



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 064-2026

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 the following Exception Table:

4.15.5.69	Exception: RA4-69	Map # 20	By-law:
In a RA4-69 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.69.1	(1) Townhouse (2) Back to Back Townhouse (3) Restaurant (4) Take-out Restaurant (5) Veterinary Clinic (6) Medical Office		
Regulations			
4.15.5.69.2	A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:		
	(1) minimum front yard		79.0 m
	(2) minimum interior side yard		4.5 m
	(3) minimum rear and exterior side yards		3.0 m
	(4) maximum height		13.3 m and 4 storeys
	(5) maximum encroachment of a balcony into a required yard		1.75 m
	(6) a balcony shall only be permitted to project from the front wall and/or rear wall of the fourth storey		
	(7) maximum projection of a balcony , measured from the outermost face or faces of the building from which the balcony projects		1.75 m

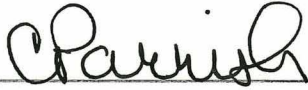
4.15.5.69	Exception: RA4-69	Map # 20	By-law:
4.15.5.69.3	A back to back townhouse shall comply with the RM10 zone regulations contained in Subsection 4.14.1 of this By-law except that:		
(1)	maximum height	13.3 m and 4 storeys	
(2)	minimum front yard	79.0 m	
(3)	minimum interior side yard	4.5 m	
(4)	minimum rear and exterior side yards	3.0 m	
(5)	notwithstanding Sentence 2.1.30.1 of this By-law, a rooftop terrace shall be permitted		
(6)	a balcony shall only be permitted to project from the front wall of the fourth storey		
4.15.5.69.4	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.5.69.5	For the purposes of this By-law, a mezzanine shall not be considered a storey		
4.15.5.69.6	Non-residential uses shall only be permitted along the lot line abutting Dundas Street East		
4.15.5.69.7	Maximum floor space index - apartment zone	3.6	
4.15.5.69.8	Minimum gross floor area - non-residential	1 200 m ²	
4.15.5.69.9	Maximum height	52.0 m and 16 storeys	
4.15.5.69.10	The lot line abutting Dundas Street East shall be deemed to be the front lot line		
4.15.5.69.11	Minimum front yard for that portion of the dwelling with a height less than or equal to 22.5 m	4.0 m	
4.15.5.69.12	Minimum front yard for that portion of the dwelling with a height greater than 22.5 m and less than or equal to 41.5 m	7.0 m	
4.15.5.69.13	Minimum front yard for that portion of the dwelling with a height greater than 41.5 m and less than or equal to 54.0 m	12.0 m	
4.15.5.69.14	Minimum interior side yard for that portion of the dwelling with a height less than or equal to 22.5 m	8.3 m	
4.15.5.69.15	Minimum interior side yard for that portion of the dwelling with a height greater than 22.5 m and less than or equal to 54.0 m	11.0 m	
4.15.5.69.16	Minimum exterior side yard for that portion of the dwelling with a height less than or equal to 22.5 m	6.5 m	
4.15.5.69.17	Minimum exterior side yard for that portion of the dwelling with a height greater than 22.5 m and less than or equal to 54.0 m	9.5 m	
4.15.5.69.18	Minimum setback to a sight triangle	3.0 m	
4.15.5.69.19	Maximum encroachment of a balcony located above the sixth storey into a required yard	1.5 m	
4.15.5.69.20	A wind screen shall be permitted to encroach into the required exterior side yard and landscaped buffer		
4.15.5.69.21	Maximum projection of a balcony located above the sixth storey , measured from the outermost face or faces of the building from which the balcony projects	1.5 m	

4.15.5.69	Exception: RA4-69	Map # 20	By-law:
4.15.5.69.22	A canopy shall only be permitted over a main front entrance of a non-residential use located on the first storey of an apartment and shall comply with the following:		
	(1) maximum encroachment of a canopy into a landscaped buffer and required yard	2.0 m	
	(2) maximum projection of a canopy, measured from the outermost face or faces of the building from which the canopy projects, into a required yard and landscaped buffer	2.0 m	
	(3) maximum width of a canopy	7.0 m	
4.15.5.69.23	Minimum separation distance between townhouse and/or back to back townhouse blocks	4.5 m	
4.15.5.69.24	Minimum separation distance between townhouse and/or back to back townhouse and an apartment	20.0 m	
4.15.5.69.25	Minimum depth of a landscaped buffer abutting a lot line that is a street line	3.0 m	
4.15.5.69.26	Minimum depth of a landscaped buffer abutting the front lot line	4.0 m	
4.15.5.69.27	Minimum amenity area to be provided outside at grade	610 m ²	

