

SCHEDULE "A" TO

LOCAL PLANNING APPEAL TRIBUNAL

ORDER DATED _____

LPAT Case No. PL180196

LPAT File No. PL180197

Port Credit West Village Partners Inc.

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:

Custom Workshop	means a building, structure or part thereof used for producing or making custom-made goods, arts or crafts, in limited quantities, and may include accessory display and sales of the custom-made goods, arts or crafts made on the premises.
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2. By-law Number 0225-2007, as amended, is further amended by adding Subsection 2.1.32 to Section 2.1 as follows:

2.1.32 Port Credit West Village Neighbourhood

The following regulations shall apply to lands in the Port Credit West Village Neighbourhood, as located within the hatched area identified on Schedule 2.1.32 of this By-law:

- 2.1.32.1 The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply;
- 2.1.32.2 A maximum **gross floor area** of 417 500 m² and a maximum **gross floor area - residential** of 380 600 m² and a maximum of **3,893 dwelling units** shall be permitted, excluding lands zoned RA3-37;

2.1.32.3 Pursuant to section 37(3) of the *Planning Act* R.S.O. 1990, c.P.13, as amended, the height and density of development provided by Exceptions C4-74, C4-75, RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, H-RA5-51 and H-RA5-52 shall be permitted where the owners of the lands zoned C4-74, C4-75, RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, H-RA5-51 and H-RA5-52 enter into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increased height and density of the development. The agreement shall be registered on title to the lands zoned C4-74, C4-75, RM4-76, RM9-1, RM10-2, RM10-3, RA3-36, RA4-50, RA4-51, H-RA5-51 and H-RA5-52, and shall require the owner to:

- (1) provide strata conveyance of Block 6 on the Draft Plan of Subdivision dated August 6, 2019 to the Region of Peel for the future construction of affordable housing;
- (2) construct a minimum of 150 purpose-built market rental units, *which may be distributed and located within any Block of Plan of Subdivision 43M-2118 at the Owner's discretion, and without any Restriction on the timing of final site plan approval for any of the units on Block 11;*
- (3) pay to the City the sum of \$250,000.00 to be used toward the future construction of a pedestrian and cycling bridge across the Credit River, payable upon execution of the Subdivision Agreement;
- (4) pay to the City the sum of \$50,000.00 to be used toward traffic calming in the Port Credit Heritage Conservation District, payable upon execution of the Subdivision Agreement;
- (5) enter into a Letter of Intent (LOI) between the YMCA and the owner within three years from the date of Plan of Subdivision registration, regarding development of a YMCA facility within the first two floors of Campus Building U4 on the Master Plan dated July 5, 2019. If the LOI is not entered into within this time period, the owner shall be required to pay to the City the sum of \$3,000,000.00 to be used toward a community benefit contribution.

- 2.1.32.4 For the purpose of **calculating and** providing required parking, Area 'A' shall be considered one **lot**, Area 'B' shall be considered one **lot**, and Area 'C' shall be considered one **lot**, identified on Schedule 2.1.32 of this By-law;
- 2.1.32.5 All contiguous lands zoned RA3-36, C4-74, and C4-75, and subject to future land division, to be considered one lot for the purposes of below grade parking setbacks
- ~~2.1.32.6 A maximum of 2 700 m² GFA non-residential for all restaurants shall be permitted in Area 'B' identified on Schedule 2.1.32 of this By-law;~~
- 2.1.32.7 A maximum of 20 per cent of the required parking spaces are not required to comply with sections 3.1.1.4.3 and 3.1.1.4.4 of Zoning By-law No. 0225-2007;
- 2.1.32.8 Despite Regulation 3.1.2.1, "car-share parking spaces" may replace parking spaces otherwise required for residential occupants, subject to the following:
- (i) a reduction of 4 resident occupant parking spaces will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
- 4 multiplied by (total number of dwelling units divided by 60),
rounded down to the nearest whole number;
- (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor vehicles and such "car-share" motor vehicles are made available to at least the occupants of the building for short-term rental, including hourly rental; and
- (iii) for the purpose of this exception, "car-share parking space" means a parking space exclusively reserved and signed for a vehicle used only for "car-share" purposes;
- 2.1.32.9 **Motor vehicle** parking shall be provided in accordance with Part 3 of this By-law and Table 2.1.32.6:

