

THE CORPORATION OF THE CITY OF MISSISSAUGA
BY-LAW NUMBER _____

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

Part _ – Port Credit West Village Zones

PURPOSE

The purpose of this part is to provide a number of West Village Zones that allow for retail, office, institutional, and residential development and parks and open spaces, in appropriate locations in the Port Credit West Village.¹

_.1 GENERAL PROVISIONS FOR WEST VILLAGE ZONES

In addition to the provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for West Village Zones shall also apply:

_.1.1 **Uses Permitted in WVM Zone Area ‘A’ and WVM Zone Area ‘B’**

_.1.1.1 In addition to the Permitted **Uses** in the WVM Zone as outlined in Table _.2.1, **apartment dwelling, duplex dwelling, horizontal multiple dwelling, linked dwelling, street townhouse dwelling, triplex dwelling, home office, home occupation, long-term care dwelling, and hospice dwelling** shall be permitted within WVM Zone Area ‘A’ and WVM Zone Area ‘B’ identified on Schedule 1 of this Section.

_.1.2 **Ground Floor Uses**

_.1.2.1 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 within all WVM and WVC zones.

_.1.2.2 Article _.1.2.1 shall not apply to WVC Zone Area ‘A’, WVM Zone Area ‘A’, or WVM Zone Area ‘B’ identified on Schedule 1 of this Section.

_.1.3 **Uses Permitted in WVR2 Zone Area ‘A’**

_.1.3.1 The following **uses** are permitted on the first and second floor in addition to a residential **use** in WVR2 Zone Area ‘A’ identified on Schedule 1 of this Section:

- **Funeral Establishment;**
- **Retail store;**
- **Restaurant;**
- **Take-out restaurant;**
- **Veterinary clinic;**
- **Animal care establishment;**
- **Personal service establishment;**
- **Commercial school;**
- **Financial institution;**
- **Repair establishment;**

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

- **Beverage/food preparation establishment;**
- **Medical office;**
- **Office;**
- **Recreational establishment;**
- **Entertainment establishment;**
- **Private club;**
- **University/college;**
- **Animal boarding establishment;**
- **Real Estate Office;**
- Outdoor Patio accessory to a Restaurant or Take-out Restaurant;
- Art Gallery;
- **Science and Technology Facility;** and
- **Education and Training Facility.**

2.1.4 Exceptions to Part 2 General Provisions

2.1.4.1 Notwithstanding the provisions outlined in Tables 2.1.9.1 through 2.1.9.12 contained within Part 2 of this By-law, the following uses are permitted in the WVM zone:

- **Funeral Establishment;**
- **Private Club;**
- **Place of Religious Assembly;**
- **Day Care;**
- **Essential Emergency Service;**
- **Community Centre, Public Walkway and/or Library;** and
- **Food Bank.**

2.1.4.2 Notwithstanding the provisions outlined in Tables 2.1.9.1 through 2.1.9.12 contained within Part 2 of this By-law, the following **uses** are permitted in the WVC zone:

- **Funeral Establishment;**
- **Private Club;**
- **Public School;**
- **Private School;**
- **Place of Religious Assembly;**
- **Day Care;**
- **Essential Emergency Service;**
- **Community Centre, Public Walkway and/or Library;**
- **Temporary Tent and/or Stage;**
- **Community Garden;**
- **Food Bank;** and
- **Home Office.**

2.1.5 Privately-owned Publicly Accessible Spaces

2.1.5.1 Within Area 'A' outlined in Schedule 3 of this Section, a minimum of 1000m² of privately-owned publicly accessible spaces will be provided.

_.1.5.2 Within Area 'B' outlined in Schedule 3 of this Section, a minimum of 30% of the zone area will be provided as privately-owned publicly accessible spaces.

_.1.5.3 Notwithstanding Articles _.1.5.1 and _.1.5.2, the requirement for privately-owned publicly accessible spaces may be reduced provided an equivalent amount is secured elsewhere within the lands in the West Village Zones.