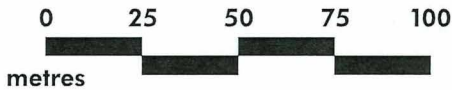
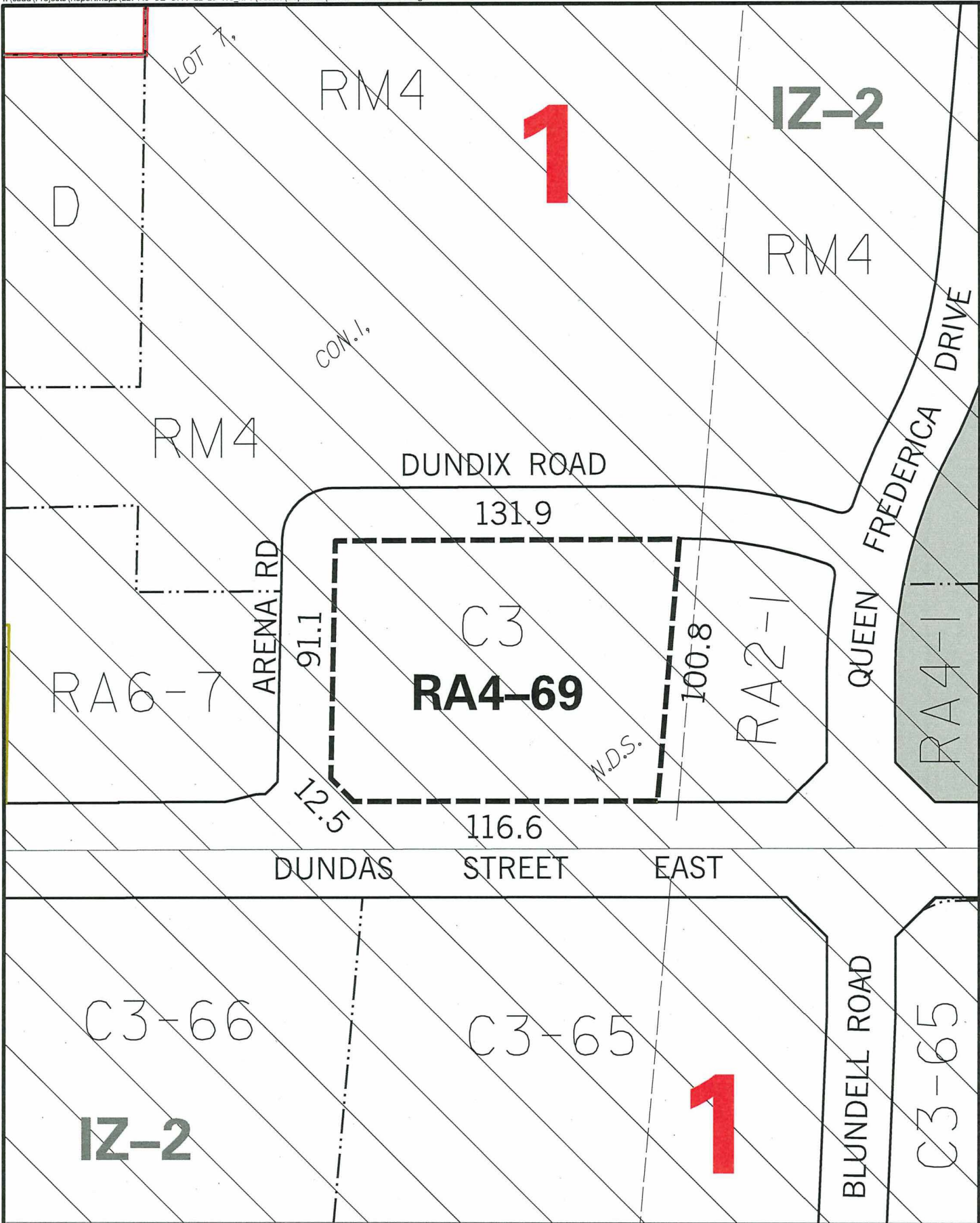
2. Map Number 20 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C3" to "RA4-69", the zoning of Part of Lot 7, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA4-69" zoning 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 "RA4-69" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan 2051 Amendment Number 18 is in full force and effect.

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

Approved by Legal Services City Solicitor City of Mississauga
<u>Baiqing Luo</u>
Baiqing Luo
Date: September 22, 2026
File: OZ/OPA 22-20 W3


MAYOR


DEPUTY CLERK



AREA SUBJECT TO REZONING



GREENLANDS OVERLAY

1,2,3,4

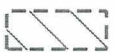
PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

INCLUSIONARY ZONING AREA



INCLUSIONARY ZONING OVERLAY

THIS IS SCHEDULE "A" TO

BY-LAW 0164-2026

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Mauro Group Inc.,(OLS) completed May 10, 2022.

CITY OF MISSISSAUGA

APPENDIX "A" TO BY-LAW NUMBER 0164-2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit two 16 storey apartments connected by a six storey podium along with ground floor commercial uses and 34 four storey back to back townhouses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3" (General Commercial) to "RA4-69" (Apartments - Exception).

"C3" permits a range of commercial uses including retail stores, restaurants, convenience and take-out restaurants, service establishments, financial institutions, entertainment establishments, commercial schools, private clubs, universities/colleges, veterinary clinics, animal care establishments, funeral establishments, and motor vehicle sales, leasing and rental facilities, among other permitted uses.

"RA4-69" permits apartments with a maximum height of 52.0 m and 16 storeys, townhouses and back to back townhouses, as well as restaurant, take-out restaurant, veterinary clinic and medical office uses. The RA4-69 zone also establishes site-specific regulations regarding building setbacks, separation distances, landscaped buffers.

Location of Lands Affected

Northeast corner of Dundas Street East and Arena Road, 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 Jaspreet Sidhu of the City Planning and Building Department at 905-615-3200 ext. 5061.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ-OPA 22-20 W3.by-law.js.jmcc.docx>