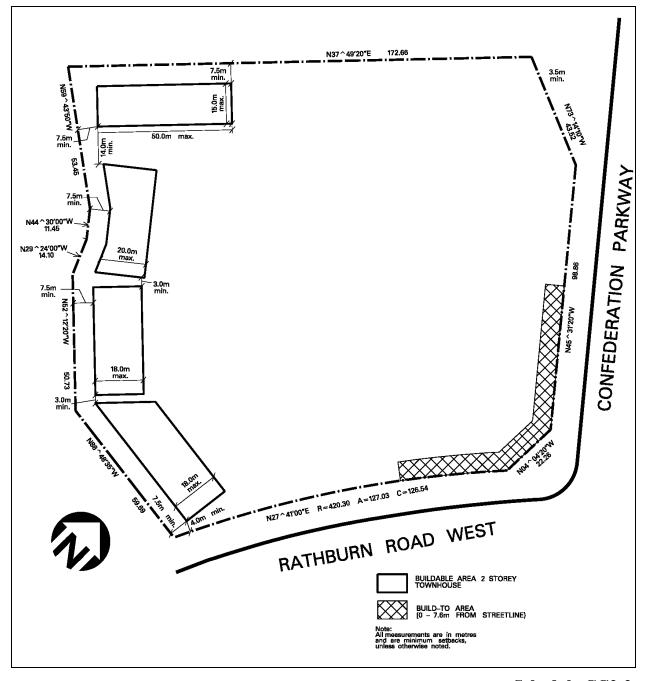
Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

7.2.3.1	Exception: CC2-1	Map # 22	By-law: 0174-2017		
	In a CC2-1 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses /regulations shall apply:				
Regulations					
7.2.3.1.1	Maximum number of dwelli	ing units	285		
7.2.3.1.2	Maximum floor space index - apartment zone		4.6		
7.2.3.1.3	Minimum landscaped area		65% of the lot area		
7.2.3.1.4	Maximum height		25 storeys		
7.2.3.1.5	Maximum number of tander	m resident parking spaces	10		
7.2.3.1.6	All site development plans s this Exception	hall comply with Schedule C	C2-1 of		



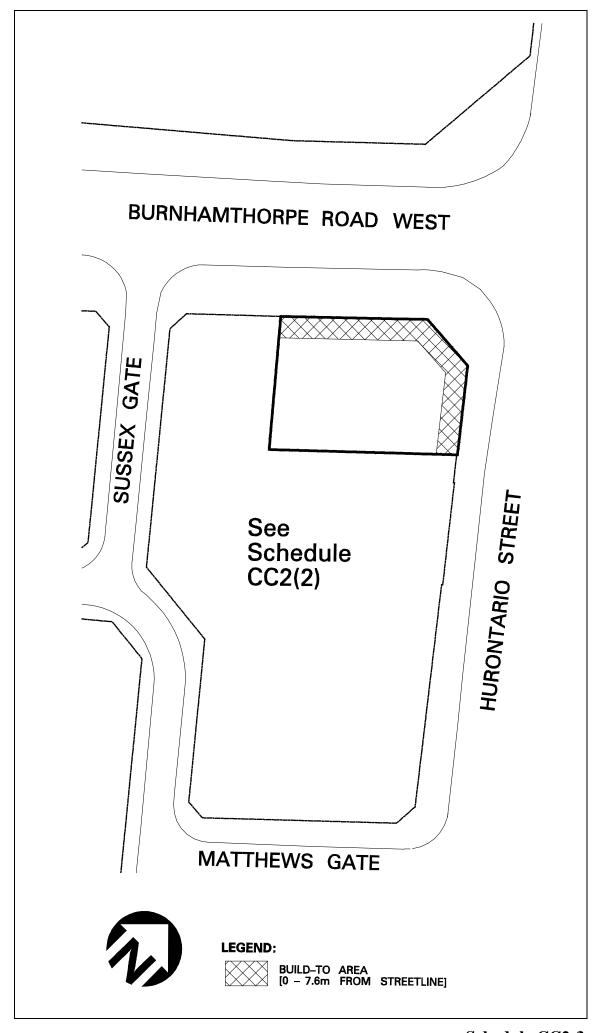
Schedule CC2-1 Map 22

7.2.3.2	Exception: CC2-2	Map # 29	By-law: 0181-2018/LPAT Order 2019 February 15			
that the following	In a CC2-2 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses /regulations shall apply:					
Additional Per	Additional Permitted Use					
7.2.3.2.1	7.2.3.2.1 (1) Townhouse					
Regulation						
7.2.3.2.2	All site development plans shall comply with Schedule CC2-2 of this Exception					



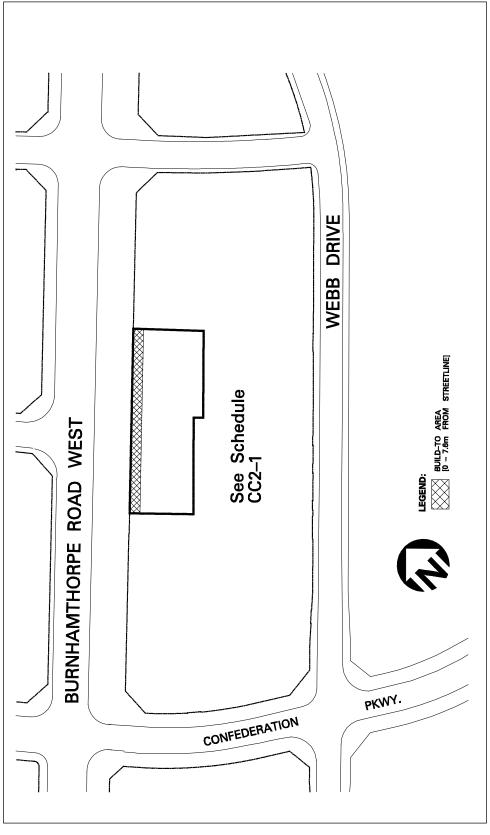
Schedule CC2-2 Map 29

7.2.3.3	Exception: CC2-	3 Map # 22	By-law: 0050-2013/ LPAT Order 2020 June 08		
	one the permitted use wing uses /regulation		shall be as specified for a CC2 zone except		
Additional l	Permitted Use				
7.2.3.3.1		Motor vehicle service station legally existing on the date of passing of this By-law			
Regulation					
7.2.3.3.2	All site developm this Exception	nent plans shall comply with S	Schedule CC2-3 of		
Holding Pro	ovision				
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-CC2-3 by further amendment to Map 22 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:				
	(1) delivery of an executed Servicing Agreement and/or Development Agreement in a form satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to the installation or placement of all required municipal works, including municipal walkways, the provision of land dedication for future public road widenings, and transit rights-of-way and easements, including the provision of parkland, the provisions of required securities, and related provisions provided that the Servicing and Development Agreements will not require the gratuitous dedication of land for new public roads, including realignments of roads, where not otherwise permitted under the <i>Planning Act</i> or impose an obligation upon a landowner to construct or pay for the construction of a new road;				
	(2) convey/dedicate to the City a right-of-way to be used for a street on 'A' and 'B' Street Frontages identified on the Schedules of this Part of this By-law, where a street currently does not exist;				
	buildings of passing permitted holding s existing l gross floor	ng symbol H shall not preven s and structures legally exist g of this By-law for any other d by the zone in which they are symbol H shall also not preven buildings which do not result or area - non-residential or parking to support the uses we and structures.	ting on the date r uses which are re located. The nt alterations to t in an increase to the addition of		



