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# Mississauga Zoning By-law 0225-2007 (In Effect)

Disclaimer about print version. Disclaimer: The online version of Zoning By-law 0225-2007 is provided for convenience purposes only as it may not reflect recently approved amendments. Review unconsolidated by-law amendments. It should not be relied on when making decisions in connection with real estate transactions, development proposals or building permits.

## 2 General Provisions

### 4 Residential Zones

The purpose of this Part is to provide a number of Residential Zones, that allow for a variety of housing forms in appropriate locations throughout the City.

### 5 Office Zones

The purpose of this Part is to provide Office Zones that allow small concentrations of office space in appropriate locations throughout the City

### 6 Commercial Zones

The purpose of this Part is to provide a number of Commercial Zones, that allow for the development of various commercial businesses in different sized centres, areas and concentrations, in appropriate locations throughout the City as reflected in the C1, C2 and C3 zones. The C4 zone refers to Mainstreet areas which are pedestrian-oriented and street-related retail areas. The C5 zone has been applied to small-scale motor vehicle uses such as gas bars and motor vehicle service stations

### 7 Downtown Core Zones

The purpose of this Part is to provide a number of Downtown Core Zones, that allow for retail, office, and residential development and open space, in appropriate locations in Downtown Core.

All buildings and structures shall comply with the provisions contained in Parts 1 to 3 and Section 7.1 of this By-law, and the uses and zone regulations specified within the applicable zone column contained in Table 7.2.1 - CC1 to CC4, CCO and CCOS Permitted Uses and Zone Regulations. (0050-2013/LPAT Order 2020 June 08)

Table 7.2.1 - CC1 to CC4, CCO and CCOS Permitted Uses and Zone Regulations

(0325-2008), (0379-2009), (0308-2011), (0174-2017), (0050-2013/LPAT Order 2020 June 08), (0181-2018/LPAT Order 2019 February 15), 0018-2021

Column	A	B	C	D	E	F	G
Line 1.0	USES	ZONES					
		CC1 Downtown Core - Core Commercial	CC2 Downtown Core - Mixed Use	CC3 Downtown Core - Mixed Use Transition Area	CC4 Downtown Core - Mixed Use	CCO Downtown Core - Office	CCOS Downtown Core - Open Space
PERMITTED USES							
2.0	DOWNTOWN CORE						
2.1	<u>Office</u>	✓	✓	✓	✓	✓	
2.2	<u>Medical Office</u>	✓	✓	✓	✓	✓	
2.3	<u>Apartment</u>	✓	✓	✓	✓ <sup>(5)</sup>		
2.4	<u>Long-Term Care Building</u>	✓	✓	✓	✓ <sup>(5)</sup>		
2.5	<u>Retirement Building</u>	✓	✓	✓	✓ <sup>(5)</sup>		

