

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER _____

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

4.10.1.X	Exception: RM4-X Zone A		
In a RM4-X Zone A the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply			
Additional Permitted Uses			
4.10.1.X.1	The following additional uses shall be permitted: (1) Street Townhouse dwelling (2) Power Generation Facility, Renewable Energy accessory to a permitted use (3) Parking Lot (4) Sales Centre (5) Long-term care building (6) Hospice building (7) Retirement building		
Regulations			
4.10.1.X.2	The maximum floor space index does not apply. The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3. <div>417,500m²</div>		
4.10.1.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3. <div>3000 units</div>		
4.10.1.X.4	Minimum Landscaped Area <div>25% of the lot area</div>		
MINIMUM LOT LINE SETBACKS			
4.10.1.X.5.1	From the front, side and/or rear wall of a townhouse dwelling inclusive of stairs to a street line of a designated right-of-way 20.0m or greater identified in Subsection 2.1.14 of this By-law. <div>4.0m</div>		
4.10.1.X.5.2	From the front and/or side wall of a townhouse dwelling to all other street lines <div>4.0m</div>		
MINIMUM INTERNAL SETBACKS			
4.10.1.X.6.1	From a front and/or side wall of townhouse dwelling to an internal road , sidewalk or visitor parking space <div>1.5m</div>		
4.10.1.X.6.2	From a rear wall of townhouse dwelling to a rear wall of another dwelling <div>14.0m</div>		
4.10.1.X.6.3	From a rear wall of townhouse dwelling to an internal road or walkway <div>4.5m</div>		
MAXIMUM PROJECTIONS			
4.10.1.X.7.1	Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or side wall of a townhouse dwelling <div>2.0m</div>		
4.10.1.X.7.2	Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the rear wall of a townhouse dwelling <div>4.5m</div>		
4.10.1.X.7.3	An awning attached to the front and/or side wall of a townhouse dwelling <div>1.2m</div>		
4.10.1.X.7.4	Balcony attached to the front, side and/or side wall of a townhouse dwelling <div>1.5m</div>		

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4.10.1.X.7.5	Window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, attached to the front, side, and/or rear wall of a townhouse dwelling	1.0m
4.10.1.X.7.6	MAXIMUM HEIGHT	11.0m and 3 storeys
4.10.1.X.7.7	Maximum height for buildings with a flat roof shall be measured from established grade to the highest point of a flat roof but shall not include mechanical penthouses, stairways, and structures providing access to roof tops.	
4.10.1.X.7.8	Maximum height for buildings with a sloped roof shall be measured from established grade to the mean height level between the eaves and ridge of a sloped roof but shall not include mechanical penthouses, stairways, and structures providing access to roof tops.	
4.10.1.X.7.9	Established grade means, with reference to a building, structure or part thereof, the average elevation of the ground between demising walls and exterior side walls measured at 0.01m projection in front of the unit.	
ATTACHED GARAGE, PARKING AND DRIVEWAY		
4.10.1.X.8.1	Minimum Parking Spaces	yes (1) (2) (3)
4.10.1.X.8.2	Minimum Visitor Parking Spaces	yes (1)
4.10.1.X.8.3	Minimum Bicycle Parking Spaces	yes (4)
4.10.1.X.8.4	Maximum shared driveway width	6.0m
PARKING SPACES AND PARKING STRUCTURES		
4.10.1.X.9.1	Minimum setback between a visitor parking space and a street	3.0m
4.10.1.X.9.2	Minimum setback of a parking structure constructed above or partially above finished grade exclusive of any exit stairwell structure and mechanical venting structures, to any lot line	3.0m
4.10.1.X.9.3	Minimum setback of a parking structure constructed completely below finished grade exclusive of any exit stairwell structure and mechanical venting structures, to any lot line	1.0m
4.10.1.X.9.4	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
INTERNAL ROADS, AISLES AND SIDEWALKS		
4.10.1.X.10	Minimum width of a two-way internal road/aisle	6.0m
ADDITIONAL PROVISIONS		
4.10.1.X.11	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.10.1.X.12	Notwithstanding the provisions of Article 2.1.3.1 contained within Part 2 of this By-law, a lot may have frontage on a CEC-Private Road.	
4.10.1.X.13	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.	
4.10.1.X.14	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.	

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4.10.1.X.15	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.
4.10.1.X.16	Nothing in this by-law prevents an underground parking garage serving all lots in the area shown in Schedule 6.

4.10.2.X	Exception: RM4-X Zone B		
In a RM4-X Zone B the permitted uses and applicable regulations shall be as specified for a RM4 zone except that the following uses/regulations shall apply			
Additional Permitted Uses			
4.10.2.X.1	The following additional uses shall be permitted: (1) Street Townhouse dwelling (2) Long-term care building (3) Retirement building (4) Hospice building (5) Home occupation (6) Power Generation Facility, Renewable Energy accessory to a permitted use (7) Sales Centre (8) All uses permitted in C4 zone - Mainstreet Commercial (9) Makerspace - defined in the City of Mississauga Official Plan (dated August 2018) as: a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology.		
Regulations			
4.10.2.X.2	The maximum floor space index does not apply. The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3. <div>417,500m²</div>		
4.10.2.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3. <div>3000 units</div>		
4.10.2.X.4	Minimum Landscaped Area <div>25% of the lot area</div>		
MINIMUM LOT LINE SETBACKS			
4.10.2.X.5.1	From the front, side and/or rear wall of a townhouse dwelling inclusive of stairs to a street line of a designated right-of-way 20.0m or greater identified in Subsection 2.1.14 of this By-law. <div>4.0m</div>		
4.10.2.X.5.2	From the front and/or side wall of a townhouse dwelling to all other street lines <div>4.0m</div>		
4.10.2.X.5.3	From the rear wall of a townhouse dwelling to all other street lines <div>4.0m</div>		
4.10.2.X.5.4	From the rear wall of a townhouse dwelling to a lot line that is not a street line <div>4.0m</div>		
MINIMUM INTERNAL SETBACKS			
4.10.2.X.6.1	From a front and/or side wall of townhouse dwelling to an internal road , sidewalk or visitor parking space <div>1.5m</div>		
4.10.2.X.6.2	From a rear wall of townhouse dwelling to a rear wall of another dwelling <div>14.0m</div>		
4.10.2.X.6.3	From a rear wall of townhouse dwelling to an internal road or walkway <div>4.5m</div>		
MAXIMUM PROJECTIONS			