Schedule CC2-3 Map 22

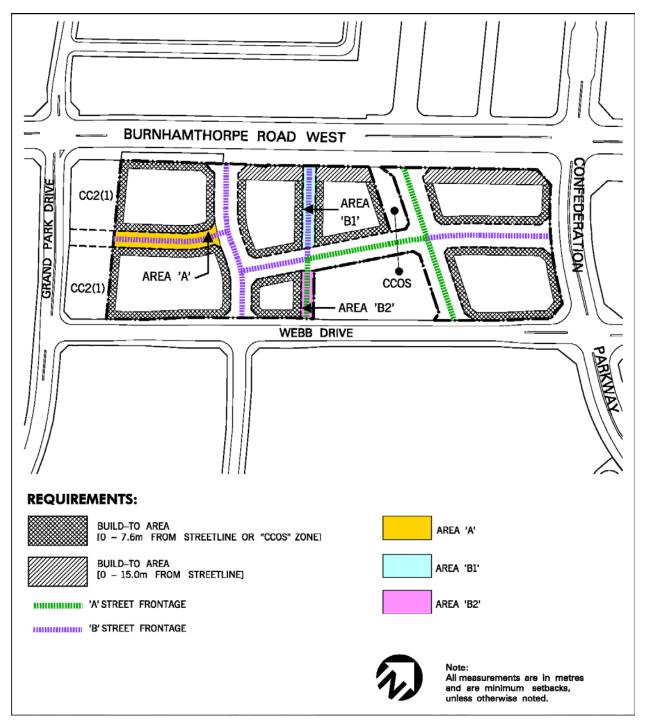
7.2.3.4	Exception: CC2-4	Map # 22	By-law:		
	In a CC2-4 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses /regulations shall apply:				
Regulations	Regulations				
7.2.3.4.1	7.2.3.4.1 The regulations of Sentences 3.1.1.4.3 and 3.1.1.4.4 of this By-law shall not apply				
7.2.3.4.2	All site development plans shall comply with Schedule CC2-4 of this Exception				



Schedule CC2-4 Map 22

7.2.3.5	Excepti	on: CC2-5	Map # 22	By-law: OMB Order 2015 May 11, 0078-2019, 0094-2021, 0052-2022
		rmitted uses and appregulations shall app		specified for a CC2 zone except
Regulations				
7.2.3.5.1	buildin		area of the first storey street residential use facing an 'A' S t ng	
7.2.3.5.2	Restau	rants shall be permi	tted on the first and second s	toreys
7.2.3.5.3	Area 'A	•	w grade parking structure u	nder
7.2.3.5.4			rmit below grade parking str urface public access easement	
7.2.3.5.5	All site this Exc		shall comply with Schedule C	CC2-5 of
Holding Provi	sion			
	part of of Sche	the lands zoned H-C dule B contained in	be removed from the whole of C2-5 by further amendment the Part 13 of this By-law, as amount owing requirements:	o Map 22
	(1)	Development Agree Corporation of the agreeing to the inst municipal works, in provision of land devidenings, and transincluding the provision of land frequired securities, the Servicing and I require the gratuito roads, including reaction of a new construction of a new the holding symbol buildings and strue passing of this By-by the zone in whice	H shall not prevent the use of ctures legally existing on the law for those uses which are put they are located, or the exposupport the uses within these	or The organd equired so, the organd equired so, the organd equired so, the organism of the organism organism of the organism

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Schedule CC2-5 Map 22

Part 7 - Downtown Core Zones

7.2.3.6	Exception: CC2-6	Map # 29	By-law: 0174-2017		
In a CC2-6 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses /regulations shall apply:					
Additional Per	mitted Uses				
7.2.3.6.1	(1) Outdoor markets' an	d other outdoor sales			
Regulation					
7.2.3.6.2	The provisions of Lines 4.0 this By-law shall not apply	and 5.0 contained in Table 2.	1.9.7 of		

7.2.3.7	Exception: CC2-7	Map # 22	By-law: OLT Order 2021 October 21				
	In a CC2-7 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses /regulations shall apply:						
Regulation							
7.2.3.7.1	The regulations of Line 5.1 By-law shall not apply	contained in Table 7.2.1 of th	iis				

