

3085 Hurontario Street

City Files: OZ/OPA 21-11 W7

Type of Application: Zoning By-law Amendment

*NOTE: Nothing in this document precludes our ability to add and / or change provisions throughout the planning process. We reserve the right to review any final By-law(s) prior to approval.*

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
2.1.14.1	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 metre reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this Subsection, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 – Centreline Setbacks Line 12.0 [36 m ROW – 18.0 m + required yard / setback] Line 16.0 [26.0 m ROW – 13.0 m + required yard/setback within 90.0 m of the intersecting centreline of a major intersection]	Delete provision – Lines 12 and 16 of Table 2.1.14.1 shall not apply. Setbacks shall be in accordance with Schedule B attached to this By-law
2.1.30.1	Rooftop Balcony	A rooftop balcony shall be set back 1.2 m from all exterior edges of a building or structure	Delete provision – a rooftop balcony shall be permitted to be setback 0.0 metres from all exterior edges of a building or structure
3.1.1.4.3	Parking Space Dimensions	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.75 m where the length of one side of the parking space abuts a building, structure or part thereof, except for a building, structure or part thereof, that extends 1.0 m or less into the front and/or rear of the parking space	Provision met
3.1.1.4.5	Accessible Parking Space Dimensions	Accessible parking spaces are to be provided in two sizes and maintain a 1.5 m wide access aisle abutting the entire length of each parking space:  (1) Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m	Provision met

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		<p>(2) Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m</p> <p>(3) An access aisle is required to abut each accessible parking space. Where two or more accessible parking spaces are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the access aisle may be shared between the accessible parking spaces</p>	
3.1.1.5.1	Aisles	The minimum aisle width shall be 7.0 m	Provision met
3.1.1.12.1	Electric Vehicle Ready Parking Spaces	<p>Condominium Apartment, resident parking – 20% of the total required parking space or 1.0 space, whichever is greater</p> <p>Condominium Apartment, visitor parking - 10% of the total required parking space or 1.0 space, whichever is greater</p> <p>Non-residential uses identified in Table 3.1.2.2 of this By-law, with a parking structure with 10 or more parking spaces - 10% of the total required parking space or 1.0 space, whichever is greater</p>	Provision met
3.1.2.1	Required Number of Parking Spaces for Residential Uses	Precinct 1 Condominium Apartment: 0.8 resident spaces per dwelling unit; 0.20 visitor spaces per unit	<p>Not Applicable. In accordance with Bill 185 and the Site's location within a Protected Major Transit Station Area, no minimum parking is required. Notwithstanding, a minimal parking standard is contemplated to accommodate user demands. It is our opinion that a parking standard does not need to be specified. However, should a parking standard be specified to Staff's satisfaction, the following standard is requested:</p> <p>0.37 condominium resident spaces per dwelling unit; 0.1 shared visitor/non-residential spaces per dwelling unit;</p>

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			Notwithstanding the above, 8 resident spaces may be removed for every 1 car share spaces provided
3.1.2.2	Required Number of Parking Spaces for Non-Residential Uses	Precinct 1: Animal Care Establishment – 3.0 spaces per 100 square metres GFA-non-residential; Financial Institution – 3.0 spaces per 100 square metres GFA-non-residential; Office – 2.0 spaces per 100 square metres GFA-non-residential; Medical Office – 3.8 spaces per 100 square metres GFA-non-residential; Recreational Establishment – 4.5 spaces per 100 square metres GFA-non-residential; Retail Store – 3.0 spaces per 100 square metres GFA-non-residential; Restaurant, less than or equal to 220 sq m GFA – 3.0 spaces per 100 square metres GFA-non-residential; Take-Out Restaurant – 3.0 spaces per 100 square metres GFA-non-residential; Service Establishment – 3.0 spaces per 100 square metres GFA-non-residential; Other Non-Residential Uses Not Specified – 5.4 spaces per 100 square metres GFA	Not Applicable. See above for further detail
3.1.3.1.B	Required Number of Accessible Parking Spaces	1 [accessible] space plus 3% of the total	Provision met
3.1.3.1.2	Accessible Parking Space Dimensions	Where more than one accessible parking space is required:  If an even number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided	Provision met
3.1.4.2.	Required Number of Loading Spaces for Office and / or Medical Buildings	Where the GFA of office and/or medical office uses is less than or equal to 2,350 square metres – no loading spaces are required	Provision met

