

City of Mississauga
Corporate Report



<p>Date: February 4, 2026</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's files: CD.06-APT</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: February 23, 2026</p>

Subject

PUBLIC MEETING INFORMATION/RECOMMENDATION REPORT (ALL WARDS)

**Proposed Amendments to Zoning By-law for Urban Apartment Zones and Amenity Area
 File: CD.06-APT (ALL WARDS)**

Recommendation

That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2 of the report dated February 4, 2026 from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That an implementing zoning by-law amendment be enacted at a future City Council meeting.
2. That notwithstanding planning protocol, that this report regarding the proposed amendments to Zoning By-law 0225-2007, be considered both the public meeting and a combined information and recommendation report.

Executive Summary

- The Mayor's Housing Task Force recognized the importance of zoning reform and updated building standards as a key tool in streamlining development application review processes.
- Staff are proposing amendments to the Urban Apartment Zones and amenity area requirements for all Apartment Zones. All of the proposed amendments are either removal of regulations or a relaxation of requirements, intended to align with the priorities of the Mayor's Housing Task Force, while maintaining planning and urban design principles.

- The proposed amendments represent the first step in a comprehensive review of the City's Urban Design Program. The details of that review have been outlined in a separate companion report to be considered at the same Planning and Development Committee as this report.

Background

The City's Zoning By-law is a living document that evolves and responds to emerging trends and shifts in priorities. To ensure Mississauga is aligned with current industry best practices, land development trends, and socio-economic issues, the Planning and Building Department continuously reviews the Zoning By-law. Housing supply and affordability remain key issues facing the residents of Mississauga.

Mayor's Housing Task Force

The Mayor's Housing Task Force was created in 2024 and is aimed at bringing together government and industry experts to eliminate barriers and find solutions to increase the pace of housing creation and improving affordability. On January 22, 2025, Planning and Development Committee (PDC) received a report from the Mayor's Housing Task Force outlining key priorities and actions, including those focused on zoning reform and urban design. Concurrent to the Mayor's Housing Task Force Report, staff presented a report to PDC on December 9, 2024, acknowledging the City's commitment to reviewing and updating the City's Urban Design Program. Part of the review will include an assessment of the City's existing zoning regulations through the lens of housing affordability, climate change and urban equality.

In recognizing the key priorities of the Mayor's Housing Task Force, as well as the City's commitment to undertake an Urban Design Program Review, staff are proposing amendments to the new Urban Apartment Zone regulations.

Urban Apartment Zones

On April 29, 2024, PDC approved recommendations from staff introducing the Urban Apartment Zones (**RA6** and **RA7**). These new zones were introduced to streamline the development application review process by developing regulations consistent with recent apartment buildings being developed in more urban parts of the City. The Urban Apartment Zones are now available for applicants and/or staff to employ when proposing new apartment buildings within the Downtown, Major Nodes, Community Nodes Character Areas, and Corridors. Under Mississauga Official Plan 2051, these zones may be applied within Strategic Growth Areas, including Growth Centres, Major Transit Station Areas (MTSAs), and Growth Nodes. Staff will be utilizing these zones as a tool to help expedite the pre-zoning of MTSAs.

Amenity Area Review

On November 19, 2025, a motion was brought forward at Council to direct staff to consider eliminating all minimum amenity space requirements city-wide and report back with the necessary Zoning By-law Amendments. Following Council discussion, staff committed to review amenity area provisions and provide recommendations in a Q1 2026 staff report. This report will address amenity area requirements for all Apartment Zones, while all other applicable zones will be evaluated through the Urban Design Program Review.

The proposed amendments to the Urban Apartment Zones and amenity area requirements represent the first step in a comprehensive review of the Urban Design Program, which is further explained in a separate companion report. For more information on the proposed Zoning By-law amendments, please see Appendix 2.

Comments

Urban Apartment Zone Amendments

Built Form and Massing

In Apartment Zones, setback requirements are tied to the change in height of the building and a figurative angular plane is required to be met when abutting low-rise residential uses, creating a “step-down” design. The Urban Apartment Zones introduced setback requirements based on the podium and tower component to provide flexibility of how the building is articulated and designed. However, the figurative angular plane adjacent to low-density residential uses was carried over from the existing Apartment Zone regulations. Staff recommend removing this regulation and refocusing the setback requirements on the tower and podium components. This will result in additional floor area within the podium. Please see Figure 1 below.

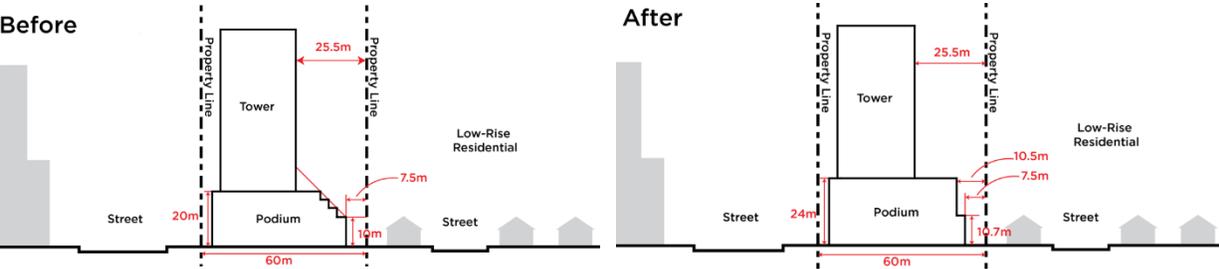


Figure 1: Comparison between the existing angular plane regulation versus the amended regulation.

The Urban Apartment Zones also have a minimum distance requirement between towers, which is intended to assist with privacy, preserve sky views, and mitigate pedestrian-level wind and other microclimatic considerations. Staff recommend a reduction of this standard from 30 metres (98.4 ft) to 25 metres (82.0 ft.) to be more in keeping with industry trends and constructing within a more urban context in the City.

Residential and Mixed Use Development

The Urban Apartment Zones introduced regulations aimed at fostering a prominent residential or non-residential presence, depending on whether the project is a mixed use or residential-only building. In order to maintain a residential character, raised entrances into residential units were required to help create a buffer between public and private realms. For ground level commercial uses, entrances are required to directly face the street to encourage pedestrian activity and an active public realm. Staff recommend removing these regulations to provide additional flexibility, recognizing that the activation and transition between public and private realms can be successfully achieved through alternate measures via the Site Plan Approval process (i.e. architectural elements, landscaping, decorative fences, window treatments).

