THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2026

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

WHEREAS pursuant to Sections 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;

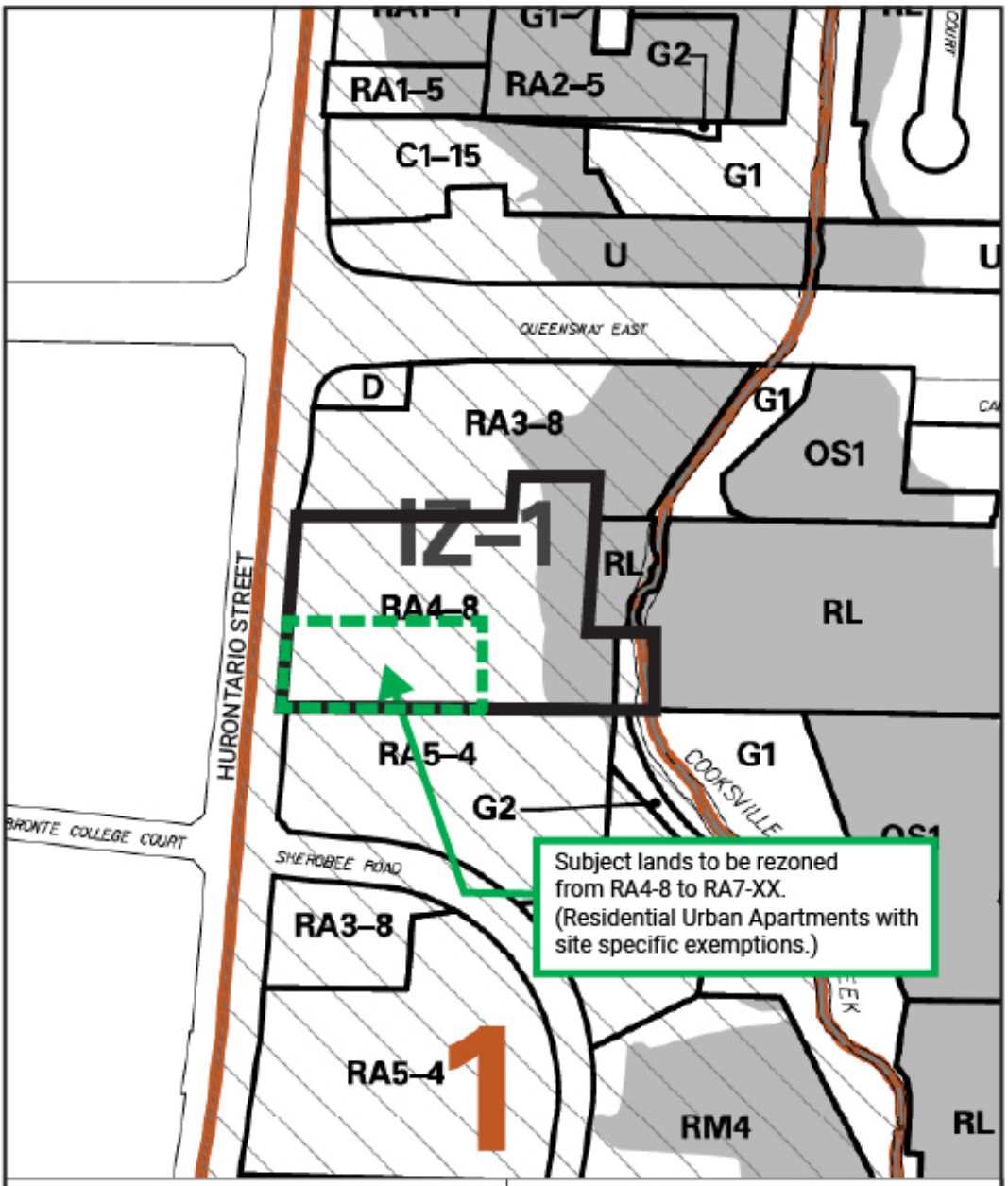
NOW THEREFORE, the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. The lands subject to this By-law consist of Part of Lot 15, Concession 1 South of Dundas Street, Geographic Township of Toronto, and Part of Lot 1 Registered Plan B-27, City of Mississauga, as shown on Schedule "A", "B", and "C" attached hereto, and that Schedule "A", "B", and "C" form part of this By-law.

2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by rezoning the lands subject to this By-law from "RA4-8" to "RA7-XX" on 'Area 1', as shown on Schedule "B" of this By-law, with the following exceptions:

4.16.3.XX	Exception RA7-XX	Map #XX	By-law: XXX-2026
In a RA7-XX zone the permitted uses and applicable regulations shall be as specified for a RA7 zone except that the following uses/regulations shall apply:			
Regulations			
4.16.3.XX.1	Notwithstanding Article 2.1.1.3 of this By-law a physical service and utilities **structure** for providing electric power transmission shall not be subject to the zone regulations.		
4.16.3.XX.2	Maximum **tower floor plate** for a building greater than or equal to 12 storeys		785 m^2
4.16.3.XX.3	Maximum **height**		120m and 35 storeys (excludes mechanical penthouse)
4.16.3.XX.4	Maximum **podium height**		28.5 m and 7 storeys
4.16.3.XX.5	Maximum **front yard** to a **podium**		6.6 m
4.16.3.XX.6	Minimum **rear yard** to a **podium**		3.0 m
4.16.3.XX.7	Minimum **amenity area**		3.0 m^2 per dwelling unit
4.16.3.XX.8	Minimum setback from the **rear lot line** and **interior side lot line** to the tower		11 m to the rear and 8.5 m to the interior side lot lines
4.16.3.XX.9	Minimum above grade separation between exterior of the towers located on the same **lot**, exclusive of projections		25 m
4.16.3.XX.10	Minimum setback from a **parking structure** completely below finished grade, inclusive of external access stairwells and vents, to any **lot line** that is not a **street line**		2.7 m from front lot line, 1.0 m from the south lot line, and 0 m for all other lot lines
4.16.3.XX.11	Minimum depth of a landscaped buffer along all lot lines that is not a **street line**		1.0 m along the south lot line and 0.0 m along north and east lot line.
4.16.6.XX.12	Outdoor amenities, transformers, walkways, and air shafts, shall be permitted to encroach into a required **landscape buffer**		---
4.16.6.XX.13	Maximum projection of projecting a **balcony**, canopy or stairwell into a required yard		2.2 m
4.16.6.XX.14	All site development plans shall comply with Schedule "C" of this Exception.		