Table 2.1.32.6

Column A		B
Line 1.0	TYPE OF USE	MINIMUM NUMBER OF PARKING SPACES

2.0	Retail Store, Personal Service Establishment, Repair Establishment, Financial Institution, Office, Real Estate Office, Art Gallery, Museum, Active Recreational Use, Community Centre, Day Care, Other Non-Residential Uses not specified below	2.5 spaces per 100 m² GFA - non-residential
3.0	Office	2.5 spaces per 100 m² GFA - non-residential
4.0	Restaurant less than or equal to 220 m²	3 spaces per 100 m² GFA - non-residential
5.0	Restaurant over 220 m²	3 spaces per 100 m² GFA - non-residential
6.0	Medical Office	2.5 spaces per 100 m² GFA - non-residential

2.1.32.9 Shared Arrangement for Residential Visitor and Non-Residential Parking Component

A shared parking arrangement may be used for the calculation of required residential visitor/non-residential parking in accordance with the following:

The lesser of

(1) Visitor spaces per unit in accordance with applicable regulations;

or

(2) Parking required for all non-residential uses, located in the same building or on the same lot as the residential use.

2.1.32.10 For the purpose of Article 3.1.2.4 - Mixed Use Development Shared Parking of this By-law, the following formula in Table 2.1.32.5 may apply:

Table 2.1.32.5

Column A		B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKDAY)			
		Morning	Noon	Afternoon	Evening
1.1	Office/Medical Office/Real Estate Office	100	90	95	10
1.2	Financial Institution	70	75	100	80
1.3	Retail Store/Personal Service Establishment, Art Gallery, Museum and Repair Establishment	50	50	70	75
1.4	Restaurant/Take-out Restaurant	25	65	25	100
1.5	Residential - Visitor	20	20	50	100
2.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD (WEEKEND)			
		Morning	Noon	Afternoon	Evening
2.1	Office/Medical Office/Real Estate Office	10	10	10	10
2.2	Financial Institution	90	90	90	20

2.3	Retail Store/Service Establishment, Art Gallery, Museum and Repair Establishment	50	75	100	10
2.4	Restaurant/Take-out Restaurant	20	90	50	100
2.5	Residential - Visitor	20	20	60	100

~~2.1.32.11 For the purpose of determining established grade, Area ‘A’ shall be considered one lot, Area ‘B’ shall be considered one lot, and Area ‘C’ shall be considered one lot, identified on Schedule 2.1.32.11;~~

~~2.1.32.12 For Areas ‘A’, ‘B’, and ‘C’, identified on Schedule 2.1.32.11, established grade for a building, structure or part thereof, shall be based on the average elevation of the ground measured along the lot lines surrounding the lot;~~

2.1.32.13 For areas ‘A’ and ‘B’ identified on Schedule 2.1.32.11, the **first storey** of a **building, structure** or part thereof shall be considered the **storey** that has an occupied floor at, or within 1 metre, from the **established grade**;

2.1.32.14 For area ‘C’ identified on Schedule 2.1.32.11, the **first storey** of a **building, structure** or part thereof shall be considered the **storey** that has an occupied floor above the **established grade**.

3. By-law Number 0225-2007, as amended, is further amended by adding Schedule 2.1.32, attached to this By-law.
4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.10.2.76	Exception: RM4-76	Map # 08	By-law:
In a RM4-76 zone the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply:			
Regulations			
	Rooftop balcony setback from all exterior edges of a building or structure		0.0 m
4.10.1.5.0	Minimum dwelling unit width		4.5 m
4.10.1.9.1	Maximum projection of a porch or deck located at and accessible from the first storey or below the first storey, inclusive of stairs, attached the front and or side wall of a townhouse		2 m
4.10.2.76.1	Minimum landscaped area		25% of the lot area
4.10.2.76.2	Maximum height: measured from the centerline of the condominium road, private road or street for the length of the townhouse dwelling unit to the highest ridge of a sloped roof		14.0 m and 3 storeys
4.10.2.76.3	Maximum height: measured from the centerline of the condominium road, private road or street for the length of the townhouse dwelling unit to the top of parapet of a flat roof		12.5 m and 3 storeys
The calculation of height shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 square metres and is set back a minimum of 1 metre from the outermost edge of the building			

