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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.

- 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
 - (12) 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.

- 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.

- 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		B	C
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

Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
2.0	Apartment	<p>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</p> <p>0.15 visitor spaces per unit</p> <p>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:</p> <p>The greater of 0.15 visitor spaces per unit ⁽¹⁾ or</p> <p>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.⁽¹⁾</p> <p>Parking for banquet hall/conference centre/convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational 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.</p> <p>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.</p>
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

Column A		B
Line 1.0	TYPE OF USE	MINIMUM OFF-STREET PARKING REGULATIONS
Table 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 m ²)	3.8 spaces per 100 m ² GFA - non-residential
11.0	Restaurant (greater than 220 m ²)	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

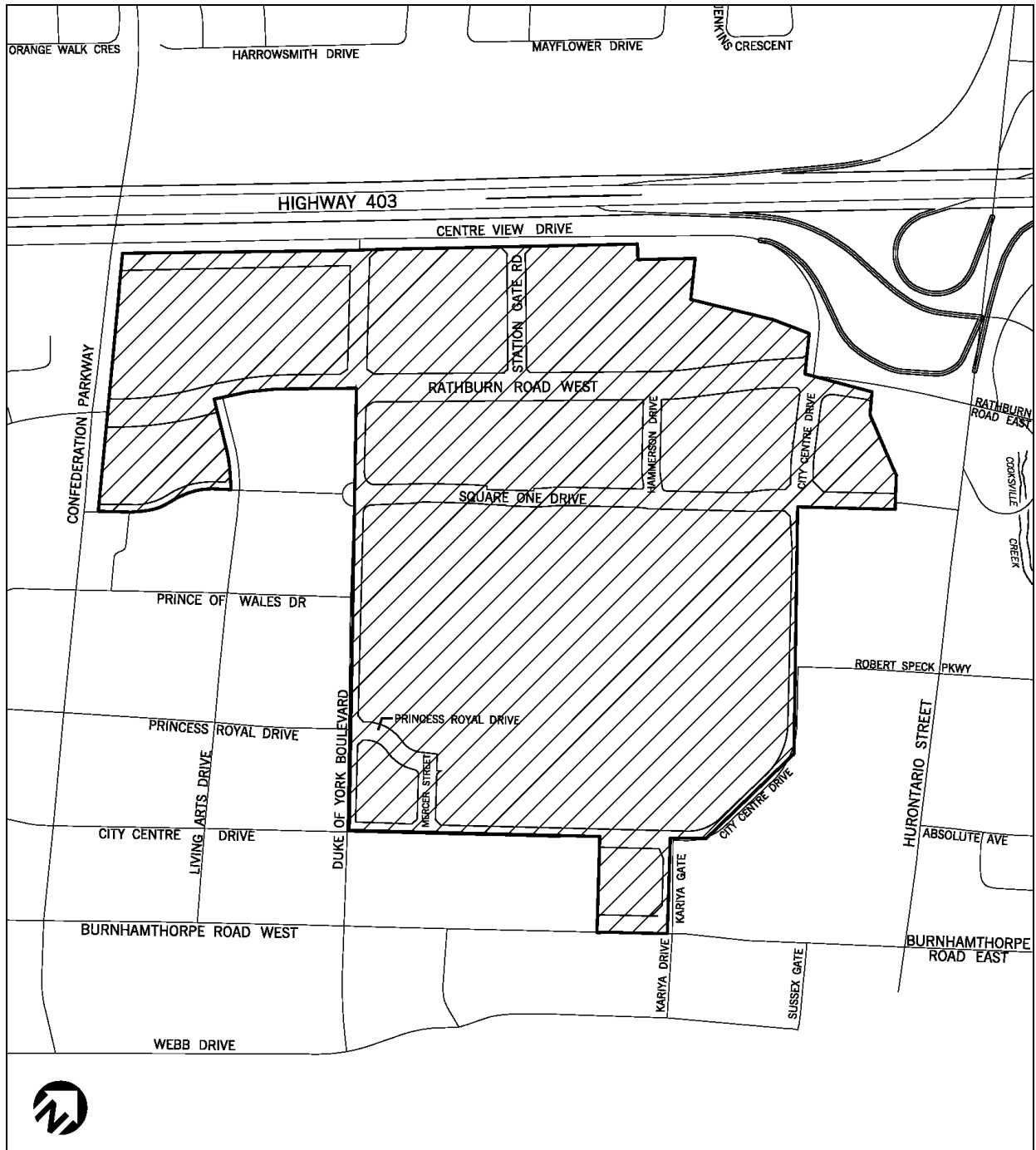
Only **lots** within the hatched area identified on Schedule 7.1.9 of this By-law may participate in the shared parking arrangement.
- 7.1.9.2.4

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.

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

Column A		B	C	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	PERCENTAGE OF PEAK PERIOD (SATURDAY)			
		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		B	C	D	E	F	G
Line 1.0	USES	ZONES					
		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
PERMITTED 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

Column A		B	C	D	E	F	G
Line 1.0	USES	ZONES					
		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 previous page							
ZONE REGULATIONS							
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	<i>deleted by 0050-2013/LPAT Order 2020 June 08</i>						

Table 7.2.1 continued on next page

Column A		B	C	D	E	F	G
Line 1.0	USES	ZONES					
		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 previous 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 A		B	C	D	E	F	G
Line 1.0	USES	ZONES					
		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 previous 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

Column A		B	C	D	E	F	G
Line 1.0	USES	ZONES					
		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 previous 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 A		B	C	D	E	F	G
Line 1.0	USES	ZONES					
		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 previous page							
8.0	EXEMPTIONS						
8.1	<i>deleted by 0050-2013/LPAT Order 2020 June 08</i>						
Definitions							
For the purpose of Part 7 of By-law 0225-2007, as amended, the following definitions shall apply:							
Glazing		means clear or transparent glass.					
Podium		means the base of a building, structure or part thereof located at or above established grade that projects from the tower portion of the building .					
Height of a Podium		means the vertical distance between the established grade and the highest point of the roof surface of the podium.					
Holding Provision							
<div><div><div>(1)</div><div>The holding symbol H is to be removed from the whole or any part of the lands zoned H-CC1, H-CC2, H-CC3, H-CCO and/or H-CCOS by further amendment to Maps 22, 28 and 29 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:<div><div>(1.1)</div><div>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;</div><div>(1.2)</div><div>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.</div></div></div><div>(2)</div><div>The holding symbol H shall not prevent the use of buildings and structures legally existing on the date of passing of this By-law for any other uses which are permitted by the zone in which they are located. 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.</div></div></div>							

- NOTES:
- (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)

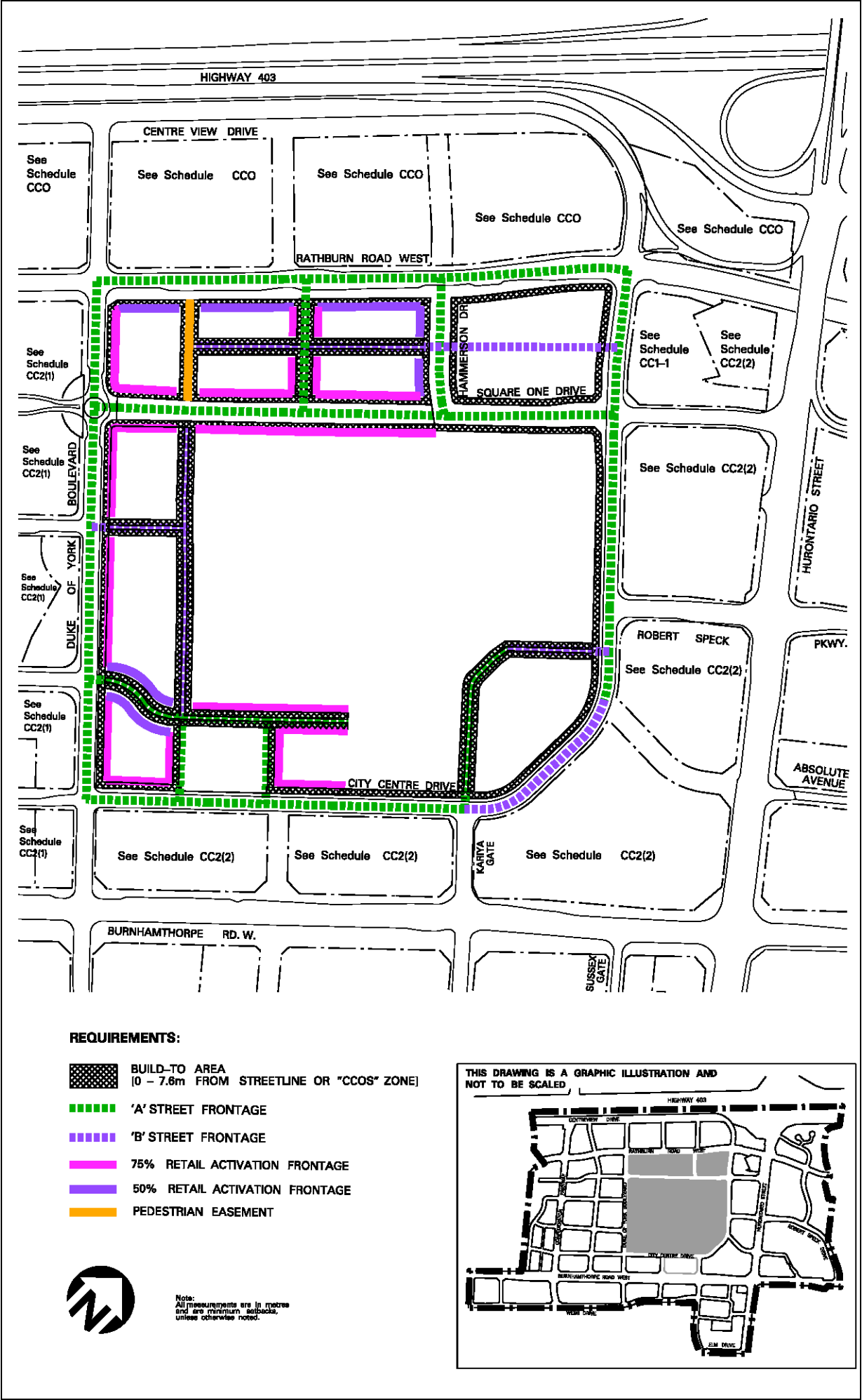
See also Subsection 7.1.5 of this By-law.

(6)

See also Subsection 7.1.3 of this By-law.

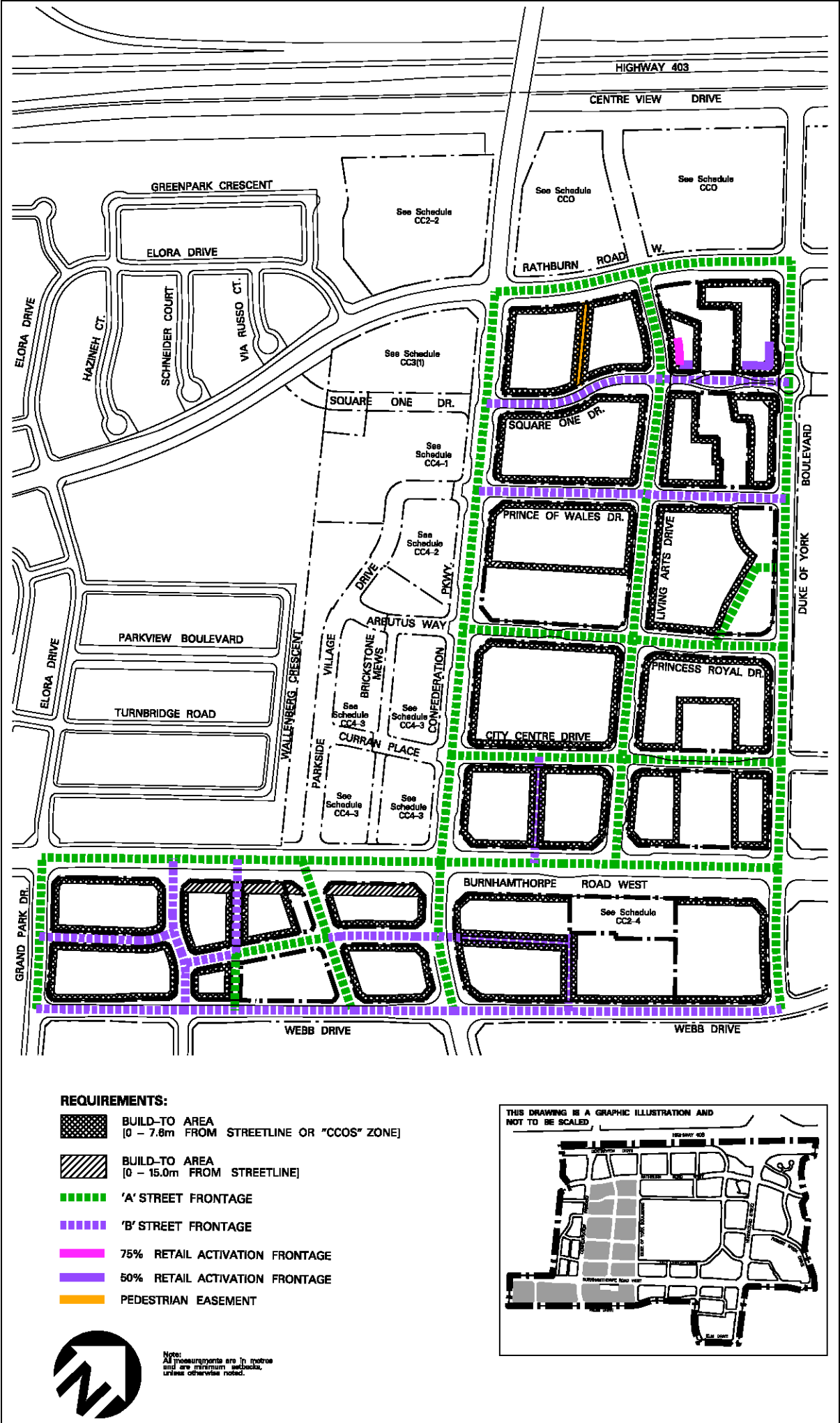
7.2.1.1

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)



