

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 following Definition to Section 1.2:

<b>Retail Centre</b>	means one or more <b>buildings, structures</b> or part thereof, containing three or more <b>uses</b> permitted in a C3 zone as contained in Table 6.2.1 of this By-law, and which include <b>enclosed pedestrian walkways</b> .
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2. By-law Number 0225-2007, as amended, is further amended by bolding the defined term "**Retail Centre**" where it appears throughout By-law 0225-2007.
3. By-law Number 0225-2007, as amended, is further amended by changing the title of the defined term from "**Enclosed Pedestrian Mall**" to "**Enclosed Pedestrian Walkway**" and adding the term "**Retail Centre**" to the definition as follows:

<b>Enclosed Pedestrian Mall Walkway</b>	means the common area within an enclosed <b>retail centre</b> used by the public for pedestrian travel between establishments. <i>(0379-2009)</i>
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4. By-law Number 0225-2007, as amended, is further amended by changing the defined term "**Enclosed Pedestrian Mall**" to "**Enclosed Pedestrian Walkway**" where it appears throughout By-law 0225-2007.

5. By-law Number 0225-2007, as amended, is further amended by adding Article 2.1.9.17 to Subsection 2.1.9 as follows:

2.1.9.17      **Retail Centre**

In addition to the provisions contained in Parts 1 to 3, 6 and 7 of this By-law, a **retail centre** shall comply with the provisions contained in Table 2.1.9.17 - Retail Centre.

**Table 2.1.9.17 - Retail Centre**

Column A		B
Line		
1.0	A <b>retail centre</b> is permitted only in these zones	C2, C3, C3-56, H-CC1-3, H-CC1, CC1, CC1-2
2.0	Notwithstanding Line 1.0 of this Table, a permitted <b>retail centre</b> shall be identified on Schedules 2.1.9.17(1) and 2.1.9.17(2) of this By-law	✓

6. By-law Number 0225-2007, as amended, is further amended by adding Schedules 2.1.9.17(1) and 2.1.9.17(2) to Subsection 2.1.9 as attached to this By-law.
7. By-law Number 0225-2007, as amended, is further amended by deleting Sentence 3.1.1.10.1 contained in Article 3.1.1.10.
8. By-law Number 0225-2007, as amended, is further amended by changing Cells B4.0, C4.0, D4.0, E4.0, F4.0, D15.0, E15.0 and F15.0 in Table 3.1.2.1 contained in Subsection 3.1.2 as follows:

Column A		B	C	D	E	F
Line 1.0	TYPE OF USE	UNIT OF MEASUREMENT	PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4
4.0	Public authority dwelling unit or dwelling unit provided by a non-profit housing provider in a rental apartment	<del>resident</del> spaces per unit	0.0	<del>0.6</del> 0.0	<del>0.65</del> 0.0	<del>0.7</del> 0.0
		visitor spaces per unit	0.0	0.2	0.2	0.2
15.0	Public authority dwelling unit or dwelling unit provided by a non-profit housing provider in a retirement building	spaces per unit	0.0	<del>0.35</del> 0.0	<del>0.35</del> 0.0	<del>0.35</del> 0.0

9. By-law Number 0225-2007, as amended, is further amended by deleting the word "required" and replacing it with "provided" in Cells A1.0 and B1.0 of Table 3.1.3.1.

10.      The greyed-out text, identified in Sections 3 and 8 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.
11.      Map Number 39E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing the Parking Precincts boundaries outlined in the heaviest broken line indicated thereon as shown on the attached Schedule "A", which is deemed to be an integral part of this By-law.