Glazing (percentage of a storey that must be glass) is required for non-residential uses located at grade to support active, street-related commercial uses and to allow for natural surveillance of the street. Staff recommend a reduction to the standard to respond to evolving market trends. Lastly, to provide flexibility for uses within the podium, such as spacious residential lobbies or active commercial uses, allowing additional podium height through this amendment is also proposed.

Table 1 provides a summary of the proposed amendments for the Urban Apartment Zones.

	RA6 Mixed Use Urban Apartment Zone	RA7 Residential Urban Apartment Zone	Proposed Amendment
Angular Plane to Podium	Required (step-down)	Required (step-down)	7.5 m (24.6 ft.) to lower podium; 10.5 m (34.4) to upper podium
Minimum Tower Separation	30.0 m (98.4 ft.)	30.0 m (98.4 ft.)	Reduce to 25.0 m (82.0 ft.)
Minimum First Storey Height (containing residential units)	N/A	0.6 m (2 ft.) above finished grade	Remove
Maximum First Storey Height (containing residential units)	N/A	1.2 m (3.9 ft.) above finished grade	Remove
Pedestrian Access Facing Streetline (applicable for non-residential uses)	Required		Remove
Glazing on First Storey (applicable for non-residential uses)	50%		Reduce to 40%
Maximum Podium Height	6 storeys and 20.0 m (65.6 ft.)		Maintain 6 storeys, increase to 24.0 m (78.7 ft.)

Table 1: Proposed Amendments to the Urban Apartment Zones.

Amenity Area Review

High-rise residential developments function like vertical neighbourhoods, with amenity areas serving as an extension of one's home. Amenity areas are indoor or outdoor recreational spaces provided for communal use by residents and can include amenities like: coworking spaces, gym and fitness studios, party rooms, rooftop terraces, etc. A growing body of evidence indicates that these areas serve as third places, a place to gather outside of your home and work or school that can foster social interaction and a sense of community, while reducing isolation and psychological stress.

The City's current zoning framework provides for flexibility related to indoor and outdoor amenity areas so that proposed development can respond appropriately to the changing needs of the community. The minimum requirements for amenity areas are outlined in Table 2 below.

	RA1 to RA5 Apartment Zones	RA6 & RA7 Urban Apartment Zones	CC1 to CC4 Downtown Core Zones
Minimum amenity area	The greater of 5.6 m ² /dwelling unit (60.3 ft ² /dwelling unit) or 10% of the site area	4.5 m ² /dwelling unit (48.4 ft ² /dwelling unit)	---
Minimum amenity area to be provided outside in a contiguous area	---	55 m ² (592 ft ²)	---
Minimum amenity area to be provided outside at grade	55 m ² (592 ft ²)	---	---
Minimum percentage of total required amenity area to be provided in one contiguous area	50%	---	---
Minimum landscaped area	40%	---	40% (only applicable for CC4)

Table 2: Minimum amenity area and landscaped area requirements for apartment buildings in the RA1-RA7 and CC1-CC4 Zones.

Staff undertook a comprehensive review of amenity area trends and requirements approved across the City through zoning by-law amendments, site plans, and minor variance applications, and benchmarked other municipalities within the Greater Toronto and Hamilton Area (GTHA). Staff explored the risks and advantages of implementing varying requirements for amenity areas, including the option of removing the minimum requirement altogether.

Option for Elimination of Amenity Area Requirements

The City's planning framework identifies areas targeted for future growth and development. The proposed amendments to the amenity area requirement respond to this hierarchy of density and uses. The Downtown Core is designated to accommodate the greatest densities within the City, supported by no maximum height restrictions or minimum amenity area requirements. The

Apartment Zones (**RA1 to RA5**) are generally suited for ‘tower-in-the-park’ contexts, characterized by high-rise development with large setbacks and landscaping requirements, while the Urban Apartment Zones (**RA6 and RA7**) represent apartment buildings located in dense, mixed-use urban contexts. Considering the Apartment Zones and Urban Apartment Zones encompass a range of densities and can be applied across different contexts throughout the City, staff recommend retaining a minimum amenity area requirement within these zones.

Eliminating amenity area requirements entirely presents a risk of insufficient, or potentially no amenity areas for residents in new apartment buildings. This risk can be significant for residents given the rise of smaller residential units in apartment buildings and the need for third spaces. This concern is heightened when combined with the City’s reduced ability to secure parkland and cash-in-lieu under Bill 23, the *More Homes Built Faster Act, 2022*. A key change of Bill 23 impacts Privately Owned Public Spaces (POPS), by allowing applicants to offer POPS as an alternative for parkland dedication. In absence of clear regulatory controls, the City’s oversight into the overall design, maintenance, and operations of these spaces to ensure they satisfy service level conditions and adequately address the City’s parkland and facility needs, remains uncertain.

As a result, amenity areas play an increasingly important role in absorbing the potential losses created by the City’s inability to secure unencumbered parkland. This issue can become exacerbated in neighbourhoods already experiencing parkland deficiencies, such as the Dixie-Dundas Community Node, where additional strain and overuse of existing park infrastructure will occur.

Compared to municipalities across the GTHA, Mississauga’s amenity area requirements reflect a more progressive approach, including a lower overall amenity rate and flexibility in providing this space either indoors or outdoors. In an international context, staff note amenity areas for apartment buildings are not always mandated through a minimum amenity area requirement. Instead, these cities rely on different approaches to deliver these spaces, such as area-wide planning rather than lot-by-lot requirements, mandated shared spaces like courtyards for new developments, or public open space regulations. These spaces function similarly to amenity areas by providing indoor or outdoor spaces for communal use and provide similar benefits.

Recommendation for Minimum Amenity Area

Following staff’s review, it is recommended that the minimum amenity area requirement be reduced for all Apartment Zones (**RA1-RA7**) to 3.0 m² per dwelling unit. Approximately 85% of all new apartment developments over the last ten years would meet this new requirement. In addition, staff recommend that this new rate apply only to new development to protect existing buildings from converting amenity areas to other uses without due consideration. Owners of existing apartment buildings may submit a minor variance application for a reduction, which are reviewed on a case-by-case basis by the Committee of Adjustment.

Amenity areas can facilitate social interactions and provide opportunities for community building outside of the home and workplace. While staff appreciate the challenging cost environment for residential developers and recognize amenity area requirements can be a contributing factor to overall project costs, the City's efforts to reduce other significant costs, such as reductions to Development Charges, Rental Property Tax rates, and Community Benefits Charges, are likely to have a greater impact on overall project costs and housing affordability. Through the Urban Design Program Review, staff will continue to explore the provision of amenity areas, including the associated costs and long-term maintenance considerations.

