



# MISSISSAUGA

## DECLARATION

Section 17 of the Planning Act

**Applicant:** The City of Mississauga

**Municipality:** City of Mississauga

**Our File:** OPA 63

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on October 11, 2017 when By-law Number 0173-2017 was enacted and that notice as required by Section 17 of the Planning Act was given on October 19, 2017.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter was received under Section 17 of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

This 8th day of November, 2017.

Commissioner of Oaths

**Donabelle Simtha Higgs, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires September 24, 2020.**

Declarant



# MISSISSAUGA

## NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW

DATE OF NOTICE	October 19, 2017	
OPA NUMBER	OPA 63 (By-law 0173-2017)	
ZONING BY-LAW NUMBER	0174-2017	
DATE PASSED BY COUNCIL	October 11, 2017	
LAST DATE TO FILE APPEAL	<b>November 07, 2017</b>	
FILE NUMBER	BL.09.COM (BL.09.ZON)	All Wards
APPLICANT	The City of Mississauga	
PROPERTY LOCATION	Various locations, in the City of Mississauga	

**TAKE NOTICE** that on October 11, 2017 the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment OPA 63 and Zoning By-law, under Section 17 or 21 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

**THE PURPOSE AND EFFECT** of the Official Plan Amendment is to change the land use designations for three parcels of lands in the City for consistency with the actual or proposed uses.

The purpose of the Zoning By-law is to amend Mississauga Zoning By-law 0225-2007, as amended to clarify wording in various sections of the Zoning By-law that have been identified since the Zoning By-law was passed by Council on June 20, 2007. Other required changes to the Zoning By-law are identified through changes in Provincial regulations, types of applications at the Committee of Adjustment and overall changes in land use trends. Amendments include the following: Definitions, General Provisions, Parking and Loading Regulations and Residential and City Centre Provisions and Regulations. **The Zoning By-law shall not come into force until Mississauga Official Plan Amendment Number 63 is in full force and effect.**

**The decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.**

**IF YOU WISH TO APPEAL** to the Ontario Municipal Board (OMB), a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca) An appeal must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1 no later than **November 07, 2017**.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment and/or by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee in the amount of \$300.00 payable to the Minister of Finance, and
- 3) be accompanied by a fee of \$150.00, payable City of Mississauga.
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Official Plan Amendment and Zoning By-law in their entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices) or from **Lisa Christie** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X 5542, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

Sacha Smith, Deputy Clerk  
Legislative Services,  
Corporate Services Department  
905-615-3200 X 4516

**Amendment No. 63**

**to**

**Mississauga Official Plan**

By-law No. 0173-2017

A by-law to Adopt Mississauga Official Plan Amendment No. 63

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs authorized the Regional Municipality of Peel ("Region" or "Regional"), an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

AND WHEREAS, the Commissioner of Public Works for the Region has advised that, with regard to Amendment No. 63, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding land use designation changes in the Gateway Corporate Centre and the Lakeview and Rathwood Neighbourhood Character Areas;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No.63 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 11<sup>th</sup> day of October, 2017.

Signed Bonnie Crombre Signed [Signature]  
MAYOR CLERK

**Amendment No. 63**  
**to**  
**Mississauga Official Plan**

The following text and Maps "A1" to "E3" attached constitutes Amendment No. 63.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated September 1, 2017, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to change the land use designations for three parcels of land in the City for consistency with the actual or proposed uses.

## **LOCATION**

The lands affected by this Amendment are located in the Gateway Corporate Centre, Lakeview and Rathwood Neighbourhood Character Areas respectively, as identified in Mississauga Official Plan.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Municipal Board.

The subject lands have no designation, Residential Low Density I and Parkway Belt West designations, and will be redesignated to Office, Private Open Space and Residential Low Density I, respectively, as detailed on Maps "A1" to "E3". The basis for these changes is to bring these parcels into conformity with the current or intended use of the lands.

In the case of the property with no designation, it is in the Gateway Corporate Centre Character Area. The parcel is a remnant from a road widening taken as part of a development application. The parcel will be transferred back to the landowner to be incorporated with future development of that property. The parcel in the Lakeview Neighbourhood Character Area is owned by the adjacent golf course, and was severed from a residential lot to create a buffer between the fairway and the existing dwelling. The parcel in the Rathwood Neighbourhood Character Area has been removed from the Parkway Belt West Plan by the Provincial Government. A portion of the lands were purchased for development, and the subject parcel comprises of the remaining portion, which is adjacent to existing detached homes.

The chart which summarizes the proposed Mississauga Official Plan and Zoning By-law amendments and the corresponding location map, attached as part of Appendix II to this Amendment, contains details of each proposed Amendment to Schedules 1, 1a, 3, 4 and 10.

The proposed Amendments are acceptable from a planning standpoint and should be approved so that consistency is maintained between the land use designations/uses/zoning for all properties in the City.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Schedule 1, Urban System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Maps "A1" and "A2" of this Amendment.
2. Schedule 1a, Urban System - Green System, of Mississauga Official Plan, is hereby amended by changing the boundary of the Green System, as shown on Maps "B1" and "B2" of this Amendment.
3. Schedule 3, Natural System, of Mississauga Official Plan, is hereby amended by changing the boundary of Linkages, as shown on Map "C" of this Amendment.
4. Schedule 4, Parks and Open Spaces, of Mississauga Official Plan, is hereby amended by changing the boundary of Public and Private Open Spaces and the boundary of Parkway Belt West, as shown on Maps "D1" and "D2" of this Amendment.
5. Schedule 10, Land Use Designations, of Mississauga Official Plan, is hereby amended by changing the land use designation of the subject lands from no designation, Residential Low Density I and Parkway Belt West to Office, Private Open Space and Residential Low Density I, as shown on Maps "E1", "E2" and "E3" of this Amendment.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

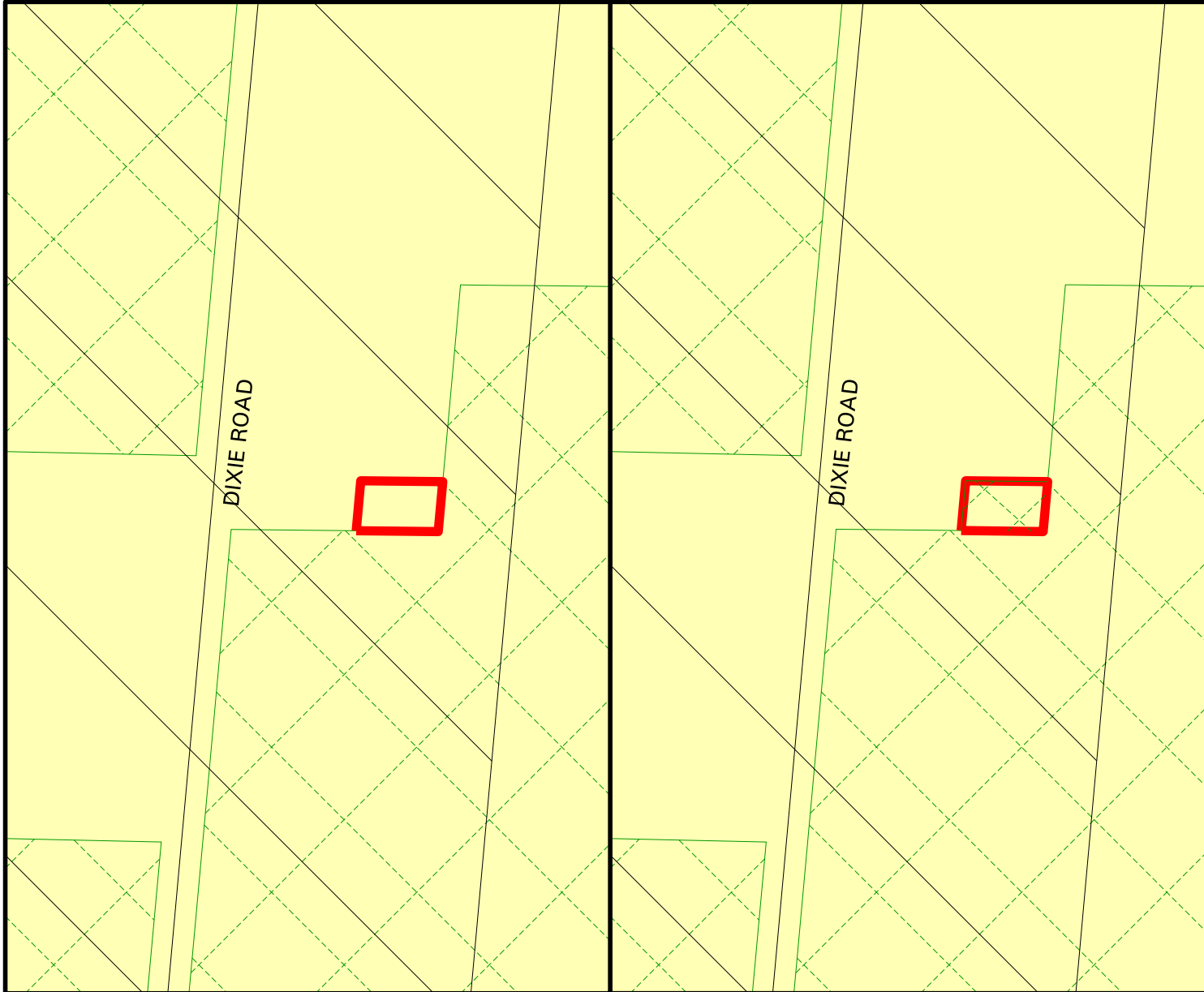
The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 2, 2017.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