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4.10.2.X.7.1	Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or side wall of a townhouse dwelling	2.0m
4.10.2.X.7.2	Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the rear wall of a townhouse dwelling	2.0m
4.10.2.X.7.3	An awning attached to the front and/or side wall of a townhouse dwelling	1.2 m
4.10.2.X.7.4	Balcony attached to the front, side and/or side wall of a townhouse dwelling	1.5m
4.10.2.X.7.5	Window, chimney , pilaster or corbel, window well, and stairs with a maximum of three risers, attached to the front, side, and/or rear wall of a townhouse dwelling	1.0m
4.10.2.X.7.6	MAXIMUM HEIGHT	11.0m and 3 storeys
4.10.2.X.7.7	Maximum height for buildings with a flat roof shall be measured from established grade to the highest point of a flat roof but shall not include mechanical penthouses, stairways, and structures providing access to roof tops.	
4.10.2.X.7.8	Maximum height for buildings with a sloped roof shall be measured from established grade to the mean height level between the eaves and ridge of a sloped roof but shall not include mechanical penthouses, stairways, and structures providing access to roof tops.	
4.10.1.X.7.9	Established grade means, with reference to a building, structure or part thereof, the average elevation of the ground between demising walls and exterior side walls measured at 0.01m projection in front of the unit.	
ATTACHED GARAGE, PARKING AND DRIVEWAY		
4.10.2.X.8.1	Minimum Parking Spaces	yes (1) (2) (3)
4.10.2.X.8.2	Minimum Visitor Parking Spaces	yes (1)
4.10.2.X.8.3	Minimum Bicycle Parking Spaces	yes (4)
4.10.2.X.8.4	Maximum shared driveway width	6.0m
PARKING SPACES AND PARKING STRUCTURES		
4.10.2.X.9.1	Minimum setback between a visitor parking space and a street	3.0m
4.10.2.X.9.2	Minimum setback of a parking structure constructed above or partially above finished grade exclusive of any exit stairwell structure and mechanical venting structures, to any lot line	3.0m
4.10.2.X.9.3	Minimum setback of a parking structure constructed completely below finished grade exclusive of any exit stairwell structure and mechanical venting structures, to any lot line	1.0m
4.10.2.X.9.4	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
INTERNAL ROADS, AISLES AND SIDEWALKS		
4.10.2.X.10.1	Minimum width of a two-way internal road/aisle	6.0m
ADDITIONAL PROVISIONS		
4.10.2.X.11	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.10.2.X.12	Notwithstanding the provisions of Article 2.1.3.1 contained within Part 2 of this By-law, a lot may have frontage on a CEC-Private Road.	
4.10.2.X.13	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.	

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4.10.2.X.14	Any building or structure facing Lakeshore Road West will not contain residential uses within a minimum of 10m from the front lot line at-grade unless such uses are part of a live-work unit.
4.10.2.X.15	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.
4.10.2.X.16	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.
4.10.2.X.17	No formal loading spaces are required for commercial live/work uses located within RM4-X Zone B.
4.10.2.X.18	Nothing in this by-law prevents an underground parking garage serving all lots in the area shown in Schedule 6.

4.14.1.X	Exception: RM9-X		
In a RM9-X the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses /regulations shall apply			
Additional Permitted Uses			
4.14.1.X.1	The following additional uses shall be permitted: (1) Street Townhouse dwelling (2) Semi-detached dwelling (3) Townhouse dwelling (4) Long-term care Building (5) Retirement Building (6) Hospice Building (7) Parking Lot (8) Back to Back Townhouse on a Condominium Road (9) Back to Back Townhouse on a CEC-Road (10) Back to Back Townhouse on a Street (11) Power Generation Facility, Renewable Energy accessory to a permitted use (12) Sales Centre		
Regulations			
4.14.1.X.2	The maximum floor space index does not apply. The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3.		417,500m ²
4.14.1.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3.		3000 units
4.14.1.X.4	Maximum height for buildings with a flat roof shall be measured from established grade to the highest point of a flat roof but shall not include mechanical penthouses, stairways, and structures providing access to roof tops.		
4.14.1.X.5	Maximum height for buildings with a sloped roof shall be measured from established grade to the mean height level between the eaves and ridge of a sloped roof but shall not include mechanical penthouses, stairways, and structures providing access to roof tops.		
4.14.1.X.6	Established grade means, with reference to a building, structure or part thereof, the average elevation of the ground between demising walls and exterior side walls measured at 0.01m		

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	projection in front of the unit.	
4.14.1.X.7.	The units with frontages on Mississauga Road South as identified in Schedule 2 are subject to a maximum height of 2.5 storeys and TBD metres.	
4.14.1.X.8	Minimum Front Yard	2.5m
4.14.1.X.9	Minimum Exterior Side Yard	4.0m
4.14.1.X.10	Minimum Interior Side Yard	4.0m
4.14.1.X.11	Where any portion of the interior side lot line abuts a zone permitting detached and/or semi-detached dwellings .	4.0m
4.14.1.X.12	Where the interior side lot line abuts a RM4, RM5, RM6, RM7, RM8, RM9, RM10, RM11, or RM12 zone and the rear wall of the building abuts the interior side lot line	4.0m
4.14.1.X.13	Where the front wall of a building abuts the interior side lot line	4.0m
4.14.1.X.14	MINIMUM REAR YARD	2.5m
4.14.1.X.15	Where any portion of the rear lot line abuts a zone permitting detached and/or semi-detached dwellings	4.0m
4.14.1.X.16	Where a front wall of a building abuts the rear lot line	4.0m
MINIMUM INTERNAL SETBACKS		
4.14.1.X.17.1	From a front wall of a building to a condominium road, sidewalk, walkway, or parking space	2.0m
4.14.1.X.17.2	From a porch , exclusive of stairs, located at and accessible from the first storey or below the first storey to a condominium road, sidewalk, walkway, or parking space	2.0m
4.14.1.X.17.3	From a rear wall of a building to a side wall of another building on the same lot	10.0m
4.14.1.X.17.4	From a rear wall of a building to a rear wall of another building on the same lot	14.0m
4.14.1.X.17.5	From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys and contains a dwelling unit in the basement	14.0m
4.14.1.X.17.6	From a front wall of a building to a front wall of another building on the same lot, where the building is four storeys	14.0m
ATTACHED GARAGE, PARKING AND DRIVEWAY		
4.14.1.X.18.1	Minimum Parking Spaces	yes (1) (2) (3)
4.14.1.X.18.2	Minimum Visitor Parking Spaces	yes (1)
4.14.1.X.18.3	Minimum Bicycle Parking Spaces	yes (4)
PARKING AREAS AND PARKING STRUCTURE SETBACKS		
4.14.1.X.19.1	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0m
4.14.1.X.19.2	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
INTERNAL ROADS, AISLES AND SIDEWALKS		
4.14.1.X.20	Minimum width of a condominium road	6.0m
ADDITIONAL PROVISIONS		
4.14.1.X.21	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.	

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4.14.1.X.22	Notwithstanding the provisions of Article 2.1.3.1 contained within Part 2 of this By-law, a lot may have frontage on a CEC-Private Road.	
4.14.1.X.23	Minimum central amenity area	The greater of 2.8m ² per dwelling unit or 5% of the lot area
4.14.1.X.24	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.	
4.14.1.X.25	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.	
4.14.1.X.26	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.	
4.14.1.X.27	An on-site surface pond will be permitted within the area identified in Schedule 5 for shared stormwater servicing purposes for a period up to 10 years from the date of the passing of this by-law.	
4.14.1.X.28	Nothing in this by-law prevents an underground parking garage serving all lots in the area shown in Schedule 6.	
4.14.1.X.29	Section 4.10.1.X.23 (amenity areas) shall not apply to any townhouse dwellings in the RM9-X zone.	