Revised: 2023 March 31 Page 7.2.3 ~ 9

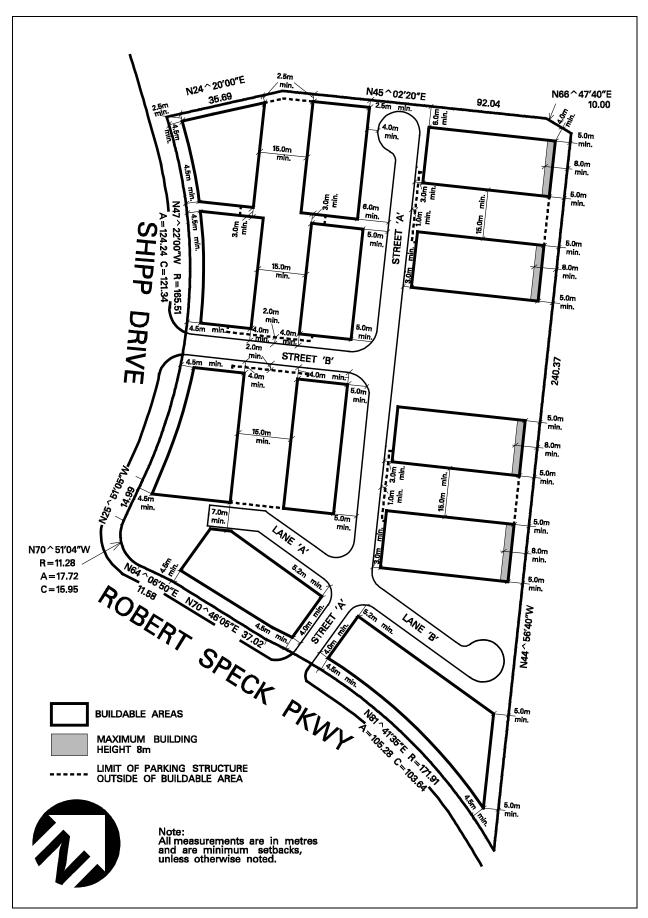
7.2.3.8	Exception: CC2-8	Map # 22	By-law: 0050-2013/ LPAT Order 2020 June 08
	one the permitted uses and app wing uses /regulations shall ap		be as specified for a CC2 zone except
Regulations			
7.2.3.8.1	Minimum Retail Activatio Burnhamthorpe Road Wes		fronting onto 65%
7.2.3.8.2	Pedestrian access to units a building with a first store be provided through a mai	y streetwall facing Webl	Drive may
7.2.3.8.3	Access for vehicle servicing garbage pick-up and loading Burnhamthorpe Road Wes	ng) may be permitted from	
Holding Pro	vision		
	Development Agree The Corporation or and agreeing to the	CC2-8 by further amenda a Part 13 of this By-law, a llowing requirements: cuted Servicing Agreeme element in a form satisfact f the City of Mississauga e installation or placemen	nent to Map 22 as amended, nt and/or ory to , addressing t of all
	the provision of lar widenings, and tra- including the provi of required securiti that the Servicing a not require the gra- public roads, inclu- not otherwise perm	I works, including municipal works, including municipal dedication for future properties of parkland, the properties, and related provision and Development Agreementations dedication of land ding realignments of road mitted under the <i>Planning</i> on upon a landowner to continuous dedication of the properties of the pro	ublic road sements, visions s provided nents will for new ds, where Act or
	pay for the constru (2) convey/dedicate to a street on 'A' and	action of a new road; to the City a right-of-way to the City a right-of-way to the City at	to be used for attified on the
	(3) the holding symbol of buildings and s of passing of this Elemented by the zero holding symbol H existing buildings gross floor area -	It H shall not prevent the tructures legally existing By-law for any other uses one in which they are locally shall also not prevent alto which do not result in an non-residential or the accomposite the uses within	g on the date which are ated. The erations to a increase to ddition of

7.2.4 CC3 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

7.2.4.1	Exception: CC3-1	Map # 28		181-2018/LPAT 9 February 15, 2
	one the permitted uses and app ving uses /regulations shall app	olicable regulations shall be as	specified f	or a CC3 zone except
Additional P	ermitted Uses			
7.2.4.1.1	(1) Townhouse(2) Street Townhouse			
Regulations				
7.2.4.1.2	Maximum gross floor area Schedule CC3-1 of this Exc	a - residential on all lands sho ception	own on	20 000 m ²
7.2.4.1.3	Minimum landscaped ope	n space area		40% of the lot area
7.2.4.1.4	Maximum height - townho measured from established sloped roof	Duse : I grade to the highest ridge of	a	13.0 m
7.2.4.1.5	1 3			0.6 m
7.2.4.1.6	without a foundation, exclu	orches, balconies and terraces, usive of stairs, outside the on Schedule CC3-1 of this Exc		2.0 m
7.2.4.1.7	Minimum aisle width			6.0 m
7.2.4.1.8		nce for overnight accommoda centre/convention centre, res rtainment establishment		60.0 m
7.2.4.1.9	Minimum visitor parking	spaces per dwelling unit		0.30
7.2.4.1.10	line from the nearest part o	ns a distance measured in a str f the building or structure or re containing the use , to the class- 5-3	portion	
7.2.4.1.11	All site development plans this Exception	shall comply with Schedule C	CC3-1 of	

Revised: 2023 January 31 Page 7.2.4 ~ 1



Schedule CC3-1 Map 28

7.2.5 CC4 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

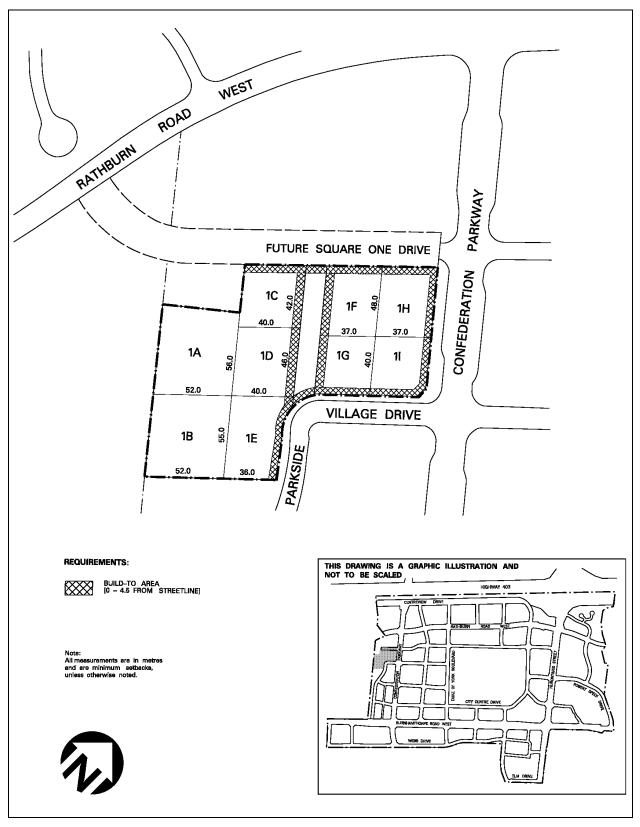
7.2.5.1	Exceptio	on: CC4-1	N	Лар #	‡ 29		By-law: 0105-2013, 0026-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2013/LPAT Order 2020 June 08, 0149-2020
In a CC4-1 zo uses/regulatio		_	tions sha	all be	as specifie	d for a CC4	zone except that the following
Permitted Us	es						
7.2.5.1.1	CC3 or C	oned CC4-1 a DS1 shall only lding or retir	y be use	d for	an apartm		
Regulations							
7.2.5.1.2	on Parce	m heights and l Blocks 1A t on shall confo	o 1I as i	denti	fied on Sch	edule CC4-	
	Parcel Block	Maximum Building Height	Maxim Towe Floor P	er late	Minimum Podium Height	Maximum Podium Height	
	1A	81.0 m and 24 storeys	670 n	n ²	7.0 m and 3 storeys	18.0 m and 5 storeys	
	1B	81.0 m and 24 storeys	670 n	n^2	7.0 m and 3 storeys	18.0 m and 5 storeys	
	1C	18.0 m and 5 storeys			7.0 m and 3 storeys	18.0 m and 5 storeys	
	1D	106.0 m and 34 storeys	740 n	n ²	12.0 m and 3 storeys	25.0 m and 7 storeys	
	1E	18.0 m and 5 storeys			7.0 m and 3 storeys	18.0 m and 5 storeys	
	1F	98.0 m and 20 storeys	740 n	n ²	12.0 m and 3 storeys	25.0 m and 7 storeys	
	1G	18.0 m and 5 storeys			7.0 m and 3 storeys	18.0 m and 5 storeys	
	1H	18.0 m and 5 storeys			7.0 m and 3 storeys	18.0 m and 5 storeys	
	1I	139.0 m and 45 storeys	790 n	n ²	12.0 m and 3 storeys	25.0 m and 7 storeys	
7.2.5.1.2A	_	lations of Lir contained in T	-				
7.2.5.1.3	Motor v	ehicle parkin C4-1	g may b	e pro	vided off si	te on lands	
7.2.5.1.4	identified structur care or r setback t	standing the radion Schedule or part there retirement but to a street ling or structure	e CC4-1 eof is us uilding a e shall b	of the ed for and is the and is	is Exception or an apartressituated at the month to that p	on, where a length, long-tength, long-tength, grade, the i	building, term minimum
7.2.5.1.5	Notwiths Exceptio	standing the pon, a lobby looung of 1.5 m i	rovision cated on	ns of the g	Sentence 7.	r level may	
7.2.5.1.6	Exceptio	standing the pon, a balcony into the requi	and bay	winc	dow may en		