Other Considerations for Zoning Flexibility - Bill 17 and 60

Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, received Royal Assent on June 5, 2025. This Bill introduces measures that aim to streamline the planning approval process. To limit the number of Minor Variance applications, Bill 17 allows a 10% as-of-right variation of setbacks from property lines. Bill 60, *Fighting Delays, Building Faster Act, 2025* received Royal Assent on November 27, 2025 and is also aimed at accelerating development for housing. Similar to Bill 17, Bill 60 will allow as-of-right variations to minimum and maximum standards set out in the City's Zoning By-law, but the Province has not yet released the detailed regulation.

These as-of-right variations will be added to the lesser zone requirements outlined in this report.

Engagement and Consultation

Staff consulted with the Building Industry and Land Development Association (BILD) on the proposed amendments. Comments were generally supportive, and specific comments were directed towards the amended minimum amenity area requirement. Details of the responses are included in Appendix 1.

Planning Analysis Summary

LAND USE POLICIES AND REGULATIONS

A detailed Planning Analysis of the applicable land use policies and regulations can be found in Appendix 1.

Financial Impact

There are no financial impacts resulting from the Recommendations in this report.

Conclusion

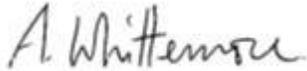
The City's Planning and Building Department is committed to continuous improvement of our service portfolio so that landowners, businesses, residents, and other parties can help us deliver on our commitment to get more housing built and facilitate economic growth and the development of land. This includes evaluating the City's Zoning By-law on a continuous basis to

respond to evolving trends and issues. The proposed amendments to the Apartment Zones and Urban Apartment Zones are intended to be less onerous for applicants to implement, streamline approvals for housing, while also providing greater flexibility within regulations to allow for more homes.

In summary, the proposed Zoning By-law amendments are acceptable from a planning standpoint and should be approved.

Attachments

- Appendix 1: Detailed Planning Analysis
Appendix 2: Proposed Zoning By-law Amendments



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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**Information/Recommendation Report
Detailed Planning Analysis
City Initiated Zoning By-law Amendment**

Table of Contents

1. Community Comments	2
2. Summary of Applicable Policies, Regulations and Proposed Amendments	4
3. Provincial Planning Statement, 2024 (PPS).....	11
3. Consistency with PPS (2024).....	11
4. Mississauga Official Plan (MOP)	12
5. Mississauga Official Plan (MOP) 2051	14
6. Zoning.....	16
7. Conclusion	16

1. Community Comments

Prior to the public meeting, staff circulated a draft of the zoning by-law amendments to the Urban Apartment Zones (**RA6** and **RA7**) and amenity area requirements for all Apartment Zones, to the Building Industry and Land Development Association (BILD). Comments were generally supportive, and specific comments were directed towards the amended minimum amenity area requirement. Below is a summary and response to the specific comments received.

Comment 1:

Request for sites that have been rezoned to allow for apartment buildings, but have not yet begun construction, to benefit from the amended minimum amenity area requirement.

Staff Response:

Staff are recommending a provision that will allow sites that have been rezoned for a new apartment building, with site specific amenity area rates, and where construction has not commenced, to benefit from the amended minimum amenity area requirement.

Comment 2:

Concerns regarding the cost of amenity area, including upfront purchase prices and increased ongoing condominium maintenance fees, and request to remove the minimum amenity area requirement altogether.

Staff Response:

Eliminating minimum amenity area requirements would provide greater flexibility for builders and developers to determine the appropriate level of amenity based on market

demand, sales data, and current trends, rather than prescriptive zoning by-law regulations. However, staff would not support new apartment building developments that provide no amenities for residents without due consideration.

The Downtown Core Zones (**CC1** to **CC4**) demonstrates this approach effectively. While there are generally no minimum amenity area requirements, staff note all new apartment buildings within the Downtown Core provide amenity for residents. In fact, approximately 91% of all new apartment developments located in the Downtown Core over the last ten years would meet the proposed minimum amenity area requirement of 3.0 m² per dwelling unit. Unlike the Downtown Core Zones, the Apartment Zones and Urban Apartment Zones apply to a wider range of densities and contexts throughout the City. Given this variability, staff recommend retaining a minimum amenity area requirement within these zones.

Eliminating amenity area requirements entirely presents a risk of insufficient, or potentially no amenity areas for residents in new apartment buildings. This concern is heightened when combined with the City's reduced ability to secure parkland and cash-in-lieu under Bill 23, the *More Homes Built Faster Act*, 2022.

While staff appreciate the challenging cost environment for residential developers and recognize amenity area requirements can be a contributing factor to overall project costs, the City's efforts to reduce other significant costs, such as reductions to Development Charges, Rental Property Tax rates, and Community Benefits Charges, are likely to have a greater impact on overall project costs and housing affordability. Through the Urban Design Program Review, staff

will continue to explore the provision of amenity areas, including the associated costs and long-term maintenance considerations.

Comment 3:

Clarification on the amendments to the angular plane regulation and the use of the Urban Apartment Zones to pre-zone Major Transit Station Areas (MTSAs).

Staff Response:

Staff provided the commenter with an explanation of the amendment to the figurative angular plane regulation. The angular plane requirement for apartment buildings adjacent to low-density residential uses in the Urban Apartment Zones was carried over from the existing Apartment Zone regulations. The regulation requires that any portion of an apartment building above 10.0 m (32.8 ft.) in height, when abutting low-rise residential at the interior or rear, is required to have a minimum building setback of 7.5 m (24.6 ft.). Every additional 1.0 m (3.3 ft.) in height of the building requires an additional 1.0 m (3.3 ft.) setback, up to a maximum of 25.5 m (83.7 ft.), creating a “step-down” design. Staff recommend removing this regulation and refocusing the setback requirements on the tower and podium components and will provide updated graphics at Planning and Development Committee to reflect this revised approach more accurately.

Staff are intending to use the Urban Apartment Zones as a tool to help expedite the pre-zoning of MTSAs. Concerns have been raised regarding the requirement for a podium. The podium is aimed at creating a comfortable, pedestrian scale while mitigating the perception of the height of the tower above. As staff undertake the MTSA pre-zoning exercise and continue the comprehensive Urban Design Program review,

the regulations will be assessed and continue to be evaluated in the context of the pre-zoning work.

