

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2025

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

WHEREAS pursuant to Section 34 and 36 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:

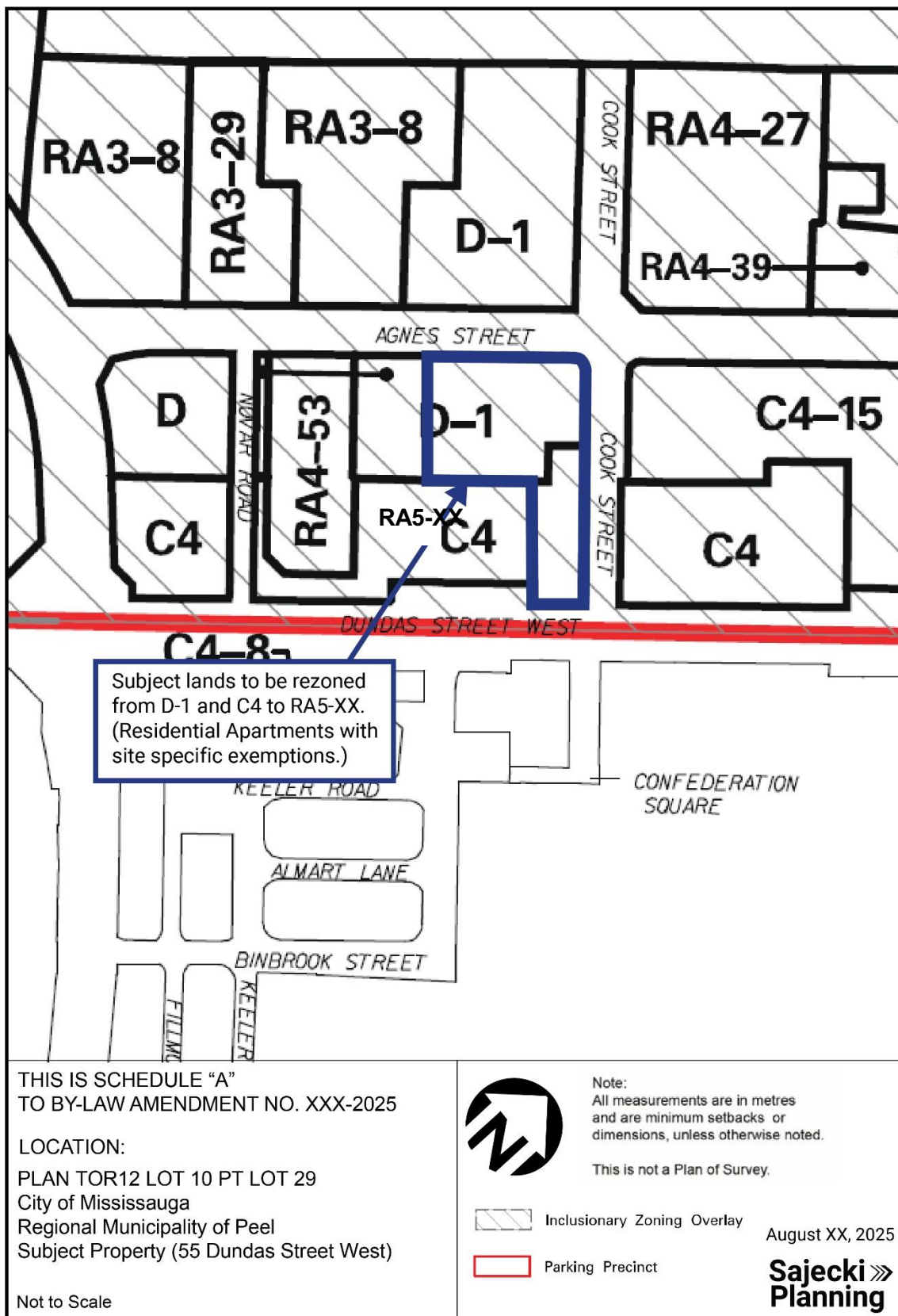
1. The lands subject to this By-law consist of PLAN TOR12 LOT 10 PT LOT 29, City of Mississauga, as shown on Schedule "A" attached hereto, and that Schedule "A" forms part of this By-law.
2. Map number 22 of "Schedule B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing "D-1" and "C4" to "RA5-XX", in the City of Mississauga, provided that the "RA5-XX" zoning shall only apply to the lands which are shown on the attached Schedule "A" outlined in the red line with the "RA5-XX" zoning indicated thereon;
3. The various heights, setbacks, stepback, and separation distances are reflected on Schedule "B".
4. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Exception Table 4.15.6.XX and adding the following:

