

### Proposed Zoning By-law Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 1: Administration, Interpretation and Enforcement</b>			
1	Table 1.1.2.2 – Base Zone Symbols	Introduce Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> , to the Apartment Base Zone Table.	City council approved Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> Zones through By-law 0162-2024 but has since been appealed. These new Residential Apartment Zones are important to facilitate urban-type development and to maximize development opportunities within the Protected Major Transit Station Areas (PMTSAs). The zoning standards are more appropriate for urban environments, including reduced setbacks and landscaped buffers, and greater emphasis on street activation.
<b>Part 1.2: Definitions</b>			
2	Podium	Introduction of a newly defined term, “podium”, within the Zoning By-law.	The Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> , will require a podium located at the base of an apartment building, distinguished from the tower portion and subject to podium-specific regulations.
3	Tower Floor Plate	Update the existing defined term “tower floor plate” to include reference to the newly defined term, “podium”.	The “tower floor plate” definition includes a mention of podium, which will be bolded to reflect and reference the newly introduced defined term “podium”.

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<b>Part 2: General Provisions</b>			
4	2.1.9.14 2.1.9.15 2.1.9.16	Revise Schedules 2.1.9.14(1), 2.1.9.14(2), 2.1.9.15(1), 2.1.9.15(2) 2.1.9.16(1) and 2.1.9.16(2) to reflect the proposed changes to the zoning of certain lands within Port Credit.	The proposed amendment updates the mapping to reflect the most updated zones. Amendment does not impact the intent of these regulations.
5	(New)	<p>A series of regulations (known as Transition Clauses) where its purpose is to:</p> <ol style="list-style-type: none"> <li>1. Ensure Building Permit applications that are either in process or has yet to be submitted, but have an approved Site Plan, can continue to be reviewed against the formerly in-effect permissions.</li> <li>2. Allow site plan and draft plan applications that have been received prior to the approval of the proposed amendments to continue to be reviewed based on the previously existing zoning standards.</li> <li>3. Legally existing buildings are deemed to comply, and permit expansions of up to 10% of the gross floor area.</li> </ol>	<p>The intent of the proposed amendments is to ensure that legally existing uses and permissions maintain conformity rather than legal non-conforming status in the Zoning By-law. The transition clause allows businesses to continue operating and allow limited expansions of up to 10%, recognizing that businesses need to grow and expand over time.</p> <p>Transition clauses allow building permit, site plan, and draft plan of subdivision received prior to the in-effect date of the proposed amendments to continue to be reviewed based on the former zoning standards.</p>

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<b>Part 4.1: General Provisions for Residential Zones</b>			
6	Article 4.1.2.1 – Accessory Buildings and Structures	Update to include the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> . The intent of the regulation remains unchanged.	Article 4.1.2.1 includes the permissions and regulations for accessory buildings and structures and this provision is updated to include the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> . This regulation applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b> .
7	Article 4.1.9.3 – Driveways and Parking	Update to include the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> . The intent of the regulation remains unchanged.	Article 4.1.9.3 does not allow tandem parking, and this provision is updated to include the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> . This regulation applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b> .
8	Article 4.1.15.5 – Guest Units	Update to include the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> . The intent of the regulation remains unchanged.	Article 4.1.15.5 lists the zones permitting guest units and this provision is updated to include the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> . This regulation applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b> .

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Parts 4.2.2, 4.10 to 4.12, 4.13A, 4.14A Residential Exception Zones</b>			
9	Section: 4.2.2: RL Zone 4.2.2: RS Zone 4.10.2: RM4 Zone 4.11.2: RM5 Zone 4.12.2: RM6 Zone 4.13A.2: RM8 Zone 4.14A.2: RM11 Zone	Deleting Sentences and Clauses in the Exception Tables, and adding new Exception Tables to add and modify: <ul style="list-style-type: none"> <li>• Minimum and maximum heights;</li> <li>• Land Use; and,</li> <li>• Regulations that implement site specific policies in the Mississauga Official Plan (MOP) 2051.</li> </ul> Proposed amendments also reflect the recent City Council approved <b>RL</b> and <b>RS</b> Zones through the Neighbourhood Zoning Review, which replaces the <b>R1-R11</b> , <b>R15</b> and <b>RM1</b> and <b>RM2</b> Zones.	To implement in-effect PMTSA policies and the recent Council adopted PMTSA policies and height and density schedules through Mississauga Official Plan (MOP) 2051 into the proposed amendment through site specific exceptions. Incorporating policies of the MOP 2051 provides clarity to the landowner of ultimate development potential.

