

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

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

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

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the base zones "RA6" and "RA7" to Table 1.1.2.2 contained in Article 1.1.2.2 as follows:

Categories		Base Zone Symbols
Residential Zones	Detached Dwelling Zones	R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, RM7
	Semi-Detached Zones	RM1, RM2, RM3, RM7
	Townhouse Zones	RM4, RM5, RM6
	Back to Back and/or Stacked Townhouses Zone (former Horizontal Multiple Zone)	RM8
	Stacked Townhouse Zone	RM9
	Back to Back Townhouse Zones	RM10, RM11, RM12
	Apartment Zones	RA1, RA2, RA3, RA4, RA5, RA6, RA7

2. By-law Number 0225-2007, as amended, is further amended by adding the following Definition to Section 1.2:

Podium	means the base of a building, structure or part thereof, located at or above established grade that projects from the exterior wall of the tower of the building .
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3. By-law Number 0225-2007, as amended, is further amended by bolding the term "**podium**" in the definition of "**Tower Floor Plate**" in Section 1.2 as follows:

Tower Floor Plate	means the average floor area of all storeys within that portion of a building or structure or part thereof located above the podium , measured to the exterior faces of exterior walls of each storey of a building or structure .
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4. By-law Number 0225-2007, as amended, is further amended by deleting the base zone "RA5" and substituting it with "RA7" in Article 4.1.2.1 contained in Subsection 4.1.2 as follows:

4.1.2.1 **Accessory buildings** and **structures** shall be permitted on a **lot** in R1 to R11, R15, R16, RM1 to RM9 and RA1 to ~~RA5~~ RA7 zones in compliance with the regulations contained in Table 4.1.2.2 - Accessory Buildings and Structures. (0308-2011), (0297-2013), (0181-2018/LPAT Order 2019 February 15), (0112-2019)

5. By-law Number 0225-2007, as amended, is further amended by deleting the base zone "RA5" and substituting it with "RA7" in Article 4.1.9.3 contained in Subsection 4.1.9 as follows:

4.1.9.3 Tandem parking is permitted on a **driveway** in all Residential Zones except RA1 to ~~RA5~~ RA7 zones;

6. By-law Number 0225-2007, as amended, is further amended by deleting the base zone "RA5" and substituting it with "RA7" in Article 4.1.15.5 contained in Subsection 4.1.15 as follows:

4.1.15.5 Guest Units

Guest units are permitted within the RA1 to ~~RA5~~ RA7 zones, subject to the following: (0190-2014)

7. By-law Number 0225-2007, as amended, is further amended by adding Article 4.1.15.6 to Subsection 4.1.15 as follows:

4.1.15.6 Encroachments and Projections in Apartment Zones

No projections outside of a **buildable area** shall be permitted unless specified through a site specific Exception Zone or Exception Schedule. Where a projection is permitted, the portion of the projection that is outside of the **buildable area** shall not be considered a **yard** encroachment.

8. By-law Number 0225-2007, as amended, is further amended by adding Section 4.16 to Part 4 as follows:

4.16	RA6 AND RA7 ZONES (URBAN APARTMENTS)
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4.16.1 RA6 and RA7 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.16.1 - RA6 and RA7 Permitted Uses and Zone Regulations.

Table 4.16.1 - RA6 and RA7 Permitted Uses and Zone Regulations

Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
PERMITTED USES			
2.0	RESIDENTIAL		
2.1	Apartment	✓ ⁽⁹⁾	✓
2.2	Long-Term Care Building	✓ ⁽¹⁾	✓ ⁽¹⁾
2.3	Retirement Building	✓	✓
2.4	Additional uses shall be required in accordance with Section 4.16 of this By-law	✓	n/a
2.5	Additional uses shall be permitted on the first storey in accordance with Section 4.16 of this By-law	n/a	✓
ZONE REGULATIONS			
3.0	MINIMUM LOT FRONTAGE	30.0 m	
4.0	MAXIMUM TOWER FLOOR PLATE ⁽¹¹⁾		
4.1	Maximum tower floor plate for a building less than 12 storeys	1 000 m ²	
4.2	Maximum tower floor plate for a building greater than or equal to 12 storeys	750 m ²	
5.0	HEIGHT		
5.1	Maximum height	78.5 m ⁽²⁾ and 25 storeys	
5.2	Minimum podium height	10.7 m and 3 storeys	
5.3	Maximum podium height	20.0 m and 6 storeys	
5.4	Minimum height of the first storey containing dwelling units	n/a	0.6 m above finished grade
5.5	Maximum height of the first storey containing dwelling units	n/a	1.2 m above finished grade
6.0	FRONT AND EXTERIOR SIDE YARDS AND SETBACKS ⁽¹⁰⁾		
6.1	Minimum yard to a podium	2.0 m ⁽³⁾	4.0 m ⁽³⁾
6.2	Maximum yard to a podium	4.0 m ⁽³⁾	6.0 m ⁽³⁾
6.3	Minimum setback to the exterior face of the tower from the portion of the building containing a podium	3.0 m ⁽³⁾	

Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
7.0	MINIMUM INTERIOR SIDE AND REAR YARDS AND SETBACKS ⁽¹⁰⁾		
7.1	Yard to a podium	4.5 m ⁽³⁾	
7.2	From the rear and interior side lot lines to the tower	15.0 m ⁽³⁾	
7.3	Where an interior side or rear lot line, or any portion thereof, abuts a zone permitting detached dwelling, semi-detached, townhouse, street townhouse, stacked townhouse, linked dwelling or back to back townhouse	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m ⁽³⁾	
8.0	MINIMUM ABOVE GRADE SEPARATION BETWEEN EXTERIOR OF THE TOWERS LOCATED ON THE SAME LOT, EXCLUSIVE OF PROJECTIONS	30.0 m	
9.0	STREET FRONTAGES		
9.1	A minimum of 50% of the area of the first storey streetwall of a building containing an additional use shall contain glazing	✓	
9.2	Each individual unit containing an additional use with a first storey streetwall shall provide pedestrian access facing a street line	✓	
9.3	For an additional use above the first storey and along the streetwall, pedestrian access shall be provided facing a street line	✓	n/a
9.4	Each individual dwelling unit on the first storey shall provide pedestrian access to a sidewalk	n/a	✓
10.0	ENCROACHMENTS AND PROJECTIONS ⁽⁸⁾		
10.1	Maximum projection of a balcony measured from the outermost face or faces of the podium from which the balcony projects	0.0 m	1.8 m
10.2	Maximum encroachment of a balcony into a required yard	0.0 m	1.8 m
10.3	Maximum projection of a balcony measured from the outermost face or faces of the tower from which the balcony projects	1.8 m	
10.4	Canopies and/or awnings on the first storey shall be permitted to encroach into a required yard provided there is a minimum 2.0 m setback from the lot line	✓	
10.5	Stairs accessing dwelling units located on the first storey shall be permitted to encroach into a required yard	n/a	✓
11.0	PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES		
11.1	Minimum parking spaces	✓ ⁽⁴⁾	
11.2	At-grade parking spaces, aisles, and parking structures shall not be permitted between a wall of a building or structure and a lot line abutting a street	✓	

Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
11.3	Minimum setback from surface parking spaces and aisles to any lot line that is not a street line	3.0 m ⁽³⁾	
11.4	Minimum setback from a parking structure above or partially above finished grade to any lot line that is not a street line	4.5 m ⁽³⁾	
11.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and vents, to any lot line that is not a street line	3.0 m	
11.6	At-grade waste enclosure and loading space shall not be permitted between a wall of a building or structure and a lot line abutting a street	✓	
11.7	Minimum setback from an at-grade waste enclosure and loading space to any lot line that is not a street line	4.5 m ⁽³⁾	
12.0	CONDOMINIUM ROADS AND AISLES		
12.1	Driveway, condominium roads and aisles are permitted to be shared with abutting lands with the same zone and/or zoned to permit back to back and stacked townhouses, townhouses or apartments , or any combination thereof	✓	
13.0	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA		
13.1	Minimum depth of a landscaped buffer abutting all lot lines that is not a street line abutting lands with an Open Space and/or Greenlands Zone	4.5 m ⁽⁵⁾⁽⁶⁾	
13.2	Minimum depth of a landscaped buffer along all lot lines that is not a street line	3.0 m ⁽⁵⁾⁽⁶⁾	
13.3	Minimum amenity area	4.5 m ² per dwelling unit	
13.4	Minimum amenity area to be provided outside in a contiguous area	55.0 m ²	
14.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁷⁾	