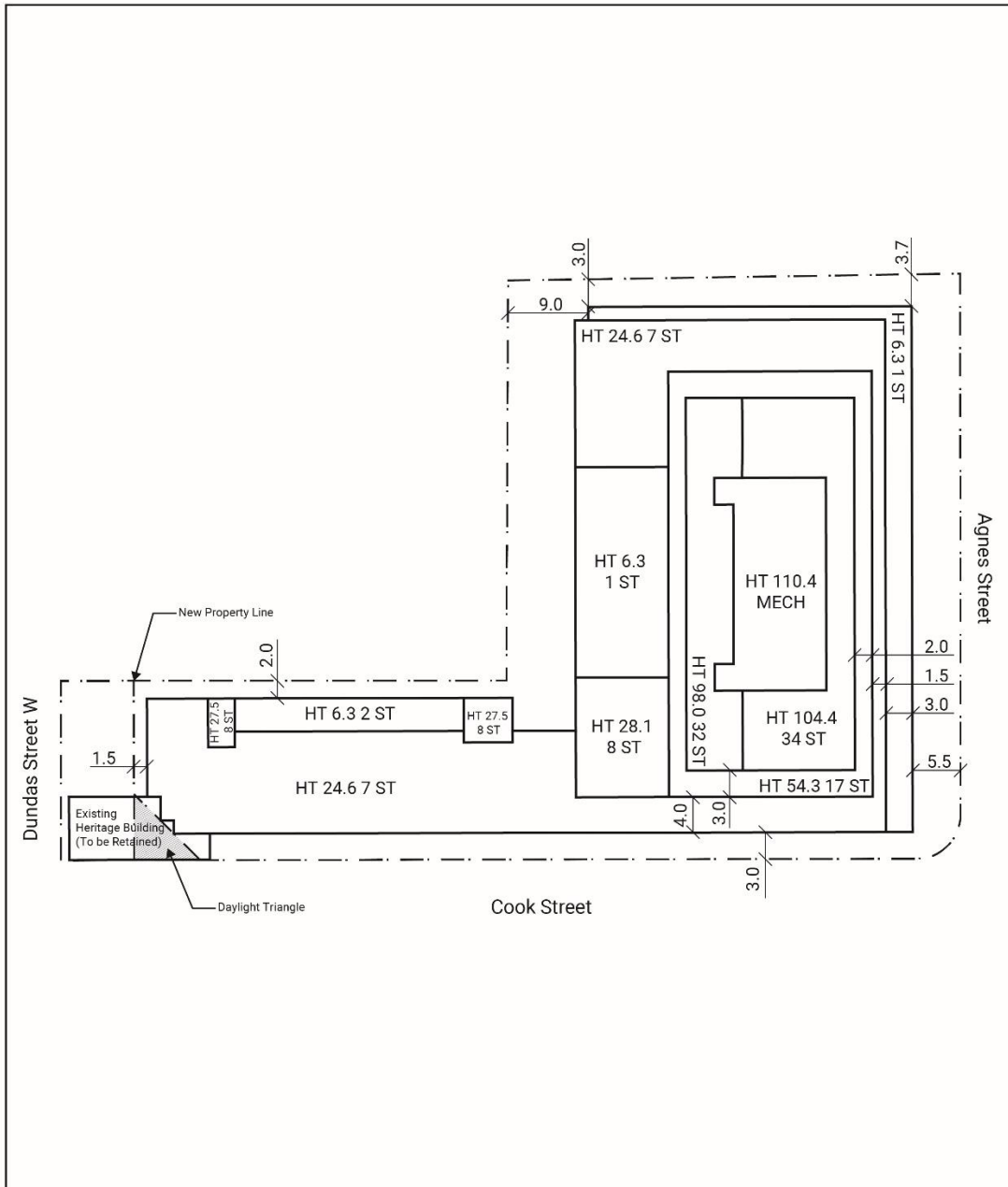
4.15.6.XX	Exception RA5-XX	Map #22	By-law: XXX-2025
In a RA5 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.XX.1	(1) Retail Store (2) Restaurant (3) Convenience Restaurant (4) Take-out Restaurant (5) Veterinary Clinic (6) Animal Care Establishment (7) Funeral Establishment (8) Service Establishment (9) Commercial School (10) Financial Institution (11) Medical Office (12) Office (13) Recreational Establishment (14) Entertainment Establishment (15) Private School (16) Day Care		

Zone Regulations		
4.15.6.XX.2	Maximum Floor Space Index- Apartment Zone	8.66
4.15.6.XX.3	Maximum Gross Floor Area - Apartment Zone per Storey for Each Storey Above 12 Storeys	1050 m ²
4.15.6.XX.4	Maximum Height	105 m and 34 storeys
	MINIMUM FRONT AND EXTERIOR SIDE YARDS	
4.15.6.XX.5	For that portion of the dwelling with a height less than or equal to 13.0 m	0 m
4.15.6.XX.6	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	1.5 m
4.15.6.XX.7	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	3 m
4.15.6.XX.8	For that portion of the dwelling with a height greater than 26.0 m	7 m
	MINIMUM REAR YARD	
4.15.6.XX.9	For that portion of the dwelling with a height less than or equal to 13.0 m	3 m
4.15.6.XX.10	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	3 m
4.15.6.XX.11	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	13 m
4.15.6.XX.12	For that portion of the dwelling with a height greater than 26.0 m	13 m
	PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES	
4.15.6.XX.13	Minimum number of resident parking spaces per apartment dwelling unit	109
4.15.6.XX.14	Minimum number of residential visitor and commercial parking spaces	104
	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREAS	
4.15.6.XX.15	Minimum Landscaped Area	22%
4.15.6.XX.16	Required Number of Loading Spaces for Apartment and/or Retirement Buildings One loading space per apartment and/or retirement building containing a minimum of 30 dwelling units , shall be required	1
4.15.6.XX.17	Required Number of Loading Spaces for Non-Residential Uses	1

	Greater than 2,350 m ² but less than or equal to 7,500 m ²	
4.15.4.X.X.18	All site development plans shall comply with Schedule RA5-XX of this Exception	

DRAFT





THIS IS SCHEDULE "B"
TO BY-LAW AMENDMENT NO. XXX-2025

LOCATION:

PLAN TOR12 LOT 10 PT LOT 29
City of Mississauga
Regional Municipality of Peel
Subject Property (55 Dundas Street West)

Not to Scale



Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey.

August XX, 2025

Sajecki »
Planning