

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

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:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Tables:

4.15.6.XX	Exception: RA5-XX	Map # XX	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.XX.1	(1) Townhouse (2) Retail store less than or equal to 600 m ² GFA – non-residential (3) Restaurant (4) Take out restaurant (5) Personal Service Establishment (6) Medical Office – Restricted (7) Financial Institution (8) Office		
Regulations Applying			
4.15.6.XX.2	The provisions of Article 2.1.34 of this By-law shall not apply and the regulations of Lines 11.1, 11.2, 11.3, 13.5 and 15.1 contained in Table 4.15.1 of this By-Law shall not apply.		
4.15.6.XX.3	Maximum number of apartment dwelling units		370
4.15.6.XX.4	Maximum floor space index - apartment dwelling zone		7.6
4.15.6.XX.5	Maximum gross floor area - apartment dwelling zone		25,000 m ²
4.15.6.XX.6	Minimum gross floor area - non-residential		300 m ²
4.15.6.XX.7	Minimum number of resident parking spaces per dwelling units		0
4.15.6.XX.8	Minimum number of shared visitor and non-residential parking spaces per dwelling unit		0
4.15.6.XX.9	Minimum landscaped area		30% of the parcel area
4.15.6.XX.10	Minimum depth of a landscaped buffer abutting a lot line that is a street line		0 m
4.15.6.XX.11	Minimum depth of a landscaped buffer abutting the O1 Zone along the easterly lot line		2.0 m
4.15.6.XX.12	Minimum depth of a landscaped buffer along the southerly lot line		0 m
4.15.6.XX.13	Minimum amenity area		4.0 m ² / unit
4.15.6.XX.14	Maximum encroachment into a required yard of a porch, balcony or patio located on the first storey , staircase, landing or awning		2.8 m
4.15.6.XX.15	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard		2.5 m
4.15.6.XX.16	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects		2.5 m
4.15.6.XX.17	Minimum setback from a parking structure , inclusive of external access stairwells, to any lot line		0.0 m
4.15.6.XX.18	Ventilation shafts, gas meters, transformers, stairs, ramps, canopies, bike rings, and outdoor amenity areas are permitted to encroach into a required yard and landscaped buffer		

4.15.6.XX.19	Notwithstanding Provision 4.1.21, the calculation of height for an apartment building shall also be exclusive of a balcony railing, divider, windscreen, noise barrier and a structure associated with a rooftop amenity area .
4.15.6.XX.20	All site development plans shall comply with Schedule “B” of this Exception

4.15.2.XX	Exception: RA1-XX	Map # XX	By-law:
In a RA1-XX zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations Applying			
4.15.2.XX.1	The regulations of Lines 3.0, 8.1, 9.1, 9.5, 10.1, 10.5, 11.1, 11.2, 11.3, 13.5, 15.1, 15.2 and 15.3 contained in Table 4.15.1 of this By-Law shall not apply.		
4.15.2.XX.2	Minimum number of resident parking spaces		5
4.15.2.XX.3	Minimum number of visitor parking spaces		1
4.15.2.XX.4	All site development plans shall comply with Schedule “B” of this Exception		