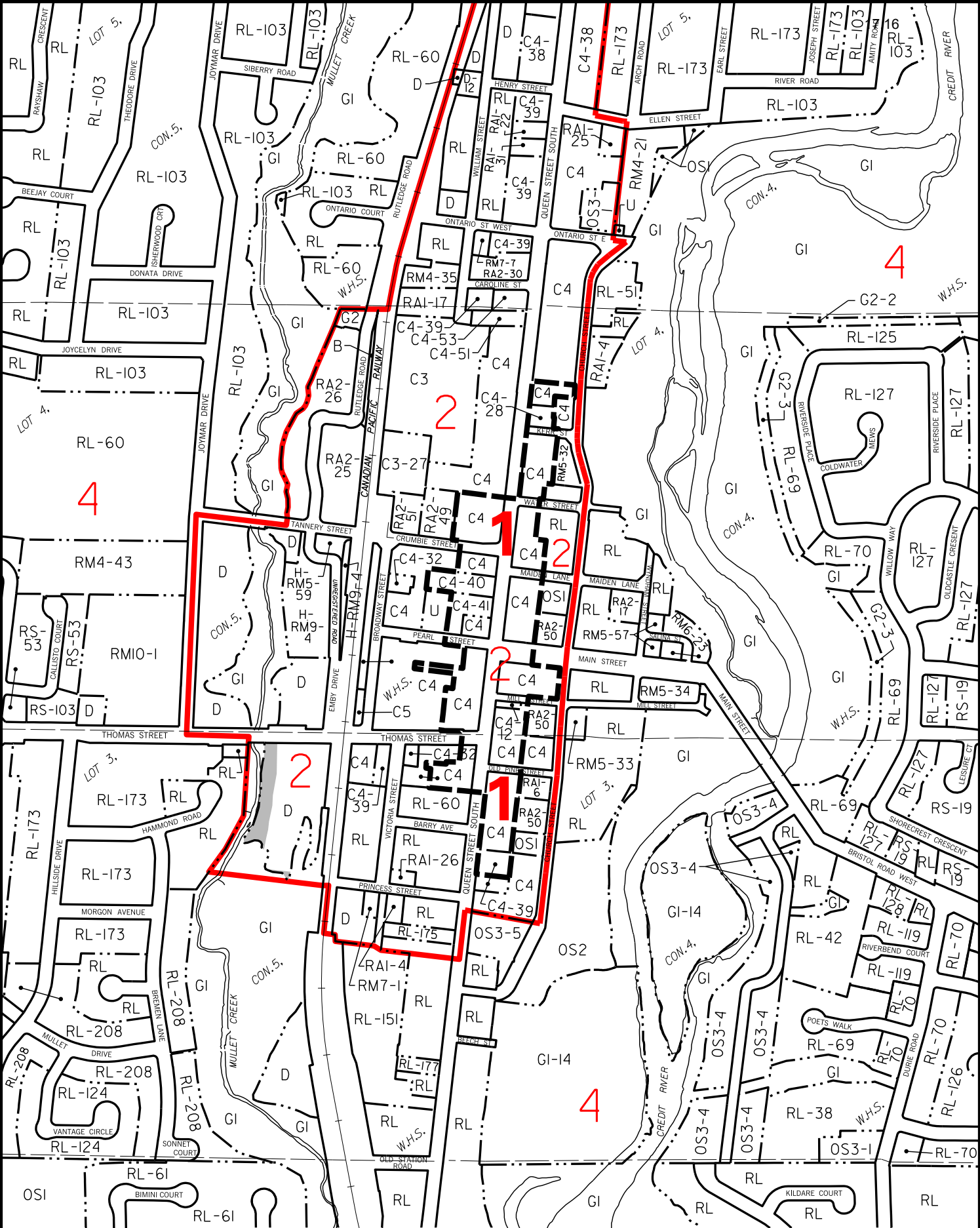
ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: June 10, 2025
File: LA.25-24.106

