

**Draft Zoning By-law Amendment - May, 2024**

**PROPOSED ZONING BY-LAW NO. xx-XXX**

**To amend Zoning By-law Number 0225-2007, as amended, of the City of Mississauga with respect to the lands municipally known in the year 2024 as \_\_\_\_\_.**

WHEREAS authority is given to the council of a municipality by Section 34 of the Planning Act, R.S.O 1990. c.P. 13, as amended, to pass Zoning-Bylaws; and

Whereas Council of the City of Mississauga has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

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

1. Map number 39E 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 from “C4 - Main Street Commercial” & “ C3 – General Commercial” to “RA4-XX”, the zoning of 128-158 Queen Street, in the City of Mississauga, PROVIDED HOWEVER THAT the “RA4-XX” zoning shall only apply to the lands which are shown on the attached Schedule “B” outlined with “RA4-XX” Zoning indicated thereon;
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.5.XX	Exception RA4-XX	Map #XX	By-law: xx-XXX
Zone Regulations		RA4 Base Zone Regulations	RA4-XX Proposed Zone Regulations
In a RA4-XX zone the permitted uses and applicable regulations shall be as specified for a R4A zone except that the following uses/regulations shall apply:			
4.15.5.XX. 1	Additional Permitted Uses:		
	(1) Retail Store (2) Restaurant (3) Convenience Restaurant (4) Take-out Restaurant (5) Veterinary Clinic (6) Animal Care Establishment (7) Service Establishment (8) Commercial School (9) Financial institution (10) Medical Office		

	(11)Office (12)Recreational Establishment (13)Entertainment Establishment (14)Private Club (15)University/College		
4.15.5.XX. 2	Maximum Floor Space Index	1.8	4.5
4.15.5.XX. 4	Minimum Front and Exterior Side Yards		
	(1) For that portion of the dwelling with a height less than or equal to 13.0 m	(1) 7.5 m	(1) 3.0 m
	(2) For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m	(2) 8.5 m	(2) 3.0 m
	(3) For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0 m	(3) 9.5 m	(3) 5.5 m
	(4) For that portion of the dwelling with a height greater than 26.0m	(4) 10.5 m	(4) 5.5 m
4.15.5.XX. 5	Minimum Interior Yard Setbacks		
	(1) For that portion of the dwelling with a height less than or equal to 13.0 m	(1) 4.5 m	(1) 3.0 m
	(2) For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	(2) 6.0 m	(2) 3.0 m
	(3) For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	(3) 7.5 m	(3) 3.0 m
	(4) For that portion of the dwelling with a height greater than 26.0 m	(4) 9.0 m	(4) 3.0 m

	(5) 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	(5) 4.5 m	(5) 3.0 m
4.15.5.XX. 6	Minimum Parking Spaces	578 total spaces  Residential Parking Rate 0.9 per dwelling unit = 473 spaces Commercial/Visitor 3.0 spaces/ 100 m2 GFA = 87 spaces Office 2.5 spaces/100 m2 GFA = 8 spaces	433 total spaces  Residential Parking Rate 0.6 spaces per dwelling unit + 0.05 short term spaces per dwelling unit= 342 spaces Retail 0.15 long term spaces / 100 m2 GFA + 0.2 short term spaces / 100 m2 GFA = 10 spaces Office 0.1 spaces/100 m2 GFA = 0 spaces
4.15.5.XX. 7	Minimum Landscaped Area	40% of the lot area	24% of the lot area
4.15.5.XX. 8	Minimum amenity area	The greater of 5.6 m <sup>2</sup> per dwelling unit or 10% of the site area. (2946.6 m2)	2131 m2
4.15.5.XX. 9	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	22%
4.15.5.XX. 10	Minimum amenity area to be provided outside at grade	55.0 m2	0 m2
4.15.5.XX. 11	Minimum depth of a landscaped buffer along any other lot line	3.0 m	1.5 m

APPENDIX "A" To By-law No, \_\_\_\_\_

Explanation of the Purpose and Effect of the By-law

The purpose of this amendment is to permit the development of a 13-storey Mixed use development as illustrated in the accompanying schedules.