4.15.6.X	Exception: RA5-X Zone A		
In a RA5-X zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses /regulations shall apply			
Additional Permitted Uses			
4.15.6.X.1	The following additional uses shall be permitted: (1) All uses permitted in C2 zone - Neighbourhood Commercial are permitted at-grade (2) Parking Lot (3) Hospice Building (4) Sales Centre (5) Convenience Retail and Service Kiosk (6) Makerspace - defined in the City of Mississauga Official Plan (dated August 2018) as: a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology. (7) Power Generation Facility, Renewable Energy accessory to a permitted use		
Regulations			
4.15.6.X.2	The maximum floor space index does not apply. The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3.		417,500m ²
4.15.6.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3.		3000 units

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4.15.6.X.4	Maximum Height	92.0m & 29 storeys
MINIMUM FRONT AND EXTERIOR SIDEYARDS		
4.15.6.X.5.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.6.X.5.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m
4.15.6.X.5.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	3.5m
4.15.6.X.5.4	For that portion of the dwelling with a height greater than 22.0m	6.0m
MINIMUM INTERIOR SIDE YARD		
4.15.6.X.6.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.6.X.6.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m
4.15.6.X.6.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	3.5m
4.15.6.X.6.4	For that portion of the dwelling with a height greater than 22.0m	6.0m
4.15.6.X.6.5	Where an interior side lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	3.5m
MINIMUM REAR YARD		
4.15.6.X.7.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.6.X.7.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m
4.15.6.X.7.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0m	3.5m
4.15.6.X.7.4	For that portion of the dwelling with a height greater than 26.0m	6.0m
4.15.6.X.7.5	Where an rear lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	3.5m
ENCROACHMENTS AND PROJECTIONS		
4.15.6.X.8.1	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	2.0m
4.15.6.X.8.2	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	2.0m
4.15.6.X.8.3	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	1.5m
MINIMUM ABOVE GRADE SEPARATION BETWEEN BUILDINGS		
4.15.6.X.9.1	For that portion of the dwelling with a height less than or equal to 13.0m	6.0m

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4.15.6.X.9.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	12.0m
PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES		
4.15.6.X.10.1	Minimum Parking Spaces	yes (1) (2) (3)
4.15.6.X.10.2	Minimum Bicycle Parking Spaces	yes (4)
4.15.6.X.10.3	Minimum setback from surface parking spaces or aisles to a street line	3.0m
4.15.6.X.10.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	3.0m
4.15.6.X.10.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	1.0m
4.15.6.X.10.6	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.15.6.X.10.7	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.	
4.15.6.X.10.8	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.	
MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER, AND AMENITY AREA		
4.15.6.X.11.1	Minimum Landscaped Area	30% of the lot area
4.15.6.X.11.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	2.0m
4.15.6.X.11.3	Minimum depth of a landscaped buffer along any other lot line	2.0m
ADDITIONAL PROVISIONS		
4.15.6.X.12	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.15.6.X.13	Notwithstanding the provisions of Article 2.1.3.1 contained within Part 2 of this By-law, a lot may have frontage on a CEC-Private Road.	
4.15.6.X.14	The provisions of Subsection 2.1.2 contained within Part 2 of this By-law shall not apply.	
4.15.6.X.15	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.	

4.15.6.X	Exception: RA5-X Zone B		
In a RA5-X zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply			
Additional Permitted Uses			

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4.15.6.X.1	The following additional uses shall be permitted:	
	(1) All uses permitted in C2 zone - Neighbourhood Commercial are permitted at-grade (2) Parking Lot (3) Sales Centre (4) Convenience Retail and Service Kiosk (5) Townhouse Dwelling (6) Street Townhouse Dwelling (7) Hospice Building (8) Makerspace - defined in the City of Mississauga Official Plan (dated August 2018) as: a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology. (9) Power Generation Facility, Renewable Energy accessory to a permitted use	
Regulations		
4.15.1.X.2	The maximum floor space index does not apply. The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3.	417,500m ²
4.15.1.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3.	3000 units
4.15.1.X.3	Maximum Height	60.0m & 19 storeys
MINIMUM FRONT AND EXTERIOR SIDEYARDS		
4.15.6.X.4.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.6.X.4.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m
4.15.6.X.4.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	3.5m
4.15.6.X.4.4	For that portion of the dwelling with a height greater than 22.0m	6.0m
MINIMUM INTERIOR SIDE YARD		
4.15.6.X.5.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.6.X.5.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m
4.15.6.X.5.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	3.5m
4.15.6.X.5.4	For that portion of the dwelling with a height greater than 22.0m	6.0m
4.15.6.X.5.5	Where an interior side lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	3.5m
MINIMUM REAR YARD		
4.15.6.X.6.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.6.X.6.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m

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4.15.6.X.6.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0m	3.5m
4.15.6.X.6.4	For that portion of the dwelling with a height greater than 26.0m	6.0m
4.15.6.X.6.5	Where an rear lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	3.5m
ENCROACHMENTS AND PROJECTIONS		
4.15.6.X.7.1	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	2.0
4.15.6.X.7.2	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	2.0
4.15.6.X.7.3	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	1.5m
MINIMUM ABOVE GRADE SEPARATION BETWEEN BUILDINGS		
4.15.6.X.8.1	For that portion of the dwelling with a height less than or equal to 13.0m	6.0m
4.15.6.X.8.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	12.0m
PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES		
4.15.6.X.9.1	Minimum Parking Spaces	yes (1) (2) (3)
4.15.6.X.9.2	Minimum Bicycle Parking Spaces	yes (4)
4.15.6.X.9.3	Minimum setback from surface parking spaces or aisles to a street line	3.0m
4.15.6.X.9.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	3.0m
4.15.6.X.9.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	1.0m
4.15.6.X.9.6	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.15.6.X.9.7	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.	
4.15.6.X.9.8	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.	
MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER, AND AMENITY AREA		
4.15.6.X.10.1	Minimum Landscaped Area	30% of the lot area
4.15.6.X.10.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	2.0m
4.15.6.X.10.3	Minimum depth of a landscaped buffer along any other lot line	2.0m

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ADDITIONAL PROVISIONS	
4.15.6.X.11	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.
4.15.6.X.12	Notwithstanding the provisions of Article 2.1.3.1 contained within Part 2 of this By-law, a lot may have frontage on a CEC-Private Road.
4.15.6.X.13	The provisions of Subsection 2.1.2 contained within Part 2 of this By-law shall not apply.
4.15.6.X.14	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.