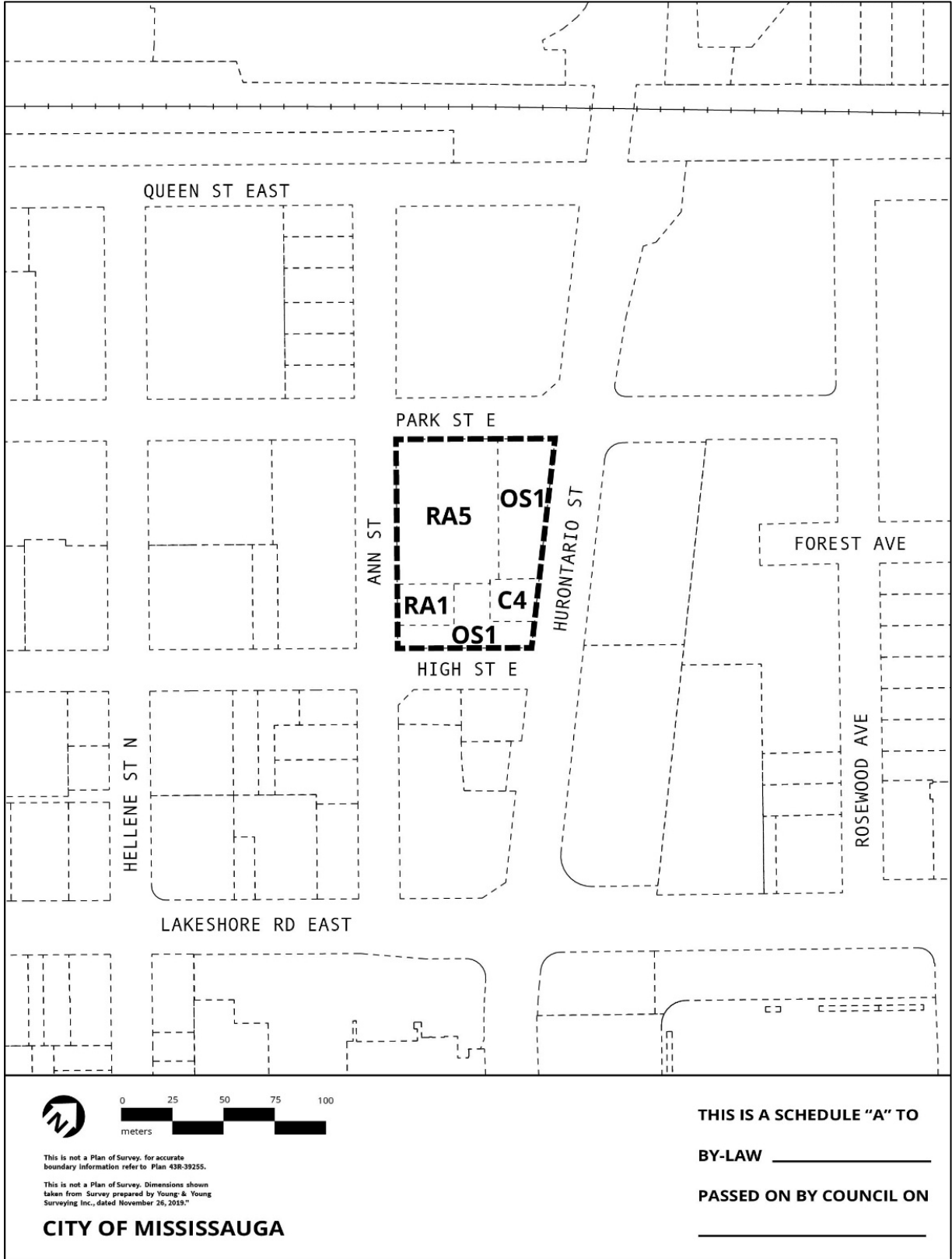
6.2.5.XX	Exception: C4-XX	Map # XX	By-law:
In a C4-XX zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Prohibited Uses			
6.2.5.XX.1	A funeral establishment shall not be permitted.		
Regulations Applying			
6.2.5.XX.1	The regulations of Lines 5.0, 7.0, 8.5, 9.5, 12.4, and 15.0 contained in Table 6.2.1 of this By-Law shall not apply.		
6.2.5.XX.2	Minimum number of parking spaces		7
6.2.5.XX.3	All site development plans shall comply with Schedule “B” of this Exception		