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3.1.4.3.	Required Number of Loading Spaces	<p>Where required, loading spaces for uses other than office and / or medical office uses, shall be provided in accordance with Table 3.1.4.3 – Required Number of Loading Spaces</p> <p>Where the GFA non-residential is greater than 250 sq m but less than or equal to 2,350 sq m – 1 loading space is required</p>	Provision met
3.1.4.4	Loading Space Dimensions	Required loading spaces shall have an unobstructed rectangular area with a minimum width of 3.5 m and a minimum length of 9.0 m	Provision met
3.1.4.5.	Required Number of Loading Spaces for Apartment	One (1) loading space per apartment building containing a minimum of 30 dwelling units, shall be required	Provision met
3.1.6.5.1	Required Number of Bicycle Parking Spaces for Residential Uses	<p>Apartment and stacked townhouse without exclusive garages – 0.6 [Class A] spaces per unit;</p> <p>Apartment and stacked townhouse without exclusive garages – the greater of 0.1 [Class B] spaces per unit; or 6.0 spaces</p>	Provision met
3.1.6.3.1	Bicycle Parking Dimensions	<p>A bicycle parking space is to be provided in either the following sizes:</p> <p>(1) minimum length of 1.8 m, a minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m; or</p> <p>(2) minimum clearance from the wall of 1.2 m, minimum width of 0.6 m, and a minimum vertical clearance from the ground of 1.9 m</p>	Delete provision – permit a minimum width of 0.5 m
3.1.6.6	Required Number of Bicycle Parking Spaces for Non-Residential Uses	<p>Recreational Establishment - 0.1 [Class A] spaces per 100 sq m GFA non-residential; and 0.1 [Class B] spaces per 100 sq m GFA-non-residential;</p> <p>Financial Institution - 0.1 [Class A] spaces per 100 sq m GFA non-residential; and 2.0 [Class B] spaces;</p> <p>Restaurant – 0.15 [Class A] spaces per 100 sq m GFA non-residential; and 0.2 [Class B] spaces per 100 sq m GFA-non-residential;</p>	Provision met

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		<p>Take-Out Restaurant – 0.15 [Class A] spaces per 100 sq m GFA non-residential; and 0.2 [Class B] spaces per 100 sq m GFA-non-residential;</p> <p>Retail Store – 0.15 [Class A] spaces per 100 sq m GFA non-residential; and 0.2 [Class B] spaces per 100 sq m GFA-non-residential;</p> <p>Service Establishment - 0.15 [Class A] spaces per 100 sq m GFA non-residential; and 0.2 [Class B] spaces per 100 sq m GFA-non-residential;</p> <p>Medical Office - 0.1 [Class A] spaces per 100 sq m GFA non-residential; and 0.1 [Class B] spaces per 100 sq m GFA-non-residential;</p> <p>Office - 0.1 [Class A] spaces per 100 sq m GFA non-residential; and 0.1 [Class B] spaces per 100 sq m GFA-non-residential;</p> <p>All other non-residential uses - 0.05 [Class A] spaces per 100 sq m GFA non-residential; and 0.1 [Class B] spaces per 100 sq m GFA-non-residential</p>	
4.1.15.1.1	Apartment Zones – Additional Uses	Additional uses are limited to a retail store, service establishment, financial institution, office and medical office-restricted	Provision met
4.1.15.1.2	Apartment Zones – Additional Uses	An additional use shall be contained within an apartment building	Provision met
4.1.15.1.3	Apartment Zones – Additional Uses	An additional use shall not be permitted above the first storey of an apartment	Provision met
4.1.15.1.4	Apartment Zones – Additional Uses	Additional on-site parking is not required for additional uses permitted in Sentence 4.1.15.1.1 of this By-law	Delete provision – a shared, co-mingling parking standard is requested. See above for further detail
4.1.21	Apartment Zones – Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings and stacked townhouses, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator	Delete provision – permit a maximum height of 7.5 m