4.15.5.X	Exception: RA4-X		
In a RA4-X 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.X.1	The following additional uses shall be permitted: (1) Parking Lot (2) Sales Centre (3) All uses permitted in C2 zone - Neighbourhood Commercial are permitted at-grade (4) Convenience Retail and Service Kiosk (5) Hospice Building (6) Makerspace - defined in the City of Mississauga Official Plan (dated August 2018) as: a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology. (7) Power Generation Facility, Renewable Energy accessory to a permitted use		
Regulations			
4.15.1.X.2	The maximum floor space index does not apply. The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3.		417,500m ²
4.15.1.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3.		3000 units
4.15.5.X.4	Maximum Height		57.0m & 18 storeys
MINIMUM FRONT AND EXTERIOR SIDEYARDS			
4.15.5.X.5.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m	
4.15.5.X.5.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m	
4.15.5.X.5.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	3.5m	
4.15.5.X.5.4	For that portion of the dwelling with a height greater than 22.0m	6.0m	
MINIMUM INTERIOR SIDE YARD			

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4.15.5.X.6.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.5.X.6.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m
4.15.5.X.6.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	3.5m
4.15.5.X.6.4	For that portion of the dwelling with a height greater than 22.0m	6.0m
4.15.5.X.6.5	Where an interior side lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	3.5m
MINIMUM REAR YARD		
4.15.5.X.7.1	For that portion of the dwelling with a height less than or equal to 13.0m	3.5m
4.15.5.X.7.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	3.5m
4.15.5.X.7.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0m	3.5m
4.15.5.X.7.4	For that portion of the dwelling with a height greater than 26.0m	6.0m
4.15.5.X.7.5	Where an rear lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	3.5m
ENCROACHMENTS AND PROJECTIONS		
4.15.5.X.8.1	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	2.0m
4.15.5.X.8.2	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	2.0m
4.15.5.X.8.3	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	1.5m
MINIMUM ABOVE GRADE SEPARATION BETWEEN BUILDINGS		
4.15.5.X.9.1	For that portion of the dwelling with a height less than or equal to 13.0m	6.0m
4.15.5.X.9.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	6.0m
4.15.5.X.9.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	6.0m
PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES		
4.15.5.X.10.1	Minimum Parking Spaces	yes (1) (2) (3)
4.15.5.X.10.2	Minimum Bicycle Parking Spaces	yes (4)
4.15.5.X.10.3	Minimum setback from surface parking spaces or aisles to a street line	3.0m

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4.15.5.X.10.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	3.0m
4.15.5.X.10.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	1.0m
4.15.5.X.10.6	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.15.5.X.10.7	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.	
4.15.5.X.10.8	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.	
MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER, AND AMENITY AREA		
4.15.5.X.11.1	Minimum Landscaped Area	30% of the lot area
4.15.5.X.11.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	2.0m
4.15.5.X.11.3	Minimum depth of a landscaped buffer along any other lot line	2.0m
ADDITIONAL PROVISIONS		
4.15.5.X.12	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.15.5.X.13	Notwithstanding the provisions of Article 2.1.3.1 contained within Part 2 of this By-law, a lot may have frontage on a CEC-Private Road.	
4.15.5.X.14	The provisions of Subsection 2.1.2 contained within Part 2 of this By-law shall not apply.	
4.15.5.X.15	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.	
4.15.5.X.16	Nothing in this by-law prevents an underground parking garage serving all lots in the area shown in Schedule 6.	

4.15.4.X	Exception: RA3-X		
In a RA3-X zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply			
Additional Permitted Uses			
4.15.4.X.1	The following additional uses shall be permitted:		
	<ul style="list-style-type: none"> (1) All uses permitted in C2 zone - Neighbourhood Commercial are permitted at-grade (2) Parking Lot (3) Sales Centre (4) Convenience Retail and Service Kiosk (5) Hospice Building 		

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<p>(6) Makerspace - defined in the City of Mississauga Official Plan (dated August 2018) as: a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology.</p> <p>(7) Power Generation Facility, Renewable Energy accessory to a permitted use</p>		
Regulations		
4.15.6.X.2	The maximum floor space index does not apply. The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3.	417,500m ²
4.15.6.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3.	3000 units
4.15.4.X.4	Maximum Height	45 m & 14 storeys
MINIMUM FRONT AND EXTERIOR SIDEYARDS		
4.15.4.X.5.1	For that portion of the dwelling with a height less than or equal to 13.0m	1.0m
4.15.4.X.5.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	1.0m
4.15.4.X.5.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	1.0m
4.15.4.X.5.4	For that portion of the dwelling with a height greater than 22.0m	3.5m
MINIMUM INTERIOR SIDE YARD		
4.15.4.X.6.1	For that portion of the dwelling with a height less than or equal to 13.0m	1.0m
4.15.4.X.6.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	1.0m
4.15.4.X.6.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	1.0m
4.15.4.X.6.4	For that portion of the dwelling with a height greater than 22.0m	3.5m
4.15.4.X.6.5	Where an interior side lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	1.0m
MINIMUM REAR YARD		
4.15.4.X.7.1	For that portion of the dwelling with a height less than or equal to 13.0m	1.0m
4.15.4.X.7.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	1.0m
4.15.4.X.7.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0m	1.0m
4.15.4.X.7.4	For that portion of the dwelling with a height greater than 26.0m	3.5m
4.15.4.X.7.5	Where an rear lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	1.0m

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ENCROACHMENTS AND PROJECTIONS		
4.15.4.X.8.1	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	1.8m
4.15.4.X.8.2	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	1.8m
MINIMUM ABOVE GRADE SEPARATION BETWEEN BUILDINGS		
4.15.4.X.9.1	For that portion of the dwelling with a height less than or equal to 13.0m	6.0m
4.15.4.X.9.2	For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	6.0m
4.15.4.X.9.3	For that portion of the dwelling with a height greater than 20.0m and less than or equal to 22.0m	6.0m
PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES		
4.15.4.X.10.1	Minimum Parking Spaces	yes (1) (2) (3)
4.15.4.X.10.2	Minimum Bicycle Parking Spaces	yes (4)
4.15.4.X.10.3	Minimum setback from surface parking spaces or aisles to a street line	3.0m
4.15.4.X.10.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	3.0m
4.15.4.X.10.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	1.0m
4.15.4.X.10.6	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.15.4.X.10.7	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.	
4.15.4.X.10.8	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.	
MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER, AND AMENITY AREA		
4.15.4.X.11.1	Minimum Landscaped Area	30% of the lot area
4.15.4.X.11.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Dwelling Zone	1.0m
4.15.4.X.11.3	Minimum depth of a landscaped buffer along any other lot line	1.0m
ADDITIONAL PROVISIONS		
4.15.4.X.12	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.	
4.15.4.X.13	Notwithstanding the provisions of Article 2.1.3.1 contained within Part 2 of this By-law, a lot may have frontage on a CEC-Private Road.	

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4.15.4.X.14	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.
4.15.4.X.15	The provisions of Subsection 2.1.2 contained within Part 2 of this By-law shall not apply.
4.15.4.X.16	Nothing in this by-law prevents an underground parking garage serving all lots in the area shown in Schedule 6.