Schedule CC1
Map 29

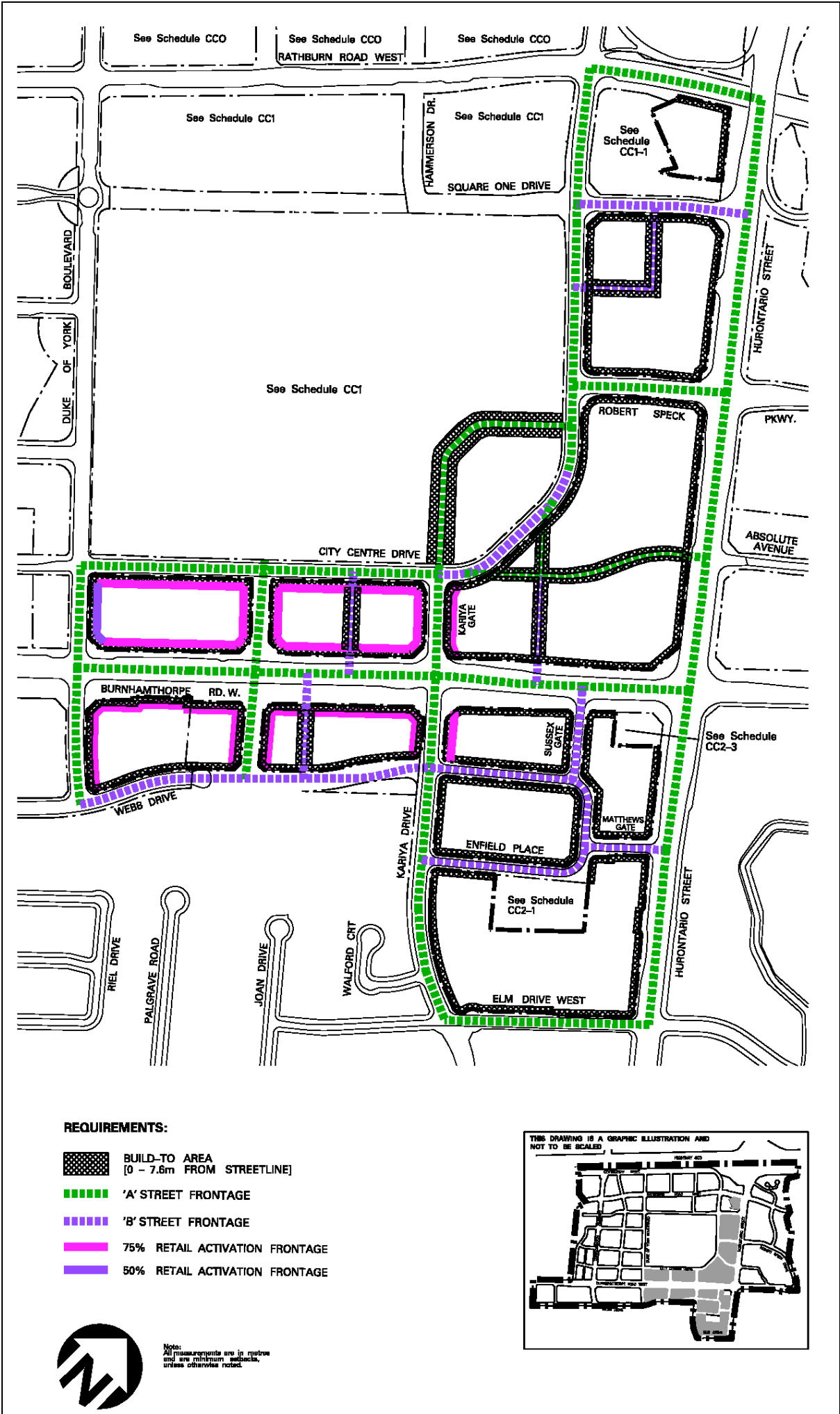
(OMB Order 2014 February 20), (0263-2016),
(0050-2013/LPAT Order 2020 June 08)



Schedule CC2(1)

Maps 22 and 29

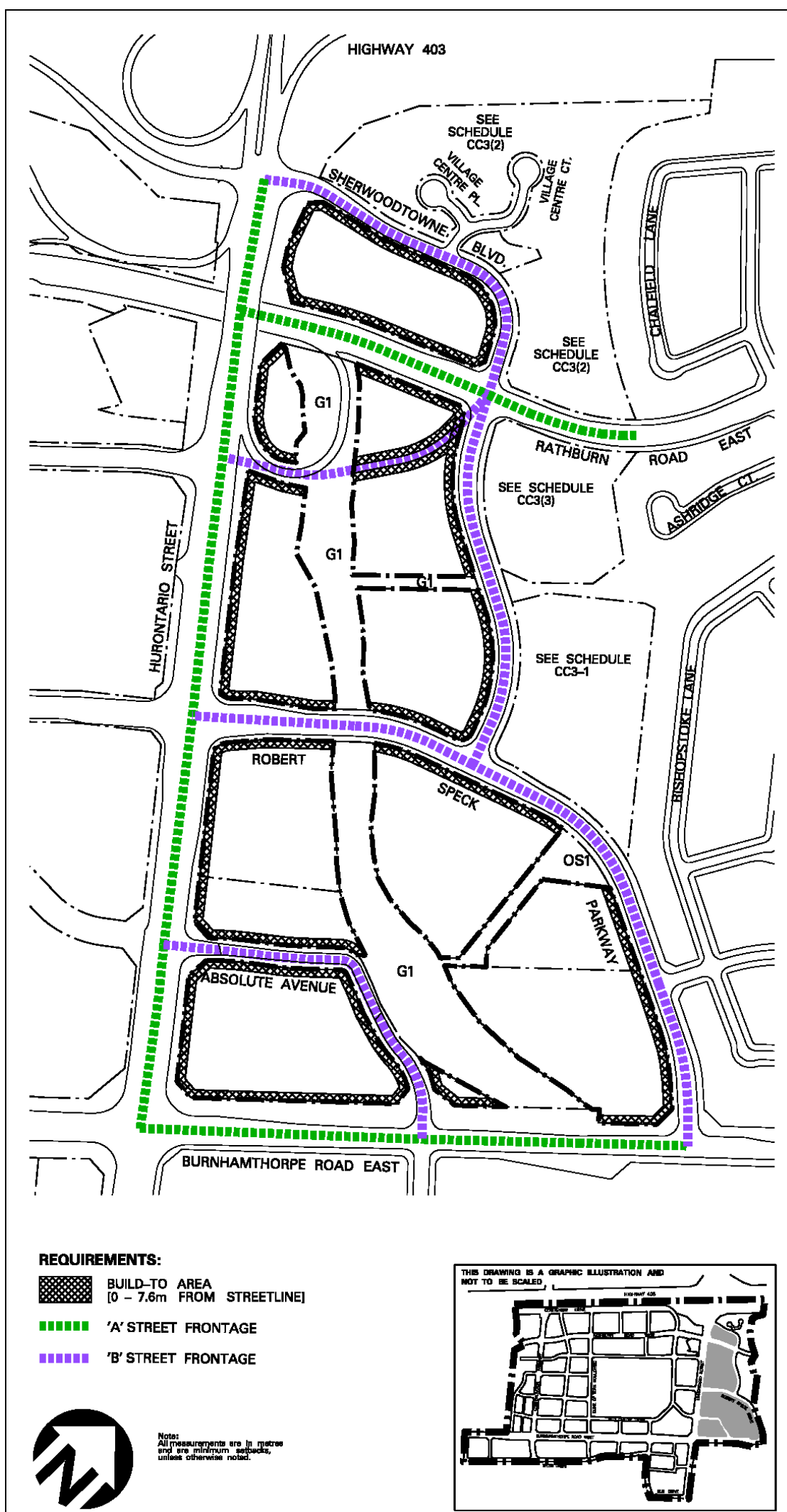
(OMB Order 2015 May 11),
(0050-2013/LPAT Order 2020 June 08),
(0155-2021), (0257-2021)

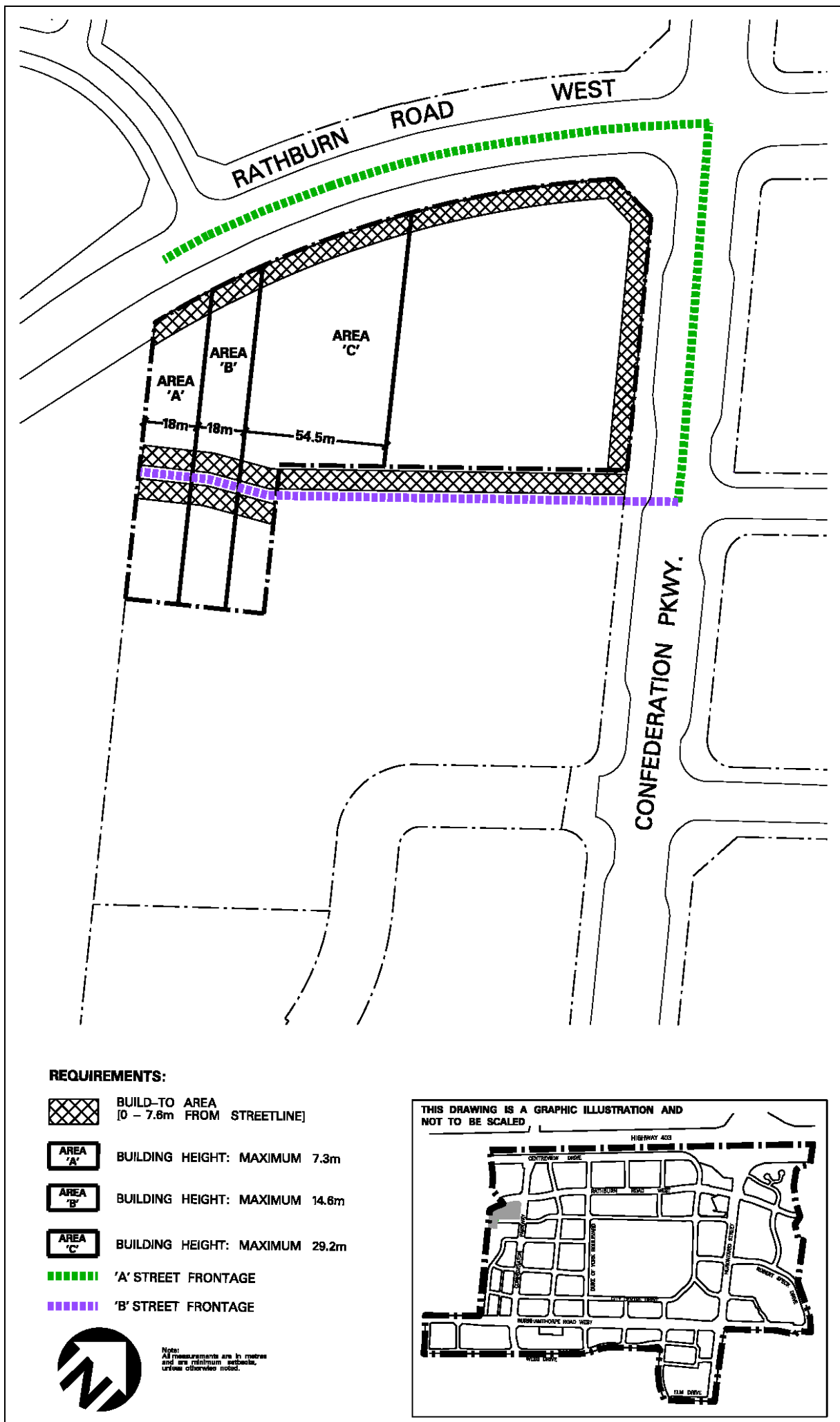


Schedule CC2(2)