Exception CC4-1 continued on next page

7.2.5.1	Exception: CC4-1	Map # 29	By-law: 0105-2013, 0026-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2013/ LPAT Order 2020 June 08, 0149-2020		
Exception Co	C4-1 continued from previou	s page			
7.2.5.1.7	Exception, an open staircase	ions of Sentence 7.2.5.1.4 of the and porch located on the gramaximum of 1.5 m into the results.	ound		
7.2.5.1.8	apply to those parts of a bui ground floor level, at or wit	7.2.5.1.4 of this Exception shilding or structure located or hin the build-to-area identification used for a permitted u.4 of this By-law	n the ed on		
7.2.5.1.9	Schedule CC4-1 of this Exc entrances for the purposes of lands and landscaped areas entrances shall be permitted	Notwithstanding the requirements of build-to-areas identified on Schedule CC4-1 of this Exception, vehicular and pedestrian entrances for the purposes of ingress and egress to and from the lands and landscaped areas abutting vehicular and pedestrian entrances shall be permitted and shall not be included in the calculation of the build-to-area identified on Schedule CC4-1 of this Exception			
7.2.5.1.10	Minimum setback to the lot and OS1	lines abutting the lands zone	d CCOS 5.75 m		
7.2.5.1.11	Minimum setback to a cond	lominium road	4.5 m		
7.2.5.1.12	Exception, a balcony, open	ons of Sentence 7.2.5.1.11 of staircase, porch and bay win m into the required setback			
7.2.5.1.13	building , structure or part has a minimum separation of	Exception is only permitted we thereof abutting a condomin distance of 18.5 m from anoth thereof located on the opposi	ium road er		
7.2.5.1.14	Maximum setback to a cond	Maximum setback to a condominium road 6.0 m			
7.2.5.1.15	The provisions of Sentence 7.2.5.1.14 of this Exception shall only apply to a building , structure or part thereof containing a dwelling unit				
7.2.5.1.16	For the purposes of this By-law, Parcel Blocks 1A to 1E inclusive identified on Schedule CC4-1 of this Exception shall be considered one property				
7.2.5.1.17		law, Parcel Blocks 1F to 1I in -1 of this Exception shall be	nclusive		

Exception CC4-1 continued on next page

7.2.5.1	Exception: CC4-1	Map # 29	By-law: 0105-2013, 0026-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2013/LPAT Order 2020 June 08, 0149-2020
Exception CC4	I-1 continued from previous	s page	
7.2.5.1.18	All site development plans s this Exception	shall comply with Schedule C	C4-1 of



Schedule CC4-1 Map 29

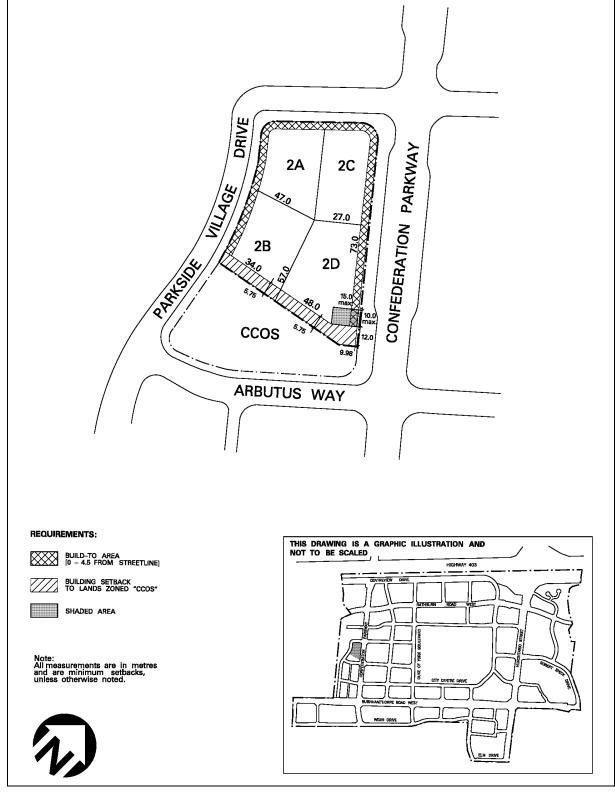
7.2.5.2	Exception	on: CC4-2	M	ap # 29		By-law: 0026-2014, 0174-2017, 0050-2013/ LPAT Order 2020 June 08,
						0149-2020 0149-2020
In a CC4-2 zor	_			ble regulations	shall be as s	specified for a CC4 zone except
Regulations						
7.2.5.2.1	structur Schedule	es on Parcel	Blocks 2A	ntes of all build A to 2D as ident ion shall confor	ified on	
	Parcel Block	Maximum Building Height	Maximum Tower Floor Pla	Podium	Maximum Podium Height	
	2A	124.0 m and 40 storeys	790 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys	
	2B	46.0 m and 12 storeys	1 000 m ²		18.0 m and 5 storeys	
	2C	25.0 m and 7 storeys		12.0 m and 3 storeys	25.0 m and 7 storeys	-
	2D	154.0 m and 55 storeys	929 m ²		25.0 m and 7 storeys	_
7.2.5.2.1A	The regulations of Lines 3.2, 4A.0 to 4A.11, 4C.0 to 4C.2 and 5.1 contained in Table 7.2.1 of this By-law shall not apply					
7.2.5.2.2	Motor v	ehicle parkin	g may be	provided off sit	e on lands	zoned
7.2.5.2.3	identifie building long-ter the mini	d on Schedul g, structure o m care or re mum setback	e CC4-2 or part the tirement to a stree	dimensions of this Exception reof is used for a building and is at line shall be 3 ontaining that used.	n, where a an apartme situated at 3.0 m to that	e nt , grade,
7.2.5.2.4	Exception	on, a lobby lo	cated on t	of Sentence 7.2 he ground floor into the required	level may	
7.2.5.2.5	Exception	on, a balcony	and bay v	of Sentence 7.2 window may end t line setback		
7.2.5.2.6	apply to located of	those parts o on Parcel Blo	f a buildi cks 2C an	.5.2.3 of this Ex ng, structure or d 2D facing Co lule CC4-2 of th	r parts there nfederation	of
7.2.5.2.7	Exception structure	on shall not ap	oply to the	2.5.2.3 and 7.2.5 ose parts of a bu bund floor level 0.5.2.6 of this Ex	ilding or located on	
7.2.5.2.8	lands identified in Sentence 7.2.5.2.6 of this Exception Notwithstanding the provisions of Sentence 7.2.5.2.3 of this Exception, an open staircase and porch located on the ground floor level may encroach a maximum of 1.5 m into the required street line setback					
7.2.5.2.9	apply to ground f Schedule	those parts of loor level, at a CC4-2 of the	f a buildi or within is Except	.5.2.3 of this Exng or structure the build-to-arion used for a pof this By-law	located on ea identifie	the d on