4.10.2.76.4	Minimum setback from the front, side and rear wall of a townhouse to any lot line, street line or condominium road , sidewalk or visitor parking space	4.0 m
4.10.2.76.4	Minimum setback from the side wall of a townhouse to any lot line, street line or condominium road , sidewalk or visitor parking space	2.2 m
	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway	0.75
4.10.2.76.5	Minimum number of visitor parking spaces per dwelling unit	0.15

5. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.14.2.1	Exception: RM9-1	Map # 08	By-law:
In a RM9-1 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.14.1.2.2	(1) Back to Back Townhouses (2) Townhouse		
Regulations			
4.14.2.1.1	The regulations of Line 15.3 contained in Table 4.14.1 of this By-law shall not apply		
4.14.2.1.2	Minimum landscaped area	25% of the lot area	
4.14.2.1.3	Minimum setback to a road or condominium road	4.0 m	
	Minimum width of a condominium road/aisle with an abutting visitor parking space	6.0 m	
	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	4.0 m	
4.14.2.1.4	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m	
4.14.2.1.5	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway	0.75	
	Minimum number of resident parking spaces per dwelling unit with exclusive use garage and driveway	1.0	
4.14.2.1.6	Minimum number of visitor parking spaces per dwelling unit	0.15	
	The area created by the minimum separation distance between buildings may include the required amenity area		
	Minimum contiguous amenity area, excluding private outdoor space	The lesser of 2.8 m2 per dwelling unit or 5% of the lot area	
	Minimum setback from an amenity area to a building and to any type of road	2.0 m	

	Minimum landscape buffer abutting any side or rear lot line	2.0 m
	A structure to facilitate a planter may encroach into the landscape buffer	2.0 m
	The calculation of height shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 square metres and is set back a minimum of 1 metre from the outermost edge of the building	
4.14.2.1.7	All site development plans shall comply with Schedule RM9-1 of this Exception	

6. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.14.3.2	Exception: RM10-2	Map # 08	By-law:
In a RM10-2 zone the permitted uses and applicable regulations shall be as specified for a RM10 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
(1) Townhouse			
Regulations			
4.14.3.2.1	Minimum landscaped area	25% of the lot area	
The calculation of height shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 square metres and is set back a minimum of 1 metre from the exterior edge of the building			
4.14.3.2.2	Minimum setback to a lot line	4.0 m	
Minimum setback of a parking structure constructed above or partially above finished grade to any lot line		4.0 m	
Minimum width of a condominium road/aisle with an abutting visitor parking space		6.0 m	
4.14.3.2.3	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway	0.75	
Minimum number of resident parking spaces per dwelling unit with exclusive use garage and driveway		1.0	
4.14.3.2.4	Minimum number of visitor parking spaces per dwelling unit	0.15	
Minimum landscape buffer abutting any side or rear lot line		2.0 m	
A structure to facilitate a planter may encroach into the landscape buffer		2.0 m	
The area created by the minimum separation distance between buildings may include the required amenity area			
Minimum contiguous amenity area, excluding private outdoor space		The lesser of 2.8 m ² per dwelling unit or	

5% of the lot area	
Minimum setback from an amenity area to a building and to any type of road	2.0 m

7. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.14.3.3	Exception: RM10-3	Map # 08	By-law:
In a RM10-3 zone the permitted uses and applicable regulations shall be as specified for a RM10 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.14.3.3.1	(1) Passive Recreational Uses (2) Active Recreational Uses (3) Stormwater Management Facility (4) Townhouse		
Regulations			
4.14.3.3.2	Minimum landscaped area		25% of the lot area
	The calculation of height shall be exclusive of structures for rooftop access, mechanical or utility equipment, kitchens or washrooms, stairs and stair enclosures provided that the structure has a maximum floor area of 20 square metres and is set back a minimum of 1 metre from the exterior edge of the building		
4.14.3.3.3	Minimum setback to a lot line or a road		4.0 m
	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line		4.0 m
	Minimum width of a condominium road/aisle with an abutting visitor parking space		6.0 m
4.14.3.3.4	Minimum number of resident parking spaces per dwelling unit without exclusive use garage and driveway		0.75
	Minimum number of resident parking spaces per dwelling unit with exclusive use garage and driveway		1.0
4.14.3.3.5	Minimum number of visitor parking spaces per dwelling unit		0.15
	Minimum landscape buffer abutting any side or rear lot line		2.0 m
	A structure to facilitate a planter may encroach into the landscape buffer		2.0 m
	The area created by the minimum separation distance between buildings may include the required amenity area		