Column	A	B	C	D	E	F	G
2.6	<u>Townhouse</u>			✓ <sup>(6)</sup>			
2.7	<u>Street Townhouse</u>			✓ <sup>(6)</sup>			
2.8	All <u>uses</u> permitted in C1 to C4 Base Zones	✓ <sup>(1)</sup>					
2.9	<u>Banquet Hall/ Conference Centre/ Convention Centre</u>	✓	✓	✓ <sup>(3)</sup>	✓		
2.10	<u>Hospital</u>	✓	✓	✓	✓	✓	
2.11	University/College	✓	✓	✓	✓	✓	
2.11A	<u>Staff/Student Residence</u>	✓	✓	✓	✓		
2.12	<u>Commercial School</u>	✓	✓				
2.13	<u>Active Recreational Use</u>	✓	✓	✓	✓	✓	✓
2.14	<u>Passive Recreational Use</u>	✓	✓	✓	✓	✓	✓
2.15	<u>Parking Structure</u>	✓	✓	✓	✓		
2.16	<u>Parking Structure - Below Grade Only</u>						✓
2.17	<u>Overnight Accommodation</u>	✓	✓	✓ <sup>(3)</sup>	✓	✓	
2.18	Centre for the Performing Arts	✓	✓				
2.19	Outdoor Market	✓	✓			✓	✓
<b>ZONE REGULATIONS</b>							
<b>3.0</b>	<u>GROSS FLOOR AREA</u>						
3.1	Minimum <u>gross floor area - apartment zone</u>	1.0 times the lot area	1.0 times the lot area	1.0 times the lot area	1.0 times the lot area		
3.2	Maximum <u>lower floor plate</u> for an <u>apartment</u> shall be 850 m <sup>2</sup>	✓	✓	✓	✓		
3.3	Notwithstanding the <u>uses</u> permitted in Lines 2.3, 2.4 and 2.5 of this Table, residential <u>dwelling units</u> shall not be permitted on the <u>first storey</u> of a <u>building</u> . Shared entrance and exit facilities through a common vestibule shall be permitted on the <u>first storey</u> .	✓					
<b>4.0</b>	<u>BUILD-TO-AREAS</u>						
4.1	Each <u>building, structure</u> and/or <u>use</u> shall comply with all regulations related to <u>build-to-areas</u> as shown on the Schedules and Exception Schedules contained in Part 7 of this By-law	✓ <sup>(1)(4)(6)</sup>	✓ <sup>(1)(6)</sup>	✓	✓ <sup>(1)</sup>	✓ <sup>(1)(6)</sup>	
4.2	Notwithstanding the zone regulation contained in Line 4.1 of this Table, where a property has <u>build-to-areas</u> along more than two <u>lot lines</u> , the <u>building</u> or <u>structure</u> shall be located along a minimum of two <u>build-to-areas</u>	✓ <sup>(4)</sup>	✓	✓	✓	✓	
4.3	deleted by 0050-2013/LPAT Order 2020 June 08						
<b>Column</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
<b>4A.0</b>	<u>'A' and 'B' STREET FRONTAGES</u>						
4A.1	A <u>building</u> with a <u>streetwall</u> facing an 'A' or 'B' <u>Street Frontage</u> identified on Schedules and Exception Schedules in Part 7 of this By-law shall comply with the regulations contained in Lines 4A.2 to 4A.11 of this Table	✓	✓	✓	✓	✓	

Column	A	B	C	D	E	F	G
4A.2	A minimum of 65% of the area of the <u>first storey streetwall</u> of a <u>building</u> containing a non-residential use facing an 'A' <u>Street Frontage</u> shall contain glazing	✓	✓	✓	✓	✓	
4A.3	A minimum of 50% of the area of the <u>first storey streetwall</u> of a <u>building</u> containing a non-residential use facing a 'B' <u>Street Frontage</u> shall contain glazing	✓	✓	✓	✓	✓	
4A.4	Each individual unit with a <u>first storey streetwall</u> facing an 'A' <u>Street Frontage</u> shall provide a pedestrian access through a <u>main front entrance</u> facing the 'A' <u>Street Frontage</u>	✓	✓	✓	✓	✓	
4A.5	Pedestrian access to units above/below the <u>first storey</u> of a <u>building</u> with a <u>first storey streetwall</u> facing an 'A' <u>Street Frontage</u> shall be provided through a <u>main front entrance</u> facing the 'A' <u>Street Frontage</u>	✓	✓	✓	✓	✓	
4A.6	Each individual unit with a <u>first storey streetwall</u> facing both 'A' and 'B' <u>Street Frontages</u> shall provide a pedestrian access through a <u>main front entrance</u> facing the 'A' <u>Street Frontage</u>	✓	✓	✓	✓	✓	
<b>Column A</b>							
4A.7	Pedestrian access to units above/below the <u>first storey</u> of a <u>building</u> with a <u>first storey streetwall</u> facing both 'A' and 'B' <u>Street Frontages</u> shall be provided through a <u>main front entrance</u> facing the 'A' <u>Street Frontage</u>	✓	✓	✓	✓	✓	
4A.8	Each individual unit with a <u>first storey streetwall</u> facing a 'B' <u>Street Frontage</u> shall provide a pedestrian access through a <u>main front entrance</u> facing the 'B' <u>Street Frontage</u>	✓	✓	✓	✓	✓	
4A.9	Pedestrian access to units above/below the <u>first storey</u> of a <u>building</u> with a <u>first storey streetwall</u> facing a 'B' <u>Street Frontage</u> shall be provided through a <u>main front entrance</u> facing the 'B' <u>Street Frontage</u>	✓	✓	✓	✓	✓	
4A.10	Vehicular access to a <u>building</u> with a <u>first storey streetwall</u> facing both 'A' and 'B' <u>Street Frontages</u> shall be provided from the 'B' <u>Street Frontage</u>	✓	✓	✓	✓	✓	
4A.11	An above grade or partially above grade <u>parking structure</u> shall not face a <u>street</u> with an 'A' <u>Street Frontage</u>	✓	✓	✓	✓		
<b>4B.0</b>	<u>HEIGHT</u>						
4B.1	Minimum <u>Height</u>	3 storeys	3 storeys	3 storeys	3 storeys	3 storeys	
<b>4C.0</b>	<u>PODIUMS IN RESIDENTIAL BUILDINGS</u>						
4C.1	<u>Apartment, long-term care and retirement buildings</u> greater than 12 <u>storeys</u> shall contain a podium	✓	✓	✓	✓		
4C.2	The minimum height of a podium measured at the <u>streetwall</u> shall be three <u>storeys</u>	✓	✓	✓	✓		