Exception CC4-2 continued on next page

7.2.5.2	Exception: CC4-2	Map # 29	By-law: 0026-2014, 0174-2017, 0050-2013/ LPAT Order 2020 June 08, 0149-2020	
_	C4-2 continued from previou			
7.2.5.2.10	on Schedule CC4-2 of this I entrances for the purposes of lands and landscaped areas entrances shall be permitted	ements of build-to-areas iden Exception, vehicular and pede of ingress and egress to and from a abutting vehicular and pede and shall not be included in the area identified on Schedule C	estrian om the strian the	
7.2.5.2.11	identified on Schedule CC4	oor of all buildings and stru de-2 of this Exception that abuted the allocated for a permitted 4 of this By-law	S	
7.2.5.2.12	maximum of 40% of the lin Schedule CC4-2 of this Exc	7.2.5.2.11 of this Exception, a ear building frontage identification that abuts Confederations of the than a use identified is law	ed on on	
7.2.5.2.13	identified on Schedule CC4	oor of all buildings and stru d-2 of this Exception that abute ated for a permitted use identifiaw	s lands	
7.2.5.2.14	Notwithstanding Sentence 7.2.5.2.13 of this Exception, a maximum of 30% of the linear building frontage identified on Schedule CC4-2 of this Exception that abuts lands zoned CCOS may be used for use other than a use identified in Subsection 7.1.4 of this By-law			
7.2.5.2.15	Notwithstanding Sentence 7.2.5.2.13 of this Exception, the ground floor area of all buildings and structures within the shaded area of Parcel Block 2D identified on Schedule CC4-2 of this Exception shall be restricted to the use of a restaurant having a minimum area of 100 m ² gross floor area - non-residential , with or without a patio			
7.2.5.2.16	Exception, each individual ubuild-to-area, containing a of this By-law, shall be requ	use identified in Subsection	7.1.4	
7.2.5.2.17	individual unit containing a of this By-law, shall be requ	e 7.2.5.2.13 of this Exception, use identified in Subsection aired to provide a pedestrian a rance which shall face lands	7.1.4	
7.2.5.2.18	For the purpose of this Exception, linear building frontage shall be measured for that portion of the building located at or within the build-to-area measured from the exterior of outside walls parallel to the street line			
7.2.5.2.19	within Parcel Blocks 2B and of this Exception, the minin	lands zoned CCOS and is local 2D as identified on Schedul num building setback to land cordance with Schedule CC4-2	e CC4-2 s	
7.2.5.2.20		ons of Sentence 7.2.5.2.19 of anopy may project a maximur		

Exception CC4-2 continued on next page

7.2.5.2	Exception: CC4-2	Map # 29	By-law: 0026-2014, 0174-2017, 0050-2013/ LPAT Order 2020 June 08, 0149-2020	
Exception CC	C4-2 continued from previous page			
7.2.5.2.21	2.21 For the purposes of this By-law, Parcel Blocks 2A to 2D inclusive identified on Schedule CC4-2 of this Exception shall be considered one property			
7.2.5.2.22	All site development plans of this Exception	shall comply with Schedule CO	C4-2	



Schedule CC4-2 Map 29

7.2.5.3	Exception	on: CC4-3	Мар	# 29		By-law: 0089-2010, 0105-2013, 0026-2014, 0174-2017, 0050-2013/ LPAT Order 2020 June 08	
		nitted uses ar egulations sha		regulations	shall be as	specified for a CC4 zone exc	
Regulations							
7.2.5.3.1	structur Schedule	m heights and res on Parcel e CC4-3 of the g schedule:	Blocks 3A to	3J as ident	tified on		
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height		
	3A	70.0 m and 22 storeys	730 m^2	7.0 m and 3 storeys	18.0 m and 5 storeys		
	3B	21.0 m and 5 storeys		7.0 m and 3 storeys	21.0 m and 5 storeys		
	3C	70.0 m and 22 storeys	730 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys		
	3D	12.0 m and		7.0 m and	12.0 m and		
	3E	3 storeys	663 m ²	3 storeys 7.0 m and	3 storeys		
	3F	36 storeys		3 storeys 7.0 m and	5 storeys	_	
	3G	3 storeys 109.0 m and 36 storeys	663 m ²	3 storeys 7.0 m and 3 storeys	3 storeys 18.0 m and 5 storeys	-	
	3Н	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys		
	3I	136.0 m and 45 storeys	790 m ²	12.0 m and 3 storeys	30.0 m and 7 storeys		
	3Ј	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys	_	
7.2.5.3.1A	_	lations of Lind in Table 7.2		•		2 and 5.1	
7.2.5.3.2	Motor v	r ehicle parkin C4-3	g may be pro	ovided off s	ite on lands		
7.2.5.3.3	Notwithstanding the minimum dimensions of the build-to-areas identified on Schedule CC4-3 of this Exception, where a building , structure or part thereof is used for an apartment , long-term care or retirement building and is situated at grade, the minimum setback to a street line shall be 3.0 m to that portion of the building or structure containing that use						
7.2.5.3.4	this Exce may enc	Notwithstanding the provisions of Sentence 7.2.5.3.3 of this Exception, a lobby located on the ground floor level may encroach a maximum of 1.5 m into the required street line setback					
7.2.5.3.5	Exception	standing the pon, a balcony m of 1.5 m in	and bay win	dow may e	ncroach a	his	