	Minimum contiguous amenity area, excluding private outdoor space	The lesser of 2.8 m ² per dwelling unit or 5% of the lot area
	Minimum setback from an amenity area to a building and to any type of road	2.0 m
4.14.3.3.6	Uses contained in Sentence 4.14.3.3.1 of this Exception shall comply with the OS1 zone regulations contained in Subsection 9.2.1 of this By-law	

8. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.4.36	Exception: RA3-36	Map # 08	By-law:
In a RA3-36 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.4.36.1	(1) Hospice (2) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (3) Outdoor Market (4) Custom Workshop (5) Cogeneration Facility (6) Townhouse		
Regulations			
4.15.4.36.2	Uses contained in Clauses 4.15.4.36.1(1), 4.15.4.36.1(2), 4.15.4.36.1(4) and 4.15.4.36.1(5) of this Exception shall only be located within a building, structure or part thereof, used for an apartment, long-term care building, retirement building or any combination thereof		
4.15.4.36.3	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.36.4	Maximum floor space index - apartment zone on all lands zoned RA3-36		3.6
4.15.4.36.5	Minimum landscaped area		30% of the lot area
	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects		2.5 m
	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard		2.5 m
	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m		2 m
4.15.4.36.6	Minimum setback of a parking structure constructed completely below finished grade to any lot line		1.0 m

	Minimum setback from a parking structure above or partially above finished grade to any lot line	4.0 m
4.15.4.36.7	Minimum number of resident parking spaces per dwelling unit	0.75
	Minimum number of resident parking spaces per rental apartment dwelling unit	0.6
4.15.4.36.8	Minimum number of visitor parking spaces per dwelling unit	0.15
4.15.4.36.9	Minimum number of parking spaces per retirement dwelling unit	0.3
4.15.4.36.10	Minimum number of parking spaces per long-term care bed	0.3
	Minimum amenity area per dwelling unit	4.0 m ²
	Minimum percentage of total required amenity area to be provided in one contiguous area	35%
	Maximum amenity area per dwelling unit of the required total that may be provided offsite on the lands zoned RA4-51	1.5 m ²
	Maximum height of the top of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a building above the height limit otherwise applicable	8.0 m
4.15.4.36.##	Mezzanine levels shall not be considered as a storey for the purpose of calculating building height	
4.15.4.36.11	All site development plans shall comply with Schedule RA3-36 of this Exception	

9. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.4.37	Exception: RA3-37	Map # 08	By-law:
In a RA3-37 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.37.1	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.37.2	Maximum floor space index - apartment zone	4.2	
4.15.4.37.3	Minimum landscaped area	30% of the lot area	
4.15.4.37.4	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m	
4.15.4.37.5	Minimum number of resident parking spaces per rental apartment dwelling unit	0.6	
4.15.4.37.6	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.4.37.7	Minimum number of parking spaces per retirement dwelling unit	0.3	
4.15.4.37.8	Minimum number of parking spaces per long-term care bed	0.3	
4.15.4.37.9	All site development plans shall comply with Schedule RA3-37 of this Exception		

10. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.5.50	Exception: RA4-50	Map # 08	By-law:
In a RA4-50 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.50.1	(1) Townhouse (2) Back to Back Townhouse (3) Hospice (4) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (5) Outdoor Market (6) Custom Workshop (7) Cogeneration Facility		
Regulations			
4.15.5.50.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.50.3	For the purpose of this By-law, all lands zoned RA4-50 shall be considered one lot		
4.15.5.50.4	The use contained in Clause 4.15.5.50.1(1) of this Exception shall comply with the RM4-76 regulations contained in Exception Table 4.10.2.76 of this By-law		
4.15.5.50.5	Uses contained in Clauses 4.15.5.50.1(3) and 4.15.5.50.1(5) of this Exception shall only be permitted on the first storey		
4.15.5.50.6	Maximum floor space index - apartment zone	4.1	
4.15.5.50.7	Minimum landscaped area	30% of the lot area	
	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	2.0	
	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	1.80m	
	Building separation distance between the building heights of 15.80m to 22.50m	0m	

4.15.5.50.8	Minimum setback to a road or condominium road for the portion of the building with a height less than or equal to six storeys	4.0 m
4.15.5.50.9	Minimum setback to a road or condominium road for the portion of the building with a height greater than six storeys	7.0 m
4.15.5.50.10	Minimum setback from a sight triangle	2.0 m
4.15.5.50.11	Minimum setback of a parking structure constructed completely below finished grade to Street 'B'	1.0 m

Exception RA4-50 continued on next page

4.15.5.50	Exception: RA4-50	Map # 08	By-law:
Exception RA4-50 continued from previous page			
4.15.5.50.12	Minimum number of resident parking spaces per dwelling unit		0.75
4.15.5.50.13	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.5.50.14	Minimum number of parking spaces per retirement dwelling unit		0.3
4.15.5.50.15	Minimum number of parking spaces per long-term care bed		0.3
	Minimum setback from a parking structure above or partially above finished grade to any lot line		4.0 m
	Mezzanine levels shall not be considered as a storey for the purpose of calculating building height		
	Minimum amenity area per dwelling unit		4.0m ²
4.15.5.50.16	All site development plans shall comply with Schedule RA4-50 of this Exception		

11. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.5.51	Exception: RA4-51	Map # 08	By-law:
In a RA4-51 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.51.1	(1) Hospice (2) Staff/Student Residence (3) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) Outdoor Market (5) Outdoor patio accessory to a restaurant or take-out restaurant (6) Art Gallery (7) Museum (8) Custom Workshop (9) Medicinal Product Manufacturing Facility - Restricted (10) Cogeneration Facility (11) Permanent Outdoor Patio		
Regulations			
4.15.5.51.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.51.3	For the purpose of this By-law, all lands zoned RA4-51 shall be considered one lot		
4.15.5.51.4	Uses contained in Clauses 4.15.5.51.1(3), 4.15.5.51.1(6), 4.15.5.51.1(7), 4.15.5.51.1(8) and 4.15.5.51.1(9) of this Exception shall not be permitted above the second storey		
4.15.5.51.5	Dwelling units are not permitted on the first storey		
4.15.5.51.6	Maximum floor space index - apartment zone	3.7	
4.15.5.51.7	Maximum gross floor area - apartment zone on the first storey that may be used to access residential uses	20%	
4.15.5.51.8	Minimum landscaped area	30% of the lot area	
	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	2.5 m	

	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	2.5 m
	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	2.5 m
4.15.5.51.9	Minimum setback to a road, condominium road or lot line for the portion of the building with a height less than or equal to six storeys	4.0 m
4.15.5.51.10	Minimum setback to a road, condominium road or lot line for the portion of the building with a height greater than six storeys	7.0 m
	Maximum height of the top of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a building above the height limit otherwise applicable	8.0 m
	Mezzanine levels shall not be considered as a storey for the purpose of calculating building height	
4.15.5.51.11	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m
	Minimum setback from a parking structure above or partially above finished grade to any lot line	4.0 m
4.15.5.51.12	Minimum number of resident parking spaces per dwelling unit	0.75
4.15.5.51.13	Minimum number of visitor parking spaces per dwelling unit	0.15
4.15.5.51.14	Minimum number of parking spaces per retirement dwelling unit	0.3
4.15.5.51.15	Minimum number of parking spaces per long-term care bed	0.3
	Minimum amenity area per dwelling unit	4.0 m ²
	Minimum percentage of total required amenity area to be provided in one contiguous area	35%
	Minimum amenity area to be provided outside at grade or above grade	55 m ²
	A permanent outdoor patio shall be permitted on a rooftop	
	Minimum setback of a permanent outdoor patio from Residential Zones	0.0 m