Maps 22 and 29

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

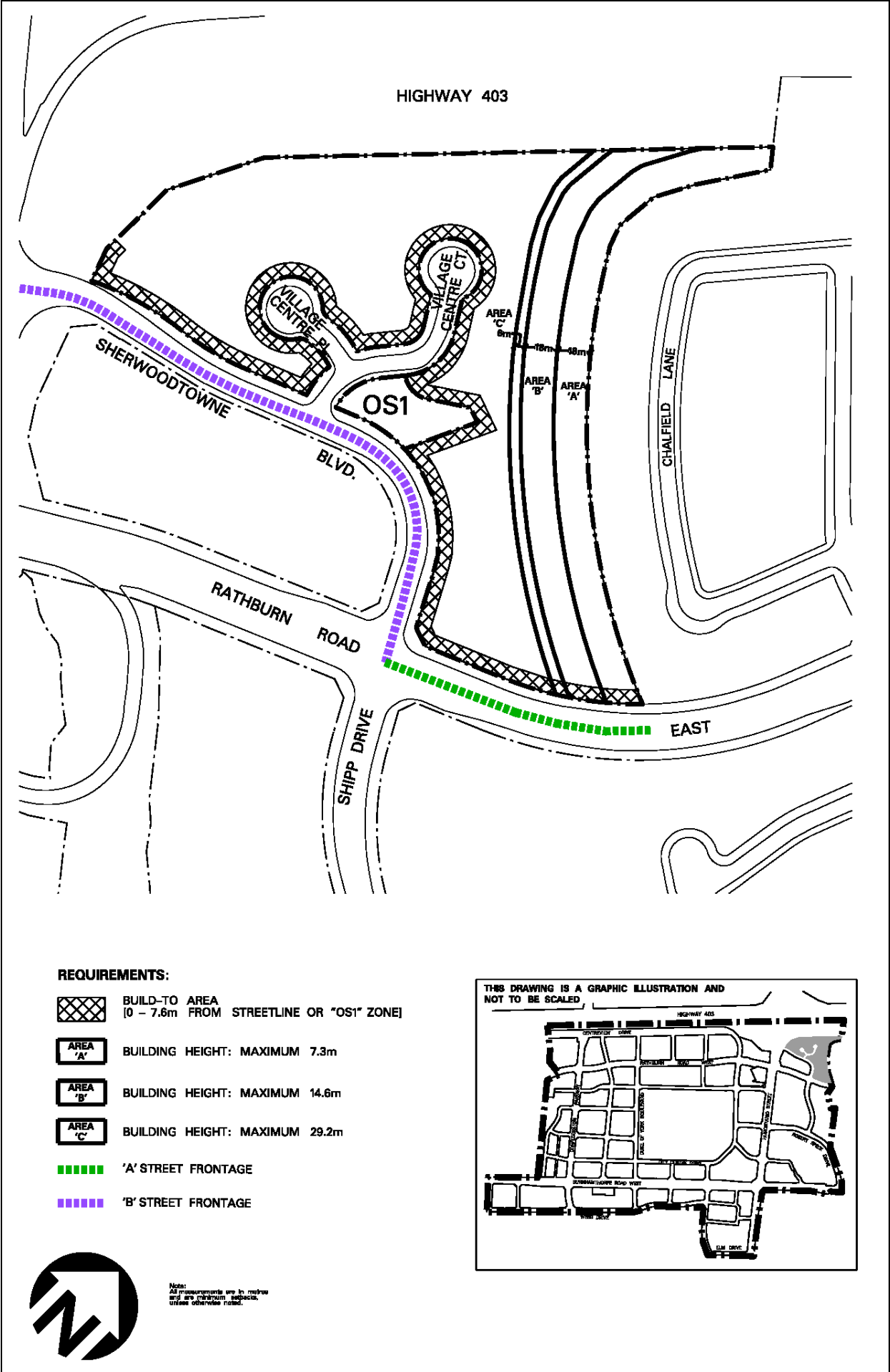




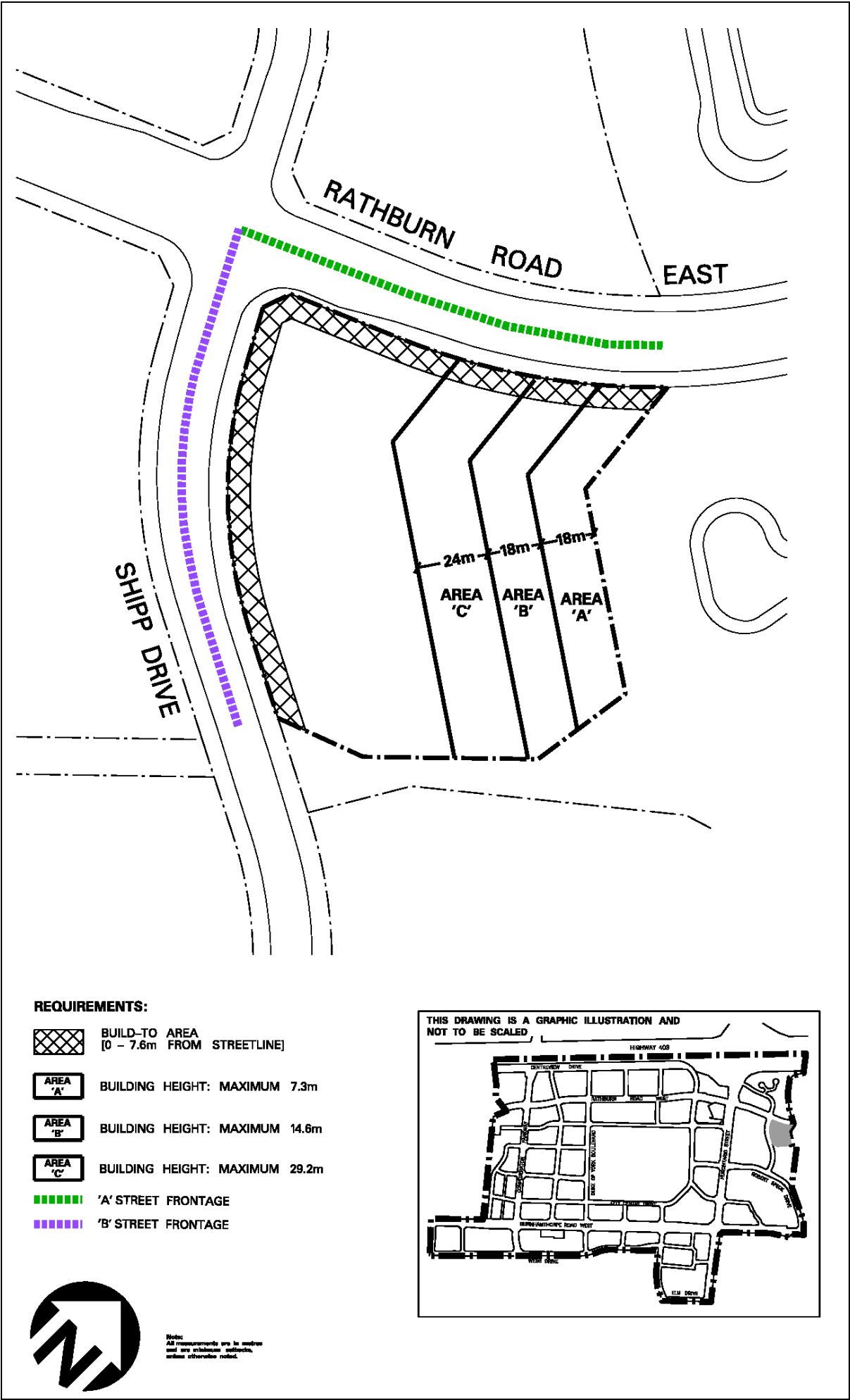
Schedule CC3(1)

Map 29

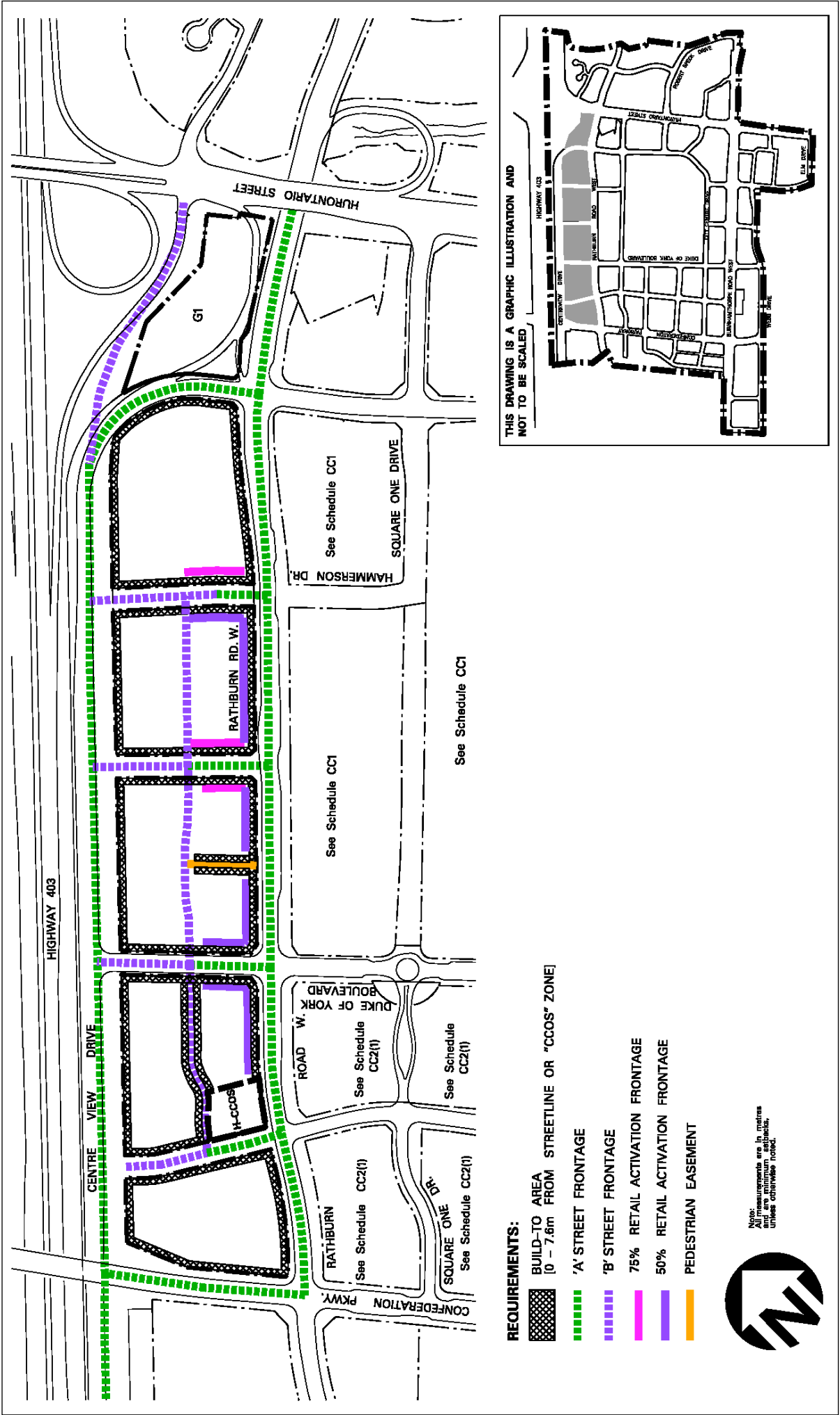
(0050-2013/LPAT Order 2020 June 08)



Schedule CC3(2)
Map 28
(0050-2013/LPAT Order 2020 June 08)



Schedule CC3(3)
Map 28
(0050-2013/LPAT Order 2020 June 08)