Exception CC4-3 continued on next page

this Exception

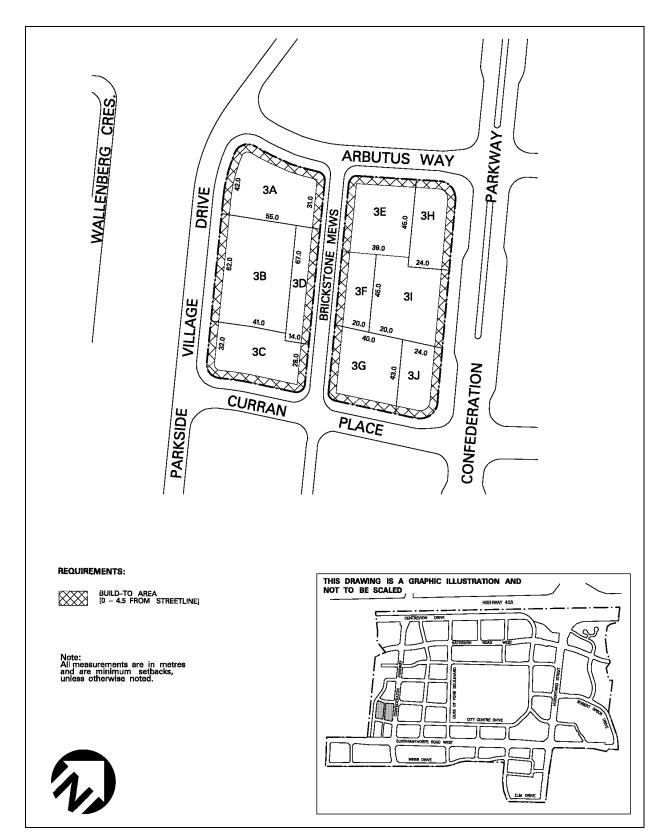
7.2.5.3.6

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The provisions of Sentence 7.2.5.3.3 of this Exception shall

not apply to those parts of a **building**, **structure** or parts thereof located on Parcel Blocks 3H, 3I and 3J facing Confederation Parkway as identified on Schedule CC4-3 of

7.2.5.3	Exception: CC4-3	Map # 29	By-law: 0089-2010, 0105-2013, 0026-2014, 0174-2017, 0050-2013/ LPAT Order 2020 June 08					
Exception Co	Exception CC4-3 continued from previous page							
7.2.5.3.7	The provisions of Sentences 7.2.5.3.3 and 7.2.5.3.4 of this Exception shall not apply to those parts of a building or structure located above the ground floor level located on the lands identified in Sentence 7.2.5.3.6 of this Exception							
7.2.5.3.8	Exception, an open staircase	ons of Sentence 7.2.5.3.3 of the and porch located on the gramaximum of 1.5 m into the results.	ound					
7.2.5.3.9	apply to those parts of a bui ground floor level, at or with	7.2.5.3.3 of this Exception shalding or structure located or hin the build-to-area identification used for a permitted use.4 of this By-law	n the ed on					
7.2.5.3.10	Notwithstanding the requirements of build-to-areas identified on Schedule CC4-3 of this Exception, vehicular and pedestrian entrances for the purposes of ingress and egress to and from the lands and landscaped areas abutting vehicular and pedestrian entrances shall be permitted and shall not be included in the calculation of the build-to-area identified on Schedule CC4-3 of this Exception							
7.2.5.3.11	The portion of the ground floor of all buildings and structures identified on Schedule CC4-3 of this Exception that abuts Confederation Parkway shall be allocated for a permitted use identified in Subsection 7.1.4 of this By-law							
7.2.5.3.12	Notwithstanding Sentence 7.2.5.3.11 of this Exception, a maximum of 40% of the linear building frontage identified on Schedule CC4-3 of this Exception that abuts Confederation Parkway may be used for use other than a use identified in Subsection 7.1.4 of this By-law							
7.2.5.3.13	For the purpose of Sentence 7.2.5.3.11 of this Exception, each individual unit, located at or within the build-to-area , containing a use identified in Subsection 7.1.4 of this By-law, shall be required to provide a pedestrian access through the main front entrance which shall face Confederation Parkway							
7.2.5.3.14	The portion of the ground floor of all buildings and structures located on Parcel Blocks 3E and 3H identified on Schedule CC4-3 of this Exception that abuts Princess Royal Drive shall be allocated for a permitted use identified in Subsection 7.1.4 of this By-law							
7.2.5.3.15	Notwithstanding Sentence 7.2.5.3.14 of this Exception, a maximum of 40% of the linear building frontage located on Parcel Blocks 3E and 3H identified on Schedule CC4-3 of this Exception that abuts Princess Royal Drive may be used for use other than a use identified in Subsection 7.1.4 of this By-law							
7.2.5.3.16	For the purpose of this Exception, linear building frontage shall be measured for that portion of the building located at or within the build-to-area measured from the exterior of outside walls parallel to the street line							
7.2.5.3.17	For the purposes of this By-law, Parcel Blocks 3A to 3D inclusive identified on Schedule CC4-3 of this Exception shall be considered one property							
7.2.5.3.18	For the purposes of this By-law, Parcel Blocks 3E to 3J inclusive identified on Schedule CC4-3 of this Exception shall be considered one property							
7.2.5.3.19	All site development plans shall comply with Schedule CC4-3 of this Exception							