2. Summary of Applicable Policies, Regulations and Proposed Amendments

The *Planning Act* requires that Mississauga Official Plan be consistent with the Provincial Planning Statement and conform with the applicable provincial plans. The policy and regulatory documents that affect these proposed amendments have been reviewed and summarized in the sections below.

Only key policies relevant to the proposed amendments have been included. The summary tables listed in the subsections below should be considered a general summary of the intent of the policies and should not be considered exhaustive. The proposed amendments have been evaluated based on these policies.

Policy Document	Legislative Authority/Applicability	Key Policies
Provincial Planning Statement (PPS) (2024)	<p>The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development.</p> <p>Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of housing options for all Ontarians. (PPS 2024 Ch. 1)</p> <p>Building Homes, Sustaining Strong and Competitive Communities (PPS 2024 Ch. 2)</p> <p>Official plans shall identify provincial interests and set out appropriate land use designations and policies (PPS 2024 Policy 6.1)</p> <p>Planning authorities' role to keep zoning by-laws up to date with their official plans and the PPS (PPS 2024 Policy 6.6)</p>	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation. (PPS 2024 2.2.1)</p> <p>Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources. (PPS 2024 2.3.1.2)</p> <p>Planning authorities are encouraged to identify and focus growth and development in strategic growth areas. (PPS 2024 2.4.1.1)</p>

Mississauga Official Plan (in-effect)

The policies of Mississauga Official Plan (MOP) implement provincial directions for growth. MOP is generally consistent with the PPS 2024 and conforms with the Greenbelt Plan and Parkway Belt West Plan. An Official Plan Review was recently conducted and Mississauga Official Plan 2051 was adopted by City Council on April 16, 2025 (see below).

As of July 1, 2024, the Region of Peel’s Official Plan (ROP) has been deemed to form part of an official plan of Mississauga.

The proposed City-initiated Zoning By-law amendments do not require an amendment to Mississauga Official Plan (MOP).

Relevant Mississauga Official Plan (in-effect) Policies

The following policies are applicable in the review of the proposed city-initiated Zoning By-law amendments. In some cases, the description of the general intent summarizes multiple policies.

	General Intent
Chapter 5 Direct Growth	<p>Mississauga encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. (MOP 5.1.6)</p> <p>Intensification Areas will be planned to reflect their role in the City Structure hierarchy. (MOP 5.5.3)</p> <p>Development will promote the qualities of complete communities. (MOP 5.5.4)</p>
Chapter 7 Complete Communities	<p>In order to create a complete community and develop a built environment supportive of public health, the City will: c) encourage environments that foster incidental and recreational activity. (MOP 7.1.3)</p>
Chapter 9 Build A Desirable Urban Form	<p>Mississauga will develop an urban form based on the urban system and the hierarchy identified in the city structure as shown on Schedule 1: Urban System. (MOP 9.1.1)</p> <p>The city vision will be supported by site development that: a) respects the urban hierarchy. (MOP 9.1.10)</p> <p>Appropriate height and built form transitions will be required between sites and their surrounding areas. (MOP 9.2.1.9)</p> <p>Tall buildings will be appropriately spaced to provide privacy and permit light and sky views. (MOP 9.2.1.12)</p> <p>Tall buildings will address pedestrian scale through building articulation, massing and materials. (MOP 9.2.1.14)</p>

Buildings should have active façades characterized by features such as lobbies, entrances and display windows. Blank building walls will not be permitted facing principal street frontages and intersections. (MOP 9.2.1.24)

For non-residential uses, at grade windows will be required facing major streets and must be transparent. (MOP 9.2.1.25)

Buildings should be oriented to, and positioned along the street edge, with clearly defined primary entry points that directly access the public sidewalk, pedestrian connections and transit facilities. (MOP 9.2.1.31)

Buildings and streetscapes will be situated and designed so as to encourage pedestrian circulation. (MOP 9.2.1.34)

Private open space and/or amenity areas will be required for all development. (MOP 9.3.5.5)

Development will provide for pedestrian safety through visibility, lighting, natural surveillance and minimizing vehicular conflicts. (MOP 9.4.1.4)

Developments should be compatible and provide appropriate transition to existing and planned development by having regard for the following elements: front, side and rear yards; j. views, sunlight and wind conditions; l. privacy and overlook. (MOP 9.5.1.2)

Developments will provide a transition in building height and form between Intensification Areas and adjacent Neighbourhoods with lower density and heights. (MOP 9.5.1.5)

Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated. (MOP 9.5.1.9)

Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by: a. providing walkways that are connected to the public sidewalk, are well lit, attractive and safe; b. fronting walkways and sidewalks with doors and windows and having visible active uses inside; c. avoiding blank walls facing pedestrian areas. (MOP 9.5.2.2)

Buildings must clearly address the street with principal doors and fenestrations facing the street in order to: a. ensure main building entrances and at grade uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk; b. provide strong pedestrian connections and landscape treatments that link the buildings to the street; and c. ensure public safety. (MOP 9.5.3.2)

	<p>Tall buildings will minimize undue physical and visual negative impact relating to: a. microclimatic conditions, including sun, shadow and wind; b. noise; c. views; d. skyview; and e. adjacent cultural heritage resources, open spaces, the public realm, community infrastructure and residences. (MOP 9.5.3.9)</p> <p>The lower portion of tall building developments will include a built form that achieves street frontage and at grade relationships to support a pedestrian oriented environment. (MOP 9.5.3.10)</p> <p>Active building frontages should be designed to face public spaces including entries and windows to ensure natural surveillance opportunities. (MOP 9.5.6.2)</p>
Chapter 19 Implementation	<p>To ensure that the policies of this Plan are being implemented, the following controls will be regularly evaluated: b. Mississauga Zoning By-law. (MOP 19.4.2)</p>
Former Region of Peel Official Plan Policies	<p>The ROP identifies the lands affected by the proposed zoning by-law amendments as being located within Peel's Urban System.</p> <p>General objectives of ROP, as outlined in Section 5.2, include providing a diversity of complete healthy communities, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel.</p> <p>It is the policy of Regional Council to:</p> <p>To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs. (ROP 5.4.8)</p>

Mississauga Official Plan 2051

The policies of Mississauga Official Plan 2051 (MOP 2051) implement provincial directions for growth which focuses, amongst others, climate change; protection of natural heritage; increasing housing supply and affordability; and, creating a multi-modal city with less reliance on driving with the planning horizon to 2051.

