



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0055-2026

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

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Article 4.1.15.7 to Subsection 4.1.15 as follows:

4.1.15.7 Minimum Amenity Area

Notwithstanding Sentence 1.1.2.3.1 of this By-law, on a lot subject to an Exception Zone, area specific provisions in this By-law, or a minor variance approved by the Committee of Adjustment, the minimum **amenity area** requirement for new **dwelling units** constructed on or after the date of enactment and passing of this By-law (April 29, 2026), shall be the lesser of the requirement identified in Line 15.4.1 contained in Table 4.15.1 of this By-law, or the minimum **amenity area** required in the applicable Exception Zone, area specific provisions or minor variance.

2. By-law Number 0225-2007, as amended, is further amended by changing Line 15.4 contained in Table 4.15.1 as follows:

Column	A	B	C	D	E	F
Line	ZONES	RA1	RA2	RA3	RA4	RA5
1.0						
ZONE REGULATIONS						
15.0	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA					
15.4	Minimum amenity area for existing dwelling units constructed before the date of enactment and passing of this By-law (<u>April 29, 2026</u>)	The greater of 5.6 m ² per dwelling unit or 10% of the site area				
15.4.1	Minimum amenity area for new dwelling units constructed on or after the date of enactment and passing of this By-law (<u>April 29, 2026</u>) ⁽⁸⁾	3.0 m ² per dwelling unit				

NOTES: (8) See also Article 4.1.15.7 of this By-law.

3. By-law Number 0225-2007, as amended, is further amended by changing Table 4.16.1 as follows:

Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
ZONE REGULATIONS			
5.0	HEIGHT		
5.3	Maximum podium height	24.0 m 20.0 m and 6 storeys	
5.4	Minimum height of the first storey containing dwelling units	n/a	0.6 m above finished grade
5.5	Maximum height of the first storey containing dwelling units	n/a	1.2 m above finished grade
7.0	MINIMUM INTERIOR SIDE AND REAR YARDS AND SETBACKS ⁽¹⁰⁾		
7.2	From the rear and interior side lot lines to the tower	12.5 m 15.0 m ⁽³⁾	
7.3	Where an interior side or rear lot line, or any portion thereof, abuts a zone permitting detached dwelling, semi-detached, linked dwelling, townhouse, street townhouse, stacked townhouse or back to back townhouse, the following shall apply:	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m ⁽²⁾	
7.3.1	For that portion of the building with a height less than or equal to 10.7 m	7.5 m	
7.3.2	For that portion of the building with a height greater than 10.7 m and less than or equal to 24.0 m	10.5 m	
7.3.2	For that portion of the building with a height greater than 24.0 m	25.5 m	
8.0	MINIMUM ABOVE GRADE SEPARATION BETWEEN EXTERIOR OF THE TOWERS LOCATED ON THE SAME LOT, EXCLUSIVE OF PROJECTIONS	25.0 m 30.0 m	
9.0	STREET FRONTAGES		
9.1	A minimum of 40% 50% of the area of the first storey streetwall of a building containing an additional use contained in Article 4.16.1.1 of this By-law shall contain glazing	✓	
9.3	For an additional use above the first storey and along the streetwall, pedestrian access shall be provided facing a street line	✓	n/a
13.0	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA		
13.3	Minimum amenity area	3.0 m ² per dwelling unit 4.5 m² per dwelling unit	

4. The greyed-out text, identified in Sections 2 and 3 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

ENACTED and PASSED this 29th day of April, 2026.

Approved by Legal Services City Solicitor City of Mississauga
<i>K Pfaff</i>
Katie Pfaff
Date: April 16, 2026
File: CD.06-APT

C. Pawanish
MAYOR

W. J. P. Pawanish
CLERK

APPENDIX "A" TO BY-LAW NUMBER 0055-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to make amendments to the Urban Apartment Zones (RA6 and RA7) to provide greater flexibility within regulations while maintaining planning and urban design principles. Amendments also proposed include changes to minimum amenity area requirements for the Apartment Zones (RA1 to RA5) and the Urban Apartment Zones, applicable to new apartments only.

This By-law includes revisions to the following Sections of By-law 0225-2007, as amended:

- Section 4.1 - Residential General Provisions
- Section 4.16 - RA6 and RA7 Zones (Urban Apartments)

Location of Lands Affected

The changes will affect future apartment developments in the City of Mississauga.

Further information regarding this By-law may be obtained from Ameena Khan of the City Planning and Building Department at 905-615-3200 ext. 4473.

<http://teamsites.mississauga.ca/sites/18/Bylaws/CD.06-APT.by-law.ak.jmcc.docx>