- NOTES:** (1) See also Article 4.1.15.2 of this By-law.
(2) See also Subsection 4.1.21 of this By-law.
(3) See also Subsections 4.1.7 and 4.1.8 of this By-law.
(4) See also Part 3 of this By-law.
(5) See also Article 4.1.15.4 of this By-law.
(6) See also Subsection 2.1.25 of this By-law.
(7) See also Subsection 4.1.2 of this By-law.
(8) See also Article 4.1.15.6 of this By-law.
(9) See also Subsections 4.16.5 and 4.16.6 of this By-law.
(10) See also Subsection 4.16.7 of this By-law.
(11) See also Subsection 4.16.8 of this By-law.

9. By-law Number 0225-2007, as amended, is further amended by adding Subsections 4.16.2 to 4.16.8 to Section 4.16 as follows:

4.16.2 Additional **uses** in RA6 and RA7 zones are limited to any combination of:

- (1) **Public School**
- (2) **Private School**
- (3) **Place of Religious Assembly**
- (4) **Day Care**
- (5) **Essential Emergency Service**
- (6) **Community Centre, Community Athletic Field, Public Walkway and/or Library**
- (7) **Temporary Tent and/or Stage**
- (8) **Community Garden**
- (9) **Parking/Security Attendant Booth**
- (10) **Transit Terminal and/or Transit Corridor**
- (11) **Home Office**
- (12) **Short-Term Accommodation**
- (13) **Seasonal Outdoor Patio**
- (14) **Seasonal Outdoor Retail Sales and Display**
- (15) **Permanent Outdoor Patio**
- (16) **Retail Store**
- (17) **Restaurant**
- (18) **Take-out Restaurant**
- (19) **Veterinary Clinic**
- (20) **Service Establishment**
- (21) **Financial Institution**
- (22) **Medical Office**
- (23) **Medical Office - Restricted**
- (24) **Office**
- (25) **Recreational Establishment**
- (26) **Entertainment Establishment**
- (27) **Private Club**
- (28) **Repair Establishment**

4.16.3 The minimum depth of a unit on the **first storey** containing an additional **use** contained in Subsection 4.16.2 of this By-law shall be 10.0 m.

4.16.4 The minimum height of a unit on the **first storey** containing an additional **use** contained in Subsection 4.16.2 of this By-law shall be 4.5 m

4.16.5 A minimum of 10% of the overall **gross floor area (GFA)** on a **lot** shall be required for additional **uses** contained in Subsection 4.16.2 of this By-law for properties zoned RA6.

4.16.6 **Dwelling units** shall not be permitted on the **first storey** of an **apartment, long-term care building or retirement building** for properties zoned RA6.

4.16.7 The provisions contained in Subsection 2.1.14 of this By-law shall not apply to the RA6 and RA7 zones.

4.16.8 For a **building** containing a **podium** connecting two or more towers, each tower shall be considered a separate **building** for the purposes of calculating **tower floor plate**.

- 10. The greyed-out text, identified in Sections 1, 3, 4, 5, and 6 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: August 29, 2024
File: LA.25-24.106

MAYOR

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to introduce two new Apartment Base Zone categories for apartments located within an urban context, for mixed-use developments "RA6" (Urban Apartments - Mixed-Use) and for predominantly residential developments "RA7" (Urban Apartments - Residential).

The regulations contained in RA6 and RA7 zones promote a built form for apartments that more appropriately fit in an urban context, encourage a mix of uses to bring residents closer to a broader range of urban amenities and experiences, and fosters vibrant street level activity and an active public realm.

The RA6 and RA7 zones will be available for use when evaluating rezoning applications or city-initiated pre-zoning exercises for apartments, long-term care buildings and retirement buildings, where determined appropriate.

Location of Lands Affected

The changes will affect future apartment developments located in urban contexts in the City of Mississauga.

Further information regarding this By-law may be obtained from Caleigh McInnes of the City Planning and Building Department at 905-615-3200 ext. 5598.

[http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-apt all wards.bylaw.ak.cmci.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/cd.06-apt%20all%20wards.bylaw.ak.cmci.jmcc.docx)