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 4.15: Apartment Zones</b>			
10	Part 4 – Residential Zones	Introduce 'Section 4.17 and 'Table 4.17.1 – <b>RA8</b> and <b>RA9</b> Permitted Uses and Zone Regulations'.	This section and table outline the standards and regulations that would apply to the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> and follows the repeal of the council approved Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> .
		Introduce Line 2.0, Permitted Uses and Accessory Uses, to Table 4.17.1 – <b>RA8</b> and <b>RA9</b> Permitted Uses, and Zone Regulations.  Permitted Residential uses include <ul style="list-style-type: none"> <li>• Apartment</li> <li>• Long-Term Care Building</li> <li>• Retirement Home</li> </ul>	This section includes the permitted uses and accessory uses for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> .
		Additional non-residential uses shall be required in accordance with Section 4.17 of this By-law for Urban Apartment Zone, <b>RA8</b> .	The Urban Apartment Zone, <b>RA8</b> implements the <b>Mixed Use</b> land use designation in the Mississauga Official Plan and requires accessory uses.
		Additional non-residential uses shall be permitted on the first storey in accordance with Section 4.17 of this By-law for Urban Apartment Zone, <b>RA9</b> .	The Urban Apartment Zone, <b>RA9</b> implements the <b>Residential High Density</b> land use designation and permits non-residential uses on the first storey of an apartment building.

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
10	Part 4 – Residential Zones (continued)	Introduce Lines 3.0 – 5.0 (Lot Frontage, Tower Plate Size, and Height) Zone Regulations, to Table 4.17.1 – <b>RA8</b> and <b>RA9</b> Permitted Uses, and Zone Regulations.  Minimum lot frontage: 30.0 m	This section includes minimum lot frontage, maximum tower floor plates, maximum height, and minimum and maximum podium heights for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b>
		Maximum tower floor plate: For a building less than 12 storeys: 1,000 m <sup>2</sup> For a building greater than or equal to 12 storeys: 750 m <sup>2</sup>	The maximum tower floor plate reduces excessive shadowing on abutting properties. Shorter buildings impose less of a shadowing and therefore larger floor plates are permitted.
		Maximum height: 78.5 m and 25 storeys  Minimum podium height: 10.7 m and 3 storeys  Maximum podium height: 20.0 m and 6 storeys	As of right height permissions envisions urban-type development with a podium of a minimum height at the base of the tower.
		Minimum height of the first storey containing dwelling units: 0.6 m above finished grade (RA9 Zone only)  Maximum height of the first storey containing dwelling units: 1.2 m above finished grade (RA9 Zone only)	A minimum height of the first storey containing a dwelling unit ensures privacy for units looking out onto the street.

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
10	Part 4 – Residential Zones (continued)	<p>Yards and Tower Separation Zone Regulations, to Table 4.17.1 – <b>RA8</b> and <b>RA9</b> Permitted Uses, and Zone Regulations.</p> <p>Minimum Front and Exterior Side Yard to a podium: 2.0 m (RA8 Zone); 4.0 m (RA9 Zone)</p> <p>Maximum Front and Exterior Side Yard to a podium: 4.0 m (RA8 Zone); 6.0 m (RA9 Zone)</p> <p>Minimum setback to the exterior face of the tower from the portion of the building containing a podium: 3.0 m</p> <p>Minimum Rear and Interior Side Yard to a podium: 4.5 m</p> <p>From the Rear and Interior Side Yard lot lines to the tower: 15.0 m</p>	<p>This section includes minimum and maximum Front and Exterior Side Yard and Rear and Interior Side Yard requirements for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b>.</p>
		<p>Where an interior side or rear lot line, or any portion thereof, abuts a zone permitting detached and semi-detached dwellings, and various forms of townhouses: 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.</p>	<p>Additional setback requirements for lots that abut a zone that permits detached and semi-detached dwellings, and various forms of townhouse dwellings to avoid overshadowing and provide for a transition.</p>