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		and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable	
4.15.1	RA5 – Permitted Uses	Apartment; Long-Term Care Building; Retirement Building	Delete provision - permit the following as accessory uses to Apartment: <ul style="list-style-type: none"> <li>• Animal Care Establishment;</li> <li>• Financial Institution;</li> <li>• Medical Office;</li> <li>• Office;</li> <li>• Service Establishment;</li> <li>• Recreational Establishment;</li> <li>• Retail Store;</li> <li>• Restaurant;</li> <li>• Take-Out Restaurant</li> </ul>
4.15.1	RA5 – Zone Regulations	Minimum lot frontage – 30.0 metres	Provision met
4.15.1	RA5 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 1.9	Provision met
4.15.1	RA5 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 2.9	Delete provision – permit a maximum FSI of 7.75
4.15.1	RA5 – Zone Regulations	Maximum Gross Floor Area – Apartment Zone per Storey For Each Storey Above 12 Storeys – 1,000 m <sup>2</sup>	Provision met
4.15.1	RA5 – Zone Regulations	Maximum Height – 77.0 m and 25 storeys	Delete provision – permit building heights up to 39 storeys and in accordance with Schedule B of this By-law.  We highlight that for the purposes of zoning, a mezzanine level shall be permitted and this mezzanine level shall not be interpreted as an additional building storey

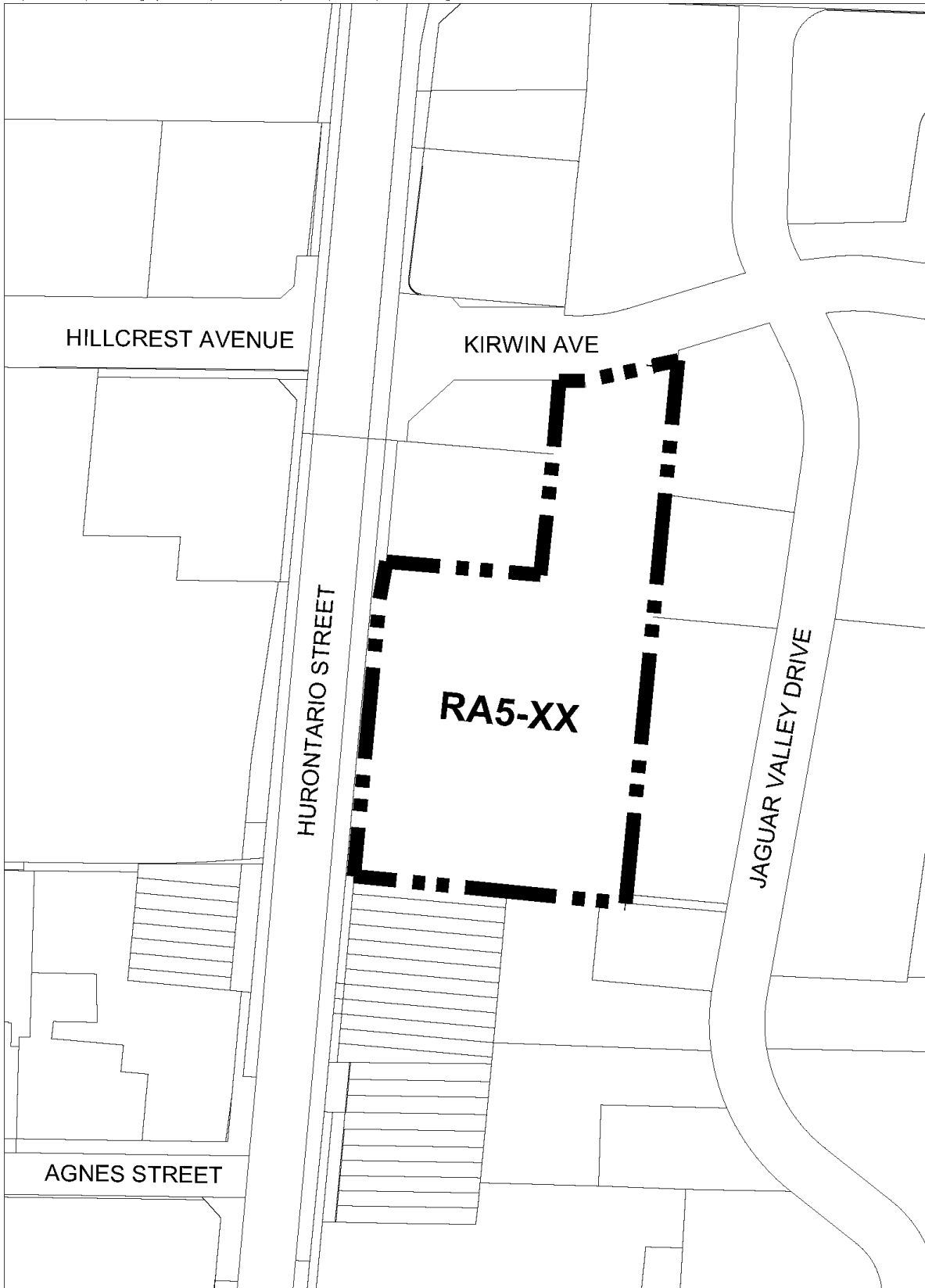
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4.15.1	RA5 – Zone Regulations	<i>Minimum Front and Exterior Side Yards</i>	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete provision – permit front and exterior side yard setbacks in accordance with Schedule B to this By-law.  For the purposes of zoning, Kirwin Avenue shall be the front lot line
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 8.5 m	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 9.5 m	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	
4.15.1	RA5 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	Delete provision – permit an interior side yard setback in accordance with Schedule B to this By-law.
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 6.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 7.5 m	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	
4.15.1	RA5 – Zone Regulations	Where an interior side lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment or Utility Zone, or any combination of zones thereof – 4.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Where an interior lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached – 7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	Not Applicable

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.15.1	RA5 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA5– Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete provision – permit a rear yard setback in accordance with Schedule B to this By-law
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 10.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.5 m	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1	RA5 – Zone Regulations	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment or Utility Zone, or any combination of zones thereof – 4.5 m	
4.15.1	RA5 – Zone Regulations	Where a rear lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached – 7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	<i>Encroachments and Projections</i>	
4.15.1	RA5 – Zone Regulations	Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard – 1.0 m	Delete provision - permit a maximum encroachment of 2.0 metres
4.15.1	RA5 – Zone Regulations	Maximum encroachment into a required yard of a porch, balcony located on the first storey, staircase, landing or awning provided that each shall have a maximum width of 6.0 m – 1.8 m	Provision met
4.15.1	RA5 – Zone Regulations	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 – 1.0 m	Delete provision - permit maximum balcony projection of 2.0 metres



BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
4.15.1	RA5 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA5 – Zone Regulations	For that portion of dwelling with a height less than or equal to 13.0 m – 3.0 m	Delete provision – permit above-grade separation between building in accordance with Schedule B attached to this By-law
4.15.1	RA5 – Zone Regulations	For that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 9.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1	RA5 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	
4.15.1	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Delete provision – permit drive aisles in accordance with Schedule B of this By-law
4.15.1	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	
4.15.1	RA5 – Zone Regulations	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line – 3.0 m	Delete provision – permit a below-grade parking structure setback to any lot line in accordance with Schedule B of this By-law
4.15.1	RA5 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a street line – 10.0 m	Delete provision – permit a 2.2 m setback to the southern property line
4.15.1	RA5 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a zone permitting detached and / or semi-detached – 10.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	<i>Minimum Landscaped Area, Landscaped Buffer and Amenity Area</i>	

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4.15.1	RA5 – Zone Regulations	Minimum landscape area – 40% of the lot area	Delete provision – permit a minimum landscaped area of 16% of the lot area
4.15.1	RA5 – Zone Regulations	Minimum depth of a landscape buffer abutting a lot line that is a street line and / or abutting lands with an Open Space, Greenlands and / or Residential Zone with the exception of an Apartment Zone – 4.5 m	Delete provision – permit landscape buffers in accordance with Schedule B to this By-law
4.15.1	RA5 – Zone Regulations	Minimum depth of a landscape buffer along any other lot line – 3.0 metre	
4.15.1	RA5 – Zone Regulations	Minimum amenity area – the greater of 5.6 m <sup>2</sup> per dwelling unit or 10% of the site area	Delete provision – permit 4.3 m <sup>2</sup> of amenity area per dwelling unit
4.15.1	RA5 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	Delete provision – permit no minimum percentage of amenity areas to be provided in one contiguous area
4.15.1	RA5 – Zone Regulations	Minimum amenity area to be provided outside at grade – 55.0 m <sup>2</sup>	Provision met