_.1.5.4 With regard to the privately-owned publicly accessible open spaces created in _.1.5.1 and _.1.5.2, the following uses are permitted:

- Private open space;
- Outdoor patios accessory to a **restaurant** or a **take-out restaurant** or a **retail store**;
- Retail kiosks that are not permanent structures;
- Retail displays; and
- Art installations.

_.1.6 Long Term Care Dwelling and Hospice Dwelling

_.1.6.1 Notwithstanding the maximum heights outlined in Table _.2.1, **long term care dwellings** and **hospice dwellings** will be permitted in certain areas as outlined in Schedule 4 of this Section with additional heights as noted in Schedule 4 to allow for the program needs for these uses.

_.1.7 Definition of Height

_.1.7.1 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.

_.1.7.2 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.

_.1.7.3 The maximum height for mechanical penthouses shall be 6.0m.

_.1.7.4 Mezzanines will not be considered a **storey**.

_.1.7.5 Structures providing access to rooftops will not be considered a **storey**.

_.1.8 Parking and Loading Regulations

_.1.8.1 A temporary **parking lot** may be permitted on all lands within the West Village Zones for up to a period of 15 years from the date of the passing of this by-law.

_.1.8.2 Notwithstanding Article _.1.8.1, surface parking is permitted in the WVM Zone provided it is not located between buildings facing a front yard and Lakeshore Rd W.

_.1.8.3 Commercial parking is permitted in a **parking structure** or **parking lot**.

_1.8.4 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, long term care dwellings, hospice dwellings, and apartment dwellings secured as affordable housing** in all West Village Zones are outlined in Table _1.8.4 – Required Residential Vehicular Parking Spaces.

Table _1.8.4 – 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 multi-unit condominium dwelling	1.00
1.2	Visitor spaces per unit in an apartment dwelling or multi-unit condominium dwelling	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, long term care dwelling or hospice dwelling	0.3
1.5	Spaces per apartment dwelling unit secured as affordable housing	0.4

_1.8.5 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 _1.8.5 – Required Non-Residential Vehicular Parking Spaces.

Table _1.8.5 – 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 non-residential uses	3.0

_1.8.6 Notwithstanding the provisions of Table 3.1.2.3 contained within Part 3 of this By-law, the shared parking formula outlined in Table _1.8.6 – 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 _1.8.6 – 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)

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

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

_1.8.7 The required number of bicycle parking spaces for development in all West Village Zones is contained within Table _1.8.7 – Required Bicycle Parking Spaces.

Table _1.8.7 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	0.17
1.2	Required number of Bicycle Parking Spaces for Visitor per 100m ² GFA for office uses	0.03
1.3	Required number of Bicycle Parking Spaces for Staff per 100m ² GFA for retail uses	0.085
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 based on the percentage of staff for all other non-residential uses	4%
1.6	Required number of Bicycle Parking Spaces for Visitor based on the percentage of visitors for all other non-residential uses	4%
1.7	Required number of Bicycle Parking Spaces per unit for Residents in apartment dwellings and townhouse dwellings	0.6
1.8	Required number of Bicycle Parking Spaces per unit for Visitors in apartment dwellings and townhouse dwellings	0.15

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

_.1.8.8 One (1) shower stall must be provided for every 30 employee bicycle parking spaces for **office uses** in all West Village Zones.

_.1.8.9 The required number of **loading spaces** for **uses** within all lands in the West Village Zones shall be provided in accordance with Article 3.1.4 contained within Part 3 of this By-law. Additionally, for **uses** located within the shaded areas outlined in Schedule 3 of this Section, the requirement of one non-residential **loading space** shall be satisfied by the provision of a non-exclusive **loading space** serving the residential **uses** located within the same block.

_.1.8.10 **Loading spaces** required for non-residential **uses**, located within the area outlined in red in Schedule 3 of this Section, may be shared on a non-exclusive basis between other non-residential **uses** and **buildings** located within the area outlined in red in Schedule 3 of this Section.