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
10	Part 4 – Residential Zones (continued)	Minimum above grade separation between exterior of the towers located on the same lot, exclusive of projections: 30.0 m.	Minimum grade separation between towers on the same lot of 30.0 m for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b> . The purpose of tower separation is to minimize wind tunnel effects on the ground and on the roofs of podiums, which maximizes pedestrian comfort. Tower separation also allows sunlight access and minimizes shadow impacts.
		<p>Introduce Line 9.0 (Street Frontage) Zone Regulations, to Table 4.17.1 – <b>RA8</b> and <b>RA9</b> Permitted Uses, and Zone Regulations.</p> <p>A minimum of 50% of the area of the first storey streetwall of a building containing an additional use shall contain glazing.</p> <p>Each individual unit containing an additional use with a first storey streetwall shall provide pedestrian access facing a street line.</p> <p>For an additional use above the first storey and along the streetwall, pedestrian access shall be provided facing a street line (RA8 Zone).</p> <p>Each individual dwelling unit on the first storey shall provide pedestrian access to a sidewalk (RA9 Zone).</p>	<p>This section includes street frontage requirements for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b>.</p> <p>The purpose of these standards regulates how the streetwall animates with the public sidewalk and street. Street animation is maximized in an Urban Apartment Zone, RA8 due to non-residential use requirements. Further animation is achieved through minimum glazing on the first storey. In addition, each unit (residential and non-residential uses) on the first storey shall also provide pedestrian access facing the street.</p>



#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
10	Part 4 – Residential Zones (continued)	<p>Introduce Line 10.0 (Encroachment and Projections) Zone Regulations, to Table 4.17.1 – <b>RA8</b> and <b>RA9</b> Permitted Uses, and Zone Regulations.</p> <p>Maximum projection of a balcony measured from the outermost face or faces of the podium from which the balcony projects: 0.0 m (RA8 Zone); 1.8 m (RA9 Zone)</p> <p>Maximum encroachment of a balcony into a required yard: 0.0 m (RA8 Zone); 1.8 m (RA9 Zone)</p> <p>Maximum projection of a balcony measured from the outermost face or faces of the tower from which the balcony projects: 1.8 m</p> <p>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.</p> <p>Stairs accessing dwelling units located on the first storey shall be permitted to encroach into a required yard (RA9 Zone).</p>	<p>Encroachment and projection requirements for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b>.</p> <p>These regulations permit encroachments and projections for balconies, canopies, awnings, and stairs.</p>

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
10	Part 4 – Residential Zones (continued)	<p>Introduce Lines 11.0 and 12.0 (Parking) Zone Regulations, to Table 4.17.1 – <b>RA8</b> and <b>RA9</b> Permitted Uses, and Zone Regulations.</p> <p>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</p> <p>Minimum setback from surface parking spaces and aisles to any lot line that is not a street line: 3.0 m</p> <p>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</p>	<p>This section includes parking locational requirements for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b>.</p> <p>Parking requirements for all land use types in Protected Major Transit Station Areas were eliminated through By-law 0199-2024 and in accordance with the <i>Planning Act</i>. Landowners determines the number of parking spaces to provide in a development.</p> <p>Locational requirements of parking spaces, aisles, and parking structures ensures there is sufficient distance from a street line for streetscape purposes, but also that surface parking is located away from the public realm.</p>
		<p>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.</p>	<p>A comprehensive development often includes various forms of townhouses and other apartments. A regulation to permit the sharing of driveways, condominium roads and aisles with lands zoned for other forms of high-density residential development ensure flexibility and efficiency.</p>