EXISTING

AMENDED

### LEGEND


#### GREEN SYSTEM

 Green System


#### CITY STRUCTURE

 Downtown


 Major Node

 Community Node

 Neighbourhood


 Corporate Centre


 Employment Area

 Special Purpose Area

#### CORRIDORS

 Corridor

 Intensification Corridor

 AREA OF AMENDMENT

#### Note:

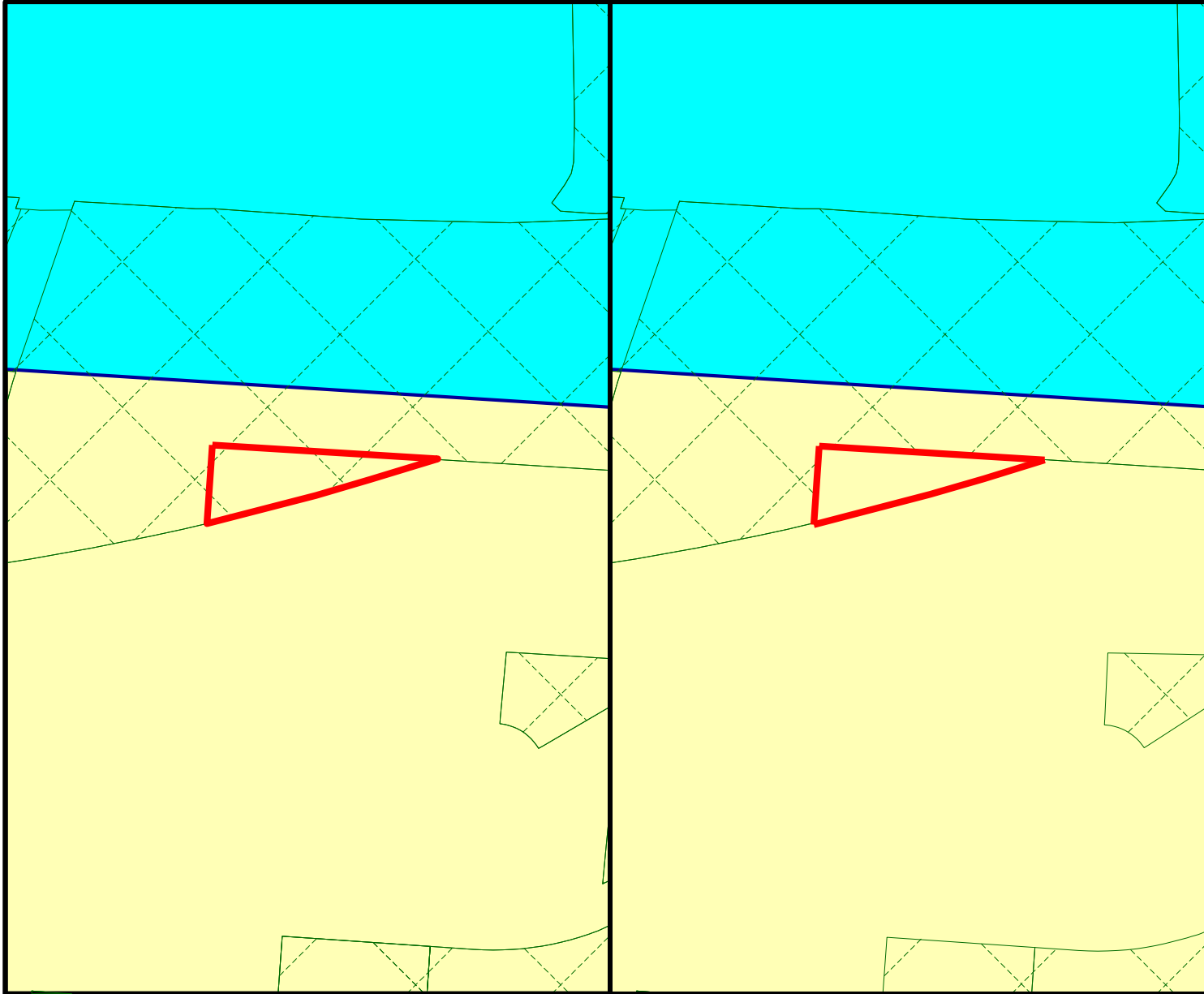
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'A1'  
Part of  
Schedule 1-Urban System  
of Mississauga Official Plan







### LEGEND

#### GREEN SYSTEM

Green System

#### CITY STRUCTURE

Downtown

Major Node

Community Node

Neighbourhood

Corporate Centre

Employment Area

Special Purpose Area

#### CORRIDORS

Corridor

Intensification Corridor

AREA OF AMENDMENT

#### Note:

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



**MAP 'A2'**  
 Part of  
 Schedule 1-Urban System  
 of Mississauga Official Plan



EXISTING

AMENDED



EXISTING

AMENDED

LEGEND:

 AREA OF AMENDMENT

Note:

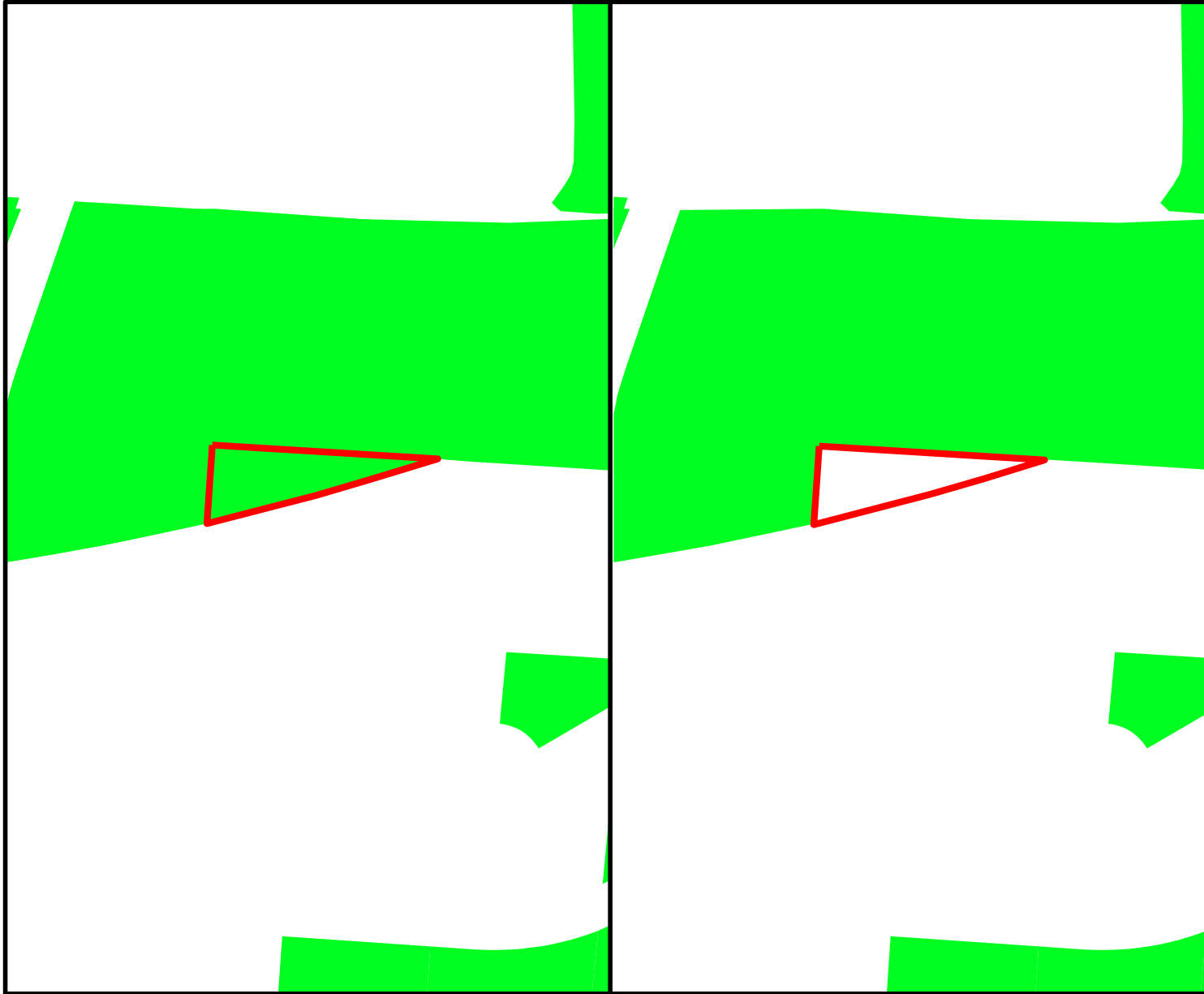
Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



MAP 'B1'

Part of Schedule 1a  
Urban System - Green System  
of Mississauga Official Plan






EXISTING

AMENDED

**LEGEND:**

 AREA OF AMENDMENT

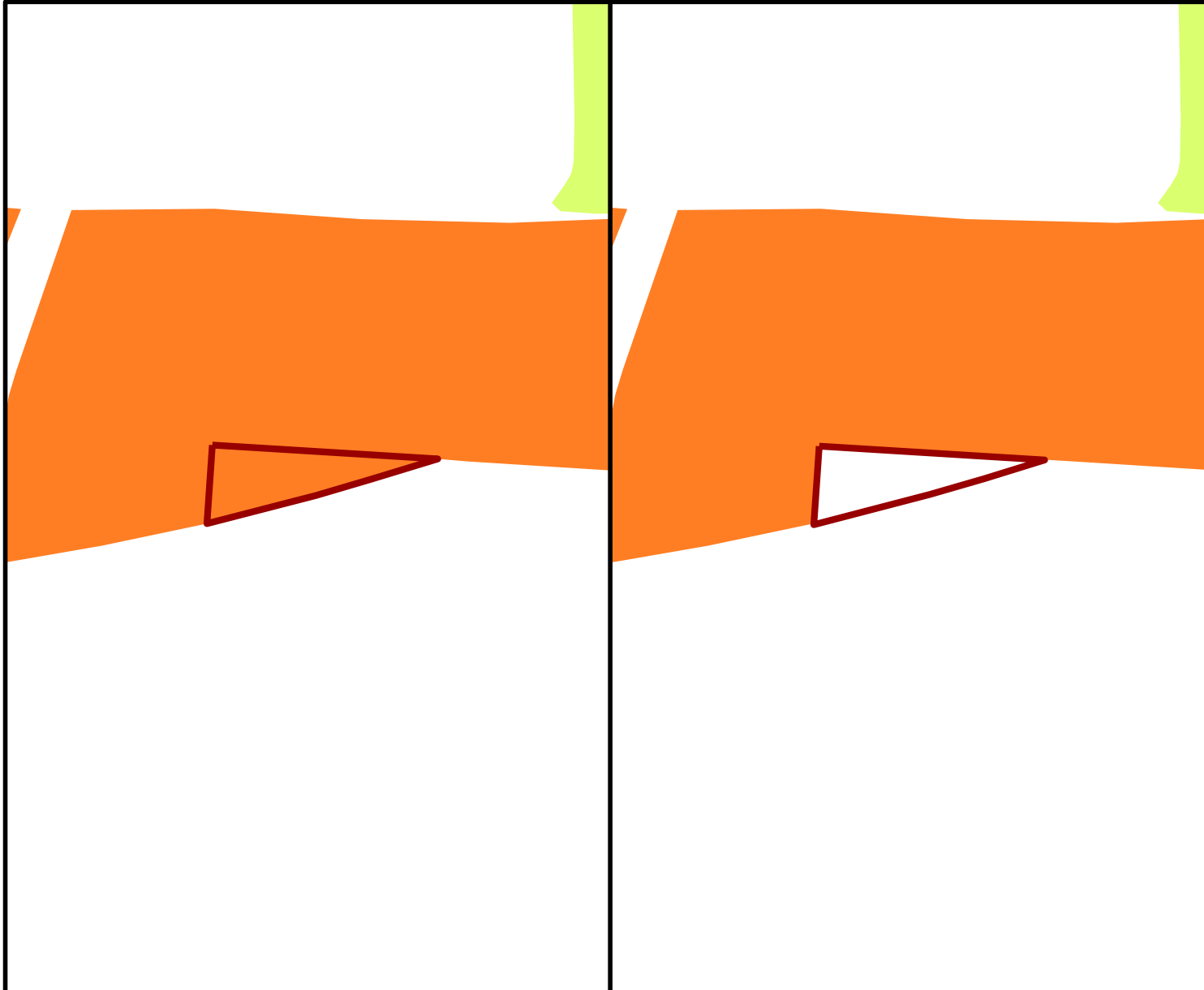
**Note:**

Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



**MAP 'B2'**  
 Part of Schedule 1a  
 Urban System - Green System  
 of Mississauga Official Plan





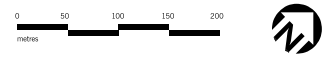
### LEGEND

- Natural Heritage System:**
- Significant Natural Areas and Natural Green Spaces
  - Special Management Areas
  - Linkages
  - Residential Woodlands
  - Provincially Significant Wetlands
  - Other Wetlands
  - Areas of Natural and Scientific Interest Provincial Significance
  - Areas of Natural and Scientific Interest Regional Significance

- Natural Hazards:**
- Natural Hazards
  - Two Zone Floodplain Regulations
  - Special Policy Area Floodplain

**AREA OF AMENDMENT**

- Notes:**
1. The entire Green System is shown on Schedule 1a.
  2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
  3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.



**MAP 'C'**  
 Part of Schedule 3  
 Natural System  
 of Mississauga Official Plan



EXISTING

AMENDED



DIXIE ROAD

DIXIE ROAD

EXISTING

AMENDED

### LEGEND

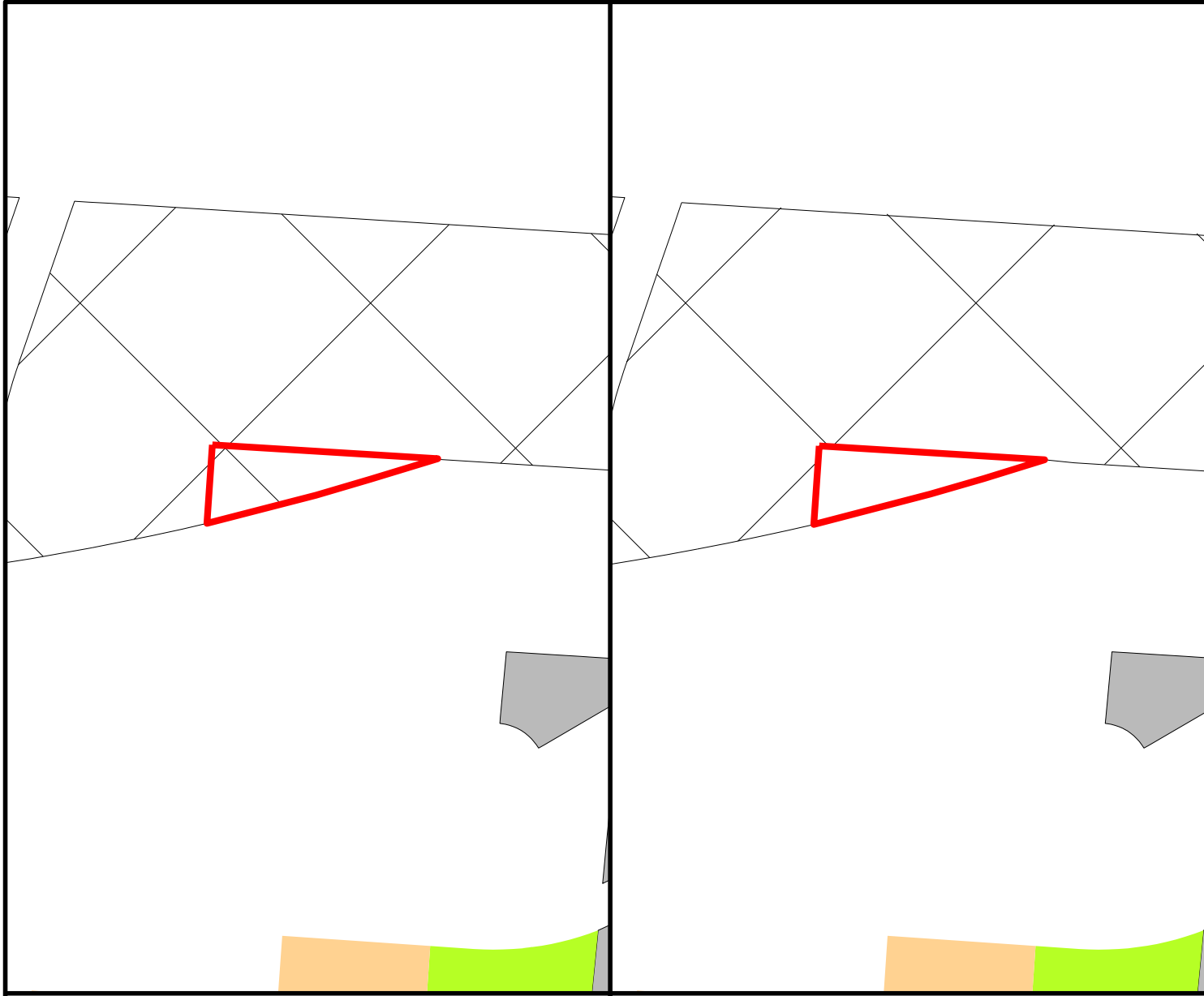
-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

- Notes:
1. The entire Green System is shown on Schedule 1a.
  2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
  3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.








**MAP 'D1'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan





### LEGEND

-  Public and Private Open Spaces
-  Parkway Belt West
-  Educational Facilities
-  Utilities
-  AREA OF AMENDMENT

Notes:

1. The entire Green System is shown on Schedule 1a.
2. Base map information (eg. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
3. The Public and Private Open Spaces identified on this Schedule include lands designated Public Open Space, Private Open Space and Greenbelt as shown on Schedule 10.

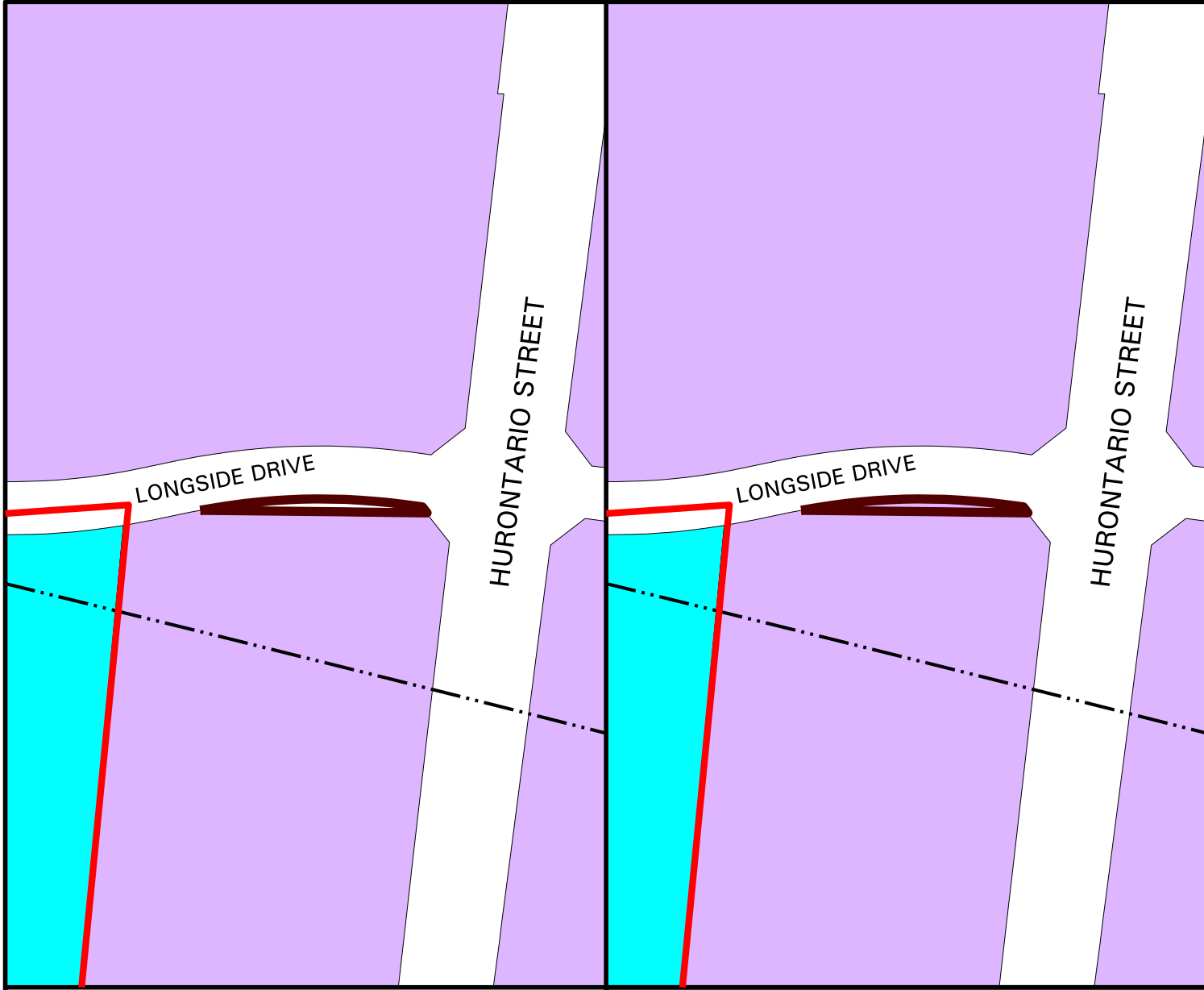


**MAP 'D2'**  
 Part of Schedule 4  
 Parks and Open Spaces  
 of Mississauga Official Plan



EXISTING

AMENDED



### LAND USE DESIGNATIONS

Residential Low Density I	Airport
Residential Low Density II	Institutional
Residential Medium Density	Public Open Space
Residential High Density	Private Open Space
Mixed Use	Greenlands
Convenience Commercial	Parkway Belt West
Motor Vehicle Commercial	Utility
Office	Special Waterfront
Business Employment	Partial Approval Area
Industrial	

### BASE MAP INFORMATION

Heritage Conservation District	Civic Centre (City Hall)
1996 NEP/2000 NEF	City Centre Transit Terminal
30 Composite Noise Contours	GO Rail Transit Station
LBPIA Operating Area Boundary See Aircraft Noise Policies	Public School
Area Exempt from LBPIA Operating Area	Catholic School
Natural Hazards	Hospital
	Community Facilities

### City Structure

Downtown	Corporate Centre
Major Node	Employment Area
Community Node	Special Purpose Area
Neighbourhood	

**25** *Appealed to the Ontario Municipal Board*

AREA OF AMENDMENT

FROM:  
 NO DESIGNATION

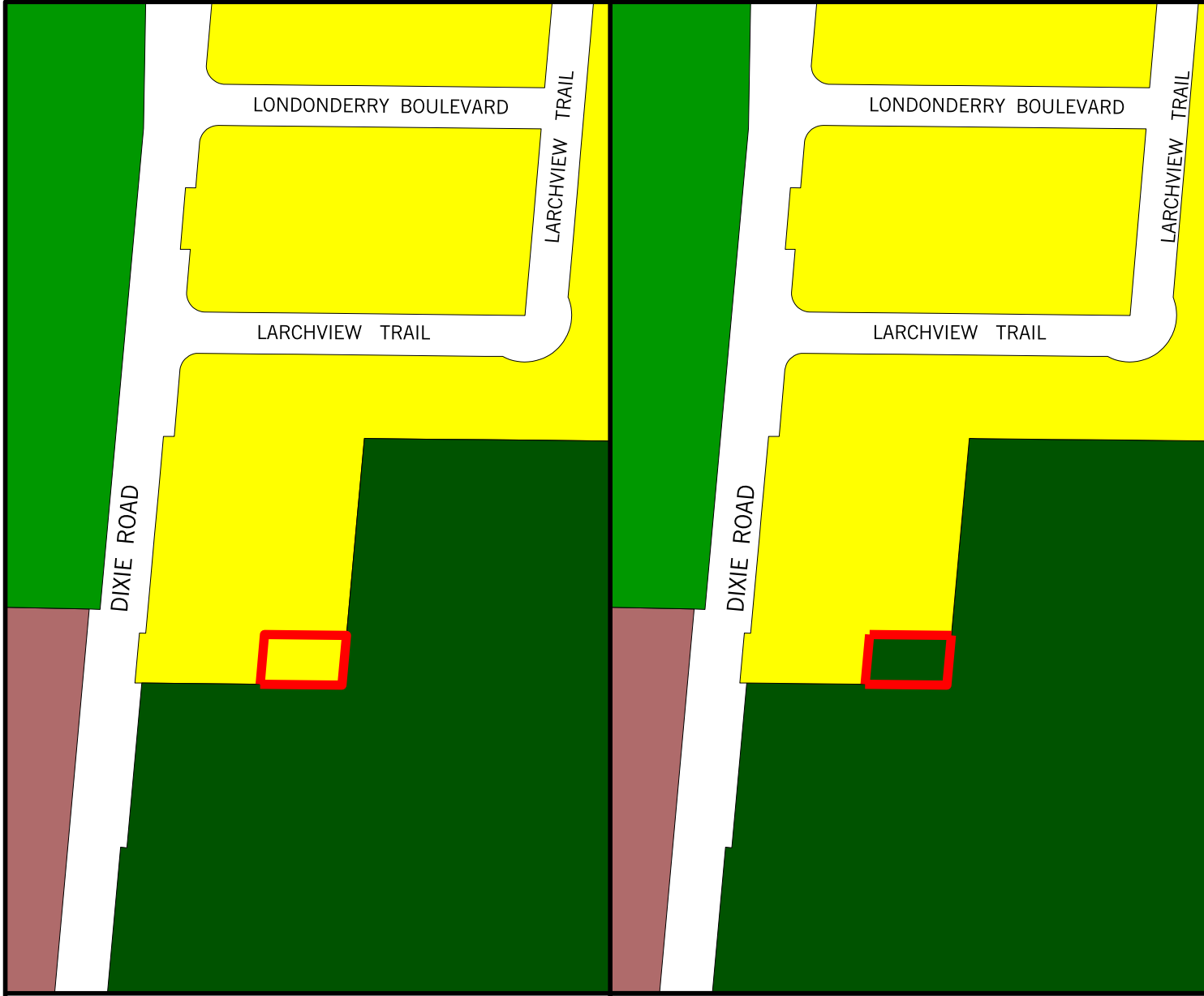
TO:  
 OFFICE

**MAP 'E1'**  
Part of Schedule 10  
Land Use Designations  
of Mississauga Official Plan

**MISSISSAUGA**

EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

LAND USE DESIGNATIONS

- Residential Low Density I
- Residential Low Density II
- Residential Medium Density
- Residential High Density
- Mixed Use
- Convenience Commercial
- Motor Vehicle Commercial
- Office
- Business Employment
- Industrial
- Airport
- Institutional
- Public Open Space
- Private Open Space
- Greenlands
- Parkway Belt West
- Utility
- Special Waterfront
- Partial Approval Area

AREA OF AMENDMENT

FROM:  
 RESIDENTIAL LOW DENSITY I

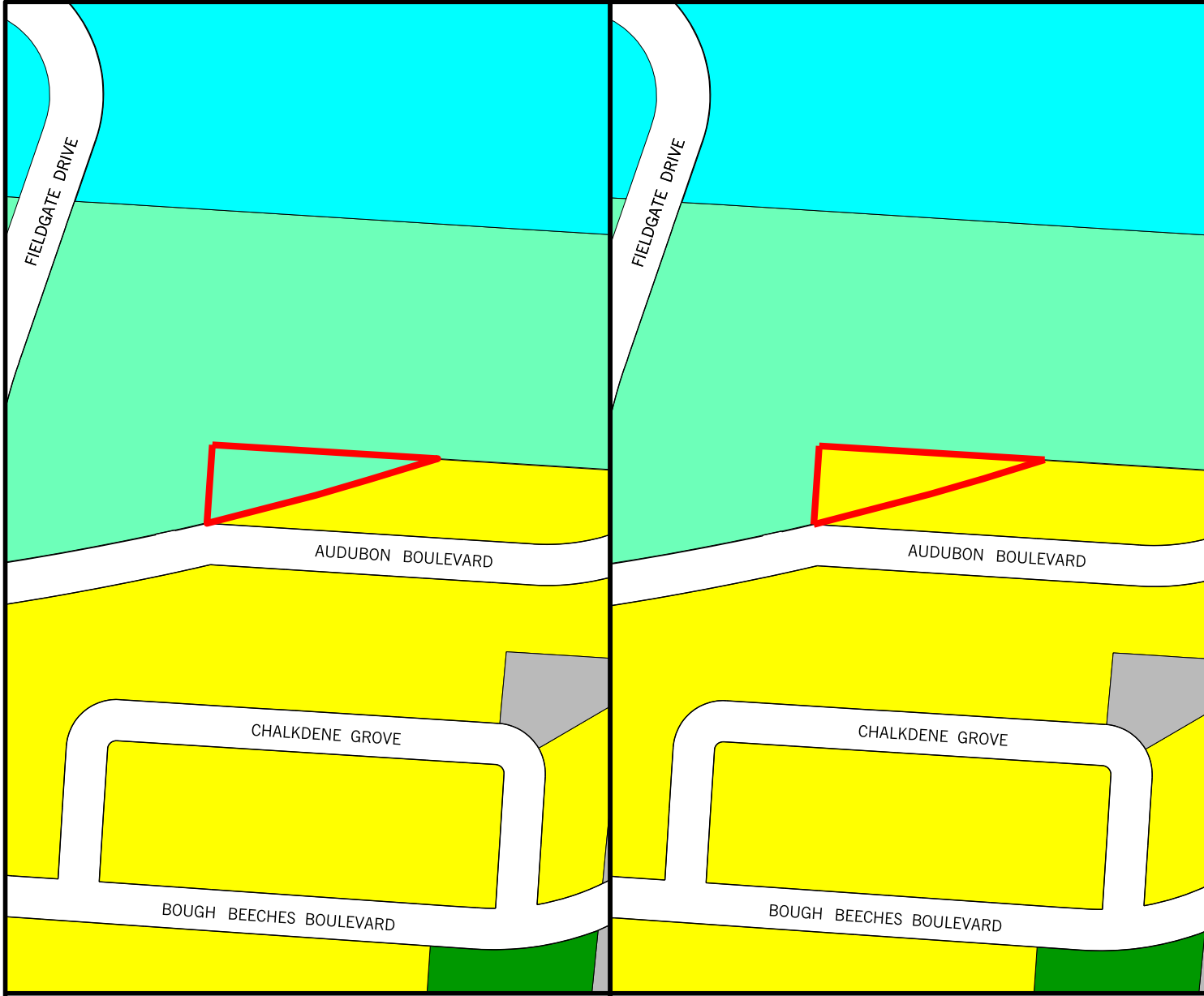
TO:  
 PRIVATE OPEN SPACE



**MAP 'E2'**  
 Part of Schedule 10  
 Land Use Designations  
 of Mississauga Official Plan

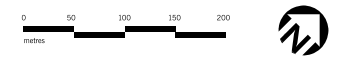






- LAND USE DESIGNATIONS**
- Residential Low Density I
  - Residential Low Density II
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Convenience Commercial
  - Motor Vehicle Commercial
  - Office
  - Business Employment
  - Industrial
  - Airport
  - Institutional
  - Public Open Space
  - Private Open Space
  - Greenlands
  - Parkway Belt West
  - Utility
  - Special Waterfront
  - Partial Approval Area

- AREA OF AMENDMENT
- FROM:
- PARKWAY BELT WEST
- TO:
- RESIDENTIAL LOW DENSITY I



**MAP 'E3'**  
 Part of Schedule 10  
 Land Use Designations  
 of Mississauga Official Plan



EXISTING LAND USE DESIGNATION

AMENDED LAND USE DESIGNATION

## **APPENDIX I**

### **PUBLIC MEETING**

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on June 12, 2017 in connection with this and other proposed Amendments to the Zoning By-law.

No comments were made with respect to this proposed Amendment at the Public Meeting. Issues raised were with respect to the accompanying proposed zoning by-law.

City of Mississauga  
**Corporate Report**



<p>Date: September 1, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: BL.09-COM</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/09/25</p>

## Subject

### PUBLIC MEETING RECOMMENDATION REPORT (WARDS 1-11)

Revised Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007

## Recommendation

That the Report dated September 1, 2017, from the Commissioner of Planning and Building regarding the revised proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That notwithstanding the planning protocol, the proposed City initiated amendments to Mississauga Official Plan, as detailed in Appendix 3 and the revisions to the proposed City initiated changes to Zoning By-law 0225-2007, as detailed in Appendix 4, be approved.

## Background

A public meeting was held by the Planning and Development Committee on June 12, 2017, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0032-2017 was then adopted by Council on June 21, 2017.

That the Report dated May 19, 2017, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information.

As there have been changes to the proposed amendments, full notification was provided in accordance with the *Planning Act*.

## Comments

### Comment

Councillor Saito raised a concern with the proposed driveway width regulations, noting that they may take away existing property rights from residents. She also commented that with the permission for second units, parking is an issue for some areas in the City and the proposed regulations may make matters worse.

### Response

Staff has removed the proposed driveway width amendments, and will revisit the issue when the Parking Master Plan is complete and City wide strategies for parking are in place.

### Comment

The proposed amendment to require a setback from rooftop balconies to the building edge was questioned, especially as it would pertain to horizontal multiple dwelling projects.

### Response

Staff noted that later this year, regulations with respect to rooftop terraces on back to back and stacked townhouse developments will be introduced. These will supersede the general regulations being proposed at this time and will not impact applications in process.

### Comment

A resident spoke with respect to the proposed change to the definition for a sloped roof, specifically adding the 60° angle to differentiate a wall from a roof. The concern was that it would negate the provisions of the previous flat roof by-law.

### Response

Staff has reviewed the concern and note that the proposed change supplements the existing residential zoning regulations, including the flat roof by-law. There have been a number of Zoning By-law amendments to add more restrictive zoning standards for detached dwellings. Three amendments regulated infill housing in specific neighbourhoods, and the "flat roof" and "sloped roof" by-laws applied to all of Ward 1. The proposed change would apply City-wide, and is another tool to control the use of "mansard style" roofs to achieve extra storeys in any type of new development. It is also consistent with the Ontario Building Code regulations.

## PLANNING COMMENTS

In addition to the change noted above, three additional amendments are proposed to the original chart that was before Planning and Development Committee. The revised chart is attached as Appendix 3, and the changes are as follows:

1. Permit a transit terminal and/or transit corridor in the H-CC1, H-CC2, H-CC3 and D zones to allow the development of transit facilities through City Centre prior to the H provision being lifted or D zoning replaced for development (Item #22).

2. Add a second regulation to rooftop balconies to reduce the setback to 0.0.m (0 ft.) where they are located in a non-residential zone (Item #23).
3. Replace "minimum" with "maximum" in the C4-8 zone to correct a drafting mistake in the original by-law with respect to the percentage of a building streetwall that can be used to access residential uses above the first storey (Item #33).

As the changes from the Information Report are minor in nature and a full circulation notice has been given, notwithstanding the planning protocol, staff recommends approval of the City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007.

## Financial Impact

Not applicable.

## Conclusion

The proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007, as revised, are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed land use designations are consistent with the current or planned future uses of the subject properties.
2. The proposed amendments to Zoning By-law 0225-2007 clarify the definitions and regulations in certain sections of the by-law, remove regulations that are no longer relevant and ensure that conformity with Mississauga Official Plan is maintained.

Should the proposed amendments be approved by Council, the implementing official plan amendment and zoning by-law will be brought forward to Council at a future date.

## Attachments

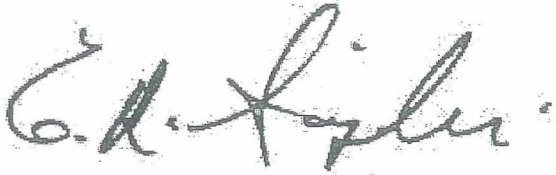
Appendix 1: Information Report - May 19, 2017

Appendix 2: Location of Properties for Proposed Official Plan and/or Rezoning Amendments

Appendix 3: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Appendix 4: Revised Chart - Proposed City Initiated Amendments (#11) to

Zoning By-law 0225-2007

A handwritten signature in black ink, appearing to read "E. R. Sajecki". The signature is written in a cursive style with a large initial "E".

Edward R. Sajecki, Commissioner of Planning and Building  
Prepared by: Lisa Christie, Planner

City of Mississauga  
**Corporate Report**



<p>Date: May 19, 2017</p> <p>To: Chair and Members of Planning and Development Committee</p>	<p>Originator's file: BL.09-COM</p>
<p>From: Edward R. Sajecki, Commissioner of Planning and Building</p>	<p>Meeting date: 2017/06/12</p>

## Subject

### PUBLIC MEETING INFORMATION REPORT (WARDS 1-11)

Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007

## Recommendation

That the Report dated May 19, 2017, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information.

## Background

The purpose of this report is to present proposed Official Plan and Zoning By-law Amendments for a number of regulations and for some properties in the City of Mississauga; to present recommended City initiated amendments to the Zoning By-law; and, to hear comments from the public on the proposed changes.

## Comments

The proposed Official Plan Amendments affect the property at 1385 Dixie Road located in Ward 1, a property in the vicinity of Fieldgate Drive and Audubon Boulevard located in Ward 3, and a property at Longside Drive and Hurontario Street in Ward 5. The proposed Zoning By-law Amendments affect six properties located in Wards 1, 3, 4, 5, 7 and 8. In total, six properties are affected and are illustrated on the Location Map included as Appendix 1. Appendix 2 contains a summary of the proposed Official Plan and/or Zoning By-law Amendments.

In addition to the changes outlined in Appendix 2, it has been determined that a number of Zoning By-law sections need to be revised to clarify wording. Zoning By-law Amendments are proposed to modify the following sections:

- Definition Section
- Parking and Loading Section

- Residential Zones
- City Centre (Celebration Square) Zoning

The details of these amendments are outlined in Appendix 3 to this report. Of note are items outlined below, which are cross-referenced with Appendix 3 in parenthesis:

- Definitions (Items 1-16)  
The majority of the proposed amendments to the definitions are to clarify between the terms dwelling, building and/or unit. This is in preparation for amendments and new definitions that will be proposed as part of the work being done to define and regulate stacked and back to back townhouses. Once these amendments are approved by Council, the remainder of the By-law can be updated as a technical amendment for consistency.
- Sloped Roof (Item 16)  
Staff was directed to recommend a solution to regulate the height of mansard roofs for residential properties. To address this issue, the definition of "Sloped Roof" is being updated to reflect regulations contained in the Ontario Building Code. Any part of a roof that is greater than 60° above the horizontal shall be deemed to be a wall, and the eave heights and roof heights will be measured accordingly.
- Rooftop Balcony (Item 21)  
To address overlook and privacy concerns from rooftop balconies on buildings with flat roofs, a new general regulation is being added to the Zoning By-law requiring that a rooftop balcony be set back 1.2 m from the edges of a building.
- Parking and Loading (Items 9, 22 & 23)  
A definition of "food court" is being added to the Zoning By-law (Item 9), which will be included in the regulation for how parking is calculated for enclosed malls (Item 22). The seating area for a food court will be deducted from the gross floor area of a mall as it is not deemed to create demand for additional parking.

The last City initiated rezoning report recommended changes to the standards for accessible parking based on the *Accessibility for Ontarians with Disabilities Act, 2006*. An additional regulation, containing provisions for parallel accessible parking spaces, is being added to the existing regulations (Item 23). The corresponding Illustration No. 15 is also being updated, however it is not part of the Zoning By-law and is for reference purposes only.

- Landscaped Soft Area and Driveway Widths (Items 27 - 29)  
In the June 2014 City Initiated Rezoning report, regulations regarding landscaped soft areas and driveway widths for the R1 to R5 (detached dwellings) residential zones were approved. It has been noted that these regulations are also relevant for the detached dwellings zones R8 to R11 and R15 to R16, especially when widened driveways are being



considered at the Committee of Adjustment. The corresponding Illustration No. 14 is also being updated, however it is not part of the Zoning By-law and is for reference purposes only.

- Celebration Square (Items 35 & 37)  
The success of Celebration Square as a venue for public events has resulted in the need to amend the Zoning By-law to allow temporary tents to be installed for longer durations than the current regulations allow. In addition, the use of Celebration Square has grown beyond simply having a weekly Farmers' Market, therefore regulations to allow other types of outdoor markets, outdoor sales and restaurants are appropriate.

## Financial Impact

Not applicable.

## Conclusion

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments. Given the nature of proposed City initiated amendments to the Official Plan and the Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council meeting.

## Attachments

Appendix 1: Location of Properties for Proposed Official Plan and/or Rezoning Amendments

Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Appendix 3: Proposed City Initiated Amendments (#11) to Zoning By-law 0225-2007



Edward R. Sajecki, Commissioner of Planning and Building

Prepared by: Lisa Christie, Planner



Produced by  
T&W, Geomatics

MISSISSAUGA



MISSISSAUGA

LOCATION OF PROPERTIES FOR PROPOSED OFFICIAL  
PLAN AND/OR REZONING AMENDMENTS



4.4 - 8

- 1 1385 DIXIE ROAD
- 2 1755 AND 1761 AUDUBON BOULEVARD
- 3 CELEBRATION SQUARE
- 4 LONGSIDE DRIVE
- 5 58-64 ELM DRIVE WEST
- 6 4208 MISSISSAUGA ROAD AND 2010 ECKLAND CRT.

GENERAL LOCATION OF SUBJECT LANDS

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## Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) 1385 Dixie Road	1	Single detached dwelling	The Toronto Golf Club	Residential Low Density I	Private Open Space	R3-75 (Detached Dwellings – Typical Lots – Exception)	OS2-5 (Open Space - City Park - Exception)	Rear of property severed for future golf course use.
2) Rear of 1755 and 1761 Audubon Boulevard	3	Vacant land	Province of Ontario	Parkway Belt West	Residential Low Density I	PB1 (Parkway Belt)	R3 (Detached Dwellings - Typical Lots)	Redesignate and rezone remnant parcel removed from the Parkway Belt by the Province.
3) 300 City Centre Drive - Celebration Square	4	Public square	City Ownership	Open Space	N/A	CCOS (City Centre - Open Space) and CC2(1) (City Centre – Mixed Use)	CCOS-2 (City Centre - Open Space - Exception) and CC2-6 (City Centre – Mixed Use - Exception)	Add to the uses in Celebration Square to reflect the increase in programming and number/duration of events now held in the Square.
4) Longside Drive at Hurontario Street	5	Vacant land	Private ownership	No designation	Office	D (Development)	H-E1-28 (Employment in Nodes – Exception with a Holding Provision)	Designate and rezone a small parcel that was not needed for the road right-of-way and will be transferred back to the original landowner.
5) 58 -64 Elm Drive West	7	Vacant – under development	Private ownership	Open Space	N/A	OS2 (Open Space - City Park)	OS1 (Open Space – Community Park)	Correct mapping error.

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
6) 4208 Mississauga Road and 2010 Eckland Court	8	Vacant - under development	Private ownership	Residential Low Density I	N/A	H-R2-33 (Detached Dwellings – Typical Lots – Exception and Holding Provision)	R1 (Detached Dwellings – Typical Lots)	Recognize land severance and construction of two detached dwellings.

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Proposed City Initiated Amendments (#11) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 1: Administration, Interpretation, Enforcement and Definitions</b>			
1	Section 1.2 - Definitions	Apartment Dwelling means a building or part thereof, other than a horizontal multiple dwelling or a townhouse dwelling, containing more than three (3) dwelling units, and with shared entrance and exit facilities through a common vestibule(s). (0325-2008)	Update terminology to differentiate between an apartment building and an apartment unit.
2	Section 1.2 - Definitions	Duplex Dwelling means a building that is divided horizontally into two (2) attached dwelling units, each of which has an independent entrance either directly or through a common vestibule.	Update terminology to differentiate between a duplex building and an individual unit therein.
3	Section 1.2 - Definitions	Dwelling Unit	Move in alphabetical order in Definitions and make dwelling unit a unique defined term and not the heading of the residential housing types section.
4	Section 1.2 - Definitions	Long-Term Care Dwelling Building	Update terminology to differentiate between a long term care building and a unit therein.
5	Section 1.2 - Definitions	Retirement Dwelling Building means a building or part thereof, containing retirement dwelling units where common facilities are provided for the preparation and consumption of food and where housekeeping services and on-site medical services are provided, as required. A retirement dwelling building may contain accessory personal service establishment, retail and recreational uses for the residents. A retirement dwelling is intended to be occupied by persons who are retired from the work force, or by reason of age or infirmity require the services and support provided in a semi-independent living environment, but who do not require the services and support provided in a long-term care dwelling.	Update terminology to differentiate between a retirement building and a unit therein.
6	Section 1.2 - Definitions	Retirement Dwelling Unit means one (1) or more habitable rooms in a retirement dwelling building, designed or intended for the lodging of not more than two (2) persons, with a separate entrance from a common hall, in which separate sanitary facilities are provided. A retirement dwelling unit may contain limited culinary facilities but shall not include a stove top and/or oven.	Update definition based on name change for retirement building.
7	Section 1.2 - Definitions	Semi-Detached Dwelling means a building with one of two (2) attached dwelling units that are divided vertically above grade by a party wall at least 5.0 m in length and at least 2.0 m in height.	Update terminology to differentiate between a semi-detached building and a semi-detached unit.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
8	Section 1.2 - Definitions	Triplex Dwelling means a building that is divided horizontally and/or vertically into three (3) separate dwelling units, each with an entrance that is either independent or through a common vestibule.	Update terminology to differentiate between a triplex building and a unit therein.
9	Section 1.2 - Definitions	Food Court means a communal seating area for more than one take-out restaurant in an enclosed pedestrian mall, but does not include the gross floor area of the take-out restaurants.	Add a new definition for food court to clarify enclosed mall parking regulations - see also #22.
10	Section 1.2 - Definitions	Floor Space Index (FSI) - Apartment Dwelling-Zone means the ratio of the gross floor area - apartment dwelling zone of all buildings and structures to the lot area.	Amend to reflect new definition for Apartment.
11	Section 1.2 - Definitions	Gross Floor Area (GFA) - Apartment Dwelling-Zone	Amend to reflect new definition for Apartment.
12	Section 1.2 - Definitions	Gross Floor Area (GFA) - Infill Residential means the sum of the areas of each storey of a building above average grade, measured from the exterior of outside walls, including an attached garage <u>and</u> or any part of the building, <u>above and below grade</u> used for motor vehicle parking.	Add "above and below grade" when referring to the part of a building used for motor vehicle parking to clarify that underground parking on residential lots is included in gross floor area - infill residential.
13	Section 1.2 - Definitions	Hospice Dwelling	Clarify that the definition for a hospice refers to the entire building and not a bed/room within.
14	Section 1.2 - Definitions	<del>Podium means a portion of the first two (2) storeys of a building, excluding a parking structure, mechanical floor area, storage area, service room and/or refuse and loading area, that is permitted to encroach into a required front and/or exterior side yard. (0212-2015)</del>	Delete definition for podium and utilize regulations in the RA1-RA5 zone categories for building setbacks and design.
15	Section 1.2 - Definitions	Flat Roof means a roof <u>where 50% or more of the total roof area has with a roof angle of less than 15° above the horizontal.</u>	Clarify definition of flat roof for dwellings with varying roof styles.
16	Section 1.2 - Definitions	Sloped Roof means a roof with a roof angle greater than or equal to 15° <u>and less than 60°</u> above the horizontal.	Clarify the definition of sloped roof to differentiate between what is considered a roof and what is a wall - especially with respect to mansard roof styles.
17	Section 1.3 - Illustrations	Replace Illustration No. 2	Reflect new terminology for Duplex, Semi-Detached and Triplex.
18	Section 1.3 - Illustrations	Replace Illustration No. 4	Reflect new terminology for Apartments and Townhouses.
19	Section 1.3 - Illustrations	Replace Illustration No. 14	Amend the diagram for clarity and update the zone categories to which Landscape Soft Area regulations apply.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
20	Section 1.3 - Illustrations	Replace Illustration No. 15	Illustration updated to add reference to parallel accessible parking.
<b>Part 2: General Provisions</b>			
21	Subsection 2.1.30	<b>2.1.30 Rooftop Balcony</b> 2.1.30.1 A rooftop balcony shall be set back 1.2 m from all exterior edges of a building or structure.	Add regulation for rooftop balconies to be set back from building edges for privacy/overlook control.
<b>Part 3: Parking and Loading</b>			
22	Sentence 3.1.1.10.2	For the calculation of required parking for a retail centre, in addition to any deductions permitted by the definition of gross floor area - non-residential, an enclosed pedestrian mall, a food court, and any corridor not open to the public and used by more than one (1) tenant of the building may be deducted from the total gross floor area - non-residential prior to calculating required parking. (0379-2009)	Add food courts to the list of deductions for the calculation of required parking for an enclosed mall – see also #9.
23	Article 3.1.4.6	<u>Parallel accessible parking spaces with a parking angle not exceeding 15°, shall have an unobstructed rectangular area with a minimum width of 4.6 m and a minimum length of 5.75 m, and maintain a 1.5 m width access aisle abutting the entire width of each accessible parking space.</u>	Add new regulation and Illustration with respect to parallel accessible parking spaces.
<b>Part 4: Residential Zones</b>			
24	Article 4.2.3.33	Amend Schedule R2-33	Part of the land subject to the R2-33 Exception Zone was severed to create two building lots, therefore the Exception Schedule, the maximum dwelling units and visitor parking numbers are no longer accurate.
25	Sentence 4.2.3.33.1	Maximum number of dwelling units on all lands zoned R2-33	
26	Sentence 4.2.3.33.12	Minimum number of visitor parking spaces	

#	SECTION NUMBER	PROPOSED REVISION	Table 4.4.1 - R8 to R11 Permitted Uses and Zone Regulations					COMMENT/EXPLANATION
			R8	R9	R10	R11		
27	Subsection 4.4.1 Table 4.4.1	<p>ATTACHED GARAGE, PARKING, DRIVEWAY, AND LANDSCAPED SOFT AREA</p> <p>Maximum driveway width</p>	<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m</p>	<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m</p>	<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m</p>	<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m</p>	<p>Clarify the intent to have a landscaped area in a front yard that is not a paved area.</p>	
			<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m; Lesser of 8.5 m or 50% of lot frontage. <sup>(4)</sup></p>	<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m; Lesser of 8.5 m or 50% of lot frontage. <sup>(4)</sup></p>	<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; Lesser of 8.5 m or 50% of lot frontage. <sup>(4)</sup></p>	<p>Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; Lesser of 8.5 m or 50% of lot frontage. <sup>(4)</sup></p>		
			<p>40% of the front yard and/or exterior side yard</p>	<p>30% of the front yard and/or exterior side yard</p>	<p>30% of the front yard and/or exterior side yard</p>	<p>25% of the front yard and/or exterior side yard</p>		
	13.4	<p>Minimum landscaped soft area in the yard containing the driveway</p>	<p>40% of the front yard and/or exterior side yard</p>	<p>30% of the front yard and/or exterior side yard</p>	<p>30% of the front yard and/or exterior side yard</p>	<p>25% of the front yard and/or exterior side yard</p>		