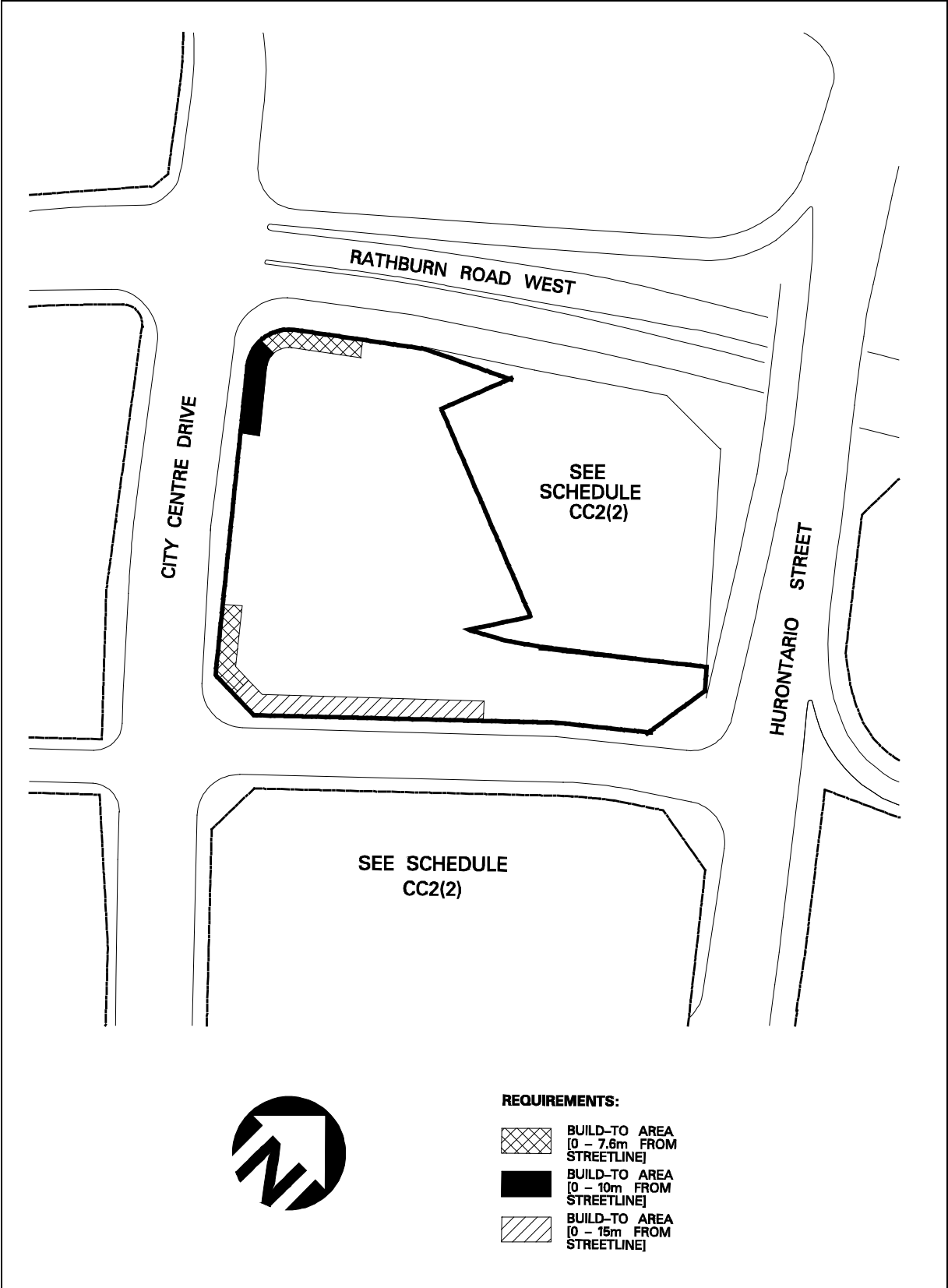


Schedule CCO
Map 29
(0050-2013/LPAT Order 2020 June 08)

7.2.2 CC1 Exception Zones

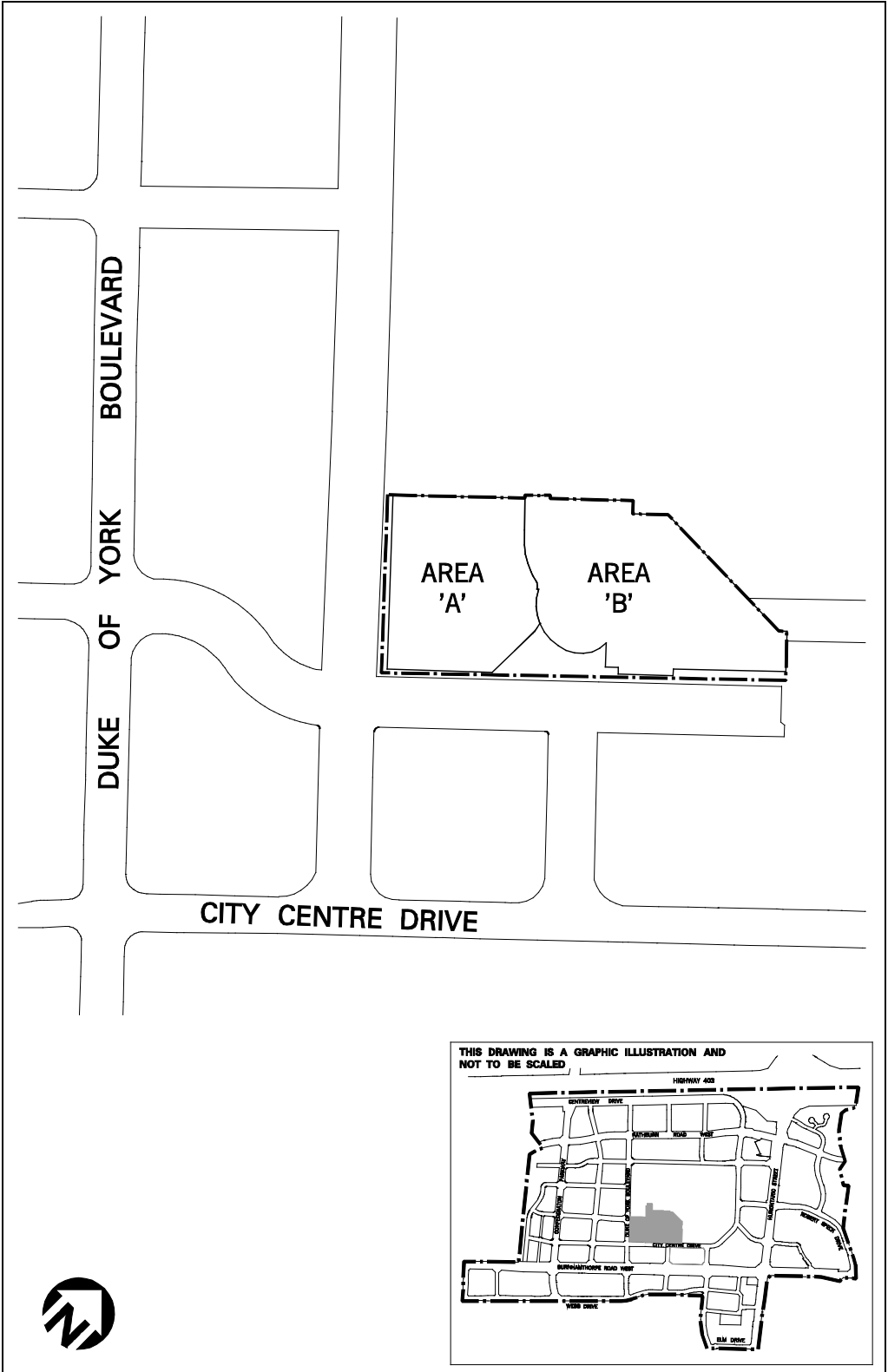
Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

7.2.2.1	Exception: CC1-1	Map # 29	By-law: 0325-2008, 0308-2011
In a CC1-1 zone the permitted uses and applicable regulations shall be as specified for a CC1 zone except that the following uses/regulations shall apply:			
Regulations			
7.2.2.1.1	Minimum height		6.1 m
7.2.2.1.2	Minimum setback to a street line		1.0 m
7.2.2.1.3	A minimum of one main front entrance for each building or structure shall be located within at least one build-to-area		
7.2.2.1.4	Notwithstanding Sentence 7.2.2.1.3 of this Exception, a maximum of one building or structure shall have the main front entrance outside the build-to-area		
7.2.2.1.5	Maximum gross floor area - non-residential of the building or structure subject to regulations contained in Sentence 7.2.2.1.4 of this Exception		1 400 m ²
7.2.2.1.6	A driveway, aisle or parking area shall be permitted between the wall of a building or structure not containing the main front entrance and a lot line abutting a street		
7.2.2.1.7	"Main Front Entrance" means the door which is designed as the primary access point into a building or structure and shall face the build-to-area		
7.2.2.1.8	All site development plans shall comply with Schedule CC1-1 of this Exception		



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
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	Minimum glazing for first storey streetwall of non-residential building facing an 'A' Street Frontage within Area 'A'		60%
7.2.2.2.2	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		

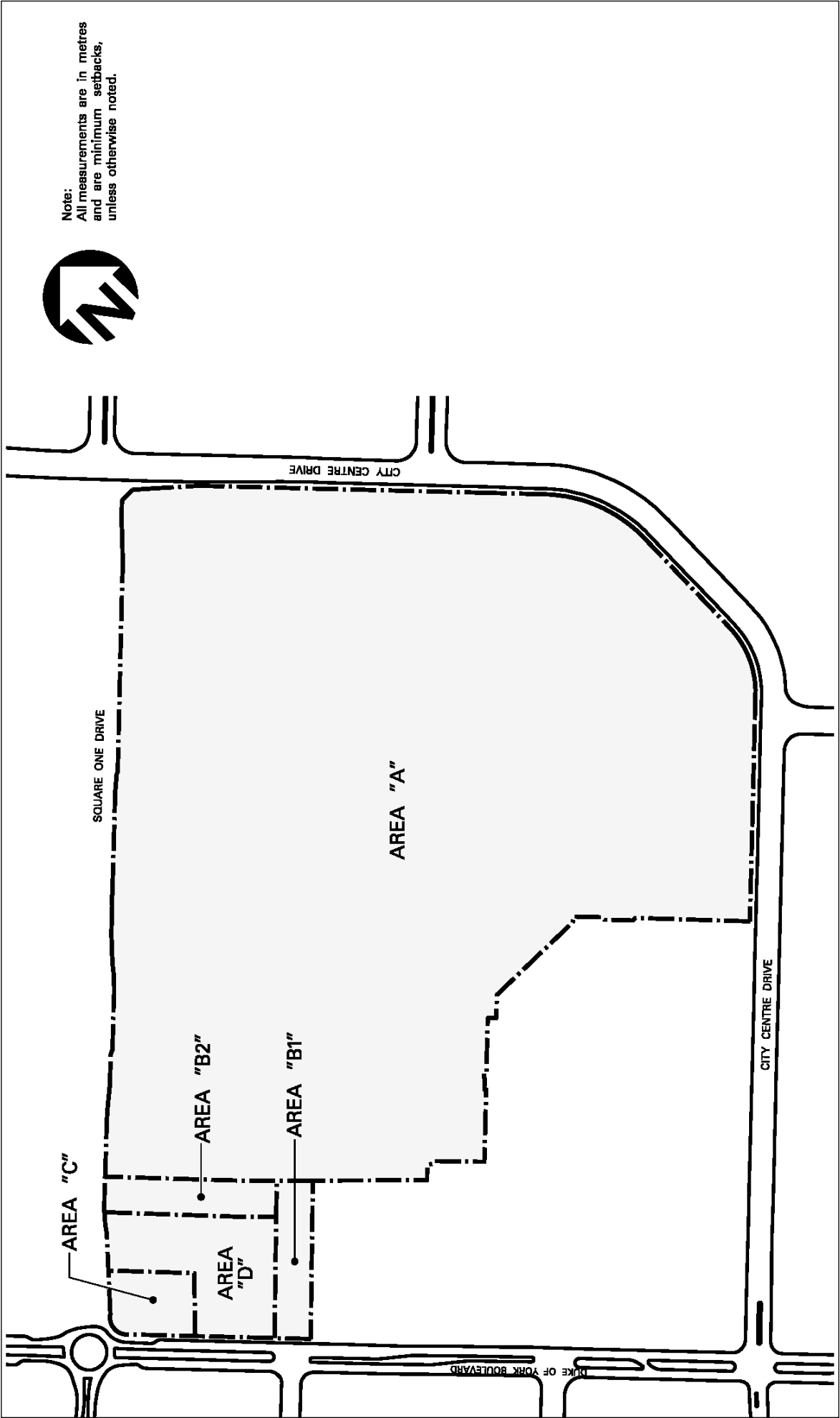


Schedule CC1-2
Map 29

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 Permitted Use			
7.2.2.3.1	(1)	Motor Vehicle Sales	
Regulations			
7.2.2.3.2	Minimum combined floor space index for Areas 'C' and 'D'	3.0	
7.2.2.3.3	Maximum number of motor vehicles permitted for interior display per retail store	4	
7.2.2.3.4	Maximum number of required parking spaces used for storage of test drive motor vehicles	20	
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 building facing an 'A' Street Frontage	60%	
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	"Height" means the measurement from the average established grade measured to the top of the parapet of the lowest roof		
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