MOP 2051 was adopted by Council on April 16, 2025 on the basis that its policies are consistent with the Provincial Planning Statement, 2024. The document has been sent to the Minister of Municipal Affairs and Housing for approval.

Relevant Mississauga Official Plan 2051 Policies

The proposed City-initiated Zoning By-law amendments have been reviewed against the MOP 2051.

The following policies are applicable in the review of the proposed city-initiated Zoning By-law amendments. In some cases, the description of the general intent summarizes multiple policies.

	General Intent
Chapter 3 Directing New Development	<p>In directing growth as per Table 3-1, Mississauga will: b. ensure that development is mixed use, compact, and transit and active transportation supportive, in appropriate locations, to provide a range of local live/work opportunities. (MOP 3.2.5)</p> <p>The City Structure establishes a hierarchy associated with the scale and intensity of use. Each hierarchy level has a policy framework that guides height, density and land use requirements. Each is informed by the geography of the element, its purpose within the City and its capacity, which includes existing and planned infrastructure. The city structure and associated density hierarchy set the foundation for the orderly growth of the city. The City Structure is also designed to create unique communities that offer a range of housing types and provides guidance for those who wish to redevelop properties. (MOP 3.3.5.1)</p>

<p>Chapter 8 Well Designed Healthy Communities</p>	<p>Mississauga will develop an urban form based on and informed by the City Structure as identified in Chapter 3 of this Plan. (MOP 8.2.1)</p> <p>The city vision will be supported by site development that: a. respects the hierarchy established by the City Structure; c. demonstrates context sensitivity and transition, including to the public realm. (MOP 8.2.10)</p> <p>For non-residential uses, at grade windows will be required when facing major streets and must be transparent. (MOP 8.3.9)</p> <p>Buildings within Strategic Growth Areas should be oriented to, and positioned along the street edge, with clearly defined primary entry points that directly access the public sidewalk, pedestrian connections and transit facilities. (MOP 8.3.10)</p> <p>While new development need not mirror existing development, new development will: b. minimize overshadowing on adjacent neighbours; c. contribute to a cohesive silhouette and a well-articulated architectural expression through the use of appropriate height transitions and separation distances. (MOP 8.3.12)</p> <p>Development will be designed to: f. foster health by supporting cultural expression, social connections and advance equity and inclusion; g. be pedestrian oriented and scaled and support transit use. (MOP 8.4.1.4)</p> <p>Streetscapes will be designed to create a sense of identity through the treatment of architectural features, forms, massing, scale, site layout, orientation, landscaping, lighting, and signage and wayfinding. (MOP 8.4.1.8)</p> <p>An attractive, comfortable and safe public realm will be created through the use of landscaping, the screening of unattractive views, protection from the elements, as well as the buffering of parking, loading and storage areas. (MOP 8.4.1.16)</p> <p>Private open space and/or amenity areas will be required for all development. (MOP 8.4.5.6)</p> <p>Tall buildings will be appropriately spaced to provide privacy and permit light and sky views. (MOP 8.6.1.6)</p> <p>Buildings must clearly address the street with principal doors and fenestrations facing the street in order to: a. ensure main building entrances and ground-related uses are located and designed to be prominent, face the public realm and be clearly visible and directly accessible from the public sidewalk; b. provide strong pedestrian connections and landscape treatments that link the buildings to the street; and c. ensure public safety and universal accessibility. (MOP 8.6.1.9)</p> <p>Buildings will be pedestrian oriented through the design and composition of their façades, including their scale, proportion, continuity, rhythms, texture, detailing and materials. (MOP 8.6.1.15)</p>
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	<p>Buildings should avoid blank street wall conditions. Blank walls resulting from phased development will require upgraded architectural treatment. (MOP 8.6.1.16)</p> <p>Tall buildings will minimize undue physical and visual negative impact relating to: a. microclimatic conditions, including sun, shadow and wind; b. noise; c. views; d. sky view; and e. adjacent cultural heritage resources, open spaces, the public realm, community infrastructure and residences. (MOP 8.6.1.17)</p> <p>Tall buildings will be sited and designed to enhance an area’s skyline as well as to preserve, reinforce and define view corridors. (MOP 8.6.1.18)</p> <p>Tall buildings will address pedestrian scale through building articulation, massing and materials. The lower portion of tall building developments will include a built form that achieves street frontage and at grade relationships that prioritize a pedestrian oriented environment. (MOP 8.6.1.19)</p> <p>Developments will be compatible and provide appropriate transition to existing and planned development by having regard for the following elements: e. the size and distribution of building mass and height; f. appropriate height transition to adjacent buildings including considerations for applicable angular planes and separation distances; h. views, sunlight and wind conditions; j. privacy and overlook. (MOP 8.6.2.2)</p> <p>Transitions between buildings with different heights will be achieved by providing an appropriate change in height and massing. This will be done using methods that may include setbacks, the stepping down of buildings, angular planes, separation distances and other means in accordance with Council-approved plans and design guidelines. (MOP 8.6.2.5)</p> <p>Proposed high-rise buildings in areas where two or more high-rise buildings exist within the immediate context will relate to the surrounding buildings and provide for appropriate height transition and separation distances. (MOP 8.6.2.7)</p> <p>Development proposals will demonstrate compatibility and integration with surrounding land uses and the public realm by ensuring that adequate privacy, sunlight and sky views are maintained and that microclimatic conditions are mitigated. (MOP 8.6.2.11)</p> <p>A mix of building types is encouraged on-sites that can accommodate more than one building. Where a development includes more than one building, the site will be designed to ensure appropriate site organization and building locations that: c. ensure appropriate spacing of buildings; and d. ensure appropriate transition in scale between buildings of different scales and types and other lower-scaled uses. (MOP 8.6.2.17)</p> <p>Developments will be sited and massed to contribute to a safe and comfortable environment for pedestrians by: a. providing universally designed walkways that are connected to the public sidewalk, are well lit, attractive and safe; b.</p>
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	<p>fronting walkways and sidewalks with doors and windows and having visible active uses inside; c. avoiding blank walls facing pedestrian areas. (MOP 8.6.3.3)</p> <p>Development proponents will be required to ensure that pedestrian circulation and connections are accessible, comfortable, safe and integrated into the overall system of trails and walkways. (MOP 8.6.3.4)</p> <p>Active building frontages should be designed to face public spaces including entries and windows to increase visibility. (MOP 8.6.5.2)</p>
Chapter 18 Implementation	To ensure that the policies of this Plan are being implemented, the following guidelines and controls will be regularly evaluated: b. Mississauga Zoning By-law. (MOP 18.4.2)

3. Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS), was released on August 20, 2024, and came into effect on October 20, 2024. This new document replaces both the Provincial Policy Statement, 2020, and the Growth Plan for the Greater Golden Horseshoe; consolidating the two frameworks into a single, province-wide document.