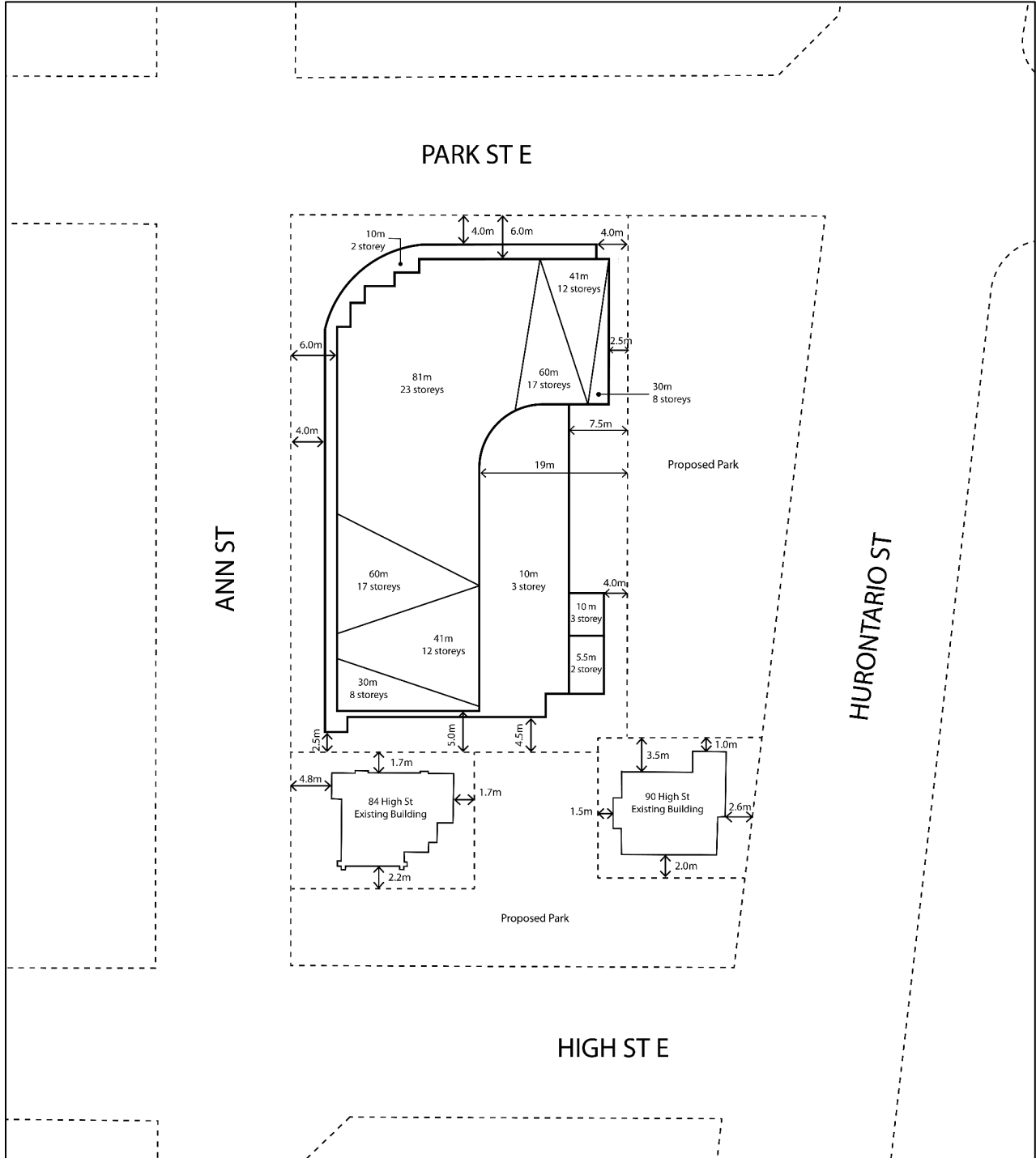
- Map Number 08 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from “RA1-24”, “H-RA2-48”, “RA1-24” and “D” to “RA5-XX” (Apartment – Exception), “RA1-XX” (Apartment – Exception), C4-XX” (Mainstreet Commercial– Exception) and “OS1” (City Park) the zoning of Port Credit in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX" zoning shall only apply to the lands 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 "RA5-XX" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2023.

CLERK

MAYOR





This is not a Plan of Survey, for accurate boundary information refer to Plan 43R-39255.

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Young & Young Surveying Inc., dated November 26, 2019."

CITY OF MISSISSAUGA

THIS IS A SCHEDULE "B" TO

BY-LAW _____

PASSED ON BY COUNCIL ON

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a 23-storey apartment building with 362 residential units, ground floor retail uses, and FSI of approximately 7.6.

This By-law amends the zoning of the property outlined in the attached Schedule “A” from “RA1-24”, “H-RA2-48”, “RA1-24” and “D” to “RA5-XX” (Apartment – Exception), “RA1-XX” (Apartment – Exception), C4-XX” (Mainstreet Commercial– Exception) and “OS1” (City Park)

Location of Lands Affected

The subject lands are located on the block bounded by High Street East, Ann Street, Park Street East and Hurontario Street, as shown on the attached map designated as Schedule “A”.

Further information regarding this By-law may be obtained from _____ XX _____
of the City Planning and Building Department at 905- _____ ext. _____.