7.2.2.3	Exception: CC1-3	Map # 29	By-law: 0050-2013/ LPAT Order 2020 June 08, 0158-2023
Exception CC1-3 continued from previous page			
7.2.2.3.12	All site development plans shall comply with Schedule CC1-3 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-CC1-3 by further amendment to Map 29 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(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;</p> <p>(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;</p> <p>(3) the holding symbol H shall not prevent the use of buildings and structures legally existing on the date of passing of this By-law for any other uses which are permitted by the zone in which they are located. 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.</p>			



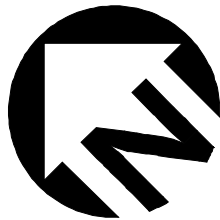
Schedule CC1-3
Map 29

7.2.3

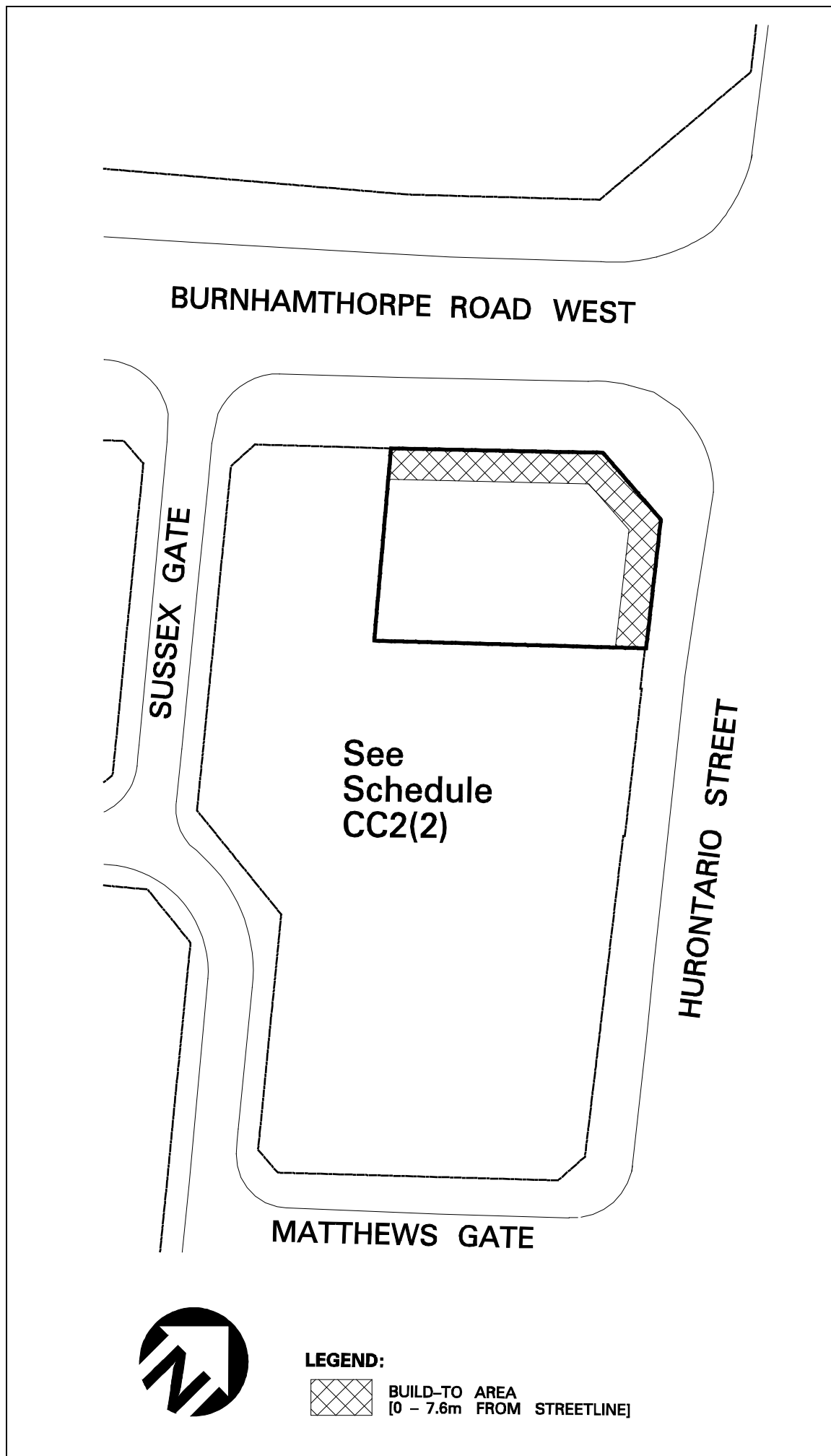
CC2 Exception Zones

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 dwelling 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 tandem resident parking spaces		10
7.2.3.1.6	All site development plans shall comply with Schedule CC2-1 of this Exception		

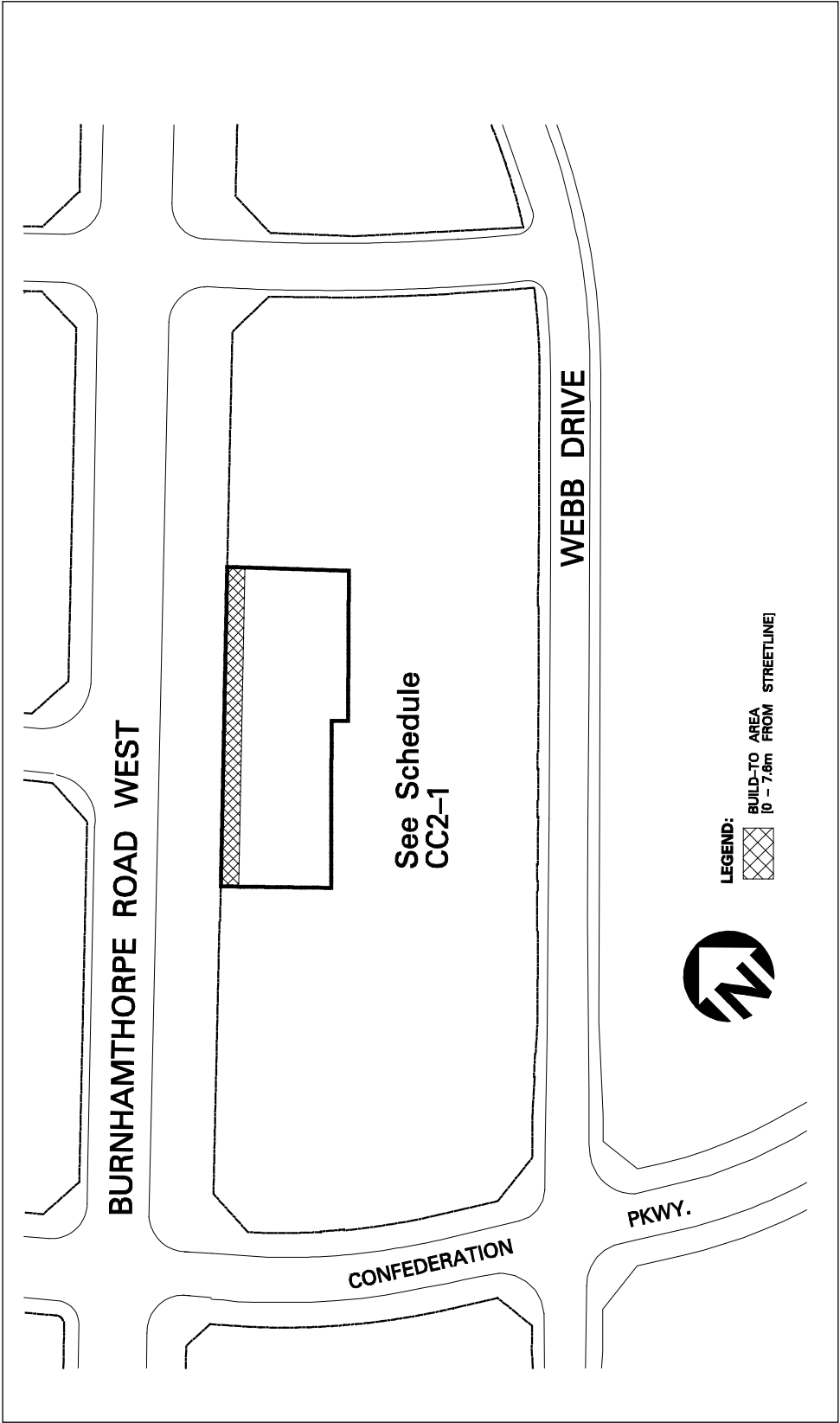


7.2.3.3	Exception: CC2-3	Map # 22	By-law: 0050-2013/ LPAT Order 2020 June 08
In a CC2-3 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
7.2.3.3.1	(1)	Motor vehicle service station legally existing on the date of passing of this By-law	
Regulation			
7.2.3.3.2	All site development plans shall comply with Schedule CC2-3 of this Exception		
Holding Provision			
<p>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:</p> <p>(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;</p> <p>(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;</p> <p>(3) the holding symbol H shall not prevent the use of buildings and structures legally existing on the date of passing of this By-law for any other uses which are permitted by the zone in which they are located. 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.</p>			



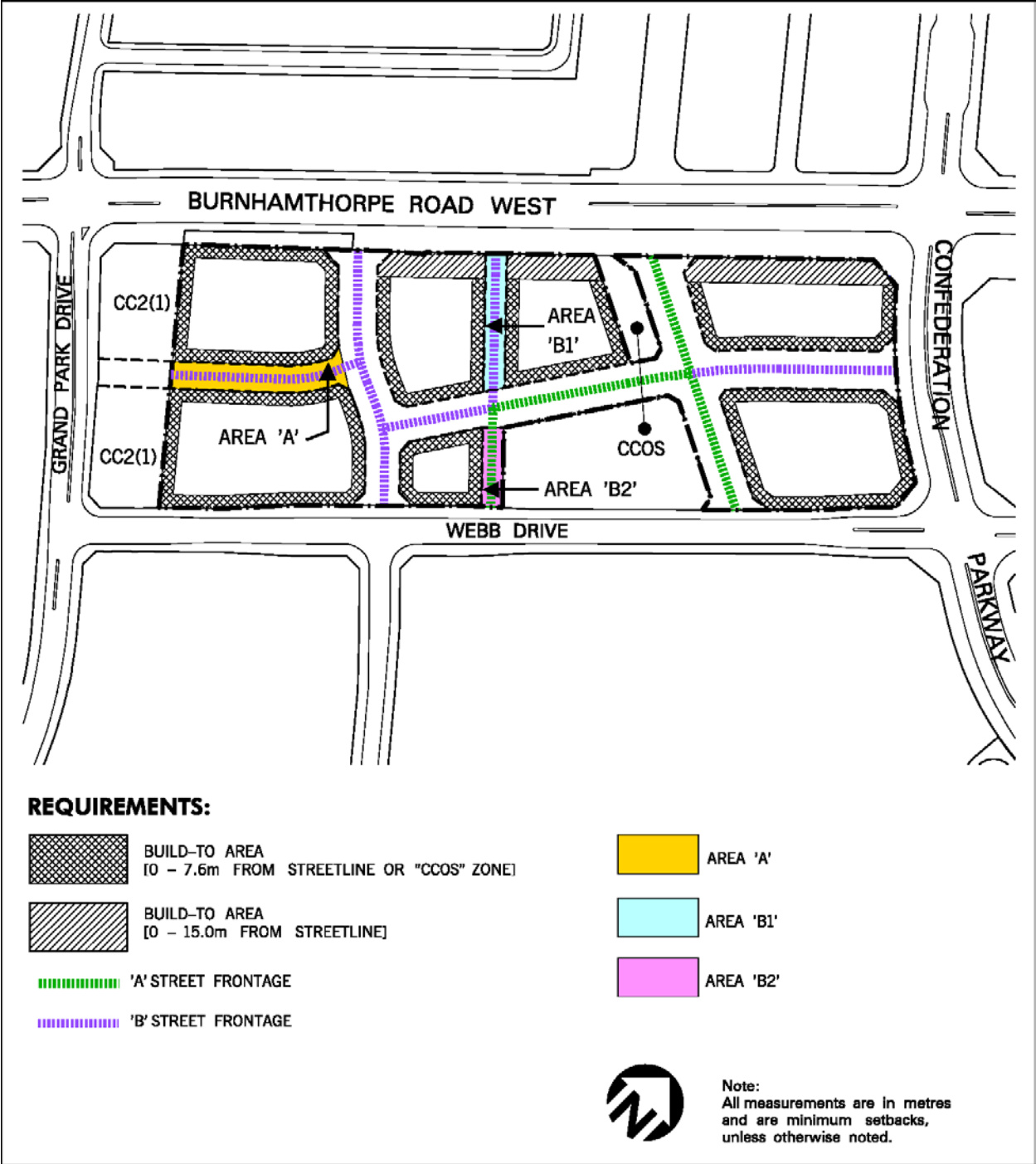
Schedule CC2-3
Map 22

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			
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	Exception: CC2-5	Map # 22	By-law: OMB Order 2015 May 11, 0078-2019, 0094-2021, 0052-2022
In a CC2-5 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses /regulations shall apply:			
Regulations			
7.2.3.5.1	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		
7.2.3.5.2	Restaurants shall be permitted on the first and second storeys		
7.2.3.5.3	Area 'A' shall permit a below grade parking structure under the street		
7.2.3.5.4	Areas 'B1' and 'B2' shall permit below grade parking structures under private roads with surface public access easements		
7.2.3.5.5	All site development plans shall comply with Schedule CC2-5 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-CC2-5 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:</p> <p>(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;</p> <p>(2) the holding symbol H shall not prevent the use of buildings and structures legally existing on the date of passing of this By-law for those uses which are permitted by the zone in which they are located, or the expansion of parking facilities to support the uses within these existing buildings and structures.</p>			