The update aims to streamline policies and place greater responsibility on municipalities to manage growth locally, with a focus on intensification, housing development, and transit-supportive communities.

The new PPS provides direction on land use planning by ensuring that municipal decisions align with provincial interests, such as promoting efficient land use, encouraging diverse housing options, and supporting sustainable development by coordinating land use with existing and planned public infrastructure.

The PPS includes policies promoting the creation of healthy, liveable, and safe communities.

3. Consistency with PPS (2024)

The Vision of the PPS emphasizes prioritizing a mix of housing options that will support a diverse and growing population and workforce, as well as the efficient use of land and resources.

Section 2.2.1 directs planning authorities to support intensification and redevelopment to achieve complete communities, including through the planning and provision of a range and mix of housing options. Similarly, Sections 2.3.1.2(a) and 2.2.1(c) encourage land use patterns and a mix of housing options and densities which efficiently uses land and resources.

Establishing new zones, like the Urban Apartment Zones, is intended to encourage apartment buildings that integrate a mix of uses and efficiently serves the diverse needs of an urban population. These zones include provisions more appropriate for an urban context, support pedestrian-scaled streets, and contribute to a vibrant public realm and street level activity. The

amendments to the Urban Apartment Zones are aimed at streamlining approvals for housing and reducing regulatory complexity for both staff and applicants, while also providing flexibility within regulations to allow for more residential units.

Section 2.4.1.1 encourages planning authorities to identify and focus growth in strategic growth areas. The Urban Apartment Zones are intended to be applied in the Downtown, Major Nodes, Community Nodes, Character Areas, Major Transit Station Areas (MTSAs), as well as Corridors to further support compact, efficient development in areas targeted for growth and development.

Overall, the proposed Zoning By-law amendments are consistent with the Vision of the PPS for intensification and growth in an efficient manner that fosters complete communities, prioritizes a mix of housing options, and efficiently uses land and resources.

4. Mississauga Official Plan (MOP)

Mississauga's Official Plan guides how the City will grow and develop, outlines the goals and policies intended to be achieved by 2031, as required by the *Planning Act*.

Section 5.1.6 encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. The Urban Apartment Zones are intended to encourage apartment buildings that integrate a mix of uses and efficiently serves the diverse needs of an urban population.

Sections 9.2.1.24, 9.2.1.25, 9.2.1.31, 9.2.1.34, 9.4.1.4, 9.5.2.2, 9.5.3.2 and 9.5.6.2 encourage pedestrian-oriented streetscapes, a vibrant public realm, natural surveillance and

safety, and active frontages through various means including the addition of active uses, entrances directly facing the street, connected walkways, at-grade transparent windows, and lighting.

The Urban Apartment Zones include provisions that support these principles. Glazing is required for non-residential uses located at grade to support active, street-related commercial uses and to allow for natural surveillance of the street, raised entrances into residential units are required to help create a buffer between public and private realms, and ground level commercial entrances are required to directly face the street to encourage pedestrian activity and an active public realm. In recognizing that the activation and transition between public and private realms can effectively be achieved through alternative design measures via the Site Plan Approval process, these regulations will either be reduced or removed to provide flexibility and streamline approvals for housing.

Sections 9.2.1.9, 9.2.1.12, 9.2.1.14, 9.5.1.2, 9.5.1.5, 9.5.1.9, 9.5.3.9, and 9.5.3.10 requires development to transition in height and built form to surrounding areas to ensure compatibility and for the purposes of providing privacy, light and sky views, as well as protecting against wind and shadows. These policies also emphasize achieving a pedestrian scale for tall buildings through building articulation and massing, as well as through the requirement for the lower portion of a tall building to include a built form that supports a pedestrian oriented environment.

The amendment proposes to remove the angular plane regulation in the Urban Apartment Zones and refocuses transition through setback and yard requirements for the tower and podium as an alternative to stepping down. The tower

separation distance will also be reduced through this amendment, to better reflect current industry trends and to reflect the intended urban context of the Urban Apartment Zones.

Podiums located at the base of a tower are intended to create a comfortable, pedestrian scaled environment which mitigates the perception of height of the tower above. The proposed amendment increases maximum podium height and provides flexibility to accommodate a wider range of uses within the podium, including spacious residential lobbies or active commercial uses.

These amendments provide flexibility and reduce regulatory complexity while still achieving the intent of the policies, including allowing for appropriate transition in height and massing, privacy, sky view, and mitigation of pedestrian-level wind and other microclimatic considerations.

Section 9.3.5.5 requires that all development have private open space and/or amenity areas. Amenity areas can serve as third places, a place to gather outside of your home and work or school that can foster social interaction and a sense of community.

Staff are proposing to retain the minimum amenity area requirement for the Apartment Zones (RA1, RA2, RA3, RA4 & RA5) and Urban Apartment Zones (RA6 & RA7) and propose a reduction to 3.0 m² (32 ft²) per dwelling unit based on a comprehensive review of amenity area trends and rates approved across the City by Zoning By-law Amendments, Site Plans, and Minor Variance applications, and benchmarking of other municipalities within the Greater Toronto and Hamilton Area (GTHA).

The City's planning framework identifies areas targeted for future growth and development, as well as areas more appropriately suited for moderate density. Sections 9.1.1 and 9.1.10 requires development and urban form that respects the urban hierarchy of the City. Section 5.5 outlines policies applicable to Intensification Areas, including Downtown, Major Nodes, Community Nodes, Corporate Centres, and Protected MTSA's, where the Urban Apartment Zones may be applied. Sections 5.5.3 and 5.5.4 requires Intensification Areas to be planned in accordance with the City's hierarchy of density and land uses, and in a manner that promotes complete communities.