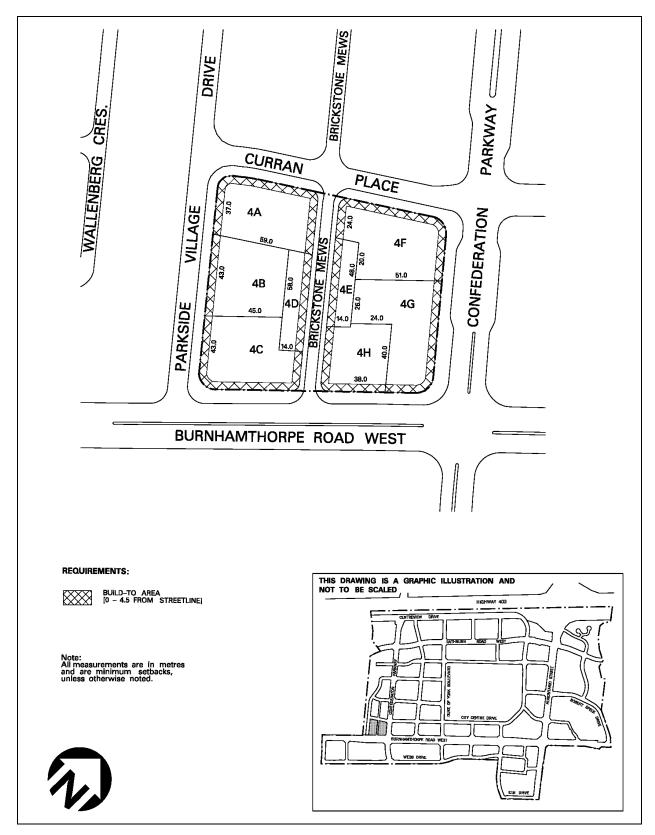


Schedule CC4-3 Map 29

7.2.5.4	Exception	on: CC4-4	Ma	ap # 29		By-law: 0105-2013, 0026-2014, 0174-2017, 0050-2013/LPAT Order 2020 June 08	
In a CC4-4 z				ble regulations	s shall be as	specified for a CC4 zone except	
Regulations							
7.2.5.4.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 4A to 4H as identified on Schedule CC4-4 of this Exception shall conform to the following schedule:						
	Parcel Block	Maximum Building Height	Maximun Tower Floor Plate	Minimum Podium Height	Maximum Podium Height		
	4A	127.0 m and	740 m^2	7.0 m and	25.0 m and		
	4B	41 storeys 18.0 m and		3 storeys 7.0 m and	6 storeys 25.0 m and		
		6 storeys		3 storeys	6 storeys		
	4C	156.0 m and 49 storeys	840 m ²	7.0 m and 3 storeys	29.0 m and 8 storeys		
	4D	12.0 m and 4 storeys		7.0 m and 3 storeys	15.5 m and 4 storeys		
	4E	12.0 m and 4 storeys		7.0 m and 3 storeys	15.5 m and 4 storeys		
	4F	134.0 m and	810 m ²	7.0 m and	29.0 m and	_	
	1.5	43 storeys		3 storeys	8 storeys	_	
	4G	25.0 m and 8 storeys		7.0 m and 3 storeys	29.0 m and 8 storeys		
	4H	156.0 m and 49 storeys	838 m ²	12.0 m and 3 storeys	29.0 m and 8 storeys		
7.2.5.4.1A		The regulations of Lines 3.2, 4A.0 to 4A.11, 4C.0 to 4C.2 and 5.1 contained in Table 7.2.1 of this By-law shall not apply					
7.2.5.4.2		Motor vehicle parking may be provided off site on lands zoned CC4-4					
7.2.5.4.3	identified building long-ter the minis	Notwithstanding the minimum dimensions of the build-to-areas identified on Schedule CC4-4 of this Exception, where a building , structure or part thereof is used for an apartment , long-term care or retirement building and is situated at grade, the minimum setback to a street line shall be 3.0 m to that portion of the building or structure containing that use					
7.2.5.4.4	this Exce may enc	Notwithstanding the provisions of Sentence 7.2.5.4.3 of this Exception, a lobby located on the ground floor level may encroach a maximum of 1.5 m into the required street line setback					
7.2.5.4.5	Exception	Notwithstanding the provisions of Sentence 7.2.5.4.3 of this Exception, a balcony and bay window may encroach a maximum of 1.5 m into the required street line setback					
7.2.5.4.6	Exception floor lev	Notwithstanding the provisions of Sentence 7.2.5.4.3 of this Exception, an open staircase and porch located on the ground floor level may encroach a maximum of 1.5 m into the required street line setback					

Exception CC4-4 continued on next page

7.2.5.4	Exception: CC4-4	Map # 29	By-law: 0105-2013, 0026-2014, 0174-2017, 0050-2013/LPAT Order 2020 June 08					
Exception CO	Exception CC4-4 continued from previous page							
7.2.5.4.7	apply to those parts of a bui ground floor level, at or with Schedule CC4-4 of this Exc	The provisions of Sentence 7.2.5.4.3 of this Exception shall not apply to those parts of a building or structure located on the ground floor level, at or within the build-to-area identified on Schedule CC4-4 of this Exception used for a permitted use identified in Subsection 7.1.4 of this By-law						
7.2.5.4.8	Notwithstanding the requirements of build-to-areas identified on Schedule CC4-4 of this Exception, vehicular and pedestrian entrances for the purposes of ingress and egress to and from the lands and landscaped areas abutting vehicular and pedestrian entrances shall be permitted and shall not be included in the calculation of the build-to-area identified on Schedule CC4-4 of this Exception							
7.2.5.4.9	For the purposes of this By-law, Parcel Blocks 4A to 4D inclusive identified on Schedule CC4-4 of this Exception shall be considered one property							
7.2.5.4.10	For the purposes of this By-law, Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4 of this Exception shall be considered one property							
7.2.5.4.11	That outdoor display of seasonal products be permitted within Parcel Blocks 4F to 4G inclusive identified on Schedule CC4-4 of this Exception							
7.2.5.4.12	Minimum setback from the exterior face of a podium of buildings and structures, or parts thereof, located above the podium structure for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4 of this Exception							
7.2.5.4.13	Maximum encroachment of portions of a building or structure into the required setback for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4 of this Exception							
7.2.5.4.14	All site development plans shall comply with Schedule CC4-4 of this Exception							