_.1.8.11 No **loading spaces** are required for commercial **uses** located in WVM Zone Area 'A' identified in Schedule 1 in this Section.

_.2 WVR1, WVR2, WVM, WVC, and WVOS ZONES (WEST VILLAGE)

_.2.1 WVR1, WVR2, WVM, WVC, and WVOS Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section _.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table .2.1 – WVR1, WVR2, WVM, WVC, and WVOS Permitted Uses and Zone Regulations.

Table _2.1 – WVR1, WVR2, WVM, WVC, and WVOS Permitted Uses and Zone Regulations

Column	A	B	C	D	E	F
Line 1.0	Uses	Zones				
		WVR1 West Village Residential 1	WVR2 West Village Residential 2	WVM West Village Main	WVC West Village Campus	WVOS West Village Open Space
PERMITTED USES						
2.0	WEST VILLAGE					
2.1	Apartment Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.2	Long-Term Care Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.3	Hospice Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.4	Duplex Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.5	Horizontal Multiple Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.6	Linked Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.7	Retirement Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.8	Street Townhouse Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.9	Townhouse Dwelling	✓	✓		✓	
2.10	Townhouse Dwelling on a CEC - Private Road	✓	✓		✓	
2.11	Triplex Dwelling	✓	✓	✓ ⁽¹⁾	✓	
2.12	Home Occupation	✓	✓	✓ ⁽¹⁾	✓	
2.13	Home Office	✓	✓	✓ ⁽¹⁾	✓	
2.14	Lodging House		✓	✓	✓	
2.15	Community Centre			✓	✓	
2.16	Community Athletic Field					✓
2.17	Library			✓	✓	
2.18	Retail Store		✓ ⁽²⁾	✓	✓	
2.19	Restaurant		✓ ⁽²⁾	✓	✓	
2.20	Take-out Restaurant		✓ ⁽²⁾	✓	✓	
2.21	Veterinary Clinic		✓ ⁽²⁾	✓	✓	
2.22	Animal Care Establishment		✓ ⁽²⁾	✓	✓	
2.23	Funeral Establishment		✓ ⁽²⁾	✓	✓	
2.24	Personal Service Establishment		✓ ⁽²⁾	✓	✓	
2.25	Commercial School		✓ ⁽²⁾	✓	✓	
2.26	Financial Institution		✓ ⁽²⁾	✓	✓	
2.27	Repair Establishment		✓ ⁽²⁾	✓	✓	
2.28	Beverage/food preparation Establishment		✓ ⁽²⁾	✓	✓	
2.29	Medical Office		✓ ⁽²⁾	✓	✓	
2.30	Office		✓ ⁽²⁾	✓	✓	
2.31	Overnight Accommodation		✓	✓	✓	
2.32	Recreational Establishment		✓ ⁽²⁾	✓	✓	
2.33	Entertainment Establishment		✓ ⁽²⁾	✓	✓	
2.34	Private Club		✓ ⁽²⁾	✓	✓	
2.35	University/College		✓ ⁽²⁾	✓	✓	
2.36	Parking Lot	✓ ⁽⁶⁾	✓ ⁽⁶⁾	✓	✓ ⁽⁶⁾	✓ ⁽⁶⁾