Schedule CC2-5
Map 22

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 Permitted Uses			
7.2.3.6.1	(1)	Outdoor markets' and other outdoor sales	
Regulation			
7.2.3.6.2	The provisions of Lines 4.0 and 5.0 contained in Table 2.1.9.7 of this By-law shall not apply		

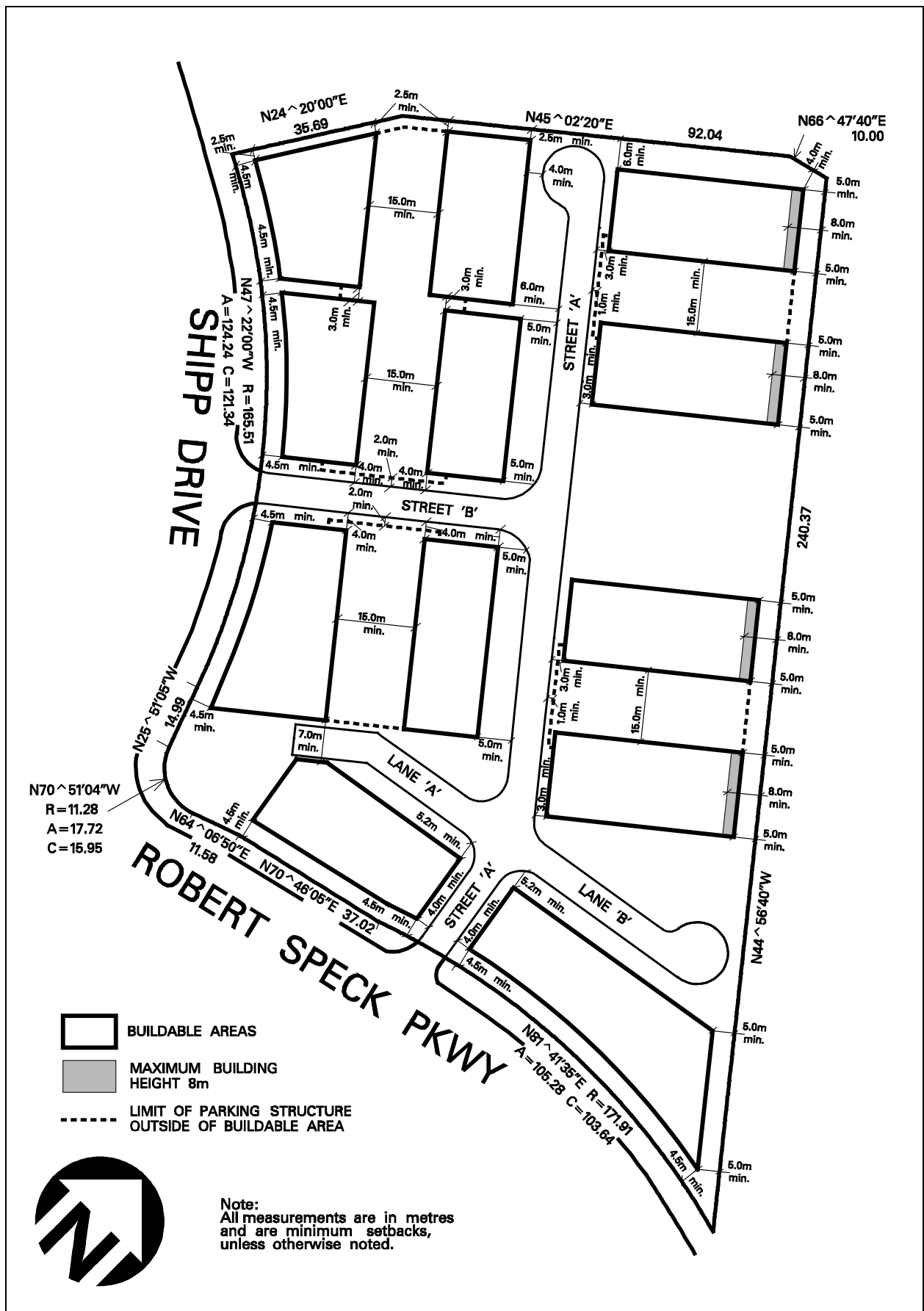
7.2.3.7	Exception: CC2-7	Map # 22	By-law: OLT Order 2021 October 21
In a CC2-7 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses /regulations shall apply:			
Regulation			
7.2.3.7.1	The regulations of Line 5.1 contained in Table 7.2.1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

7.2.3.8	Exception: CC2-8	Map # 22	By-law: 0050-2013/ LPAT Order 2020 June 08
In a CC2-8 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses/regulations shall apply:			
Regulations			
7.2.3.8.1	Minimum Retail Activation Frontage for buildings fronting onto Burnhamthorpe Road West		65%
7.2.3.8.2	Pedestrian access to units above/below the first storey of a building with a first storey streetwall facing Webb Drive may be provided through a main front entrance facing Webb Drive		
7.2.3.8.3	Access for vehicle servicing (off-street parking, deliveries, garbage pick-up and loading) may be permitted from Burnhamthorpe Road West		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-CC2-8 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:</p> <p>(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;</p> <p>(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;</p> <p>(3) the holding symbol H shall not prevent the use of buildings and structures legally existing on the date of passing of this By-law for any other uses which are permitted by the zone in which they are located. 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.</p>			

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	By-law: 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a CC3-1 zone the permitted uses and applicable regulations shall be as specified for a CC3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
7.2.4.1.1	(1) Townhouse (2) Street Townhouse		
Regulations			
7.2.4.1.2	Maximum gross floor area - residential on all lands shown on Schedule CC3-1 of this Exception		20 000 m ²
7.2.4.1.3	Minimum landscaped open space area		40% of the lot area
7.2.4.1.4	Maximum height - townhouse: measured from established grade to the highest ridge of a sloped roof		13.0 m
7.2.4.1.5	Maximum projection of eaves, gutters, belt courses, cornices, pilasters, chimneys , bay and box bay windows, with or without a foundation outside the buildable area identified on Schedule CC3-1 of this Exception		0.6 m
7.2.4.1.6	Maximum projection of porches, balconies and terraces, with or without a foundation, exclusive of stairs, outside the buildable area identified on Schedule CC3-1 of this Exception		2.0 m
7.2.4.1.7	Minimum aisle width		6.0 m
7.2.4.1.8	Minimum separation distance for overnight accommodation, banquet hall/conference centre/convention centre, restaurant, take-out restaurant, entertainment establishment		60.0 m
7.2.4.1.9	Minimum visitor parking spaces per dwelling unit		0.30
7.2.4.1.10	"Separation Distance" means a distance measured in a straight line from the nearest part of the building or structure or portion of the building or structure containing the use , to the closest lot line of lands zoned RM5-3		
7.2.4.1.11	All site development plans shall comply with Schedule CC3-1 of this Exception		



Schedule CC3-1
Map 28

7.2.5 CC4 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

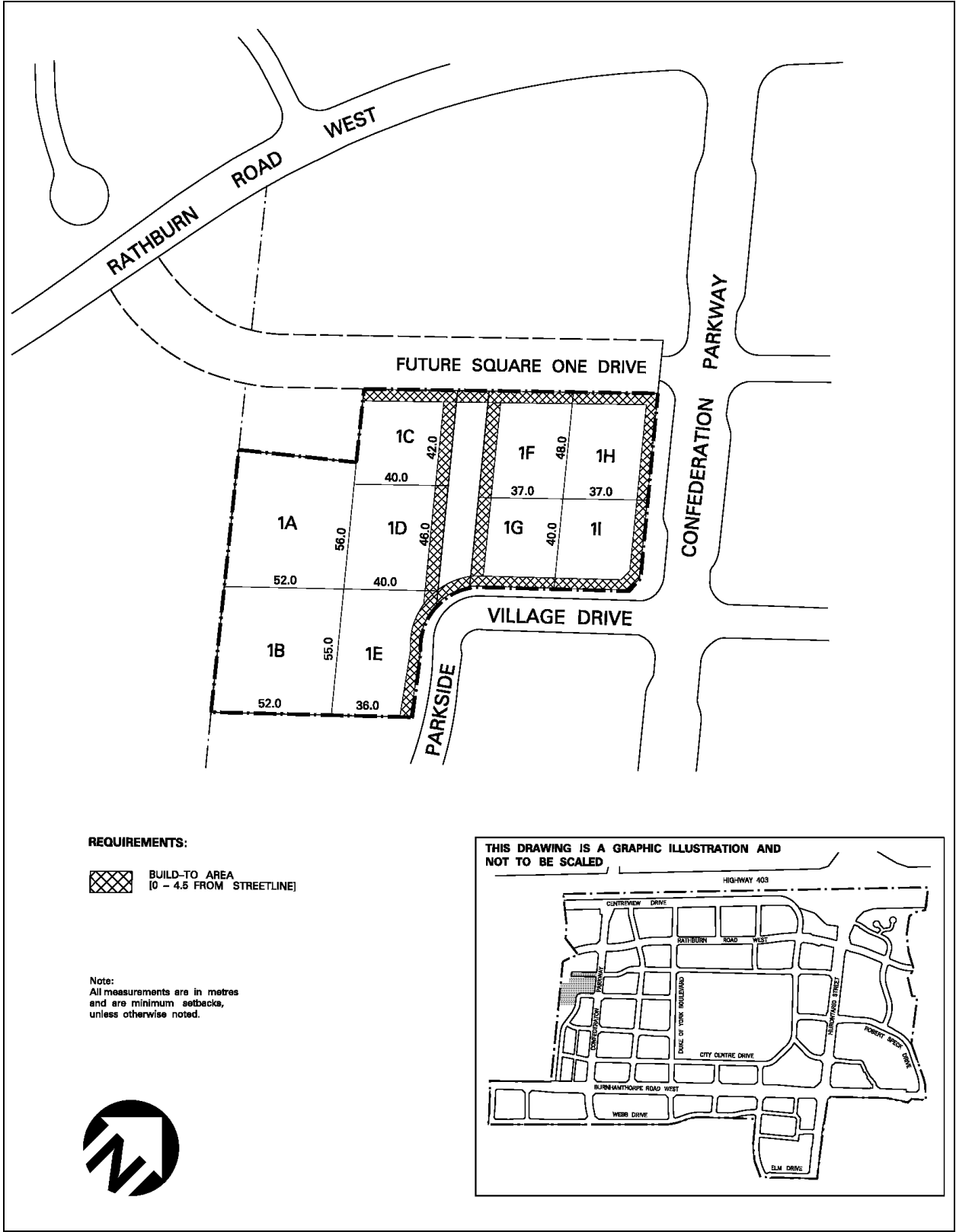
7.2.5.1	Exception: CC4-1	Map # 29	By-law: 0105-2013, 0026-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2013/LPAT Order 2020 June 08, 0149-2020		
In a CC4-1 zone the applicable regulations shall be as specified for a CC4 zone except that the following uses/regulations shall apply:					
Permitted Uses					
7.2.5.1.1	Lands zoned CC4-1 and located within 40.0 m of lands zoned CC3 or OS1 shall only be used for an apartment, long-term care building or retirement building				
Regulations					
7.2.5.1.2	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 1A to 1I as identified on Schedule CC4-1 of this Exception shall conform to the following schedule:				
	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height
	1A	81.0 m and 24 storeys	670 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys
	1B	81.0 m and 24 storeys	670 m 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 m 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 m 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 m ²	12.0 m and 3 storeys	25.0 m and 7 storeys
7.2.5.1.2A	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				
7.2.5.1.3	Motor vehicle parking may be provided off site on lands zoned CC4-1				
7.2.5.1.4	Notwithstanding the minimum dimensions of the build-to-areas identified on Schedule CC4-1 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				
7.2.5.1.5	Notwithstanding the provisions of Sentence 7.2.5.1.4 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				
7.2.5.1.6	Notwithstanding the provisions of Sentence 7.2.5.1.4 of this Exception, a balcony and bay window may encroach a maximum of 1.5 m into the required street line setback				