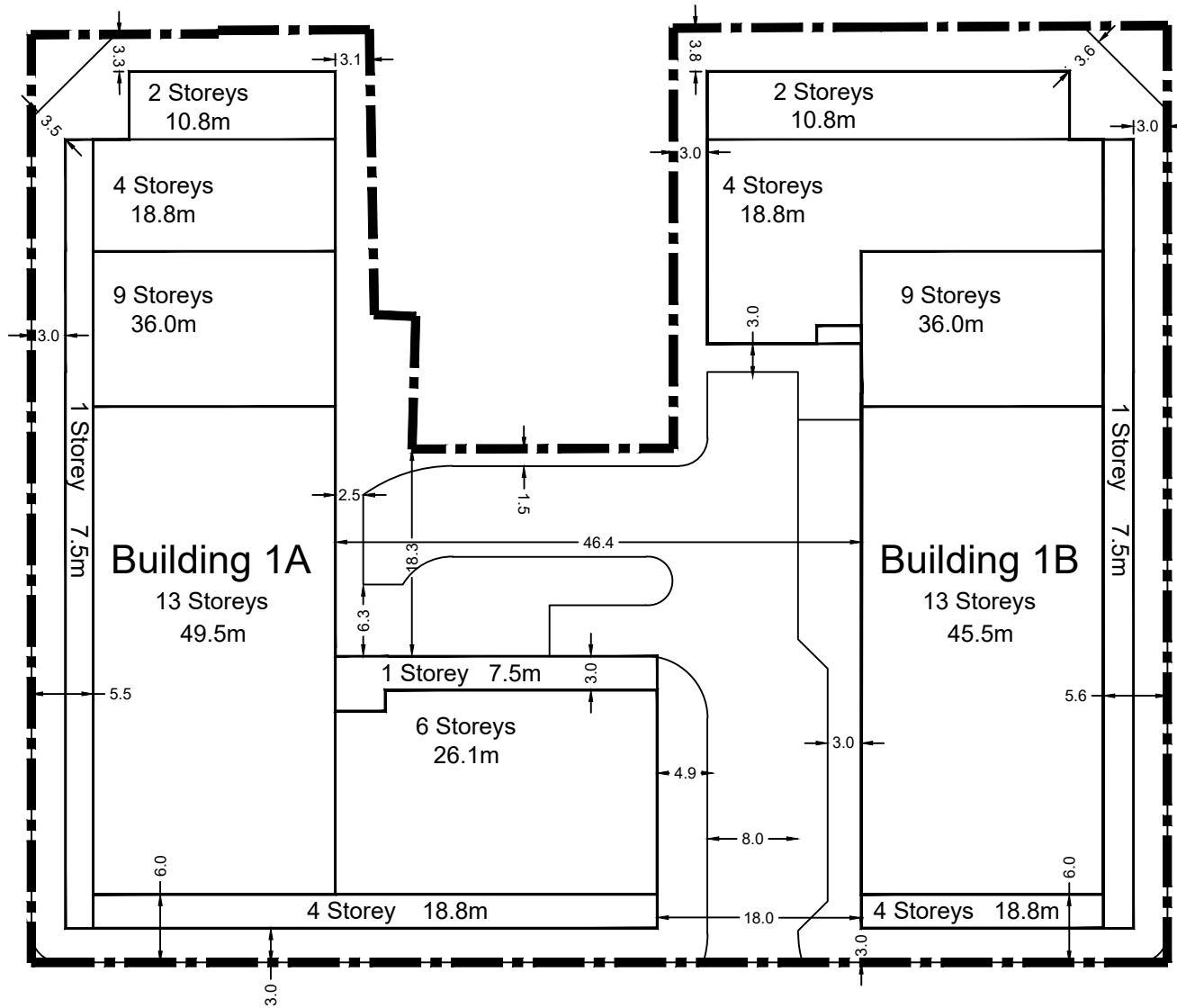
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4/C3" to "RA4-XX".

"RA4-XX" permits two 13-storey buildings with a 2-4 storey podium, in compliance with Schedule RA4-XX.

#### