



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0194-2014

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:

- By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 6.2.5.11 and substituting the following therefor:

| 6.2.5.11 | Exception C4-11 | Map# 10 | By-law |
|---|---|---------|--|
| In a C4-11 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 | | | |
| 6.2.5.11.1 | (1) Horizontal Multiple Dwelling (2) Motor vehicle service station and motor vehicle wash facility – restricted legally existing on the date of passing of this By-law | | |
| Uses Not Permitted | | | |
| 6.2.5.11.2 | (1) Retail store greater than 600 m² gross floor area - non-residential (2) Parking Lot | | |
| Regulations | | | |
| 6.2.5.11.3 | Maximum floor space index - residential | | 2.0 |
| 6.2.5.11.4 | Minimum front yard | | 0.6 m |
| 6.2.5.11.5 | Minimum exterior side yard | | 0.6 m |
| 6.2.5.11.6 | Minimum interior side yard abutting lands zoned Residential or Greenbelt | | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.11.7 | Minimum rear yard abutting lands zoned Residential or Greenbelt | | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.11.8 | A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West | | |

| 6.2.5.11 | Exception: C4-11 | Map #10 | By-law |
|-------------|--|---------|---------------------|
| 6.2.5.11.9 | Maximum height | | 4 storeys |
| 6.2.5.11.10 | Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling | | 4.5 m |
| 6.2.5.11.11 | Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure | | 6.0 m |
| 6.2.5.11.12 | Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street | | 70% of lot frontage |
| 6.2.5.11.13 | Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property | | 90% of lot frontage |
| 6.2.5.11.14 | Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West | | |
| 6.2.5.11.15 | Minimum percentage of glazing of the first storey of a streetwall | | 60% |
| 6.2.5.11.16 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office, provided that the gross floor area - non-residential is less than or equal to 300 m ² | | 3.0 |
| 6.2.5.11.17 | Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located either above or below grade | | |
| 6.2.5.11.18 | Maximum height of an above grade parking structure | | 2 storeys |
| 6.2.5.11.19 | Above grade parking structures adjacent to a street shall have residential and/or non-residential uses with a minimum depth of 10.0 m along a streetwall of both the first and second storey | | |
| 6.2.5.11.20 | "Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures, exclusive of gross floor area - non-residential, to the lot area | | |

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| 6.2.5.63 | Exception: C4-63 | Map #03-10 | By-law |
|---|------------------|---|--------|
| In a C4-63 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 Use | | | |
| 6.2.5.63.1 | (1) | Horizontal Multiple Dwelling | |
| Uses Not Permitted | | | |
| 6.2.5.63.2 | (1) | Retail store greater than 600 m² gross floor area - non-residential | |
| | (2) | Parking Lot | |

| 6.2.5.63 | Exception: C4-63 | Map # 03-10 | By-law |
|--------------------|--|-------------|--|
| Regulations | | | |
| 6.2.5.63.3 | Maximum floor space index - residential | | 2.0 |
| 6.2.5.63.4 | Minimum front yard | | 0.6 m |
| 6.2.5.63.5 | Minimum exterior side yard | | 0.6 m |
| 6.2.5.63.6 | Minimum interior side yard abutting lands zoned Residential or Greenbelt | | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.63.7 | Minimum rear yard abutting lands zoned Residential or Greenbelt | | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.63.8 | A minimum of 75% of the first storey of a building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West | | |
| 6.2.5.63.9 | Maximum height | | 4 storeys |
| 6.2.5.63.10 | Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling | | 4.5 m |
| 6.2.5.63.11 | Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure | | 6.0 m |
| 6.2.5.63.12 | Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street | | 70% of lot frontage |
| 6.2.5.63.13 | Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property | | 90% of lot frontage |
| 6.2.5.63.14 | Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West | | |
| 6.2.5.63.15 | Minimum percentage of glazing of the first storey of a streetwall | | 60% |
| 6.2.5.63.16 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office, provided that the gross floor area - non-residential is less than or equal to 300 m ² | | 3.0 |
| 6.2.5.63.17 | Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located either above or below grade | | |
| 6.2.5.63.18 | Maximum height of an above grade parking structure | | 2 storeys |
| 6.2.5.63.19 | Above grade parking structures adjacent to a street shall have residential and/or non-residential uses with a minimum depth of 10.0 m along a streetwall of both the first and second storey | | |
| 6.2.5.63.20 | "Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures, exclusive of gross floor area - non-residential, to the lot area | | |

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| 6.2.5.64 | Exception: C4-64 | Map # 10 | By-law |
|---|------------------|--|--|
| In a C4-64 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 Use | | | |
| 6.2.5.64.1 | (1) | Horizontal Multiple Dwelling | |
| Uses Not Permitted | | | |
| 6.2.5.64.2 | (1) | Retail store greater than 600 m² gross floor area - non-residential | |
| | (2) | Parking Lot | |
| Regulations | | | |
| 6.2.5.64.3 | | Maximum floor space index - residential | 1.5 |
| 6.2.5.64.4 | | Minimum front yard | 0.6 m |
| 6.2.5.64.5 | | Minimum exterior side yard | 0.6 m |
| 6.2.5.64.6 | | Minimum interior side yard abutting lands zoned Residential or Greenbelt | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.64.7 | | Minimum rear yard abutting lands zoned Residential or Greenbelt | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.64.8 | | A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West | |
| 6.2.5.64.9 | | Maximum height | 3 storeys |
| 6.2.5.64.10 | | Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling | 4.5 m |
| 6.2.5.64.11 | | Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street | 70% of lot frontage |
| 6.2.5.64.12 | | Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property | 90% of lot frontage |
| 6.2.5.64.13 | | Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West | |
| 6.2.5.64.14 | | Minimum percentage of glazing of the first storey of a streetwall | 60% |
| 6.2.5.64.15 | | Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office, provided that the gross floor area - non-residential is less than or equal to 300 m ² | 3.0 |

| 6.2.5.64 | Exception: C4-64 | Map # 10 | By-law |
|-------------|---|----------|--------|
| 6.2.5.64.16 | Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located below grade | | |
| 6.2.5.64.17 | "Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures , exclusive of gross floor area - non-residential , to the lot area | | |

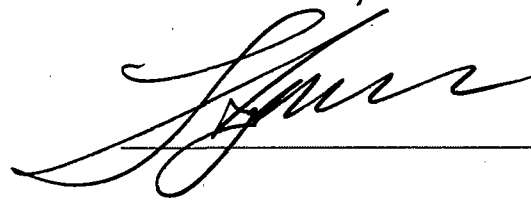
4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table:

| 6.2.5.65 | Exception: C4-65 | Map # 03 | By-law |
|---|--|---|---|
| In a C4-65 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 Use | | | |
| 6.2.5.65.1 | (1) | Horizontal Multiple Dwelling | |
| Uses Not Permitted | | | |
| 6.2.5.65.2 | (1) | Retail store greater than 600 m² gross floor area - non-residential | |
| | (2) | Parking Lot | |
| Regulations | | | |
| 6.2.5.65.3 | Maximum floor space index - residential | | 1.5 |
| 6.2.5.65.4 | Minimum front yard | | 0.6 m |
| 6.2.5.65.5 | Minimum exterior side yard | | 0.6 m |
| 6.2.5.65.6 | Minimum interior side yard abutting lands zoned Residential or Greenbelt | | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.65.7 | Minimum rear yard abutting lands zoned Residential or Greenbelt | | 7.5 m plus 1.0 m for each additional 1.0 m of building height or portion thereof, exceeding 10.0 m |
| 6.2.5.65.8 | A minimum of 75% of the first storey of any building or structure shall contain commercial uses where it has a streetwall facing Lakeshore Road West | | |
| 6.2.5.65.9 | Maximum height | | 4 storeys |
| 6.2.5.65.10 | Minimum first storey height measured from the finished floor of the first storey to the underside of the finished ceiling | | 4.5 m |
| 6.2.5.65.11 | Minimum setback from the front exterior face of the third storey to the front exterior face of the fourth storey of a building or structure | | 6.0 m |
| 6.2.5.65.12 | Minimum length of a streetwall along Lakeshore Road West where there is driveway access to a street | | 70% of lot frontage |
| 6.2.5.65.13 | Minimum length of a streetwall along Lakeshore Road West where there is no driveway access to a street or the driveway access to a street is shared with an abutting property | | 90% of lot frontage |

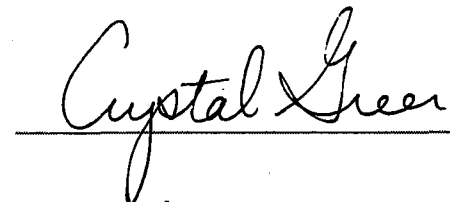
| 6.2.5.65 | Exception: C4-65 | Map# 03 | By-law |
|-------------|--|---------|--------|
| 6.2.5.65.14 | Non-residential uses located on the first storey shall have the main front entrance facing Lakeshore Road West | | |
| 6.2.5.65.15 | Minimum percentage of glazing of the first storey of a streetwall | | 60% |
| 6.2.5.65.16 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store, animal care establishment, personal service establishment, repair establishment or office , provided that the gross floor area - non-residential is less than or equal to 300 m ² | | 3.0 |
| 6.2.5.65.17 | Where the floor space index - residential exceeds 1.0, required parking shall be provided within a parking structure located below grade | | |
| 6.2.5.65.18 | "Floor Space Index - Residential" means the ratio of the gross floor area of all buildings and structures , exclusive of gross floor area - non-residential , to the lot area | | |

5. Map Numbers 03 and 10 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 "C4" to "C4-63", "C4-64" and "C4-65" the zoning of the lands in the City of Mississauga, 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 "C4-63", "C4-64" and "C4-65" zoning indicated thereon.
6. This By-law shall not come into force until Mississauga Official Plan Amendment Number 9 is in full force and effect.

ENACTED and PASSED this 2 day of July 2014.



MAYOR



CLERK

| | | | |
|---|----|---|----|
| APPROVED AS TO FORM City Solicitor MISSISSAUGA | | | |
| MJT | | | |
| Date | 24 | 6 | 14 |

APPENDIX "A" TO BY-LAW NUMBER 0194-2014

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend various sections of the Zoning By-law pertaining to Clarkson Village along Lakeshore Road West. Changes include the following:

- Additional residential uses within the C4 zone
- Removal of large retail uses within the C4 zone
- Establish a maximum height and maximum floor space index - residential
- Establish a minimum front yard and exterior side yard setback
- Establish a maximum height of above grade parking structures

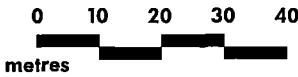
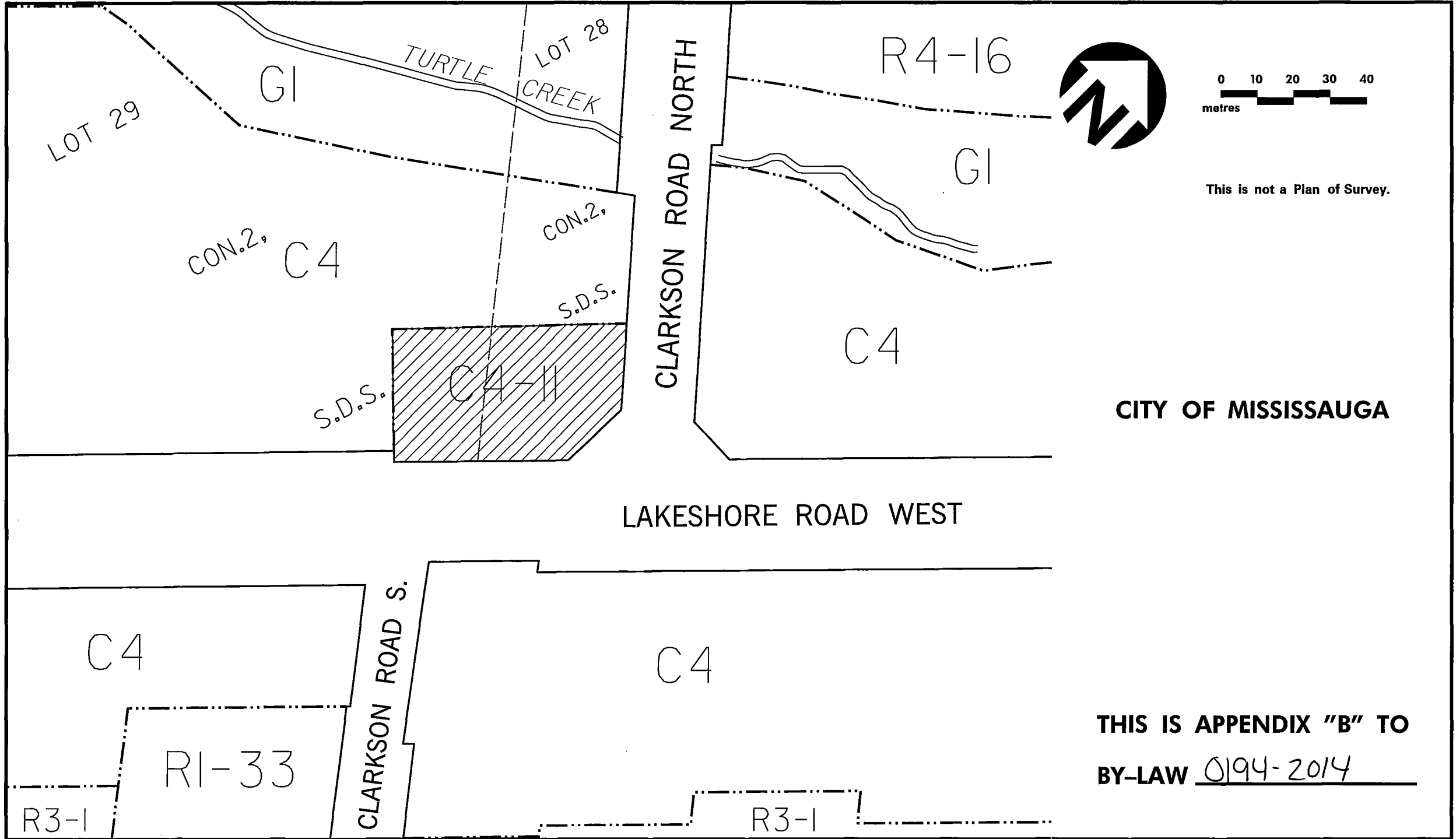
The existing motor vehicle commercial use on the site illustrated on Appendix "B" shall continue to be permitted, however new regulations with respect to additional uses and development standards have been included for that site.

Location of Lands Affected

Lands located in Clarkson Village along Lakeshore Road West in the City of Mississauga, as shown on the attached Maps designated as Schedule "A" and Appendix "B".

Further information regarding this By-law may be obtained from Sheena Harrington Slade of the City Planning and Building Department at 905-615-3200 ext. 4554.

K:\PLANDEV\CONTL\GROUP\WPDATA\BYLAWS\CD.04.Clarkson.shs.fv.jmcc.docx



This is not a Plan of Survey.

CITY OF MISSISSAUGA

**THIS IS APPENDIX "B" TO
BY-LAW 0194-2014**