

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

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

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

- 1. By-law Number 0225-2007, as amended, is amended by changing the definition of "**Gross Floor Area (GFA)—Apartment Zone**" in Section 1.2 as follows:

Gross Floor Area (GFA) – Apartment Zone	means the sum of the areas of each storey of a building above or below established grade, measured from the exterior of outside walls of the building including floor area occupied by interior walls but excluding any part of the building used for mechanical floor area, stairwells, elevators, motor vehicle parking, bicycle parking (including aisle widths), storage lockers, below-grade storage, any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building, common facilities for the use of the residents of the building, a day care and amenity area. (0174-2017)
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- 2. By-law Number 0225-2007, as amended, is further amended by changing the definition of "**Gross Floor Area (GFA)—Residential**" in Section 1.2 as follows:

Gross Floor Area (GFA) – Residential	means the sum of the areas of each storey of a building measured from the exterior of outside walls but shall not include any part of the building used for motor vehicle parking or bicycle parking.
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- 3. By-law Number 0225-2007, as amended, is further amended by changing the definition of "**Gross Floor Area (GFA)—Non-Residential**" in Section 1.2 as follows:

Gross Floor Area (GFA) – Non-Residential	<p>means the sum of the areas of each storey above or below established grade, measured from the exterior of outside walls, or from the midpoint of common walls, including the area of any floor system or assembly located within a storey which is designed or used for access and passage by persons and including all parts of the building or structure or part thereof below established grade used for retail, office, industrial or warehouse uses, but excluding the following:</p> <ul style="list-style-type: none">(1) any part of the building, structure or part thereof used for mechanical floor area;(2) areas of stairwells, washrooms or elevators;(3) any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building or structure or part thereof;(4) any part of the building or structure or part thereof above or below established grade used for motor vehicle parking, bicycle parking (including aisle widths), or the provision of loading spaces;(5) any part of the building, structure or part thereof below established grade used for storage incidental to other uses in the building, structure or part thereof or provided and reserved for the personal needs of the occupants of the building, structure or part thereof including lunch rooms, lounges or fitness rooms;(6) accessory outdoor tank. (0379-2009)
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4. By-law Number 0225-2007, as amended, is further amended by changing the definition of "**Landscaped Open Space Area**" in Section 1.2 as follows:

Landscaped Area	<p>means any outdoor area on a lot, located at grade, including the landscaped buffer, that is suitable for the growth and maintenance of grass, flowers, shrubs, trees and other vegetation, as well as other landscape features, and may include walkways, berms, retaining walls and outdoor amenity areas, but shall not include, driveways, aisles, ramps or condominium roads, parking areas whether surfaced or not, bicycle parking areas, curbs, any open space beneath or within any building, structure or part thereof, or any exterior garbage storage or handling area. (0190-2014), (0181-2018/LPAT Order 2019 February 15)</p>
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5. By-law Number 0225-2007, as amended, is further amended by changing the definition of "**Landscaped Open Space Area**" in Section 1.2 as follows:

Landscaped Open Space Area	<p>means the unobstructed space on a lot, located at-grade and/or above grade atop a building or structure, suitable for the growth and maintenance of grass, flowers, shrubs, trees, and/or decorative paving and other landscape features and may include private and common amenity spaces, patios, walkways, landscaped roof tops and podiums but does not include any vehicular driveway or ramp, whether surfaced or not, any curb, retaining wall, motor vehicular parking area, bicycle parking area or any open space beneath or within any building or structure.</p>
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6. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Definition to Section 1.2:

Bicycle	means a vehicle that has one, two or three wheels (a unicycle, bicycle or tricycle), steering handlebars and pedals.
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7. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Definition to Section 1.2:

Bicycle Parking Space	means an unobstructed rectangular area exclusive of any aisle or driveway for the temporary parking of a bicycle .
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8. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Definition to Section 1.2:

Bicycle Parking Space, Class A	means a bicycle parking space designed to provide long-term parking for employees or residents of a building.
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9. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Definition to Section 1.2:

Bicycle Parking Space, Class B	means a bicycle parking space designed to provide short-term transient parking for persons who are not employees or residents of a building.
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10. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Definition to Section 1.2:

Bicycle Parking Space, Stacked	means a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces .
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11. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding the following Definition to Section 1.2:

Bicycle Parking Space, Sheltered	means a horizontal bicycle parking space within a partially enclosed free-standing structure that provides a roof and often two or three walls for short-term bicycle parking needs.
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12. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is further amended by adding Section 3.2 in Part 3 as follows:

3.2	BICYCLE PARKING REGULATIONS
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3.2.1 Bicycle Parking Regulations**3.2.1.1 General Bicycle Parking Regulations**

3.2.1.1.1 No land, **building** or structure shall be erected or used in any Zone, unless off-**street** bicycle parking is provided and maintained in accordance with regulations contained in Part 3 – Parking, Loading and Stacking Lane regulations.

3.2.1.1.2 Where the number of non-residential **bicycle parking spaces** is calculated on the basis of a rate or ratio and results in a numeric fraction, fractions of less than 0.5 shall be rounded down to the nearest whole number and fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.

3.2.1.1.3 For the calculation of required residential **bicycle parking spaces**, the appropriate resident and/or visitor rate or ratio shall be calculated for each component, then rounded. Fractions of less than 0.5 shall be rounded down to the nearest whole number. Fractions equal to or greater than 0.5 shall be rounded up to the nearest whole number.

3.2.1.1.4 Where there is more than one **use** that requires bicycle parking in accordance with the regulations contained in this By-law located on the same **lot**, the total number of **bicycle parking spaces** shall be the sum of the **bicycle parking spaces** required for each **use** calculated separately; and a **bicycle parking space** required for one land use shall be deemed not to meet the requirement for another other land use on the lot.

3.2.1.2 Location of Bicycle Parking

3.2.1.2.1 A **bicycle parking space** must be located on the same **lot** as the use for which it is required.

3.2.1.2.2 Required **bicycle parking spaces** shall not be located in a dwelling unit, storage locker or on a **balcony**.

3.2.1.2.3 All **Class A bicycle parking areas** shall be located indoors.

3.2.1.2.4 All indoor **bicycle parking areas** shall only be permitted in the following locations:

- (1) the **first storey**; or
- (2) within one storey of the **first storey** and be accessible from the **first storey** with ramps, or accessible from the ground floor by elevator; and
- (3) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50% of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided.

3.2.1.2.5 All outdoor **bicycle parking areas** shall only be permitted in the following locations:

- (1) within 15 metres from a pedestrian entrance to the **building** on the **lot** for unsheltered **bicycle** parking; or
- (2) within 30 metres from the pedestrian entrance for sheltered **bicycle** parking.

3.2.1.3 Bicycle Parking Space Dimensions

- 3.2.1.3.1 A **bicycle parking space** must have a minimum length of 1.8 metres, a minimum width of 0.6 metres and a minimum vertical clearance from the ground of 1.9 metres.
- 3.2.1.3.2 A **bicycle parking space** placed in a vertical position on a wall, structure or mechanical device must have a minimum length or vertical clearance of 1.9 metres, minimum width of 0.6 metres and minimum horizontal clearance from the wall of 1.2 metres.
- 3.2.1.3.3 A **stacked bicycle parking space** must have a minimum vertical clearance of 1.2 metres for each space and the minimum clearance from the floor shall be 2.4 metres.

3.2.1.4 Aisles

- 3.2.1.4.1 The minimum aisle width shall be 1.5 metres.

3.2.2 Required Number of Bicycle Parking Spaces

3.2.2.1 Required Number of Bicycle Parking Spaces for Residential Uses in CC1, CC2, CC3, CC4 and CCO Zones

Off-street **bicycle parking spaces** for residential **uses** CC1, CC2, CC3, CC4 and CCO Zones shall be provided in accordance with Table 3.2.2.1 – Required Number of Parking Spaces for Residential Uses in CC1, CC2, CC3, CC4 and CCO Zones.