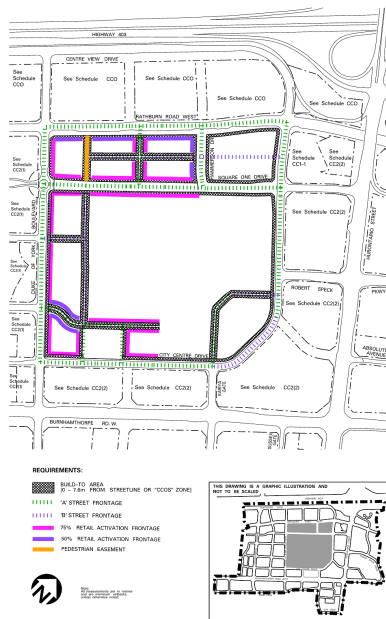
Column	A	B	C	D	E	F	G
<b>Column</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
<b>5.0</b>	<b>SETBACKS AND ENCROACHMENTS</b>						
5.1	The first three <u>storeys</u> of a podium in a residential <u>building</u> shall not project beyond or behind the <u>first storey</u> of the <u>streetwall</u>	✓	✓	✓	✓		
5.2	Minimum setback from the exterior face of a podium of residential <u>buildings</u> and <u>structures</u> , or parts thereof, located above the podium structure				3.0 m		
5.3	Notwithstanding the zone regulation contained in Line 5.2 of this Table, the maximum encroachment of portions of a residential <u>building</u> or <u>structure</u> into the required setback				1.5 m		
<b>6.0</b>	<b><u>DRIVEWAYS, AISLES, PARKING AREAS, ACCESS AND PARKING</u></b>						
6.1	An at-grade <u>driveway</u> , <u>aisle</u> , <u>parking area</u> or loading area shall not be permitted between a wall of a <u>building</u> or <u>structure</u> and a <u>lot line</u> abutting a <u>street</u> or within 7.6 m of a <u>lot line</u> abutting a <u>street</u> except for vehicular accesses or where a property has a <u>lot line</u> abutting more than two <u>streets</u> , an at-grade <u>driveway</u> , <u>aisle</u> or <u>parking area</u> shall not be permitted between the wall of a <u>building</u> or <u>structure</u> and a <u>lot line</u> abutting two of the <u>streets</u>	✓	✓	✓	✓	✓	
6.2	<u>Driveways</u> , <u>condominium roads</u> and <u>aisles</u> are permitted to be shared with abutting lands with the same zoning	✓	✓	✓	✓	✓	
<b>7.0</b>	<b><u>LANDSCAPED OPEN SPACE AREA</u></b>						
7.1	Minimum <u>Landscaped Open Space Area</u>				40% of the lot area		
<b>Column</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
<b>8.0</b>	<b>EXEMPTIONS</b>						
8.1	deleted by 0050-2013/LPAT Order 2020 June 08						
<b>Definitions</b>							
For the purpose of Part 7 of By-law 0225-2007, as amended, the following definitions shall apply:							
Glazing	means clear or transparent glass.						
Podium	means the base of a <u>building</u> , <u>structure</u> or part thereof located at or above <u>established grade</u> that projects from the tower portion of the <u>building</u> .						
Height of a Podium	means the vertical distance between the <u>established grade</u> and the highest point of the roof surface of the podium.						
<b>Holding Provision</b>							