#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION	
28	Subsection 4.6.1 Table 4.6.1	Table 4.6.1 - R15 Permitted Uses and Zone Regulations	Clarify the intent to have a landscaped area in a front yard that is not a paved area.	
		Line ZONE		R15
		11.0 ATTACHED GARAGE, PARKING, DRIVEWAY, AND LANDSCAPED SOFT AREA		
		11.3 Maximum driveway width		Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m Lesser of 8.5 m or 50% of lot frontage <sup>(4)</sup>
29	Subsection 4.7.1 Table 4.7.1	11.4 Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	
		Table 4.7.1 - R16 Permitted Uses and Zone Regulations	Clarify the intent to have a landscaped area in a front yard that is not a paved area.	
		Line ZONE		R16
		12.0 ATTACHED GARAGE, PARKING, DRIVEWAY, AND LANDSCAPED SOFT AREA		
12.5 Maximum driveway width	Width of garage door opening(s) plus 2.0 m up to a maximum of 6.0 m; if no garage door, maximum width of 6.0 m Lesser of 8.5 m or 50% of lot frontage <sup>(4)</sup>			
30	Table 4.10.1 Line 10.0	12.6 Minimum landscaped soft area in the yard containing the driveway	40% of the front yard and/or exterior side yard	
		MAXIMUM DWELLING HEIGHT	10.7 m and 3 storeys	
31	Table 4.11.1 Line 9.0	MAXIMUM HEIGHT	10.7 m and 3 storeys	
32	Table 4.12.1 Line 10.0	MAXIMUM HEIGHT	10.7 m and 3 storeys	
33	Table 4.15.1 Line 11.1	Maximum encroachment of a podium into required front or exterior side yard	Delete entire Line as the definition of podium is being deleted, and the regulations are no longer relevant	

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 7: City Centre Zones</b>			
34	Article 7.1.1.1	(4) Amusement Arcade	Delete this restriction to allow more flexibility for City Centre redevelopment.
35	Article 7.2.3.6	In a CC2-6 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses/regulations shall apply: <b>Additional Permitted Uses</b> 7.2.3.6.1 Outdoor markets' and other outdoor sales <b>Regulations</b> 7.2.3.6.2 The provisions of Lines 4.0 and 5.0 in Table 2.1.9.7 shall not apply	Add a new exception zone for the easterly portion of Celebration Square to permit the area under the trellis to be used for outdoor vendors, and to allow flexibility with respect to the temporary tent regulations.
36	Sentence 7.2.5.4.11	Minimum setback from the exterior face of a podium structure, or parts thereof, located above the podium structure for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4	Remove bold from podium as it will no longer be a defined term.
37	Article 7.2.6.2	In a CCOS-2 zone the permitted uses and applicable regulations shall be as specified for a CCOS zone except that the following uses/regulations shall apply: <b>Additional Permitted Uses</b> 7.2.6.2.1 Restaurant 7.2.6.2.2 Take-out Restaurant 7.2.6.2.3 Outdoor patio accessory to a restaurant or take-out restaurant 7.2.6.2.4 Outdoor markets' and other outdoor sales <b>Regulations</b> 7.2.6.2.6 The provisions of Lines 4.0 and 5.0 in Table 2.1.9.7 shall not apply 7.2.6.2.7 Maximum gross floor area – non-residential used for a restaurant and/or take-out restaurant	Add a new exception zone for Celebration Square to recognize the various types of uses in the Square, and to allow flexibility with respect to the temporary tent regulations.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 13: Zoning Maps</b>			
38	Map 5	Change R3-75 to OS2-5	To reflect the use of the rear of the residential lot as part of the adjacent golf course. [See Appendix 2, Item 1]
39	Map 22	Change OS2 to OS1	The new park is intended to serve the local neighbourhood (Community Park), therefore OS1 is the more appropriate zone. [See Appendix 2, Item 5]
40	Map 26	Change PB1 to R3	To reflect the removal of this parcel from the Parkway Belt West by the Province. [See Appendix 2, Item 2]
41	Map 29	Change CCOS to CCOS-2 and CC2(1) to CC2-6	Add Exception Zones to Celebration Square. [See Appendix 2, Item 3]
42	Map 31	Change H-R2-33 to R1 for part of the zone	Change schedule to reflect severance applications - see also #24-26 [See Appendix 2, Item 6]
43	Map 44E	Change D to H-E1-28	Change the zone of a parcel that was not needed for the road right-of-way and is being transferred back to the original landowner. [See Appendix 2, Item 4]

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Appendix 2



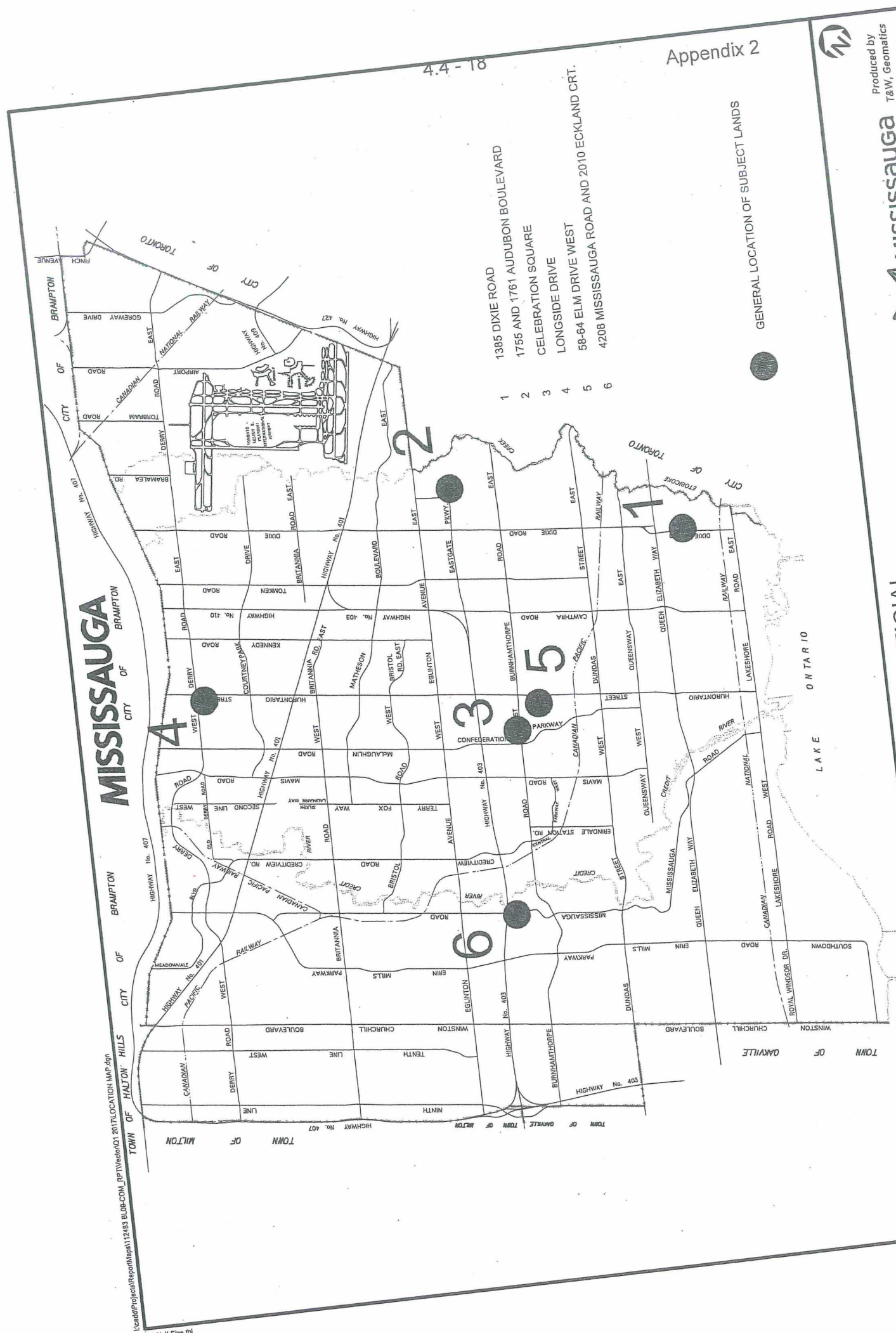
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T&W, Geomatics

MISSISSAUGA



LOCATION OF PROPERTIES FOR PROPOSED OFFICIAL  
PLAN AND/OR REZONING AMENDMENTS

2017/07/26



## Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) 1385 Dixie Road	1	Single detached dwelling	The Toronto Golf Club	Residential Low Density I	Private Open Space	R3-75 (Detached Dwellings – Typical Lots – Exception)	OS2-5 (Open Space - City Park - Exception)	Rear of property severed for future golf course use.
2) Rear of 1755 and 1761 Audubon Boulevard	3	Vacant land	Province of Ontario	Parkway Belt West	Residential Low Density I	PB1 (Parkway Belt)	R3 (Detached Dwellings - Typical Lots)	Redesignate and rezone remnant parcel removed from the Parkway Belt by the Province.
3) 300 City Centre Drive - Celebration Square	4	Public square	City Ownership	Open Space	N/A	CCOS (City Centre - Open Space) and CC2(1) (City Centre – Mixed Use)	CCOS-2 (City Centre - Open Space - Exception) and CC2-6 (City Centre – Mixed Use - Exception)	Add to the uses in Celebration Square to reflect the increase in programming and number/duration of events now held in the Square.
4) Longside Drive at Hurontario Street	5	Vacant land	Private ownership	No designation	Office	D (Development)	H-E1-28 (Employment in Nodes – Exception with a Holding Provision)	Designate and rezone a small parcel that was not needed for the road right-of-way and will be transferred back to the original landowner.
5) 58 -64 Elm Drive West	7	Vacant – under development	Private ownership	Open Space	N/A	OS2 (Open Space - City Park)	OS1 (Open Space – Community Park)	Correct mapping error.

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
6) 4208 Mississauga Road and 2010 Eckland Court	8	Vacant - under development	Private ownership	Residential Low Density I	N/A	H-R2-33 (Detached Dwellings – Typical Lots – Exception and Holding Provision)	R1 (Detached Dwellings – Typical Lots)	Recognize land severance and construction of two detached dwellings.

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Revised Chart - Proposed City Initiated Amendments (#11) to Zoning By-law 0225-2007

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 1: Administration, Interpretation, Enforcement and Definitions</b>			
1	Section 1.2 - Definitions	<del>Apartment Dwelling</del> means a building or part thereof, other than a horizontal multiple dwelling or a townhouse dwelling, containing more than three (3) dwelling units, and with shared entrance and exit facilities through a common vestibule(s). (0325-2008)	Update terminology to differentiate between an apartment building and an apartment unit.
2	Section 1.2 - Definitions	<del>Duplex Dwelling</del> means a building that is divided horizontally into two (2) attached dwelling units, each of which has an independent entrance either directly or through a common vestibule.	Update terminology to differentiate between a duplex building and an individual unit therein.
3	Section 1.2 - Definitions	Dwelling Unit	Move in alphabetical order in Definitions and make dwelling unit a unique defined term and not the heading of the residential housing types section.
4	Section 1.2 - Definitions	Long-Term Care Dwelling Building	Update terminology to differentiate between a long term care building and a unit therein.
5	Section 1.2 - Definitions	<del>Retirement Dwelling Building</del> means a building or part thereof, containing retirement dwelling units where common facilities are provided for the preparation and consumption of food and where housekeeping services and on-site medical services are provided, as required. A retirement dwelling building may contain accessory personal service establishment, retail and recreational uses for the residents. A retirement dwelling is intended to be occupied by persons who are retired from the work force, or by reason of age or infirmity require the services and support provided in a semi-independent living environment, but who do not require the services and support provided in a long-term care dwelling.	Update terminology to differentiate between a retirement building and a unit therein.
6	Section 1.2 - Definitions	<del>Retirement Dwelling Unit</del> means one (1) or more habitable rooms in a retirement dwelling building, designed or intended for the lodging of not more than two (2) persons, with a separate entrance from a common hall, in which separate sanitary facilities are provided. A retirement dwelling unit may contain limited culinary facilities but shall not include a stove top and/or oven.	Update definition based on name change for retirement building.
7	Section 1.2 - Definitions	<del>Semi-Detached Dwelling</del> means a building with one of two (2) attached dwelling units that are divided vertically above grade by a party wall at least 5.0 m in length and at least 2.0 m in height.	Update terminology to differentiate between a semi-detached building and a semi-detached unit.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
8	Section 1.2 - Definitions	Triplex Dwelling means a building that is divided horizontally and/or vertically into three (3) separate dwelling units, each with an entrance that is either independent or through a common vestibule.	Update terminology to differentiate between a triplex building and a unit therein.
9	Section 1.2 - Definitions	Food Court means a communal seating area for more than one take-out restaurant in an enclosed pedestrian mall, but does not include the gross floor area of the take-out restaurants.	Add a new definition for food court to clarify enclosed mall parking regulations - see also #24.
10	Section 1.2 - Definitions	Floor Space Index (FSI) - Apartment Dwelling Zone means the ratio of the gross floor area - apartment dwelling zone of all buildings and structures to the lot area.	Amend to reflect new definition for Apartment.
11	Section 1.2 - Definitions	Gross Floor Area (GFA) - Apartment Dwelling Zone	Amend to reflect new definition for Apartment.
12	Section 1.2 - Definitions	Gross Floor Area (GFA) - Infill Residential means the sum of the areas of each storey of a building above average grade, measured from the exterior of outside walls, including an attached garage <u>and</u> or any part of the building, <u>above and below grade</u> used for motor vehicle parking.	Add "above and below grade" when referring to the part of a building used for motor vehicle parking to clarify that underground parking on residential lots is included in gross floor area - infill residential.
13	Section 1.2 - Definitions	Hospice Dwelling	Clarify that the definition for a hospice refers to the entire building and not a bed/room within.
14	Section 1.2 - Definitions	Podium means a portion of the first two (2) storeys of a building, excluding a parking structure, mechanical floor area, storage area, service room and/or refuse and loading area, that is permitted to encroach into a required front and/or exterior side yard. (0212-2015)	Delete definition for podium and utilize regulations in the RA1-RA5 zone categories for building setbacks and design.
15	Section 1.2 - Definitions	Flat Roof means a roof where 50% or more of the total roof area has with a roof angle of less than 15° above the horizontal.	Clarify definition of flat roof for dwellings with varying roof styles.
16	Section 1.2 - Definitions	Sloped Roof means a roof with a roof angle greater than or equal to 15° and less than 60° above the horizontal.	Clarify the definition of sloped roof to differentiate between what is considered a roof and what is a wall - especially with respect to mansard roof styles.
17	Section 1.3 - Illustrations	Replace Illustration No. 2	Reflect new terminology for Duplex, Semi-Detached and Triplex.
18	Section 1.3 - Illustrations	Replace Illustration No. 4	Reflect new terminology for Apartments and Townhouses.
19	Section 1.3 - Illustrations	Replace Illustration No. 14	Amend the diagram for clarity and update the zone categories to which Landscape Soft Area regulations apply.



#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
20	Section 1.3 - Illustrations	Replace Illustration No. 15	Illustration updated to add reference to parallel accessible parking.
21	Section 1.3 - Illustrations	Add Illustration No. 16	Add illustration to clarify how to calculate what part of a roof area is flat and what part is sloped.
<b>Part 2: General Provisions</b>			
22	Table 2.1.9.10	Line 1.0  A transit terminal and/or transit corridor is permitted only in these zones  RM4 to RM6, RM9 and RA1 to RA5, O, C1 to C5, CC1 to CC4, H-CC1, H-CC2, H-CC3, CCOS, E1 to E3, OS1, OS2, PB1, PB2, I and D zones	Add the City Centre zones with a holding provision and Development zones to the list of zones that permit a Transit Terminal and/or Transit Corridor to correspond with the proposed LRT route through City Centre.
23	Subsection 2.1.30	<b>2.1.30 Rooftop Balcony</b> <u>2.1.30.1 A rooftop balcony shall be set back 1.2 m from all exterior edges of a building or structure.</u>  <u>2.1.30.2 Notwithstanding Article 2.1.30.1, a setback for a rooftop balcony may be 0.0 m where the exterior edge of the building or structure faces a street and the building is located in a non-residential zone.</u>	Add regulations for rooftop balconies to be set back from building edges for privacy/overlook control.
<b>Part 3: Parking and Loading</b>			
24	Sentence 3.1.1.10.2	For the calculation of required parking for a retail centre, in addition to any deductions permitted by the definition of gross floor area - non-residential, an enclosed pedestrian mall, a food court, and any corridor not open to the public and used by more than one (1) tenant of the building may be deducted from the total gross floor area - non-residential prior to calculating required parking. (0379-2009)	Add food courts to the list of deductions for the calculation of required parking for an enclosed mall – see also #9.
25	Article 3.1.4.6	<u>Parallel accessible parking spaces with a parking angle not exceeding 15°, shall have an unobstructed rectangular area with a minimum width of 4.6 m and a minimum length of 5.75 m, and maintain a 1.5 m width access aisle abutting the entire width of each accessible parking space.</u>	Add new regulation and illustration with respect to parallel accessible parking spaces.

See Illustration No. 15 - Section 1.3 - Illustrations

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 4: Residential Zones</b>			
26	Article 4.2.3.33	Amend Schedule R2-33	Part of the land subject to the R2-33 Exception Zone was severed to create two building lots, therefore the Exception Schedule, the maximum dwelling units and visitor parking numbers are no longer accurate.
27	Sentence 4.2.3.33.1	Maximum number of dwelling units on all lands zoned R2-33	
28	Sentence 4.2.3.33.12	Minimum number of visitor parking spaces	48-14 42-10
29	Table 4.10.1 Line 10.0	<del>MAXIMUM DWELLING HEIGHT</del>	10.7 m and 3 storeys
30	Table 4.11.1 Line 9.0	MAXIMUM HEIGHT	10.7 m and 3 storeys
31	Table 4.12.1 Line 10.0	MAXIMUM HEIGHT	10.7 m and 3 storeys
32	Table 4.15.1 Line 11.1	<del>Maximum encroachment of a podium into required front or exterior side yard</del>	Delete entire Line as the definition of podium is being deleted, and the regulations are no longer relevant
<b>Part 6: Commercial Zones</b>			
33	Sentence 6.2.5.8.6	<del>Maximum Minimum length of a building streetwall on the first storey that may be used for accessing residential uses above the first storey</del>	33% Correct a drafting mistake from original implementing by-law

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 7: City Centre Zones</b>			
34	Article 7.1.1.1	(4) Amusement Arcade	Delete this restriction to allow more flexibility for City Centre redevelopment.
35	Article 7.2.3.6	In a CC2-6 zone the permitted uses and applicable regulations shall be as specified for a CC2 zone except that the following uses/regulations shall apply: <b>Additional Permitted Uses</b> 7.2.3.6.1 <u>Outdoor markets and other outdoor sales</u> <b>Regulations</b> 7.2.3.6.2 <u>The provisions of Lines 4.0 and 5.0 in Table 2.1.9.7 shall not apply</u>	Add a new exception zone for the easterly portion of Celebration Square to permit the area under the trellis to be used for outdoor vendors, and to allow flexibility with respect to the temporary tent regulations.
36	Sentence 7.2.5.4.11	Minimum setback from the exterior face of a <b>podium</b> podium of buildings and structures, or parts thereof, located above the podium structure for Parcel Blocks 4E to 4H inclusive identified on Schedule CC4-4	Remove bold from podium as it will no longer be a defined term.
37	Article 7.2.6.2	In a CCOS-2 zone the permitted uses and applicable regulations shall be as specified for a CCOS zone except that the following uses/regulations shall apply: <b>Additional Permitted Uses</b> 7.2.6.2.1 <u>Restaurant</u> 7.2.6.2.2 <u>Take-out Restaurant</u> 7.2.6.2.3 <u>Outdoor patio accessory to a restaurant or take-out restaurant</u> 7.2.6.2.4 <u>Outdoor markets' and other outdoor sales</u> <b>Regulations</b> 7.2.6.2.6 <u>The provisions of Lines 4.0 and 5.0 in Table 2.1.9.7 shall not apply</u> 7.2.6.2.7 <u>Maximum gross floor area – non-residential used for a restaurant and/or take-out restaurant</u> 240 m <sup>2</sup>	Add a new exception zone for Celebration Square to recognize the various types of uses in the Square, and to allow flexibility with respect to the temporary tent regulations.

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 13: Zoning Maps</b>			
38	Map 5	Change R3-75 to OS2-5	To reflect the use of the rear of the residential lot as part of the adjacent golf course. [See Appendix 3, Item 1]
39	Map 22	Change OS2 to OS1	The new park is intended to serve the local neighbourhood (Community Park), therefore OS1 is the more appropriate zone. [See Appendix 3, Item 5]
40	Map 26	Change PB1 to R3	To reflect the removal of this parcel from the Parkway Belt West by the Province. [See Appendix 3, Item 2]
41	Map 29	Change CCOS to CCOS-2 and CC2(1) to CC2-6	Add Exception Zones to Celebration Square. [See Appendix 3, Item 3]
42	Map 31	Change H-R2-33 to R1 for part of the zone	Change schedule to reflect severance applications - see also #24-26 [See Appendix 3, Item 6]
43	Map 44E	Change D to H-E1-28	Change the zone of a parcel that was not needed for the road right-of-way and is being transferred back to the original landowner. [See Appendix 3, Item 4]