The proposed minimum amenity area requirement amendments to the Apartment Zones and Urban Apartment Zones respond to and reflect the hierarchy of density and land uses. The Downtown, targeted for significant growth and intensification, is supported by no height maximums or minimum amenity area requirements. The Apartment Zones represent apartment buildings generally suited for 'tower-in-the-park', characterized by high-rise development with larger setbacks and a minimum landscaping requirement of 40% of the lot area. The Urban Apartment Zones represent apartment buildings located in dense, mixed-use urban contexts, reflected by reduced minimum amenity area and landscaping requirements. The amended minimum amenity area requirement for the Apartment Zones and Urban Apartment Zones would respond to these varying contexts and levels of intended growth and density.

Section 7.1.3 (c) recognizes the importance of environments that support incidental and recreational activity. With the rise of smaller residential units, decline in third places, limited opportunities for the City to secure unencumbered parkland,

and potential losses in oversight over the provision of Privately Owned Public Spaces (POPS), additional importance is placed on amenity areas serving as passive and recreational areas.

Section 19.4.2 recognizes Mississauga's Official Plan and Zoning By-law as needing to be regularly evaluated to ensure policies of MOP are implemented. The proposed amendments to the Apartment Zones and Urban Apartment Zones respond to this by reducing regulatory complexity and streamlining approvals for housing, while also providing flexibility within regulations to allow for more units.

The proposed Zoning By-law amendments conform to MOP as they implement the City's intent to direct growth in a manner that reflects its hierarchy of density and land uses and supports compact, mixed use, and pedestrian oriented apartment building development. These amendments also provide flexibility and a streamlined regulatory approach aimed to facilitate housing delivery, while maintaining built form, public realm, and amenity area principles necessary to achieve complete communities.

5. Mississauga Official Plan (MOP) 2051

The proposed Zoning By-law amendments aligns with key policies outlined above in Mississauga Official Plan 2051.

Section 3.2.5 encourages compact, mixed use development that is transit supportive, in appropriate locations, to provide a range of local live/work opportunities. The Urban Apartment Zones are intended to encourage apartment buildings that integrate a mix of uses and efficiently serves the diverse needs of an urban population.

Sections 8.2.10, 8.3.9, 8.3.10, 8.4.1.4, 8.4.1.8, 8.4.1.16, 8.6.1.9, 8.6.1.15, 8.6.1.16, 8.6.3.3, 8.6.3.4, 8.6.5.2 encourage pedestrian-oriented streetscapes, a vibrant public realm, natural surveillance and safety, and active frontages through various means including the incorporation of active uses, entrances directly facing the street, connected walkways, at-grade transparent windows, and lighting.

The Urban Apartment Zones include provisions that support these principles. Glazing is required for non-residential uses located at grade to support active, street-related commercial uses and to allow for natural surveillance of the street, raised entrances into residential units are required to help create a buffer between public and private realms, and ground level commercial entrances are required to directly face the street to encourage pedestrian activity and an active public realm. In recognizing that the activation and transition between public and private realms can effectively be achieved through alternative design measures via the Site Plan Approval process, these regulations will either be reduced or removed to provide flexibility and streamline approvals for housing.

Sections 8.3.12, 8.6.1.6, 8.6.1.17, 8.6.1.18, 8.6.1.19, 8.6.2.2, 8.6.2.5, 8.6.2.7, 8.6.2.11, and 8.6.2.17 requires development to transition in height and built form to surrounding areas to ensure compatibility and for the purposes of providing privacy, light and sky views, as well as protecting against wind and shadows. These policies also emphasize achieving a pedestrian scale for tall buildings through building articulation and massing, as well as through the requirement for the lower portion of a tall building to include a built form that supports a pedestrian oriented environment.

The amendment proposes to remove the angular plane regulation in the Urban Apartment Zones and refocuses transition through setback and yard requirements for the tower and podium as an alternative to stepping down. The tower separation distance will also be reduced through this amendment, better reflecting current industry trends and is consistent with the intended urban context of the Urban Apartment Zones.

Podiums located at the base of a tower are intended to create a comfortable, pedestrian scaled environment which mitigates the perception of height of the tower above. The proposed amendment increases maximum podium height and provides flexibility to accommodate a wider range at the podium level, including spacious residential lobbies or active commercial uses.

These amendments provide flexibility and reduce regulatory complexity while still achieving the intent of the policies, including allowing for appropriate transition in height and massing, privacy, sky view, and mitigation of pedestrian-level wind and other microclimatic considerations.

Section 8.4.5.6 requires that all development have private open space and/or amenity areas. Amenity areas can serve as third places, a place to gather outside of your home and work or school that can foster social interaction and a sense of community.

Staff are proposing to retain the minimum amenity area requirement of the Apartment Zones (RA1, RA2, RA3, RA4 & RA5) and Urban Apartment Zones (RA6 & RA7) and propose a reduction to 3.0 m² (32 ft²) per dwelling unit based on a comprehensive review of amenity area trends and rates

approved across the City by Zoning By-law Amendments, Site Plans, and Minor Variance applications, and benchmarking of other municipalities within the Greater Toronto and Hamilton Area (GTHA).

With the rise of smaller residential units, decline in third places, limited opportunities for the City to secure unencumbered parkland, and potential losses in oversight over the provision of Privately Owned Public Spaces (POPS), additional importance is placed on retaining minimum amenity area provisions.

The City's planning framework identifies areas targeted for future growth and development, as well as areas more appropriately suited for moderate density. Section 3.3.5.1 describes the way the City Structure and associated density hierarchy set the foundation for the orderly growth of the city. Sections 8.2.1 and 8.2.10 directs development and an urban form that respects and is informed by the hierarchy of the City Structure.

The proposed minimum amenity area requirement amendments to the Apartment Zones and Urban Apartment Zones respond to and reflect the hierarchy of density and land uses. The Downtown, targeted for significant growth and intensification, is supported by no height maximums or minimum amenity area requirements. The Apartment Zones represent apartment buildings generally suited for 'tower-in-the-park', characterized by high-rise development with larger setbacks and a minimum landscaping requirement of 40% of the lot area. The Urban Apartment Zones represent apartment buildings located in dense, mixed-use urban contexts, reflected by reduced minimum amenity area and landscaping requirements. The amended minimum amenity area

requirement for the Apartment Zones and Urban Apartment Zones would respond to these varying contexts and levels of intended growth and density.

Section 18.4.2, recognizes Mississauga's Official Plan and Zoning By-law as needing to be regularly evaluated to ensure policies of MOP 2051 are implemented. The proposed amendments to the Apartment Zones and Urban Apartment Zones respond to this by reducing regulatory complexity, streamlining approvals for housing, while also providing flexibility within regulations to allow for more units.