		WVR1 West Village Residential 1	WVR2 West Village Residential 2	WVM West Village Main	WVC West Village Campus	WVOS West Village Open Space
2.37	Parking Structure	✓	✓	✓	✓	
2.38	Active Recreation Use	✓	✓	✓	✓	✓
2.39	Passive Recreation Use	✓	✓	✓	✓	✓
2.40	Public School			✓	✓	
2.41	Private School			✓	✓	
2.42	Community Garden	✓	✓		✓	✓
2.43	Farmer's Market			✓	✓	✓
2.44	Broadcasting/ Communication Facility				✓	
2.45	Model Home	✓	✓	✓	✓	✓
2.46	Sales Centre	✓	✓	✓	✓	
2.47	Day Care	✓	✓	✓	✓	
2.48	Education and Training Facility		✓ ⁽²⁾	✓	✓	
2.49	Essential Emergency Service			✓	✓	
2.50	Food Bank			✓	✓	
2.51	Place of Religious Assembly			✓	✓	
2.52	Animal Boarding Establishment		✓ ⁽²⁾	✓	✓	
2.53	Science and Technology Facility		✓ ⁽²⁾	✓	✓	
2.54	Staff/Student Residence				✓	
2.55	Centre for the Performing Arts			✓	✓	
2.56	Outdoor patio accessory to a restaurant, take-out restaurant, daycare or office		✓ ⁽²⁾	✓	✓	✓
2.58	Museum			✓	✓	
2.58	Art Gallery		✓ ⁽²⁾	✓	✓	
2.59	Temporary Tent and/or Stage			✓	✓	✓
2.60	Real Estate Office		✓ ⁽²⁾	✓	✓	
2.61	Convenience Restaurant			✓	✓	
2.62	Garage	✓	✓			
2.63	Gas Bar			✓		
2.64	Convenience Retail and Service Kiosk			✓		
2.65	Garden Centre			✓	✓	
ZONE REGULATIONS						
3.0	SETBACKS AND ENCROACHMENTS					
3.1	Minimum front yard setback	4.0m ⁽³⁾	4.0m ⁽³⁾			
3.2	Minimum rear yard setback	6.0m	6.0m	4.0m		
3.3	Minimum facing distance for townhouse dwellings	15.0m				

		WVR1 West Village Residential 1	WVR2 West Village Residential 2	WVM West Village Main	WVC West Village Campus	WVOS West Village Open Space
3.4	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	3.0m	3.0m			
3.5	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 6.0m on each face	4.0m	4.0m			
3.6	Maximum projection of windows with or without a foundation, pilasters, corbels, cornice, belt course, sill, or balustrade into a required yard	0.6m	0.6m			
4.0	HEIGHTS					
4.1	Maximum Heights - Sloped Roof	16.0m and 4 storeys ⁽⁵⁾		15.0m and 3 storeys ⁽⁵⁾		
4.2	Maximum Heights - Flat Roof	13.5m and 4 storeys ⁽⁵⁾	50.0m and 15 storeys ⁽⁴⁾	13.0m and 3 storeys ⁽⁵⁾	72.0m and 22 storeys	
5.0	LANDSCAPED OPEN SPACE AREA					
5.1	Minimum Landscaped Open Space Area	20% of the lot area	20% of the lot area			
6.0	Exemptions					
6.1	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	✓	✓			
6.2	The provisions of Subsection 2.1.14 contained within Part 2 of this By-law shall not apply	✓	✓	✓	✓	✓

1 See also Subsection 2.1.1 of this By-law

2 See also Subsection 2.1.3 of this By-law

3 The minimum front yard setback along the east side of Street B will be 9.0m

4 In WVR2 Zone Area 'B' as identified on Schedule 1, a maximum height of 86.0m and 26 storeys for sloped roofs and 85.0m and 26 storeys for flat roofs will be permitted

5 See also Subsection 2.1.6 of this By-law

6 See also Subsection 2.1.8.1 of this By-law



Schedule 1 Zoning





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





Schedule 2
Shared Loading Areas

- Legend**
-  See _.1.8.9
 -  See _.1.8.10



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






Schedule 3

Privately-owned Publicly Accessible Spaces

Legend

 See .1.5





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





Legend

-  Heights up to 10 storeys are permitted for long-term care dwellings and hospice dwellings except no portion of a building within 20.0m of Lakeshore Road West and 20.0m of Mississauga Road South shall be greater than 4 storeys (See _1.6).
-  Heights up to 8 storeys are permitted for long-term care dwellings and hospice dwellings except no portion of a building within 20.0m of Lakeshore Road West shall be greater than 4 storeys (See _1.6).

**Schedule 4
Long Term Care Facility Provision**



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