4.15.5.51.16	All site development plans shall comply with Schedule RA4-51 of this Exception
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12. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.6.51	Exception: RA5-51	Map # 08	By-law:
In a RA5-51 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.15.6.51.1	(1) Townhouse (2) Stacked Townhouse (3) Back to Back Townhouse (4) Hospice (5) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (6) Outdoor Market (7) Custom Workshop (8) Cogeneration Facility (9) Temporary Amenity Area		
Regulations			
4.15.6.51.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.51.3	For the purpose of this By-law, all lands zoned RA5-51 shall be considered one lot		
4.15.6.51.4	Uses contained in Clauses 4.15.6.51.1(2) and 4.15.6.51.1(4) of this Exception shall not be permitted above the first storey		
4.15.6.51.5	Maximum floor space index - apartment zone	7.8	
4.15.6.51.6	Minimum landscaped area	30% of the lot area	
4.15.6.51.7	Minimum setback to a lot line for the portion of the building with a height less than or equal to six storeys	4.0 m	
4.15.6.51.8	Minimum setback to a lot line for the portion of the building with a height greater than six storeys	7.0 m	
4.15.6.51.9	Minimum setback from a sight triangle	2.0 m	
	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	2.0 m	
	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or	2.0 m	

	roof eaves into a required yard	
	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	2.5 m
	A structure to facilitate a planter may encroach into the landscape buffer	2.0 m
	Minimum townhouse dwelling unit width	4.5 m
	Rooftop terrace set back from all exterior edges of a building or structure	0.0 m
4.15.6.51.10	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m
	Minimum setback from a parking structure above or partially above finished grade to any lot line	4.0 m
4.15.6.51.11	Minimum number of resident parking spaces per dwelling unit	0.75
4.15.6.51.12	Minimum number of visitor parking spaces per dwelling unit	0.15
4.15.6.51.13	Minimum number of parking spaces per retirement dwelling unit	0.3
4.15.6.51.14	Minimum number of parking spaces for a long-term care bed	0.3
	Minimum amenity area per dwelling unit	4.0 m ²
	Minimum percentage of total required amenity area to be provided in one contiguous area	35%
4.15.6.51.##	Maximum amenity area per dwelling unit of the required total that may be provided offsite on the lands zoned RA4-51	1.5 m ²
	Maximum height of the top of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a building above the height limit otherwise applicable	8.0 m
	Mezzanine levels shall not be considered as a storey for the purpose of calculating building height	

4.15.6.51.15 All site development plans shall comply with
Schedule RA5-51 of this Exception

Holding Provision

~~The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-51 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended, and Schedule RA5-51 also be amended by deleting reference to a maximum of 83.0 m and 25 storeys, replacing it with a maximum of 86.0 m and 26 storeys, upon satisfaction of the following requirement:~~

- ~~(1) — written confirmation from the owner, including a copy of the transfer documents and a current parcel register, demonstrating that the lands have been transferred to the Peel District School Board for a public school on lands zoned RM10-2 and OS1.~~

13. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

4.15.6.52	Exception: RA5-52	Map # 08	By-law:
In a RA5-52 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.52.1	(1) Townhouse (2) Stacked Townhouse (3) Back to Back Townhouse (4) Hospice (5) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (6) Outdoor Market (7) Custom Workshop (8) Cogeneration Facility		
Regulations			
4.15.6.52.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.52.3	For the purpose of this By-law, all lands zoned RA5-52 shall be considered one lot		
4.15.6.52.4	Use contained in Clause 4.15.6.52.1(1) of this Exception shall comply with the RM4-76 regulations contained in Exception Table 4.10.2.76 of this By-law		
4.15.6.52.5	Uses contained in Clauses 4.15.6.52.1(3) and 4.15.6.52.1(5) of this Exception shall not be permitted above the first storey		
4.15.6.52.6	Maximum floor space index - apartment zone	5.40	
4.15.6.52.7	Minimum landscaped area	30% of the lot area	
4.15.6.52.8	Minimum setback to a road, condominium road or lot line for the portion of the building with a height less than or equal to six storeys	4.0 m	
4.15.6.52.9	Minimum setback to a road, condominium road or lot line for the portion of the building with a height greater than six storeys	7.0 m	
4.15.6.52.10	Minimum setback from a sight triangle	2.0 m	
	Maximum projection of a balcony located above the first storey measured from the outermost face	2.0 m	