6.2.5.X	Exception: C4- X		
In a C4-X zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.5.X.1	The following additional uses shall be permitted: (1) Long-term care Building (2) Hospice Building (3) Retirement Building (4) Convenience Retail and Service Kiosk (5) Outdoor patio accessory to a restaurant, take-out restaurant, daycare or office (6) Power Generation Facility, Renewable Energy accessory to a permitted use (7) Sales Centre (8) Makerspace - defined in the City of Mississauga Official Plan (dated August 2018) as: a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology.		
Regulations			
6.2.5.X.2	The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3.		417,500m ²
6.2.5.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3.		3000 units
6.2.5.X.4	Maximum Exterior Side Yard		6.0m
6.2.5.X.5	Minimum Interior Side Yard - Lot abutting a Residential Zone		3.0m
6.2.5.X.6	The encroachments and projections as permitted in the RA4 zone will apply.		
6.2.5.X.7	Notwithstanding 6.2.5.X.6, maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard		1.8m
6.2.5.X.8	Notwithstanding 6.2.5.X.6, 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		1.8m
6.2.5.X.9	Minimum depth of a landscaped buffer measured from any other lot line		1.5m
6.2.5.X.10	Minimum Height Flat Roof		6.0m & 1 storey
6.2.5.X.11	Minimum Height Sloped Roof		9.5m & 1 storey

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6.2.5.X.12	The minimum height provision outlined in 6.2.5.X.10 and 6.2.5.X.11 applies only to buildings or structures which front on Lakeshore Road West.
6.2.5.X.13	Maximum Height Flat Roof 18.0m and 4 storeys
6.2.5.X.14	Maximum Height Sloped Roof 21.5m and 4 storeys
6.2.5.X.15	Minimum Parking Spaces yes (1) (2) (3)
6.2.5.X.16	Minimum Bicycle Parking Spaces yes (4)
6.2.5.X.17	No dwelling units will be located on the first or second floor.
6.2.5.X.18	Within the area outlined in Schedule 4, a minimum of 1000m ² of privately-owned publicly accessible spaces will be provided. A portion or all of this requirement for privately-owned publicly accessible spaces can also be provided in an RA3 zone immediately abutting the area outlined in Schedule 4. The 1000m ² requirement may be reduced provided an equivalent amount of privately-owned publicly accessible spaces is provided elsewhere within the area identified in Schedule 3.
6.2.5.X.19	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.
6.2.5.X.20	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.
6.2.5.X.21	The provisions of Subsection 2.1.2 contained within Part 2 of this By-law shall not apply.
6.2.5.X.22	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.
6.2.5.X.23	A on-site surface pond will be permitted within the area identified in Schedule 5 for shared stormwater servicing purposes for a period up to 10 years from the date of the passing of this by-law.
6.2.5.X.24	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.
6.2.5.X.25	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.
6.2.5.X.26	Within this zone, required non-residential loading spaces are not required to be located within the same building as the non-residential use it is serving, as long as the loading space serving the use is located within the C4-X zone. Minimum loading space requirements within the C4-X zone are to be calculated based on aggregate non-residential floor area within the zone, as opposed to on a building-by-building basis.
6.2.5.X.27	Nothing in this by-law prevents an underground parking garage serving all lots in the area shown in Schedule 6.

12.2.3.X	Exception: I-X		
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In a I-X zone the permitted uses and applicable regulations shall be as specified for a I zone except that the following uses /regulations shall apply:		
Additional Permitted Uses		
12.2.3.X.1	The following additional uses shall be permitted: (1) All uses permitted in C4 zone (2) Art Gallery (3) Museum (4) Centre for the Performing Arts (5) Long-term care Building (6) Retirement Building (7) Hospice Building (8) Sales Centre (9) Real Estate Office (10) Outdoor patio accessory to a restaurant, take-out restaurant, daycare or office (11) Power Generation Facility, Renewable Energy accessory to a permitted use (12) Makerspace - defined in the City of Mississauga Official Plan (dated August 2018) as: a facility used for producing or making custom-made goods in limited quantities. These spaces may include community or artisan workshops and places to incubate shared interests, particularly in computing or technology.	
Regulations		
12.2.3.X.2	The following maximum gross floor area applies to the entire Port Credit West Village Area as identified in Schedule 3.	417,500m ²
12.2.3.X.3	The following maximum dwelling unit count applies to the entire Port Credit West Village Area as identified in Schedule 3.	3000 units
12.2.3.X.4	Minimum Front Yard	4.0m
12.2.3.X.5	Minimum Exterior Side Yard	2.5m
12.2.3.X.6	Minimum Interior Side Yard	2.5m
12.2.3.X.7	The minimum rear yard requirement shall not apply.	
12.2.3.X.8	Minimum Landscaped Buffer	2.5m
12.2.3.X.9	A minimum of 30% of the zone area will be provided as privately-owned publicly accessible spaces.	
12.2.3.X.10	Minimum Parking Spaces	yes (1) (2) (3)
12.2.3.X.11	Minimum Bicycle Parking Spaces	yes (4)
12.2.3.X.12	The required number of loading spaces for uses within all lands in this zone shall be provided in accordance with Article 3.1.4 of City of Mississauga Zoning By-law 0225-2007. Additionally, for all uses within this zone, the requirement of one non-residential loading space shall be satisfied by the provision of a non-exclusive loading space serving the residential use located within the same building as the non-residential use.	
12.2.3.X.13	Within all lands in this zone, the minimum number of non-residential loading spaces required for a building is the largest number of loading spaces required for any one of the non-residential uses within the building. These loading spaces may be shared on a non-exclusive basis between multiple non-residential uses located within the same building.	
12.2.3.X.14	Apart from a lobby restricted to 20% of the ground floor gross floor area of a building or structure , no residential uses will be permitted at-grade.	

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12.2.3.X.15	No dwelling units will be located on the first floor.
12.2.3.X.16	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.
12.2.3.X.17	A sales centre may be permitted for up to a period of 15 years from the date of the passing of this by-law.
12.2.3.X.18	The provisions of Subsection 2.1.2 contained within Part 2 of this By-law shall not apply.
12.2.3.X.19	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.

9.2.X	Exception: OS1-X		
In a OS1-X zone the permitted uses and applicable regulations shall be as specified for a OS1 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
9.2.2.X.1	The following additional uses shall be permitted: (1) Parking lot (2) Farmers' Market (3) Outdoor patio accessory to a restaurant, take-out restaurant, daycare or office		
Regulations			
9.2.2.X.2	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.		
9.2.2.X.3	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.		

9.2.3.X	Exception: OS2-X		
In a OS2-X zone the permitted uses and applicable regulations shall be as specified for a OS2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
9.2.3.X.1	The following additional uses shall be permitted: (1) Parking lot (2) Farmers' Market (3) Outdoor patio accessory to a restaurant, take-out restaurant, daycare or office		
Regulations			

DRAFT ZONING BY-LAW AMENDMENT

9.2.3.X.2	A surface parking lot may be permitted for up to a period of 15 years from the date of the passing of this by-law.
9.2.3.X.3	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply.

(1) Notwithstanding the provisions of Table 3.1.2.1 contained within Part 3 of this By-law, the required number of vehicular parking spaces for **apartment dwellings, townhouse dwellings, retirement dwellings, and long term care dwellings, and apartment dwellings secured as affordable housing** in all West Village Zones are outlined in Table A – Required Residential Vehicular Parking Spaces.