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 CC4-1 continued from previous page			
7.2.5.1.7	Notwithstanding the provisions of Sentence 7.2.5.1.4 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		
7.2.5.1.8	The provisions of Sentence 7.2.5.1.4 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 CC4-1 of this Exception used for a permitted use identified in Subsection 7.1.4 of this By-law		
7.2.5.1.9	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 lines abutting the lands zoned CCOS and OS1	5.75 m	
7.2.5.1.11	Minimum setback to a condominium road	4.5 m	
7.2.5.1.12	Notwithstanding the provisions of Sentence 7.2.5.1.11 of this Exception, a balcony , open staircase, porch and bay window may encroach a maximum of 1.5 m into the required setback		
7.2.5.1.13	An encroachment permitted by the provisions of Sentence 7.2.5.1.12 of this Exception is only permitted where a building, structure or part thereof abutting a condominium road has a minimum separation distance of 18.5 m from another building, structure or part thereof located on the opposite side of the same condominium road		
7.2.5.1.14	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	For the purposes of this By-law, Parcel Blocks 1F to 1I inclusive identified on Schedule CC4-1 of this Exception shall be considered one property		

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 CC4-1 continued from previous page			
7.2.5.1.18	All site development plans shall comply with Schedule CC4-1 of this Exception		



Schedule CC4-1
Map 29

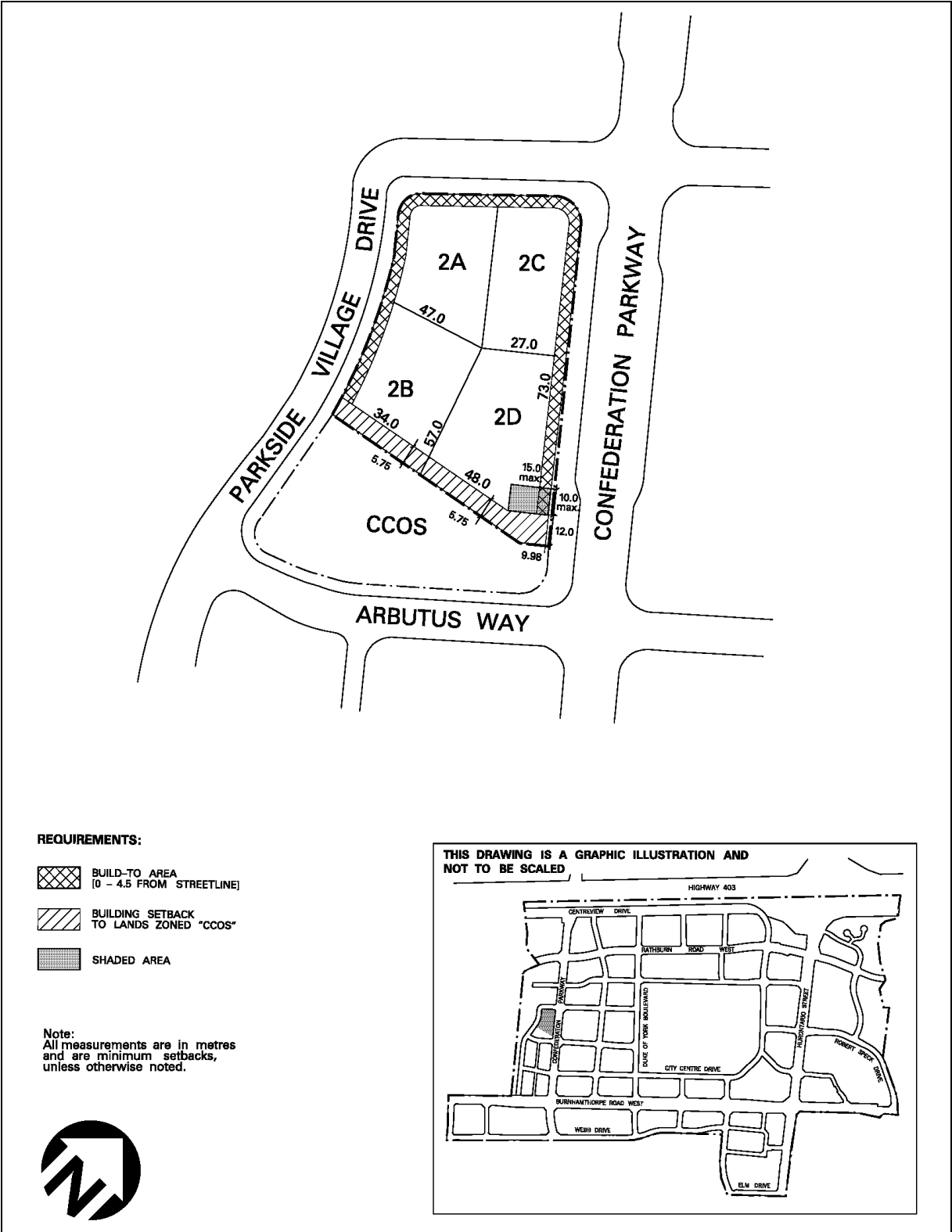
7.2.5.2	Exception: CC4-2	Map # 29	By-law: 0026-2014, 0174-2017, 0050-2013/ LPAT Order 2020 June 08, 0149-2020																									
In a CC4-2 zone the permitted uses and applicable regulations shall be as specified for a CC4 zone except that the following uses /regulations shall apply:																												
Regulations																												
7.2.5.2.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 2A to 2D as identified on Schedule CC4-2 of this Exception shall conform to the following schedule:																											
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Podium Height</th><th>Maximum Podium Height</th></tr><tr><td>2A</td><td>124.0 m and 40 storeys</td><td>790 m²</td><td>7.0 m and 3 storeys</td><td>18.0 m and 5 storeys</td></tr><tr><td>2B</td><td>46.0 m and 12 storeys</td><td>1 000 m²</td><td>7.0 m and 3 storeys</td><td>18.0 m and 5 storeys</td></tr><tr><td>2C</td><td>25.0 m and 7 storeys</td><td></td><td>12.0 m and 3 storeys</td><td>25.0 m and 7 storeys</td></tr><tr><td>2D</td><td>154.0 m and 55 storeys</td><td>929 m²</td><td>12.0 m and 3 storeys</td><td>25.0 m and 7 storeys</td></tr></table>	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	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	7.0 m and 3 storeys	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	12.0 m and 3 storeys	25.0 m and 7 storeys		
Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	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	7.0 m and 3 storeys	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	12.0 m and 3 storeys	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 vehicle parking may be provided off site on lands zoned CC4-2																											
7.2.5.2.3	Notwithstanding the minimum dimensions of the build-to-areas identified on Schedule CC4-2 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																											
7.2.5.2.4	Notwithstanding the provisions of Sentence 7.2.5.2.5 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																											
7.2.5.2.5	Notwithstanding the provisions of Sentence 7.2.5.2.3 of this Exception, a balcony and bay window may encroach a maximum of 1.5 m into the required street line setback																											
7.2.5.2.6	The provisions of Sentence 7.2.5.2.3 of this Exception shall not apply to those parts of a building, structure or parts thereof located on Parcel Blocks 2C and 2D facing Confederation Parkway as identified on Schedule CC4-2 of this Exception																											
7.2.5.2.7	The provisions of Sentences 7.2.5.2.3 and 7.2.5.2.4 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 7.2.5.2.6 of this Exception																											
7.2.5.2.8	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	The provisions of Sentence 7.2.5.2.3 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 CC4-2 of this Exception used for a permitted use identified in Subsection 7.1.4 of this By-law																											

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 CC4-2 continued from previous page			
7.2.5.2.10	Notwithstanding the requirements of build-to-areas identified on Schedule CC4-2 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 CC4-2 of this Exception		
7.2.5.2.11	The portion of the ground floor of all buildings and structures identified on Schedule CC4-2 of this Exception that abuts Confederation Parkway shall be allocated for a permitted use identified in Subsection 7.1.4 of this By-law		
7.2.5.2.12	Notwithstanding Sentence 7.2.5.2.11 of this Exception, a maximum of 40% of the linear building frontage identified on Schedule CC4-2 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		
7.2.5.2.13	The portion of the ground floor of all buildings and structures identified on Schedule CC4-2 of this Exception that abuts lands zoned CCOS shall be allocated for a permitted use identified in Subsection 7.1.4 of this By-law		
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	For the purpose of Sentences 7.2.5.2.11 and 7.2.5.2.15 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		
7.2.5.2.17	For the purpose of Sentence 7.2.5.2.13 of this Exception, each individual unit 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 lands zoned CCOS		
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	Where a lot or block abuts lands zoned CCOS and is located within Parcel Blocks 2B and 2D as identified on Schedule CC4-2 of this Exception, the minimum building setback to lands zoned CCOS shall be in accordance with Schedule CC4-2 of this Exception		
7.2.5.2.20	Notwithstanding the provisions of Sentence 7.2.5.2.19 of this Exception, a cantilevered canopy may project a maximum of 3.0 m from a building		

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 CC4-2 continued from previous page			
7.2.5.2.21	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 shall comply with Schedule CC4-2 of this Exception		