Table 3.2.2.1 – Required Number of Bicycle Parking Spaces for Residential Uses in CC1, CC2, CC3, CC4 and CCO Zones

Column A		B	C
Line	TYPE OF USE	Class A Bicycle Parking	Class B Bicycle Parking
1.0	Apartment and Stacked Townhouse without exclusive garages	0.80 space per unit	0.10 space per unit with a minimum of 6 spaces
2.0	Long-Term Care Building	0.30 space per 100 m ² per GFA - residential	0.30 space per 100 m ² per GFA – residential
3.0	Retirement Building	0.40 space per unit	0.05 space per unit with a minimum of 6 spaces

3.2.2.2 Required Number of Bicycle Parking Spaces for Residential Uses not in CC1, CC2, CC3, CC4 and CCO Zones

Off-street **bicycle parking spaces** for residential **uses** not in CC1, CC2, CC3, CC4 and CCO Zones shall be provided in accordance with Table 3.2.2.2 – Required Number of Parking Spaces for Residential Uses.

Table 3.2.2.2 – Required Number of Bicycle Parking Spaces for Residential Uses Not in CC1, CC2, CC3, CC4 and CCO Zones

Column A		B	C
Line	TYPE OF USE	Class A Bicycle Parking	Class B Bicycle Parking
1.0	Apartment and Stacked Townhouse without exclusive garages	0.60 space per unit	0.05 space per unit with a minimum of 6 spaces
2.0	Long-Term Care Building	0.20 space per 100 m ² per GFA - residential	0.20 space per 100 m ² per GFA – residential
3.0	Retirement Building	0.30 space per unit	0.03 space per unit with a minimum of 6 spaces

3.2.2.3 Required Number of Bicycle Parking Spaces for Non-Residential Uses in CC1, CC2, CC3, CC4 and CCO Zones

Off-street **bicycle parking spaces** for non-residential **uses** in CC1, CC2, CC3, CC4 and CCO Zones shall be provided in accordance with Table 3.2.2.3 – Required Number of Parking Spaces for Residential Uses in CC1, CC2, CC3, CC4 and CCO Zones.

Table 3.2.2.3 – Required Number of Bicycle Parking Spaces for Non-Residential Uses in CC1, CC2, CC3, CC4 and CCO Zones

Column A		B	C
Line	TYPE OF USE	Class A Bicycle Parking	Class B Bicycle Parking
1.0	Retail Centre, Retail Store, Entertainment Establishment, Personal Service Establishment, Convenience Restaurant, Restaurant, and Take-Out Restaurant	0.15 space per 100 m ² GFA – non-residential	0.30 space per 100 m ² GFA – non-residential
2.0	Office	0.20 space per 100 m ² GFA – non-residential	0.15 space per 100 m ² GFA – non-residential
3.0	Medical Office and Medical Office - Restricted	0.15 space per 100 m ² GFA – non-residential	0.20 space per 100 m ² GFA – non-residential
4.0	Education and Training Facility, Financial Institution, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, and Wholesaling Facility	0.15 space per 100 m ² GFA – non-residential	0.15 space per 100 m ² GFA – non-residential
5.0	Public/Private School	0.10 space per 100 m ² GFA – non-residential	0.40 space per 100 m ² GFA – non-residential
6.0	College, University	1.00 space per 100 m ² GFA – non-residential	1.20 spaces per 100 m ² GFA – non-residential
7.0	Active Recreational Use, Community Centre, Hospital, Library, Place of Religious Assembly, and Recreational Establishment	0.30 space per 100 m ² GFA – non-residential	0.30 space per 100 m ² GFA – non-residential

8.0	Contractor's Yard, Essential Emergency Service, Power Generating Facility, Self Storage Facility, Utilities (Electric Transformer and Distribution Facility, Sewage Treatment Plant, Utility Building, Water Treatment Facility) and Waste Transfer Station		
9.0	All other non-residential uses	0.05 spaces per 100 m ² GFA – non-residential	0.10 spaces per 100 m ² GFA – non-residential

3.2.2.4 Required Number of Bicycle Parking Spaces for Non-Residential Uses not located in CC1, CC2, CC3, CC4 and CCO Zones

Off-street **bicycle parking spaces** for non-residential **uses** not located in CC1, CC2, CC3, CC4 and CCO Zones shall be provided in accordance with Table 3.2.2.4 – Required Number of Parking Spaces for Residential Uses not located in CC1, CC2, CC3, CC4 and CCO Zones.