Table A – Required Residential Vehicular Parking Spaces

Column	A	B
Line 1.0	CATEGORY	MINIMUM NUMBER OF PARKING SPACES
1.1	Resident spaces per unit in an apartment dwelling or townhouse dwelling unit or live-work units without access to an exclusive garage	1.00
1.2	Visitor spaces per unit in an apartment dwelling or multi-unit condominium dwelling or townhouse dwelling with or without an exclusive garage	0.15
1.3	Spaces per Townhouse dwelling unit with exclusive garages	2.00
1.4	Spaces per dwelling unit and bed sitting room in a retirement dwelling or long term care dwelling	0.3
1.5	Spaces per apartment dwelling unit secured as affordable housing	0.4

(2) Notwithstanding the provisions of Table 3.1.2.2 contained within Part 3 of this By-law, the required number of vehicular parking spaces for non-residential **uses** in all West Village Zones, where permitted, are outlined in Table B – Required Non-Residential Vehicular Parking Spaces.

Table B – Required Non-Residential Vehicular Parking Spaces

Column	A	B
Line 1.0	CATEGORY	MINIMUM NUMBER OF PARKING SPACES
1.1	Required number of Vehicular Parking Spaces per 100m ² GFA for retail, personal service, repair establishments, financial institutions, real estate offices, take-out restaurants, art galleries, and museums	3.0
1.2	Required number of Vehicular Parking spaces per 100m ² GFA for offices	3.0
1.3	Required number of Vehicular Parking Spaces per 100m ² GFA for medical offices and sit-down restaurants	4.85

DRAFT ZONING BY-LAW AMENDMENT

1.4	There is no parking requirement for commercial uses located within a live-work unit.	N/A
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(3) Notwithstanding the provisions of Table 3.1.2.3 contained within Part 3 of this By-law, the shared parking formula outlined in Table C – Mixed Use Development Shared Parking Formula will be used for the calculation of required parking for a mixed-use development in all West Village Zones.

Table C– Mixed Use Development Shared Parking Formula

Column	A	B	C	D	E
Line 1.0	TYPE OF USE	PERCENTAGE OF PEAK PERIOD ¹			
		Morning	Noon	Afternoon	Evening
1.1	Office/Medical Office	100 (10)	90 (10)	95 (10)	10 (10)
1.2	Real Estate Office	90 (50)	80 (50)	100 (50)	50 (20)
1.3	Financial Institution	70 (90)	75 (90)	100 (90)	80 (20)
1.4	Retail Store/Personal Service Establishment/Art Gallery/Museum/Repair Establishment	50 (50)	50 (75)	70 (100)	75 (10)
1.5	Restaurant/Take-out Restaurant	25 (20)	65 (90)	25 (50)	100 (100)
1.6	Hotel - Rooms	50 (70)	25 (25)	25 (25)	65 (50)
1.7	Hotel - Function Space ²	95 (95)	100 (95)	90 (90)	95 (95)
1.8	Residential - Resident	90 (90)	65 (65)	90 (90)	100 (100)
1.9	Residential - Visitor	20 (20)	20 (20)	50 (60)	100 (100)

¹00 indicates weekday peak period percentage, (00) indicates weekend peak period percentage.

²Hotel Function space includes restaurants, meeting rooms, banquet, and conference facilities.

(4) The required number of bicycle parking spaces for development in all West Village Zones is contained within Table D – Required Bicycle Parking Spaces.

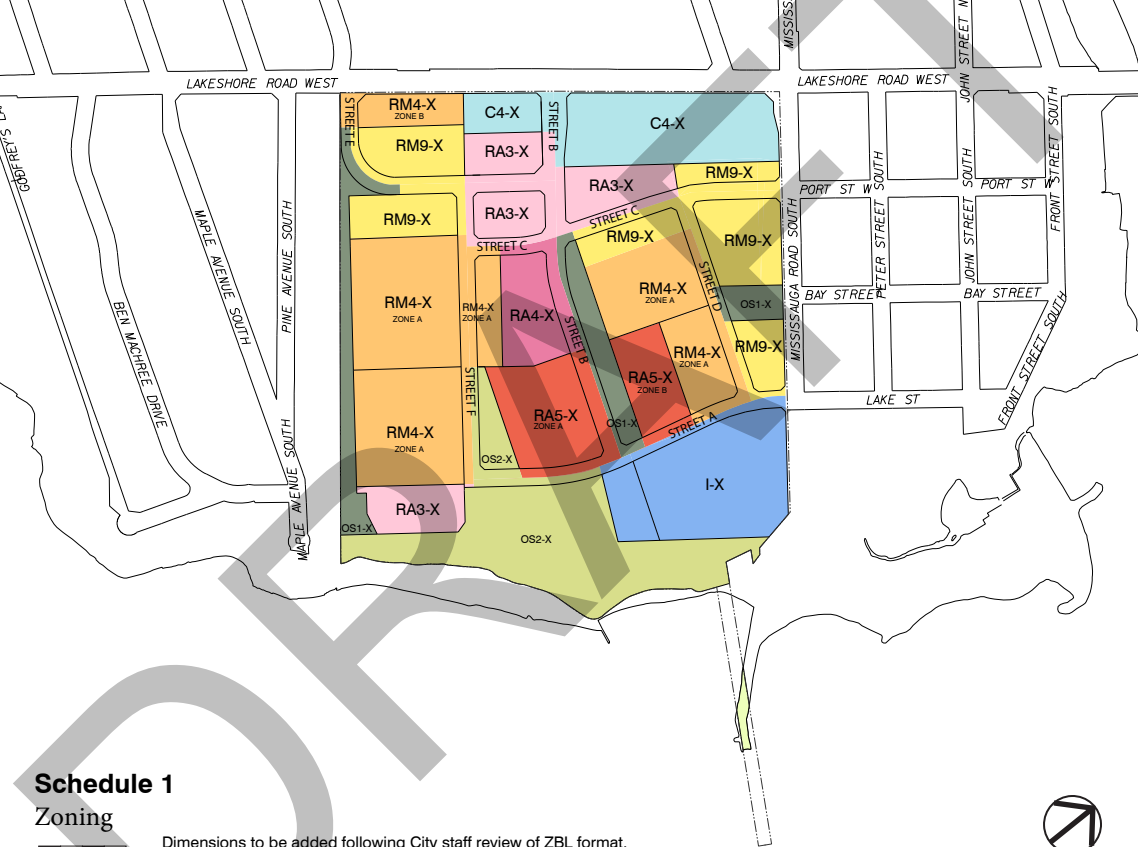
Table D Required Bicycle Parking Spaces

Column	A	B
Line 1.0	CATEGORY	MINIMUM NUMBER OF PARKING SPACES ¹
1.1	Required number of Bicycle Parking Spaces for Staff per 100m ² GFA for office uses	0.15
1.2	Required number of Bicycle Parking Spaces for Visitor per 100m ² GFA for office uses	0.10