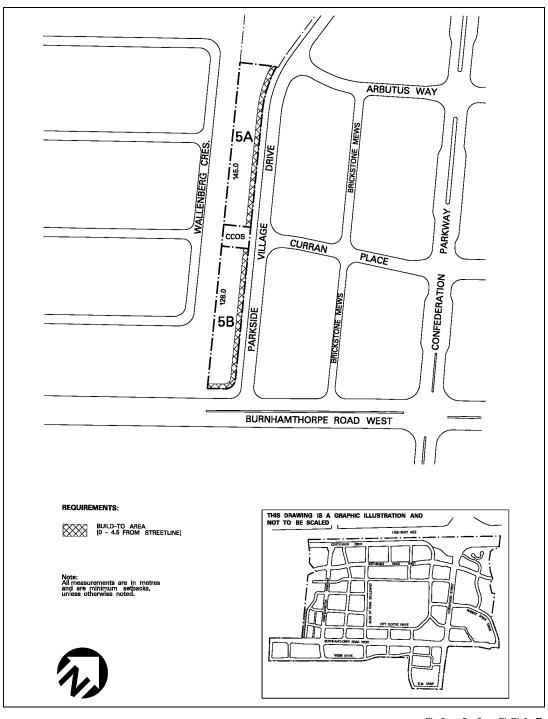


Schedule CC4-4 Map 29

7.2.5.5	Exception	: CC4-5	Map #	29	By-law: 0105-2013, 0026-2014, 0174-2017, 0050-2013/LPAT Order 2020 June 08	
In a CC4-5 zo uses/regulation			ons shall be	as specified fo	or a CC4 zone except that the following	
Permitted U	ses					
7.2.5.5.1	(1) A	` '				
	(3) B	ack to Back	Townhouse			
Regulations						
7.2.5.5.2	7.2.5.5.2 Maximum heights and floor plates of all buildings and structures on Parcel Blocks 5A and 5B as identified on Schedule CC4-5 of this Exception shall conform to the following schedule:					
	Parcel Block	Maximum Building Height	Minimum Podium Height			
	5A	16.0 m and 4 storeys	7.0 m and 3 storeys			
	5B	16.0 m and 4 storeys	7.0 m and 3 storeys			
7.2.5.5.2A	_		•	o 4A.11, 4C.0 law shall not a	to 4C.2 and 5.1 apply	
7.2.5.5.3	Motor vel		may be prov	vided off site o	on lands	
7.2.5.5.4	identified building, long-term the minim	Notwithstanding the minimum dimensions of the build-to-areas identified on Schedule CC4-5 of this Exception, where a building , structure or part thereof is used for an apartment , long-term care or retirement building and is situated at grade, the minimum setback to a street line shall be 3.0 m to that portion of the building or structure containing that use				
7.2.5.5.5	this Excep	Notwithstanding the provisions of Sentence 7.2.5.5.4 of this Exception, a lobby located on the ground floor level may encroach a maximum of 1.5 m into the required street line setback				
7.2.5.5.6	Exception	Notwithstanding the provisions of Sentence 7.2.5.5.4 of this Exception, a balcony and bay window may encroach a maximum of 1.5 m into the required street line setback				
7.2.5.5.7	Notwithstanding the provisions of Sentence 7.2.5.5.4 of this Exception, an open staircase and porch located on the ground floor level may encroach a maximum of 1.5 m into the required street line setback					
7.2.5.5.8	apply to the ground flow Schedule (The provisions of Sentence 7.2.5.5.4 of this Exception shall not apply to those parts of a building or structure located on the ground floor level, at or within the build-to-area identified on Schedule CC4-5 of this Exception used for a permitted use identified in Subsection 7.1.4 of this By-law				
7.2.5.5.9	Notwithstanding the requirements of build-to-areas identified on Schedule CC4-5 of this Exception, vehicular and pedestrian entrances for the purposes of ingress and egress to and from the lands and landscaped areas abutting vehicular and pedestrian entrances shall be permitted and shall not be included in the calculation of the build-to-area identified on Schedule CC4-5 of this Exception					

Exception CC4-5 continued on next page

7.2.5.5	Exception: CC4-5	Map # 29	By-law: 0105-2013, 0026-2014, 0174-2017, 0050-2013/LPAT Order 2020 June 08	
Exception CC4	4-5 continued from previous	s page		
7.2.5.5.10	Minimum setback from a dv the lands zoned OS1	welling unit to the lot lines al	butting 4.5 m	
7.2.5.5.11	Notwithstanding Sentence 7.2.5.5.10 of this Exception, required setback of an underground parking structure , parking stairwell and enclosure, and retaining walls			
7.2.5.5.12	Minimum setback from a dv the lands zoned CCOS	butting 3.0 m		
7.2.5.5.13	Notwithstanding Sentence 7 setback of an underground pand enclosure, and retaining	1		
7.2.5.5.14	Minimum number of loadin	0		
7.2.5.5.15	All site development plans s this Exception	CC4-5 of		



Schedule CC4-5 Map 29

7.2.5A CCO Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

7.2.6 CCOS Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

7.2.6.1	Exception: CCOS-1	Map # 29	By-law: OMB Order 2014 February 20, 0263-2016
	zone the permitted uses and a e following uses /regulations		be as specified for a CCOS zone
Regulations			
7.2.6.1.1	Minimum height		1 storey
7.2.6.1.2		am height of one storey and a of 925 m ² may be used for y to a recreational use	
7.2.6.1.3		ory to a Recreational Use" range of restaurant or take-out restaurant	
Holding Pro	vision		
	part of the lands zoned H-Map 29 of Schedule B comamended, upon satisfaction (1) delivery of an exect Development Agree Corporation of the agreeing to the instanunicipal works, in provision of land dewidenings, and transincluding the provision and Deve the gratuitous dediction including realignment permitted under the upon a landowner to of a new road; (2) the holding symbol buildings and structure passing of this By-l by the zone in whice	to be removed from the whole CCOS-1 by further amendmentation and the part 13 of this Byte of the following requirement and the following requirement and the following requirement in a form satisfactory. City of Mississauga, address allation or placement of all recluding municipal walkway edication for future public reason of parkland, the provision and related provisions provision of land for new public ents of roads, where not other allowing municipal walkway edication of land for new public ents of roads, where not other extension of land for new public ents of roads, where not other allowing action of the construct or pay for the contract of the extension o	nent to law, as ents: Ind/or to The sing and required ys, the bad hents, ons of ided that the ot require e roads, erwise obligation onstruction of he date of e permitted pansion of

7.2.6.2	Excep	tion: CCOS-2	Map # 29	By-law: 0174-2017
		permitted uses and ap		l be as specified for a CCOS zone
Additional Per	rmitted	Uses		
7.2.6.2.1 (1) Restaurant (2) Take-out Restaurant (3) Outdoor patio accessory to a restaurant or take-out restaurant (4) Outdoor markets' and other outdoor sales				
Regulations				
7.2.6.2.2	The provisions of Lines 4.0 and 5.0 contained in Table 2.1.9.7 of this By-law shall not apply			
7.2.6.2.3	Maximum gross floor area - non-residential used for a 240 m ² restaurant and/or take-out restaurant			