Table 3.2.2.4 – Required Number of Bicycle Parking Spaces for Non-Residential Uses not located in CC1, CC2, CC3, CC4 and CCO Zones

Column A		B	C
Line	TYPE OF USE	Class A Bicycle Parking	Class B Bicycle Parking
1.0	Retail Centre, Retail Store, Entertainment Establishment, Personal Service Establishment, Convenience Restaurant, Restaurant, and Take-Out Restaurant	0.15 space per 100 m ² GFA – non-residential	0.20 space per 100 m ² GFA – non-residential
2.0	Office	0.10 space per 100 m ² GFA – non-residential	0.10 space per 100 m ² GFA – non-residential
3.0	Medical Office and Medical Office - Restricted	0.10 space per 100 m ² GFA – non-residential	0.10 space per 100 m ² GFA – non-residential
4.0	Education and Training Facility, Financial Institution, Manufacturing Facility, Science and Technology Facility, Warehouse/Distribution Facility, and Wholesaling Facility	0.10 space per 100 m ² GFA – non-residential	2 spaces minimum
5.0	Public School and Private School	0.10 space per 100 m ² GFA – non-residential	0.40 space per 100 m ² GFA – non-residential
6.0	College, University	1.00 space per 100 m ² GFA – non-residential	1.20 spaces per 100 m ² GFA – non-residential
7.0	Active Recreational Use, Community Centre, Hospital, Library, Place of Religious Assembly, and Recreational Establishment	0.10 space per 100 m ² GFA – non-residential	0.10 space per 100 m ² GFA – non-residential

8.0	Contractor’s Yard, Essential Emergency Service, Power Generating Facility, Self Storage Facility, Utilities (Electric Transformer and Distribution Facility, Sewage Treatment Plant, Utility Building, Water Treatment Facility) and Waste Transfer Station		2.00 spaces
9.0	All other non-residential uses	0.05 spaces per 100 m² GFA – non-residential	0.10 spaces per 100 m² GFA – non-residential

3.2.2.5 Waived Bicycle Parking

3.2.2.5.1 Notwithstanding Articles 3.2.2.1 and 3.2.2.2, zero **bicycle parking spaces** are required for residential uses with less than 20 units.

3.2.2.5.2 Notwithstanding Articles 3.2.2.3 and 3.2.2.4 , zero **bicycle parking spaces** are required for non-residential uses with less than 1000 m² of **GFA – non-residential**.

3.2.2.6 **End-of-Trip Facilities**
Buildings with uses, other than **dwelling units**, for which a Class A **bicycle parking space** is required, the number of toilets, sinks and shower facilities shall be provided in accordance with Table 3.2.2.6 – End-of-Trip Facilities.

Table 3.2.2.6 – End of Trip Facilities

Column	A	B	C	D
Line	CLASS A BICYCLE SPACES	Toilets	Showers	Sinks
1.0	0 to 3	0	0	0
2.0	4 to 29	1	1	1
3.0	30 to 64	2	2	1
4.0	65 to 94	3	3	2
5.0	95 to 129	4	4	2
6.0	130 to 159	5	5	3
Charl ie4 7.0	160 to 194	6	6	3
8.0	Over 194	6 + 1 / additional 30 spaces	6 + 1 / additional 30 spaces	3 + 1 / additional 30 spaces

ENACTED and PASSED this _____ day of _____, 2021.

MAYOR

CLERK

DRAFT

Schedule "A"

Note: The wording on Schedule "A" should be:

THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL ON

DRAFT

APPENDIX "A" TO BY-LAW NUMBER _____Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is amend Mississauga Zoning By-law 0225-2007, as amended, is to introduce bicycle parking space requirements for residential developments with more than 20 units and non-residential uses with more than 1000 m² gross floor area. Changes to the Zoning By-law include new definitions related to parking space requirements and regulations for the location of bicycle parking, bicycle parking space dimensions, aisles, and minimum number of bicycle parking space requirements.

Location of Lands Affected

All lands in the City of Mississauga.

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

[http://teamsites.mississauga.ca/sites/18/Glossaries and Templates/By-law Amendment/Template13-City Initiated.docx](http://teamsites.mississauga.ca/sites/18/Glossaries%20and%20Templates/By-law%20Amendment/Template13-City%20Initiated.docx)