DRAFT ZONING BY-LAW AMENDMENT

1.3	Required number of Bicycle Parking Spaces for Staff per 100m ² GFA for retail uses	0.10
1.4	Required number of Bicycle Parking Spaces for Visitor per 100m ² GFA for retail uses	0.25
1.5	Required number of Bicycle Parking Spaces for Staff per 100m ² GFA for school/college/university uses	0.60
1.6	Required number of Bicycle Parking Spaces for Visitor per 100m ² GFA for school/college/university uses	0.18
1.7	Required number of Bicycle Parking Spaces for Staff based on the percentage of staff for all other non-residential uses	4%
1.8	Required number of Bicycle Parking Spaces for Visitor based on the percentage of visitors for all other non-residential uses	4%
1.9	Required number of Bicycle Parking Spaces per unit for Residents in apartment dwellings and townhouse dwellings	0.70
1.10	Required number of Bicycle Parking Spaces per unit for Visitors in apartment dwellings and townhouse dwellings	0.08

¹Residential bicycle parking requirements only apply to **apartment dwellings** and **townhouse dwellings** that do not have an exclusive garage

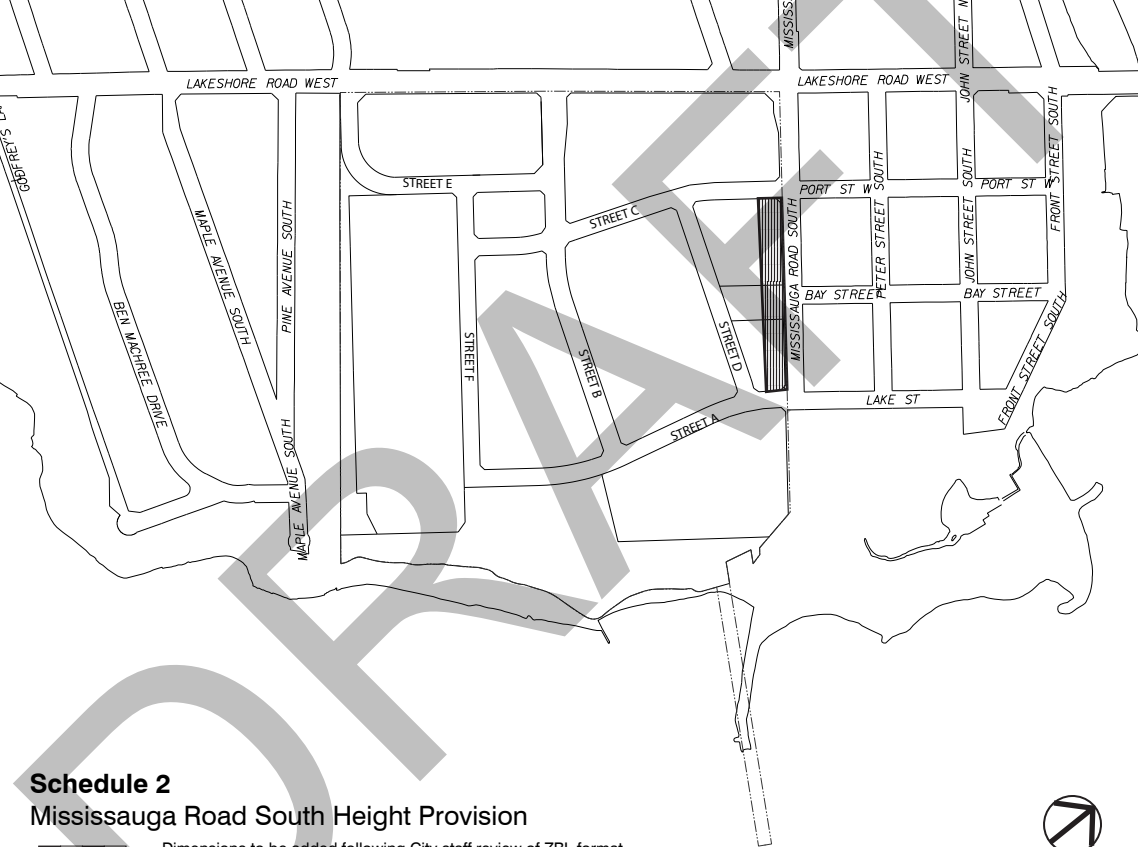


Schedule 1 Zoning

0 50 100

Dimensions to be added following City staff review of ZBL format.





Schedule 2

Mississauga Road South Height Provision

0 50 100 m

Dimensions to be added following City staff review of ZBL format.



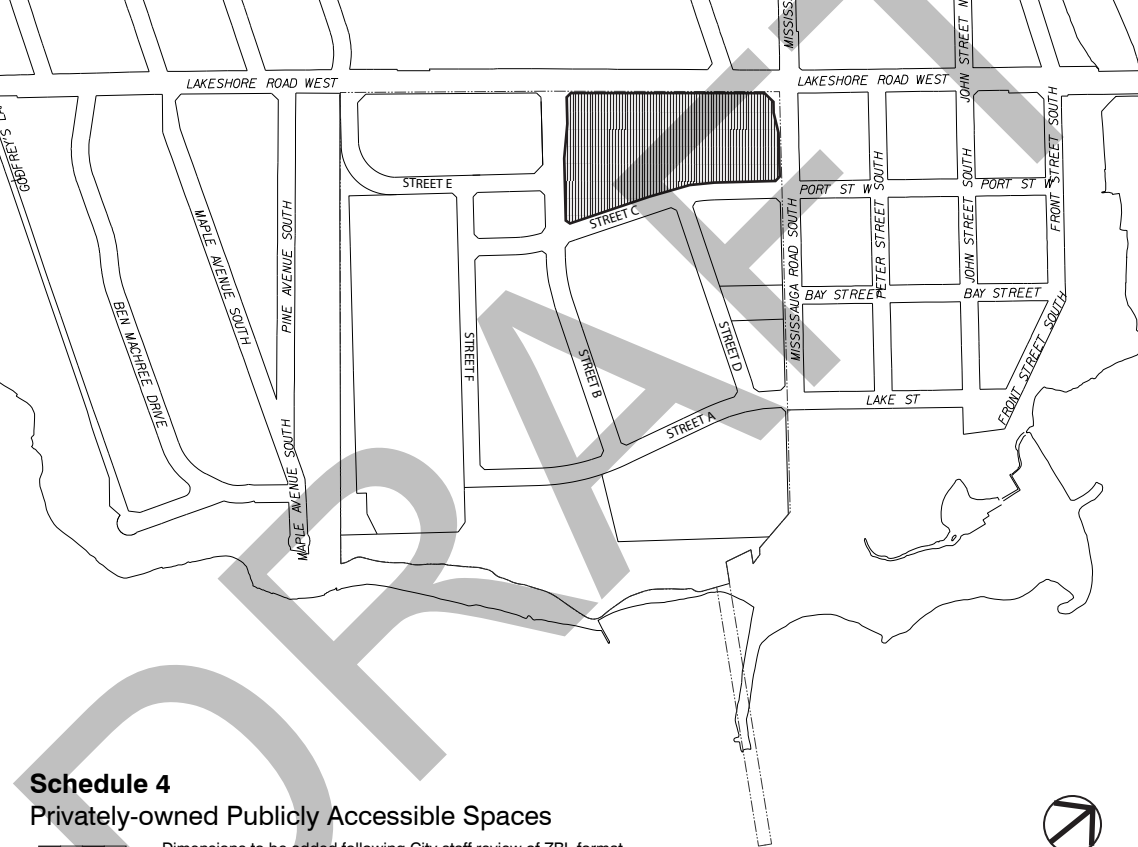


Schedule 3
Port Credit West Village

0 50 100 m

Dimensions to be added following City staff review of ZBL format.