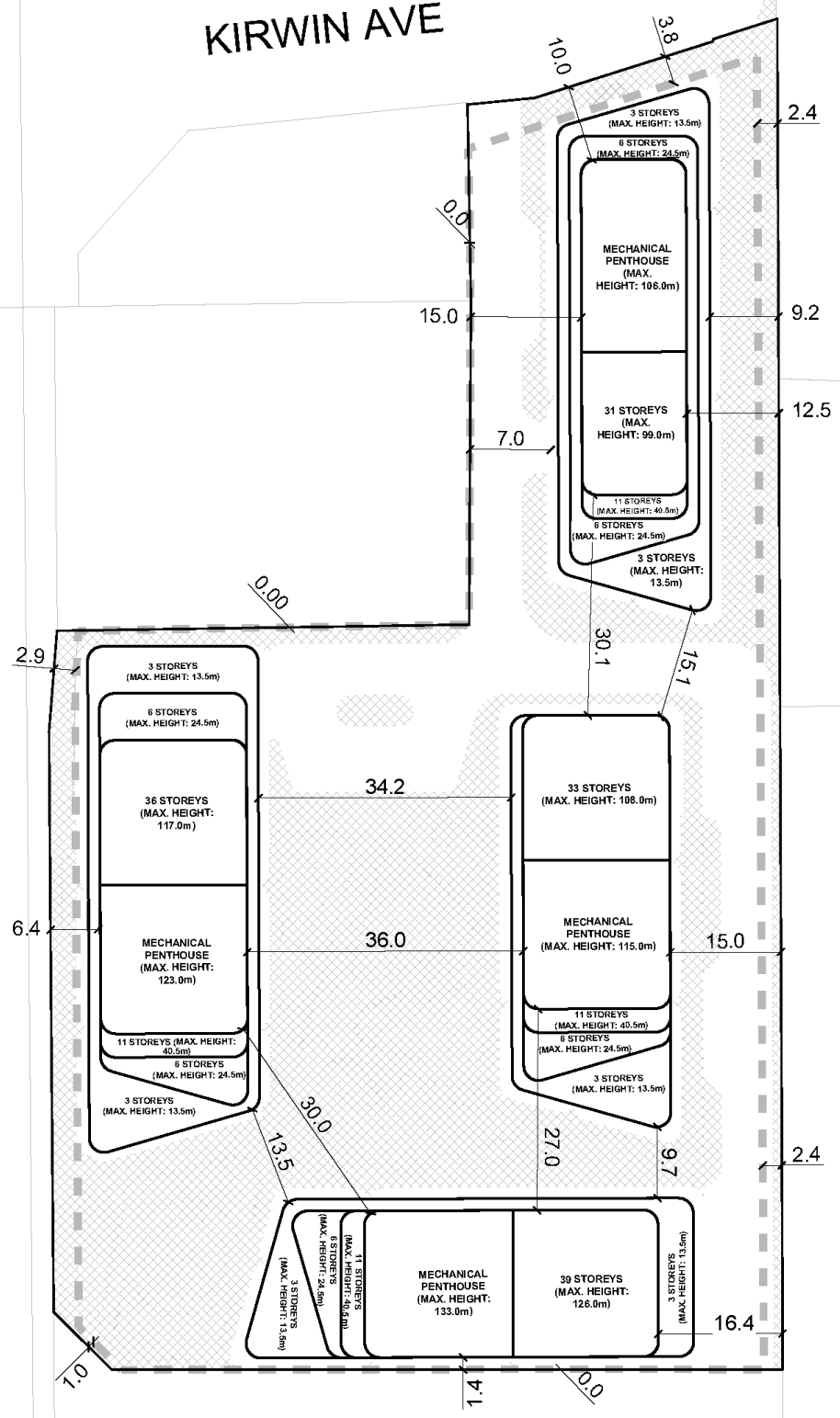


PLAN OF SURVEY OF LOT 15, CONCESSION 1 NORTH  
OF DUNDAS STREET, PART OF BLOCKS A AND B,  
REGISTERED PLAN 645 AND PART OF VILLAGE LOT 9,  
SAVIGNEY'S PLAN OF COOKSVILLE (PLAN TOR-12)  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL  
\_\_\_\_\_

KIRWIN AVE

HURONTARIO STREET



**NOTES:**

- ALL MEASUREMENTS ARE IN METRES AND ARE MINIMUM SETBACKS, UNLESS OTHERWISE NOTED.
- HEIGHT MEASURED BASED ON THE CALCULATION OF ESTABLISHED GRADE.

**LEGEND**

- BUILDABLE AREA
- LIMIT OF PARKING STRUCTURE
- LANDSCAPE BUFFER

**SCHEDULE 'RA5-XX'  
MAP XX**

