



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 023-2024

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 the following Exception Table:

4.15.5.65	Exception: RA4-65	Map # 19	By-law:
In a RA4-65 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.65.1	The regulations of Line 11.2 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.65.2	Maximum gross floor area - apartment zone per storey for each storey above 12 storeys	1 825 m ²	
4.15.5.65.3	Maximum height	57.0 m and 18 storeys	
4.15.5.65.4	For the purposes of this By-law, all lands zoned RA4-65 shall be considered one lot		
4.15.5.65.5	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	
4.15.5.65.6	Notwithstanding Sentence 3.1.6.3.1 of this By-law, a bicycle parking space is to be provided in either the following sizes:		
	(1) minimum length of 1.8 m, a minimum width of 0.4 m, and a minimum clearance from the ground of 1.9 m; or,		
	(2) minimum clearance from the wall of 1.2 m, minimum width of 0.4 m, and a minimum vertical clearance from the ground of 1.9 m.		

2. Map Number 19 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 "RA4-1" to "RA4-65", the zoning of Part of Lots 2 and 3, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA4-65" 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 "RA4-65" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan 2051 Amendment Number 3 is in full force and effect.


ENACTED and PASSED this 24th day of June, 2026.

Approved by Legal Services City Solicitor City of Mississauga

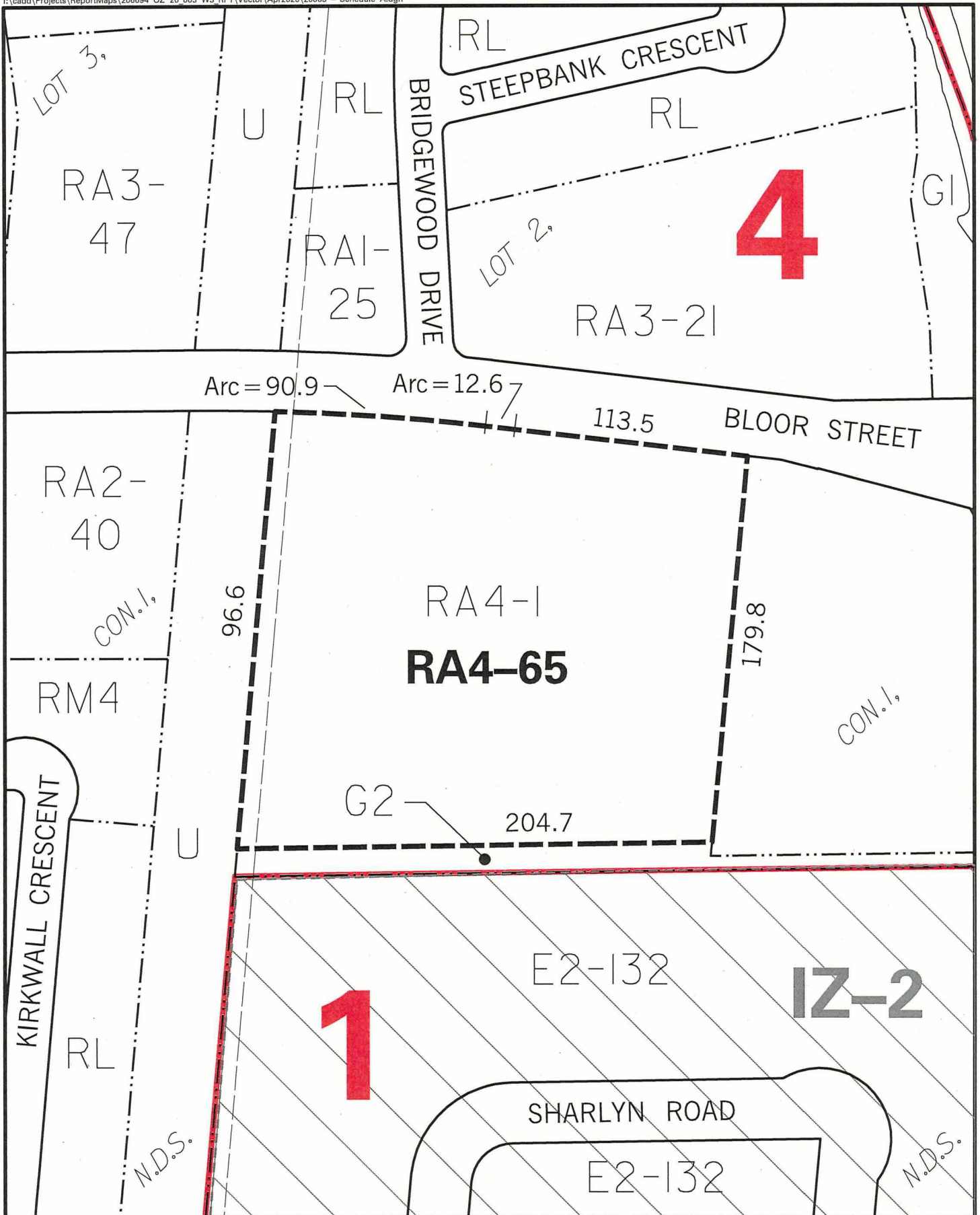
Katie Pfaff
Date: June 15, 2026
File: OZ/OPA 20/003 W3






 ACTING MAYOR



 CLERK



-  AREA SUBJECT TO REZONING
- 1,2,3,4** PARKING PRECINCT
-  PARKING PRECINCT BOUNDARY
- IZ-#** INCLUSIONARY ZONING AREA
-  INCLUSIONARY ZONING OVERLAY

THIS IS SCHEDULE "A" TO
BY-LAW 0123-2026

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Speight, Van Nostrand & Gibson Ltd. (OLS), dated May 22, 2019.

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0123-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit two 18 storey rental apartments, containing 433 dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA4-1" (Apartments - Exception) to "RA4-65" (Apartments - Exception).

"RA4-1" permits apartments with a minimum floor space index of 0.5 and maximum floor space index of 1.0.

"RA4-65" permits an increased height of 57.0 m (18 storeys) to allow two apartments. Additional regulations include reduced bicycle parking space dimensions and larger floor plates above the 12th storey.

Location of Lands Affected

South side of Bloor Street at Bridgewood Drive, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Michal Stolarczyk of the City Planning and Building Department at 905-615-3200 ext. 5519.

<http://teamsites.mississauga.ca/sites/18/bylaws/oz-opa 20-003 w3.by-law.ms.jmcc.docx>