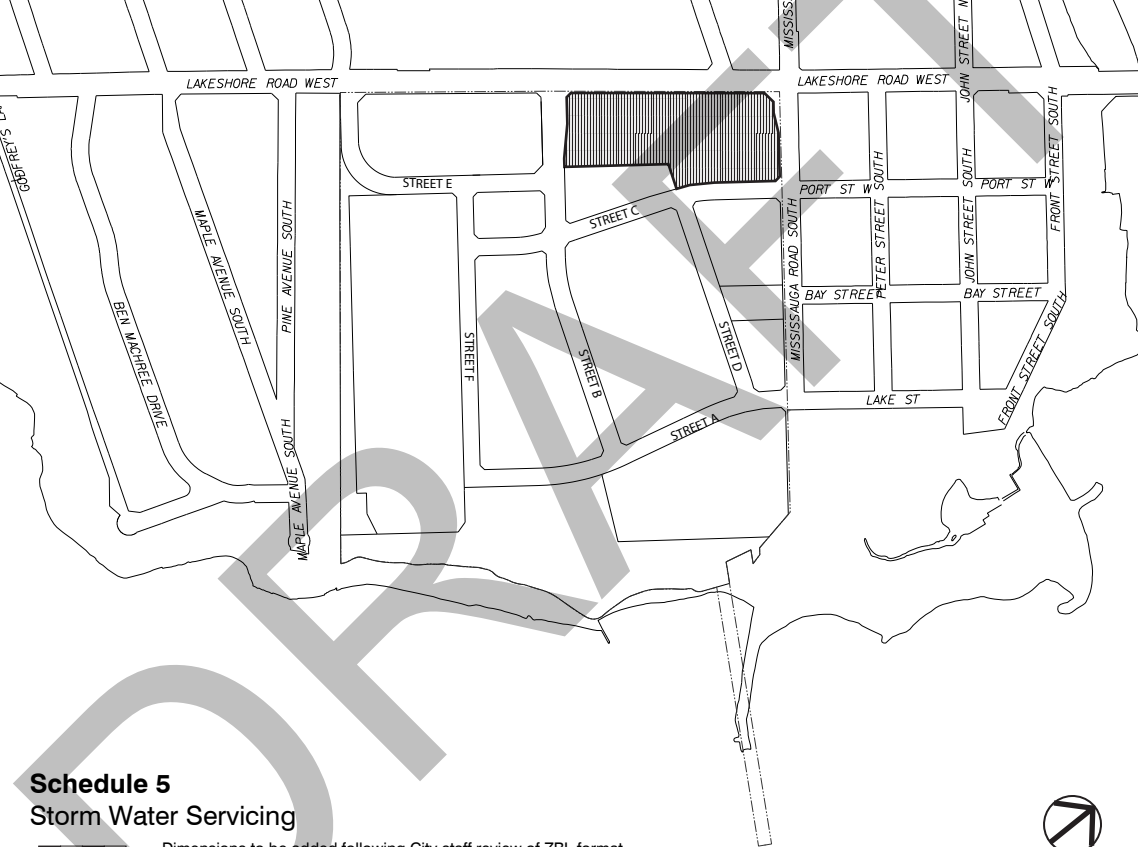
Schedule 4

Privately-owned Publicly Accessible Spaces

0 50 100 m

Dimensions to be added following City staff review of ZBL format.



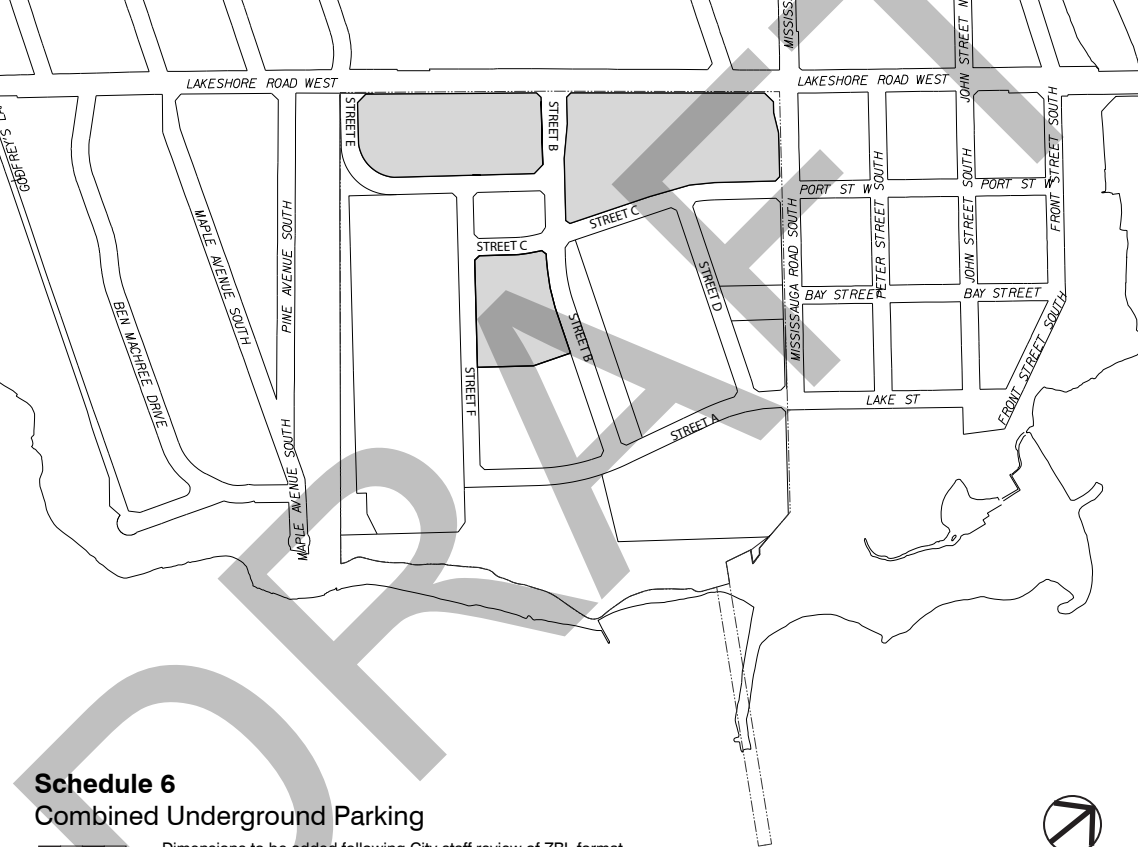


Schedule 5 Storm Water Servicing

0 50 100 m

Dimensions to be added following City staff review of ZBL format.





Schedule 6

Combined Underground Parking

0 50 100

Dimensions to be added following City staff review of ZBL format.



Part 2 - General Provisions

This amended map will apply to all Schedules showing this portion of the City in Part 2 - General Provisions



Schedule 2.1.9.2(2) - Street Location Criteria
for Private Schools and Day Cares