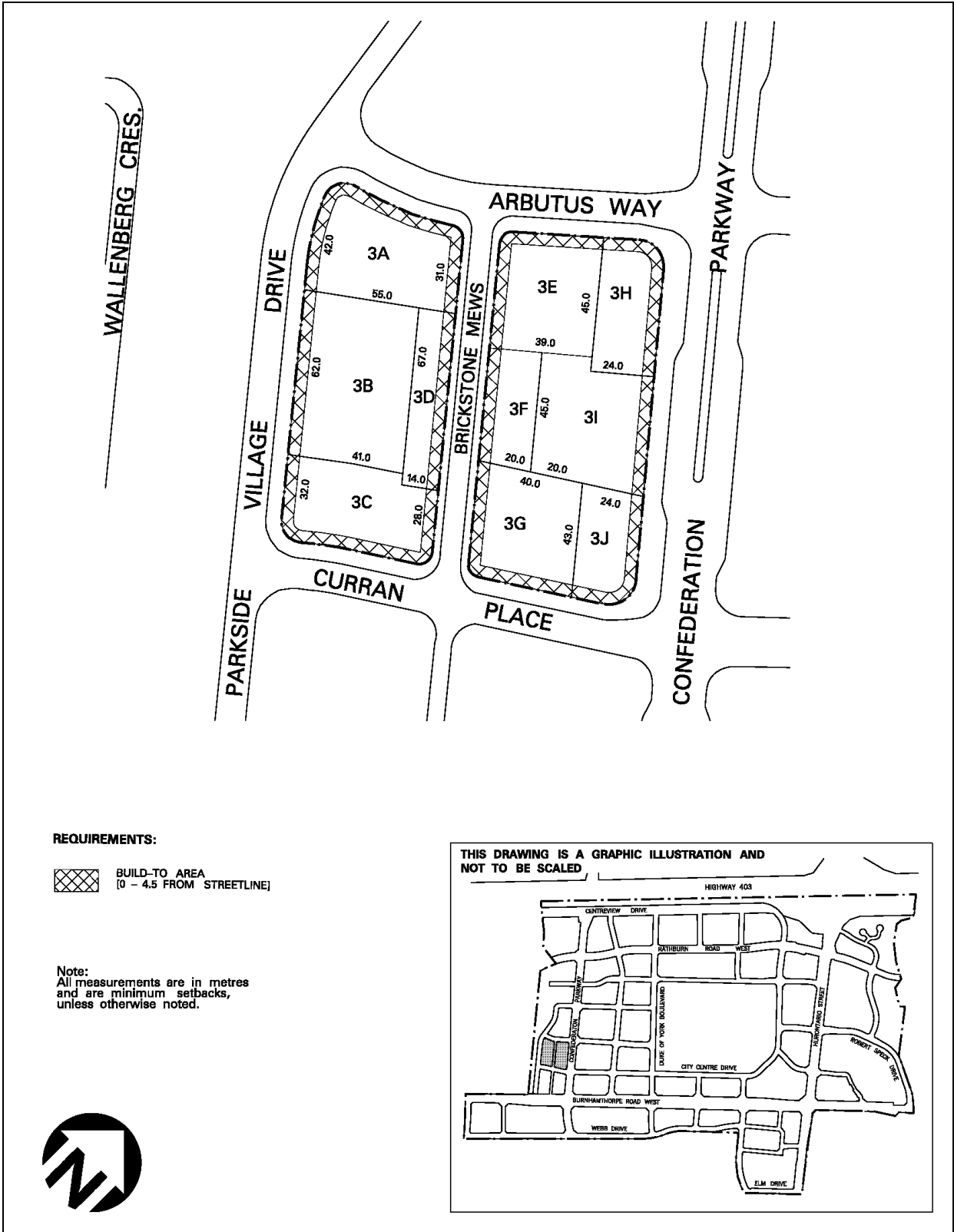


Schedule CC4-2
Map 29

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																																																							
In a CC4-3 zone the permitted uses and applicable regulations shall be as specified for a CC4 zone except that the following uses/regulations shall apply:																																																										
Regulations																																																										
7.2.5.3.1	Maximum heights and floor plates of all buildings and structures on Parcel Blocks 3A to 3J as identified on Schedule CC4-3 of this Exception shall conform to the following schedule:																																																									
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Podium Height</th><th>Maximum Podium Height</th></tr><tr><td>3A</td><td>70.0 m and 22 storeys</td><td>730 m²</td><td>7.0 m and 3 storeys</td><td>18.0 m and 5 storeys</td></tr><tr><td>3B</td><td>21.0 m and 5 storeys</td><td></td><td>7.0 m and 3 storeys</td><td>21.0 m and 5 storeys</td></tr><tr><td>3C</td><td>70.0 m and 22 storeys</td><td>730 m²</td><td>7.0 m and 3 storeys</td><td>18.0 m and 5 storeys</td></tr><tr><td>3D</td><td>12.0 m and 3 storeys</td><td></td><td>7.0 m and 3 storeys</td><td>12.0 m and 3 storeys</td></tr><tr><td>3E</td><td>109.0 m and 36 storeys</td><td>663 m²</td><td>7.0 m and 3 storeys</td><td>18.0 m and 5 storeys</td></tr><tr><td>3F</td><td>14.0 m and 3 storeys</td><td></td><td>7.0 m and 3 storeys</td><td>14.0 m and 3 storeys</td></tr><tr><td>3G</td><td>109.0 m and 36 storeys</td><td>663 m²</td><td>7.0 m and 3 storeys</td><td>18.0 m and 5 storeys</td></tr><tr><td>3H</td><td>30.0 m and 7 storeys</td><td></td><td>12.0 m and 3 storeys</td><td>30.0 m and 7 storeys</td></tr><tr><td>3I</td><td>136.0 m and 45 storeys</td><td>790 m²</td><td>12.0 m and 3 storeys</td><td>30.0 m and 7 storeys</td></tr><tr><td>3J</td><td>30.0 m and 7 storeys</td><td></td><td>12.0 m and 3 storeys</td><td>30.0 m and 7 storeys</td></tr></table>	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 3 storeys		7.0 m and 3 storeys	12.0 m and 3 storeys	3E	109.0 m and 36 storeys	663 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys	3F	14.0 m and 3 storeys		7.0 m and 3 storeys	14.0 m and 3 storeys	3G	109.0 m and 36 storeys	663 m ²	7.0 m and 3 storeys	18.0 m and 5 storeys	3H	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	3J	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys		
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 3 storeys		7.0 m and 3 storeys	12.0 m and 3 storeys																																																						
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3H	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																																																						
3J	30.0 m and 7 storeys		12.0 m and 3 storeys	30.0 m and 7 storeys																																																						
7.2.5.3.1A	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																																																									
7.2.5.3.2	Motor vehicle parking may be provided off site on lands zoned CC4-3																																																									
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	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	Notwithstanding the provisions of Sentence 7.2.5.3.3 of this Exception, a balcony and bay window may encroach a maximum of 1.5 m into the required street line setback																																																									
7.2.5.3.6	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 this Exception																																																									

Exception CC4-3 continued on next page

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 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	Notwithstanding the provisions of Sentence 7.2.5.3.3 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		
7.2.5.3.9	The provisions of Sentence 7.2.5.3.3 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 CC4-3 of this Exception used for a permitted use identified in Subsection 7.1.4 of this By-law		
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		

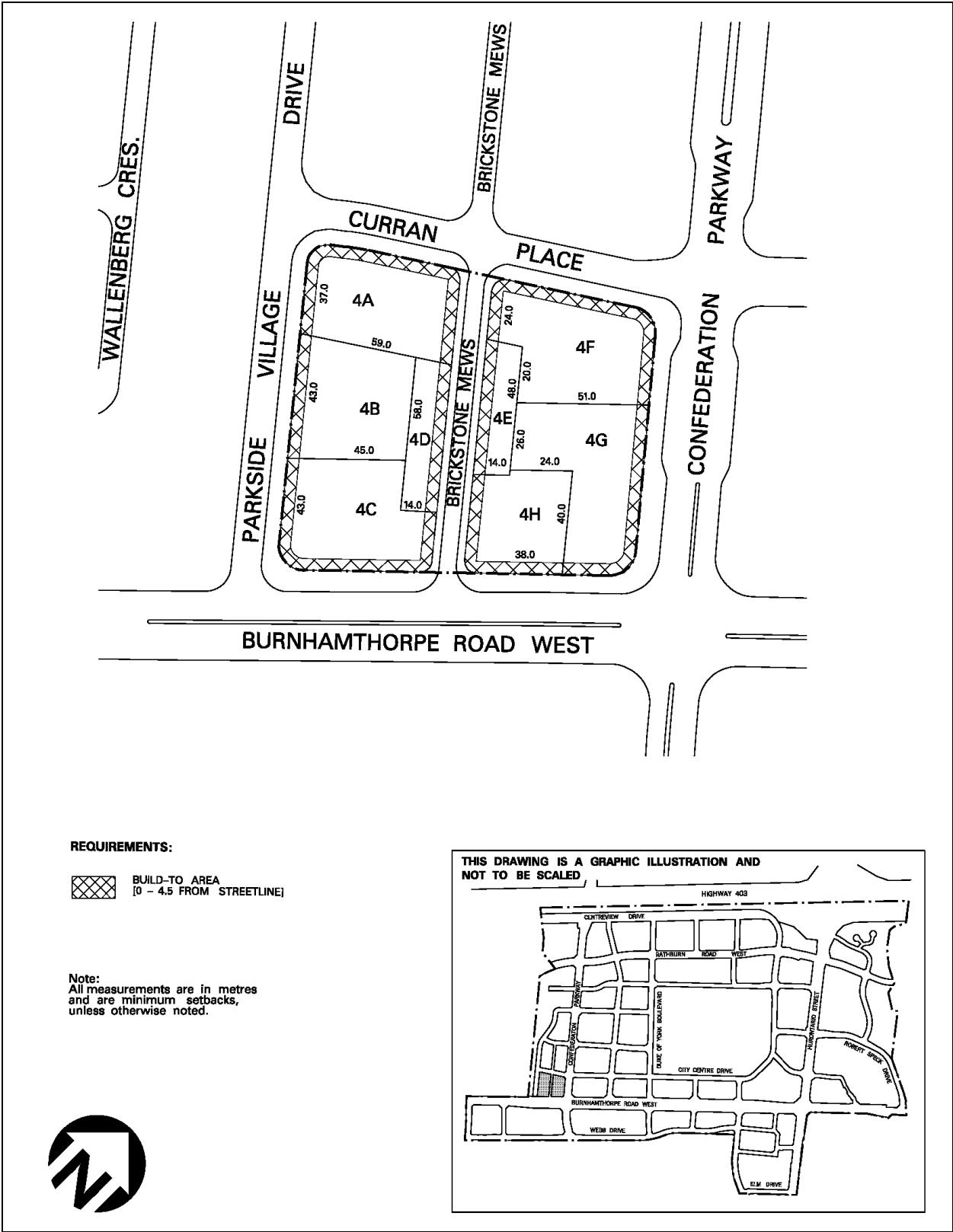


Schedule CC4-3
Map 29

7.2.5.4	Exception: CC4-4	Map # 29	By-law: 0105-2013, 0026-2014, 0174-2017, 0050-2013/LPAT Order 2020 June 08																																													
In a CC4-4 zone the permitted uses and applicable regulations shall be as specified for a CC4 zone except that the following uses/regulations shall apply:																																																
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:																																															
	<table><tr><th>Parcel Block</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Podium Height</th><th>Maximum Podium Height</th></tr><tr><td>4A</td><td>127.0 m and 41 storeys</td><td>740 m²</td><td>7.0 m and 3 storeys</td><td>25.0 m and 6 storeys</td></tr><tr><td>4B</td><td>18.0 m and 6 storeys</td><td></td><td>7.0 m and 3 storeys</td><td>25.0 m and 6 storeys</td></tr><tr><td>4C</td><td>156.0 m and 49 storeys</td><td>840 m²</td><td>7.0 m and 3 storeys</td><td>29.0 m and 8 storeys</td></tr><tr><td>4D</td><td>12.0 m and 4 storeys</td><td></td><td>7.0 m and 3 storeys</td><td>15.5 m and 4 storeys</td></tr><tr><td>4E</td><td>12.0 m and 4 storeys</td><td></td><td>7.0 m and 3 storeys</td><td>15.5 m and 4 storeys</td></tr><tr><td>4F</td><td>134.0 m and 43 storeys</td><td>810 m²</td><td>7.0 m and 3 storeys</td><td>29.0 m and 8 storeys</td></tr><tr><td>4G</td><td>25.0 m and 8 storeys</td><td></td><td>7.0 m and 3 storeys</td><td>29.0 m and 8 storeys</td></tr><tr><td>4H</td><td>156.0 m and 49 storeys</td><td>838 m²</td><td>12.0 m and 3 storeys</td><td>29.0 m and 8 storeys</td></tr></table>	Parcel Block	Maximum Building Height	Maximum Tower Floor Plate	Minimum Podium Height	Maximum Podium Height	4A	127.0 m and 41 storeys	740 m ²	7.0 m and 3 storeys	25.0 m and 6 storeys	4B	18.0 m and 6 storeys		7.0 m and 3 storeys	25.0 m and 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 43 storeys	810 m ²	7.0 m and 3 storeys	29.0 m and 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		
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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	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	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	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	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 CC4-4 continued from previous page			
7.2.5.4.7	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	0.0 m	
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	3.0 m	
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 zone the applicable regulations shall be as specified for a CC4 zone except that the following uses /regulations shall apply:												
Permitted Uses												
7.2.5.5.1	Lands zoned CC4-5 shall only be used for the following: (1) Apartment (2) Long-term care building or retirement building (3) Back to Back Townhouse											
Regulations												
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: <table><tr><td>Parcel Block</td><td>Maximum Building Height</td><td>Minimum Podium Height</td></tr><tr><td>5A</td><td>16.0 m and 4 storeys</td><td>7.0 m and 3 storeys</td></tr><tr><td>5B</td><td>16.0 m and 4 storeys</td><td>7.0 m and 3 storeys</td></tr></table>			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
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	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											
7.2.5.5.3	Motor vehicle parking may be provided off site on lands zoned CC4-5											
7.2.5.5.4	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	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	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	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

7.2.5A 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
In a CCOS-1 zone the permitted uses and applicable regulations shall be as specified for a CCOS zone except that the following uses/regulations shall apply:			
Regulations			
7.2.6.1.1	Minimum height	1 storey	
7.2.6.1.2	A building with a maximum height of one storey and a maximum gross floor area of 925 m ² may be used for commercial uses accessory to a recreational use		
7.2.6.1.3	"Commercial Uses Accessory to a Recreational Use" means a food-related retail store , a restaurant or take-out restaurant with or without an outdoor patio		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-CCOS-1 by further amendment to Map 29 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(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;</p> <p>(2) the holding symbol H shall not prevent the use of buildings and structures legally existing on the date of passing of this By-law for those uses which are permitted by the zone in which they are located, or the expansion of parking facilities to support the uses within these existing buildings and structures.</p>			

7.2.6.2	Exception: CCOS-2	Map # 29	By-law: 0174-2017
In a CCOS-2 zone the permitted uses and applicable regulations shall be as specified for a CCOS zone except that the following uses /regulations shall apply:			
Additional Permitted 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 restaurant and/or take-out restaurant	240 m²	