	or faces of the building from which the balcony projects	
	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	2.0 m
	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	2.5 m
	A structure to facilitate a planter may encroach into the landscape buffer	2.0 m
4.15.6.52.11	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m
4.15.6.52.12	Notwithstanding Sentence 4.15.6.52.11 of this Exception, minimum setback of a parking structure constructed completely below finished grade abutting Street 'A'	3.0 m
	Minimum setback from a parking structure above or partially above finished grade to any lot line	4.0 m
	Minimum townhouse dwelling unit width	4.5 m
	Rooftop terrace set back from all exterior edges of a building or structure	0.0 m
4.15.6.52.13	Minimum number of resident parking spaces per dwelling unit	0.75
4.15.6.52.14	Minimum number of visitor parking spaces per dwelling unit	0.15
4.15.6.52.15	Minimum number of parking spaces per retirement dwelling unit	0.3
4.15.6.52.16	Minimum number of parking spaces for a long-term care bed	0.3
	Minimum amenity area per apartment dwelling unit	4.0 m ²
	Minimum percentage of total required amenity area to be provided in one contiguous area	35%
	Maximum amenity area per apartment dwelling unit of the required total that may be provided offsite on the lands zoned RA4-51	1.5 m ²
	Maximum height of the top of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a building above	8.0 m

	the height limit otherwise applicable
	Mezzanine levels shall not be considered as a storey for the purpose of calculating building height
4.15.6.52.17	All site development plans shall comply with Schedule RA5-52 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-RA5-52 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended, and Schedule RA5-52 also be amended by deleting reference to a maximum of 74.0 m and 22 storeys and replacing it with a maximum of 83.0 m and 25 storeys, upon satisfaction of the following requirement:</p> <p>(1) — written confirmation from the owner, including a copy of the transfer documents and a current parcel register, demonstrating that the lands have been transferred to the Peel District School Board for a public school on lands zoned RM10-2 and OS1.</p>

14. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

6.2.5.74	Exception: C4-74	Map # 08	By-law:
In a C4-74 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.74.1	(1) Townhouse (2) Outdoor patio accessory to a restaurant or take-out restaurant (3) Custom Workshop		
Regulations			
6.2.5.74.2	Dwelling units shall not be permitted on the first storey within 6.0 m of Lakeshore Road West		
6.2.5.74.3	The lot line abutting Lakeshore Road West shall be deemed to be the front lot line		
6.2.5.74.4	Maximum front and exterior side yards	6.0 m	
6.2.5.74.5	Minimum setback to Lakeshore Road West	4.0 m	
6.2.5.74.6	Maximum height : flat roof	15.0 m and 4 storeys	
	Maximum height of the top of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a building above the height limit otherwise applicable	8.0 m	
	The calculation of height shall be exclusive of an enclosed rooftop amenity area provided that: (1) the enclosed amenity area does not occupy more than 30% of the rooftop; (2) it is setback a minimum of 3.0 m from the outermost edge of the rooftop; and, (3) the height of such element is no higher than 4.5 m above the height limit otherwise applicable.		
	Mezzanine levels shall not be considered as a storey for the purpose of calculating building height		
	Minimum townhouse dwelling unit width	4.5 m	
6.2.5.74.7	Minimum depth of a landscaped buffer in an exterior side yard	1.5 m	
6.2.5.74.8	Minimum number of resident parking spaces per dwelling unit	0.75	

6.2.5.74.9	Minimum number of visitor parking spaces per dwelling unit	0.15
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15. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

6.2.5.75	Exception: C4-75	Map # 08	By-law:
In a C4-75 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.5.75.1	(1) Retirement Building (2) Outdoor Market (3) Outdoor patio accessory to a restaurant or take-out restaurant (4) Custom Workshop (5) Temporary Sales Centre (6) Science and Technology Facility (7) Cogeneration Facility		
Regulations			
6.2.5.75.2	The regulations of Lines 11.0, 12.1, 12.2, 12.3 and 12.4 contained in Table 6.2.1 of this By-law shall not apply		
6.2.5.75.3	For the purpose of this By-law, Lakeshore Road West will be deemed to be the front lot line		
6.2.5.75.4	Dwelling units are not permitted on the first storey		
6.2.5.75.5	Maximum setback to Mississauga Road South		6.0 m
6.2.5.75.6	Minimum setback from a one storey building or structure to Street 'B'		5.0 m
6.2.5.75.7	Maximum setback from a one storey building or structure to Street 'B'		25.0 m
6.2.5.75.8	Minimum rear yard abutting a Residential Zone		3.0 m
6.2.5.75.9	Minimum setback, exclusive of a sight triangle, to Lakeshore Road West		4.0 m
6.2.5.75.10	Maximum setback to Lakeshore Road West		6.0 m
6.2.5.75.11	Minimum height of a building within 15.0 m of Lakeshore Road West		2 storeys
6.2.5.75.12	Notwithstanding Sentence 6.2.5.75.11 of this Exception, the maximum length of the streetwall of a building that may be one storey abutting Lakeshore Road West		12.0 m

Exception C4-75 continued on next page

6.2.5.75	Exception: C4-75	Map # 08	By-law:
Exception C4-75 continued from previous page			
6.2.5.75.13	Minimum number of resident parking spaces per dwelling unit		0.75
6.2.5.75.14	Minimum number of visitor parking spaces per dwelling unit		0.15
6.2.5.75.15	Minimum number of parking spaces per retirement dwelling unit		0.3
	Maximum height of the top of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a building above the height limit otherwise applicable		8.0 m
	<p>The calculation of height shall be exclusive of an enclosed rooftop amenity area provided that:</p> <p>(1) the enclosed amenity area does not occupy more than 30% of the rooftop;</p> <p>(2) it is setback a minimum of 3.0 m from the outermost edge of the rooftop; and,</p> <p>(3) the height of such element is no higher than 4.5 m above the height limit otherwise applicable.</p>		
	Mezzanine levels shall not be considered as a storey for the purpose of calculating building height		
6.2.5.75.16	"Temporary Sales Centre" means a one storey building or structure used for the sale, lease or rent of dwelling units. A temporary sales centre shall be permitted for a period of three years from the date of enactment of this By-law		
6.2.5.75.17	All site development plans shall comply with Schedule C4-75 of this Exception		

16. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

9.2.3.13	Exception: OS2-13	Map # 08	By-law:
In an OS2-13 zone the permitted uses and applicable regulations shall be as specified for an OS2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
9.2.3.13.1	(1)	Outdoor Market	

17. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

9.2.3.14	Exception: OS2-14	Map # 08	By-law:
In an OS2-14 zone the permitted uses and applicable regulations shall be as specified for an OS2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
9.2.3.14.1	(1)	Outdoor Market	
	(2)	Take-out Restaurant	
	(3)	Outdoor patio accessory to a take-out restaurant	

18. Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C5" and "D" to "RM4-76", "RM9-1", "RM10-2", "RM10-3", "RA3-36", "RA3-37", "RA4-50", "RA4-51", "H-RA5-51", "H-RA5-52", "C4-74", "C4-75", "OS1", "OS2-13" and "OS2-14", the zoning of Lots 9 and 10 and Part of Lot 11, Broken Front Range, Credit Indian Reserve, in the City of Mississauga, PROVIDED HOWEVER THAT the "RM4-76", "RM9-1", "RM10-2", "RM10-3", "RA3-36", "RA3-37", "RA4-50", "RA4-51", "H-RA5-51", "H-RA5-52", "C4-74", "C4-75", "OS1", "OS2-13" and "OS2-14" zoning shall only apply to the lands which are shown on the attached

Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RM4-76", "RM9-1", "RM10-2", "RM10-3", "RA3-36", "RA3-37", "RA4-50", "RA4-51", "H-RA5-51", "H-RA5-52", "C4-74", "C4-75", "OS1", "OS2-13" and "OS2-14" zoning indicated thereon.

~~19. This By law shall not come into force until Mississauga Official Plan Amendment Number 97 is in full force and effect.~~