Column	A	B	C	D	E	F	G
	<p>(1) The holding symbol H is to be removed from the whole or any part of the lands zoned H-CC1, H-CC2, H-CC3, H-CCO and/or H-CCOS by further amendment to Maps 22, 28 and 29 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1.1) delivery of an executed Servicing Agreement and/or Development Agreement in a form satisfactory to The Corporation of the City of Mississauga, addressing and agreeing to the installation or placement of all required municipal works, including municipal walkways, the provision of land dedication for future public road widenings, and transit rights-of-way and easements, including the provision of parkland, the provisions of required securities, and related provisions provided that the Servicing and Development Agreements will not require the gratuitous dedication of land for new public roads, including realignments of roads, where not otherwise permitted under the <i>Planning Act</i> or impose an obligation upon a landowner to construct or pay for the construction of a new road;</p> <p>(1.2) convey/dedicate to the City a right-of-way to be used for a <u>street</u> on 'A' and 'B' <u>Street Frontages</u> identified on the Schedules of this Part of this By-law, where a <u>street</u> currently does not exist.</p> <p>(2) The holding symbol H shall not prevent the <u>use</u> of <u>buildings</u> and <u>structures</u> legally <u>existing</u> on the date of passing of this By-law for any other <u>uses</u> which are permitted by the zone in which they are located. The holding symbol H shall also not prevent alterations to <u>existing buildings</u> which do not result in an increase to <u>gross floor area - non-residential</u> or the addition of required parking to support the <u>uses</u> within these <u>existing buildings</u> and <u>structures</u>.</p>						

- NOTES:**(1)See also Subsection 7.1.4A of this By-law.  
 (2)See also Subsection 7.1.1 of this By-law.  
 (3)See also Subsection 7.1.2 of this By-law.  
 (4)See Article 7.2.1.1 of this By-law.  
 (5)See also Subsection 7.1.5 of this By-law.  
 (6)See also Subsection 7.1.3 of this By-law.

**7.2.1.1**

For properties zoned CC1, additions which are constructed onto any building or structure legally existing on the date of passing of this By-law shall not be subject to the regulations of Lines 4.1 and 4.2 contained in Table 7.2.1 of this By-law for 100 City Centre Drive. (0018-2021)



**Schedule CC1**  
 Map 29  
 (OMB Order 2014 February 20),  
 (0263-2016), (0050-2013/LPAT Order 2020 June 08)



**Schedule CC2(1)**

Map 22 and 29

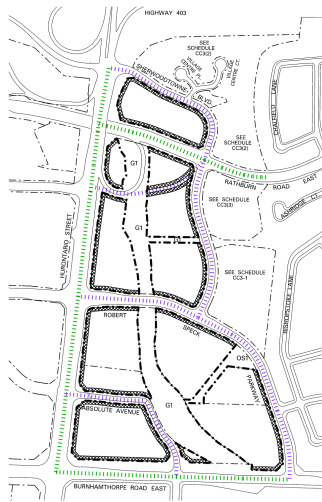
(OMB Order 2015 May 11), (0050-2013/LPAT Order 2020 June 08), (0155-2021), (0257-2021)



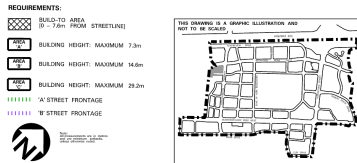
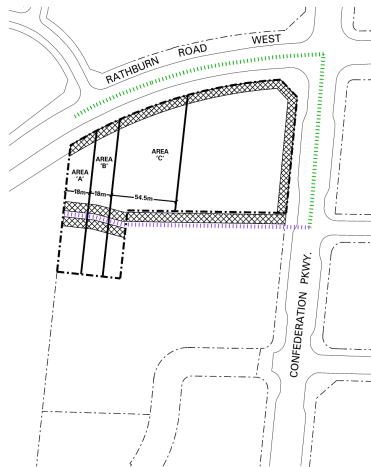
**Schedule CC2(2)**

Map 22 and 29

(0050-2013/LPAT Order 2020 June 08), (0140-2021), (0181-2021), (0214-2021), (0097-2022), (0111-2022), (0219-2022), (0220-2022), (0153-2023)



**Schedule CC2(3)**  
 Map 28  
 (0050-2013/LPAT Order 2020 June 08)



**Schedule CC3(1)**  
 Map 29  
 (0050-2013/LPAT Order 2020 June 08)