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



AREA SUBJECT TO AMENDMENT

1,2,3,4

AMENDED PARKING PRECINCT

1,2,3,4

EXISTING PARKING PRECINCT



PARKING PRECINCT BOUNDARY



GREENLANDS OVERLAY

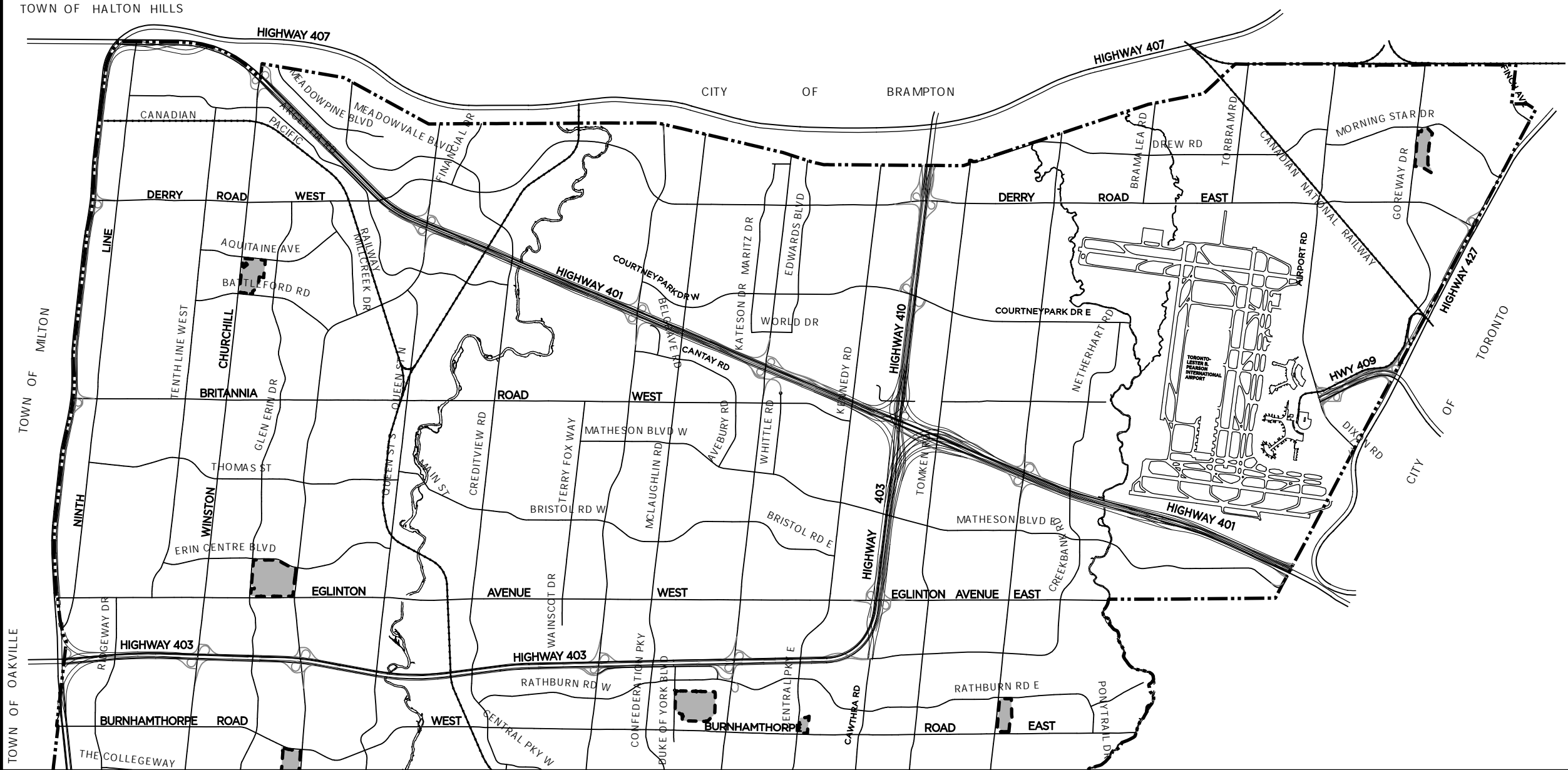
This is not a Plan of Survey.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO

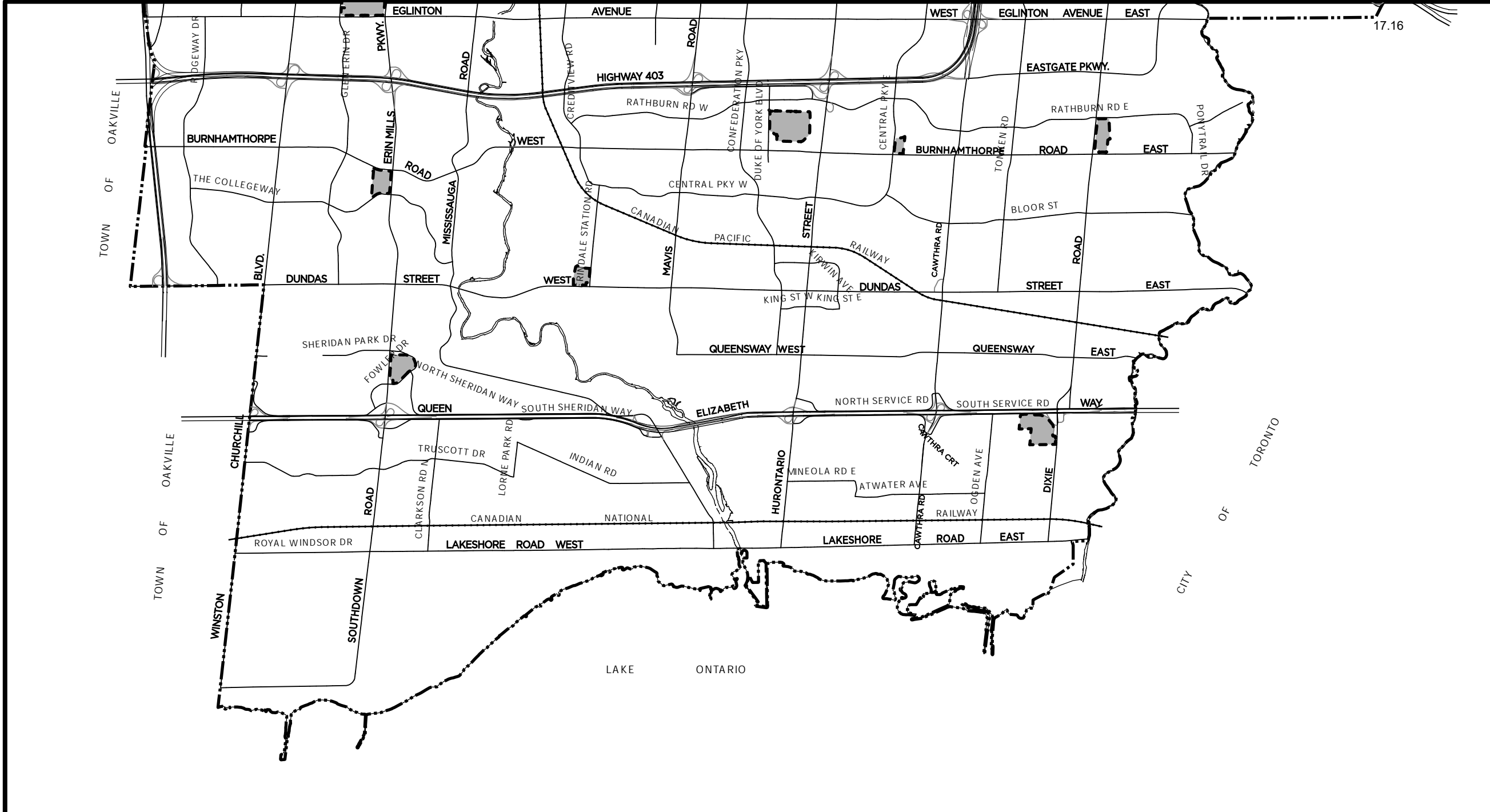
BY-LAW \_\_\_\_\_





SCHEDULE 2.1.9.17(1)  
THIS IS SCHEDULE "2.1.9.17(1)" TO BY-LAW \_\_\_\_\_

 Retail Centres



SCHEDULE 2.1.9.17(2)  
THIS IS SCHEDULE "2.1.9.17(2)" TO BY-LAW \_\_\_\_\_

 Retail Centres

## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to eliminate parking requirements for a portion of the Streetsville Business Improvement Area (BIA), reduce parking requirements for public authority dwelling units, update language regarding accessible parking spaces, and introduce "Retail Centre" as a defined term and permitted use.

This By-law amends Zoning Map 39E to show the expanded Parking Precinct 1 as outlined on the attached Schedule "A". The purpose of expanding Parking Precinct 1 is to eliminate parking requirements for a portion of the Streetsville BIA.

### Location of Lands Affected

Properties located within the Streetsville Business Improvement area, located on Queen Street South in the City of Mississauga, as shown on the attached Map designated as Schedule "A". The changes will also impact future housing developments with public authority dwelling units city-wide.

Further information regarding this By-law may be obtained from Kelsey Martin of the City Planning and Building Department at 905-615-3200 ext. 5542.