The proposed Zoning By-law amendments conform to MOP 2051 as they implement the City's intent to direct growth in a manner that reflects its hierarchy of density and land uses and supports compact, mixed use, and pedestrian oriented apartment building development. These amendments also provide flexibility and a streamlined regulatory approach aimed to facilitate housing delivery, while maintaining built form, public realm, and amenity area principles necessary to achieve complete communities.

6. Zoning

Please see Appendix 2: Proposed Zoning By-law Amendments in this regard.

7. Conclusion

City staff have evaluated the proposed amendments against the PPS (2024), the City's in-effect Official Plan and Council adopted MOP 2051.

Based on the above analysis, staff are of the opinion the proposed Zoning By-law amendments are consistent with the PPS and conform to Mississauga Official Plan.

Proposed Zoning By-law Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
Part 4.15: Apartment Zones			
1.	Part 4 – Residential Zones	Introduce Article 4.1.15.6 to Subsection 4.1.15 Apartment Zones.	To prevent the conversion and loss of amenity areas in existing apartment buildings in the Apartment Zones, the amended minimum amenity area rate applies only to new apartment buildings, including sites that have been rezoned to allow for apartment buildings with site specific amenity area rates, but have not yet begun construction. For existing buildings, the minimum amenity area rate in effect prior to this amendment will continue to apply. The requirement in the base RA1-RA5 zones is 5.6 m ² (60.3 ft. ²) per dwelling unit or 10% of the site area, whichever is greater.
		Amend Line 15.4 of Table 4.15.1 – RA1 to RA5 Permitted Uses and Zone Regulations.	Amend the minimum amenity area requirement to 3.0 m ² (32 ft. ²) per dwelling unit for the Apartment Zones based on a comprehensive review of amenity area trends and rates approved across the City, and benchmarking of municipalities across the Greater Toronto and Hamilton Area (GTHA). The reduced rate reflects the City’s hierarchy of density and land uses and aims to strike a balance between protecting the interests of the public, while also aligning ourselves with industry and land development trends. Staff reviewed approved apartment developments over a ten year period in Mississauga, and approximately 85% of those projects

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
			<p>would comply with the recommended rate. Staff are of the opinion that the balance of other development scenarios can be reviewed on a case-by-case basis by the Committee of Adjustment, to ensure that there is sufficient justification to meet the City's goals for amenity areas.</p>
Part 4.16: Urban Apartment Zones			
1.	Part 4 – Residential Zones	<p>Amend Line 5.3 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.</p>	<p>A podium is required at the base of an apartment building in the Urban Apartment Zones, ranging from a minimum of three storeys (10.7 m or 35 ft.) to a maximum of six storeys (20 m or 66 ft.) in height.</p> <p>To provide flexibility for uses within the podium, such as spacious residential lobbies or active commercial uses, the maximum podium height will be increased to 24.0 metres (78.7 ft.), and 6 storeys will be maintained. Additional flexibility is also beneficial to account for various grading scenarios.</p>
		<p>Remove Lines 5.4 and 5.5 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.</p>	<p>Only applicable for the RA7 Zone, raised entrances into residential units are required to help create a buffer between public and private realms.</p> <p>These regulations will be removed to provide additional flexibility, recognizing that the activation and transition between public and private realms can be successfully achieved through alternate measures via the Site Plan</p>

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
			Approval process i.e. landscaping, decorative fences, window treatments, architectural elements.
		Amend Line 7.2 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.	To be more in keeping with industry trends and constructing within an urban context in the City, the tower separation requirement will be reduced to 12.5 m (41 ft.) to achieve an overall tower separation of 25 m (82 ft.) when abutting property containing an apartment building or zoned to construct an apartment building.
		Remove Line 7.3 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.	This amendment removes the angular plane regulation in the Urban Apartment Zones and instead achieves appropriate transition through setback and yard requirements on the tower and podium components.
		Introduce Line 7.3 to Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.	When abutting low-rise residential, a minimum interior side and rear setback of 7.5 m (24.6 ft.) is required for the podium up to a height of 10.7 m (35 ft.), and 10.5 m (34.4 ft.) up to a height of 24 m (78.7 ft.). The interior and rear setback to the tower portion when abutting low-rise residential will be 25.5 m (83.6 ft.).

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
			<p>This amendment refocuses the setback and yard requirements on the tower and podium components as an alternative to stepping down to be less prescriptive and to provide additional flexibility in comparison to the previous angular plane regulation while still achieving an appropriate transition. This amendment will effectively allow for additional floor area to be provided in the podium.</p>
		<p>Amend Line 8.0 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.</p>	<p>The tower separation provision in the Urban Apartment Zones is intended to assist with privacy, preserve sky view, and mitigate pedestrian-level wind and other microclimatic considerations.</p> <p>Through this amendment, the tower separation requirement will be reduced from 30 metres (98.4 ft) to 25 metres (82 feet) to be more in keeping with industry trends and the intended urban context of this Zone.</p>
		<p>Amend Line 9.1 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.</p>	<p>Glazing is required for non-residential uses located at grade to support active, street-related commercial uses and to allow for natural surveillance of the street. The requirement for glazing will be reduced to 40% through this amendment to respond to evolving market trends and is consistent with what the City has historically approved.</p>

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
		Remove Line 9.3 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.	<p>For commercial uses within the podium and above the first storey, entrances are required to directly face the street.</p> <p>This regulation will be removed to further simplify these zones, recognizing that the activation and transition between public and private realms can be successfully achieved through alternate measures via the Site Plan Approval process i.e. landscaping, decorative fences, window treatments, architectural elements.</p>
		Amend Line 13.3 of Table 4.16.1 – RA6 and RA7 Permitted Uses and Zone Regulations.	<p>Amend the minimum amenity area requirement to 3.0 m² (32 ft.²) per dwelling unit for the Urban Apartment Zones based on a comprehensive review of amenity area trends and rates approved across the City, and benchmarking of municipalities across the Greater Toronto and Hamilton Area (GTHA).</p> <p>The reduced rate reflects the City’s hierarchy of density and land uses and aims to strike a balance between protecting the interests of the public, while also aligning ourselves with industry and land development trends. Staff reviewed proposed apartment developments over a ten year period in Mississauga, and approximately 85% of those projects would comply with the recommended rate. Staff are of the opinion that the balance of other development scenarios can be reviewed on a case-by-case basis by the Committee of Adjustment, to ensure that there is</p>

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
			sufficient justification to meet the City's goals for amenity areas.

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.