SCHEDULE "A" (EXCEPTION SCHEDULE RA7-XX ZONE)



THIS IS SCHEDULE "A"
TO BY-LAW AMENDMENT NO. XXX-2026

LOCATION:

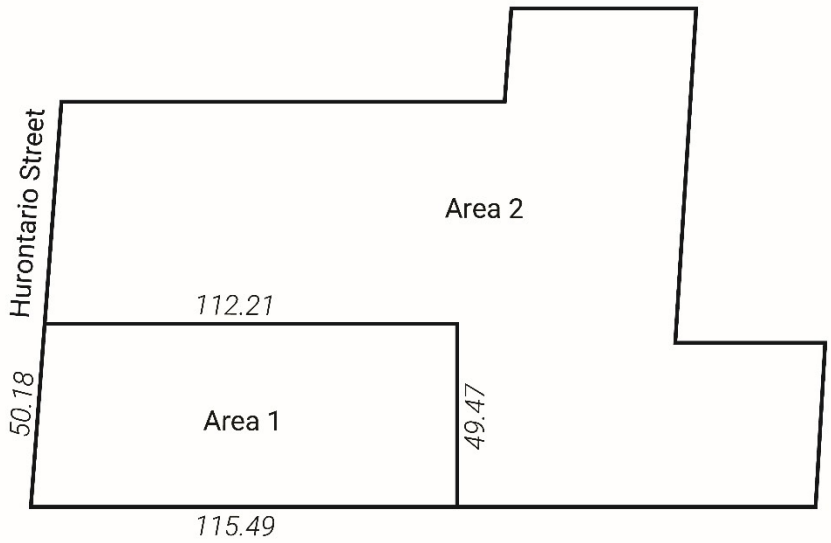
Part of Lot 15, Concession 1 south of Dundas Street and Part of Lot 1 Registered Plan B-27
City of Mississauga
Regional Municipality of Peel
Subject Property (2233-2235 Hurontario Street)
Not to Scale

Inclusionary Zoning Overlay
Parking Precinct
Greenlands Overlay

April 2026

Sajecki Planning

SCHEDULE "B" (EXCEPTION SCHEDULE RA7-XX ZONE)



THIS IS SCHEDULE "B"
TO BY-LAW AMENDMENT NO. XXX-2026

LOCATION:

Part of Lot 15, Concession 1 south of Dundas Street and Part of Lot 1 Registered Plan B-27
City of Mississauga
Regional Municipality of Peel
Subject Property (2233-2235 Hurontario Street)
Not to Scale

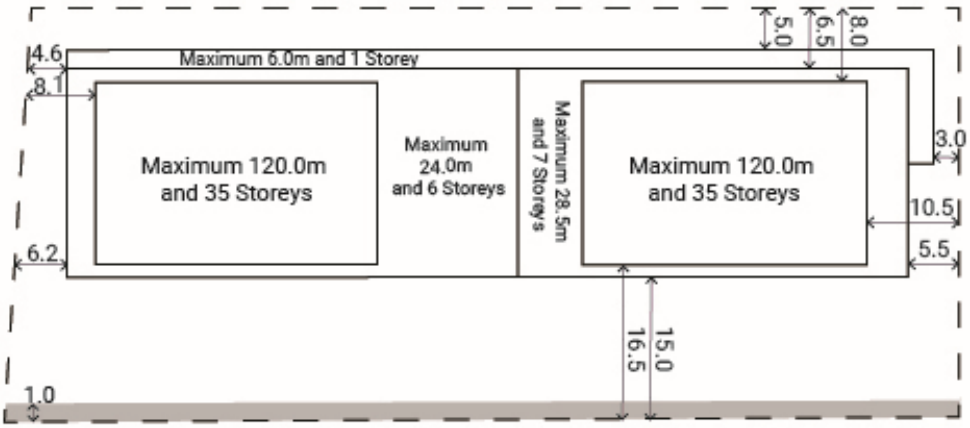
Note:
All measurements are in metres and are minimum setbacks or dimensions, unless otherwise noted.

This is not a Plan of Survey.

April 2026

Sajecki Planning

SCHEDULE "C" (EXCEPTION SCHEDULE RA7-XX ZONE)



THIS IS SCHEDULE "C"
TO BY-LAW AMENDMENT NO. XXX-2026

LOCATION:

Part of Lot 15, Concession 1 south of Dundas Street and Part of Lot 1 Registered Plan B-27
City of Mississauga
Regional Municipality of Peel
Subject Property (2233-2235 Hurontario Street)
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.

Property Line
Landscape Buffer

Not to Scale

April 2026

Sajecki Planning