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10	Part 4 – Residential Zones (continued)	<p>Introduce Lines 13.0 and 14.0 (Parking) Zone Regulations, to Table 4.17.1 – RA8 and RA9 Permitted Uses, and Zone Regulations.</p> <p>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</p> <p>Minimum depth of a landscaped buffer along all lot lines that is not a street line: 3.0 m</p> <p>Minimum amenity area: 4.5 m<sup>2</sup> per dwelling unit</p> <p>Minimum amenity area to be provided outside in a contiguous area: 55 m<sup>2</sup></p> <p>Permit Accessory Buildings and Structures</p>	<p>This section includes Landscape and Amenity Area requirements for the Urban Apartment Zones, <b>RA8</b> and <b>RA9</b>.</p> <p>A landscaped buffer along all lot lines but not a street line ensures separation from abutting uses.</p> <p>Minimum amenity area requirements ensure residents have sufficient recreational facilities only available to residents of the development. Amenities can be indoors such as a party room, golf centre, and gym. Outdoor amenities include a pool, cabana, playground, and dog park.</p>

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
11	Article 4.17.1.2 – Additional uses in RA8 and RA9 Zone	<p>Additional uses in <b>RA8</b> and <b>RA9</b> zones are limited to any combination of:</p> <ol style="list-style-type: none"> <li>1. Public and Private School</li> <li>2. Place of Religious Assembly</li> <li>3. Day Care</li> <li>4. Essential Emergency Service</li> <li>5. Community Centre, Community Athletic Field, Public Walkway and/or Library</li> <li>6. Transit Terminal and/or Transit Corridor</li> <li>7. Home Office</li> <li>8. Short-term Accommodation</li> <li>9. Permanent Outdoor Patio</li> <li>10. Retail, Restaurant, Veterinary Clinic, Service Establishment</li> <li>11. Financial Institution</li> <li>12. Medical Office</li> <li>13. Office</li> <li>14. Recreational and Entertainment Establishment</li> <li>15. Private Club</li> <li>16. Repair Establishment</li> </ol>	<p>This article lists the non-residential uses that would either be required in the Urban Apartment Zone, RA8, or permitted in the Urban Apartment Zone, RA9.</p> <p>These uses would meet the daily and weekly needs of residents and would animate the streetwall with uses that also attracts residents and visitors from the surrounding area.</p> <p>The list of uses ensures individual units can be leased out and be as flexible as possible.</p>
12	Article 4.17.1.3 – Minimum Unit Depth	The minimum depth of a unit on the first storey containing an additional use contained in Subsection 4.17.1.2 shall be 10.0 m.	The regulation requires a minimum unit depth to avoid an undersized floor plan.
13	Article 4.17.1.4 – Minimum Unit Ceiling Height	The minimum height of a unit on the first storey containing an additional use contained in Subsection 4.17.1.2 shall be 4.5 m	The regulation requires a minimum ceiling height allows for certain uses such as Restaurants and Recreational and Entertainment Establishment have sufficient height clearance.

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14	Article 4.17.1.5 – Minimum GFA for additional uses for RA8 Zone	A minimum of 10% of the overall gross floor area (GFA) on a lot shall be required for additional uses contained in Subsection 4.17.2 for properties zoned <b>RA8</b> .	A regulation requiring a minimum amount of gross floor area for non-residential uses identified in Article 4.17.2. The regulation ensures a greater mix of land uses
15	Article 4.17.1.6 – Use restrictions in residential buildings in an RA8 Zone	Dwelling units shall not be permitted on the first storey of an apartment, long term care building or retirement building for properties zoned RA8.	Whereas residential uses are permitted for an apartment, long term care building, or retirement building for properties zoned RA9, dwelling units are not permitted on the first storey for similar development for properties zoned RA8.  The intent is to require uses on the first floor that animates the street and encourages surveillance of the sidewalk by requiring uses that promotes street activity.
16	Article 4.17.1.7 – Certain regulations shall not apply to the RA8 and RA9 Zones	The provisions contained in Subsection 2.1.14 which regulated centreline setbacks of designated right-of-way widths shall not apply to the RA8 and RA9 zones.	The purpose of a setback to centreline requirement is to ensure that the desired right-of-way remains unencumbered by buildings or structures until such time that the municipality obtains them. For the <b>RA8</b> and <b>RA9</b> zones, a rezoning and/or site plan application will be required, so the centreline setback requirement is unnecessary.

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17	Article 4.17.1.8 – Tower Separation with a mutual Podium	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.	<p>This regulation clarifies that where two or more towers are physically connected through a mutual podium, that the tower floor plate are calculated separately.</p> <p>For example, for a mixed use development containing three towers physically connected through a mutual podium, each tower can have a maximum floor plate of 750 square metres.</p>
<b>Parts 4.15.2 to 4.15.6, 4.17.2 to 4.17.3 Residential Apartment and Urban Apartment Exception Zones</b>			
18	Section:  4.15.2: RA1 4.15.3: RA2 4.15.4: RA3 4.15.5: RA4 4.15.6: RA5 4.17.2: RA8 4.17.3: RA9	Deleting Sentences and Clauses in the Exception Tables, and adding new Exception Tables to add and modify: <ul style="list-style-type: none"> <li>• Minimum and maximum heights;</li> <li>• Minimum and maximum FSI;</li> <li>• Land Use; and</li> <li>• Regulations that implement site specific policies in the Mississauga Official Plan (MOP) 2051.</li> </ul>	To implement in-effect PMTSA policies and the recent Council adopted PMTSA policies and height and density schedules through Mississauga Official Plan (MOP) 2051 into the proposed amendment through site specific exceptions. Incorporating policies of the MOP 2051 provides clarity to the landowner of ultimate development potential.

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<b>Part 5 Office Exception Zones</b>			
19	Section: O1 O2	<p>Deleting Sentences and Clauses in the Exception Tables, and adding new Exception Tables to add and modify:</p> <ul style="list-style-type: none"> <li>• Minimum and maximum heights;</li> <li>• Land Use; and,</li> <li>• Regulations that implement site specific policies in the Mississauga Official Plan (MOP) 2051</li> </ul>	<p>To implement in-effect PMTSA policies and the recent Council adopted PMTSA policies and height and density schedules through Mississauga Official Plan (MOP) 2051 into the proposed amendment through site specific exceptions. Incorporating policies of the MOP 2051 provides clarity to the landowner of ultimate development potential.</p>
<b>Parts 6.2.2 and 6.2.5 Commercial Exception Zones</b>			
20	Section: C1 C4	<p>Deleting Sentences and Clauses in the Exception Tables, and adding new Exception Tables to add and modify:</p> <ul style="list-style-type: none"> <li>• Minimum and maximum heights;</li> <li>• Land Use; and,</li> <li>• Regulations that implement site specific policies in the Mississauga Official Plan (MOP) 2051</li> </ul>	<p>To implement in-effect PMTSA policies and the recent Council adopted PMTSA policies and height and density schedules through Mississauga Official Plan (MOP) 2051 into the proposed amendment through site specific exceptions. Incorporating policies of the MOP 2051 provides clarity to the landowner of ultimate development potential.</p>

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<b>Part 13: Zoning Maps</b>			
21	Zoning Map Number 1, 3-8, 10-28, 30-35E, 36W, 37E, 40W, 43W, 44E, 48W, 49E, 51W, 52E, 55-59 of Schedule "B"	<p>Zoning Maps are amended to reflect the addition and deletion of zones in the abovementioned zone categories.</p> <p>To provide a general overview of proposed zones, see the following link:</p> <p><a href="#">MTSA PreZone</a></p>	The purpose of updating the Zoning Maps ensures the changes in the Exception numbers are reflected in the maps and provides clarity to the reader.
<b>Repealing of By-law 0162-2024</b>			
22	n/a	Upon the coming into force and effect of this By-law, By-law 0162-2024, as it relates to the creation of urban apartment zones (RA6 and RA7), is hereby repealed.	<p>By-law 0162-2024 was passed by City Council on September 11, 2024 to insert urban apartment zones (RA6 and RA7) into Zoning By-law 0225-2007. However, the By-law has since been repealed.</p> <p>The urban apartment zones facilitate compact urban development in PMTSAs, as the RA6 requires commercial uses to animate the street with shops and restaurants, and the RA7 Zone permits commercial uses at grade.</p> <p>By-law 0162-2024 is being repealed as the RA6 and RA7 zones are replaced with new urban apartment zones (RA8 and</p>



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			RA9) in the proposed amendment, which are identical to the RA6 and RA7 zones.

Note: In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before the by-law is passed by Council.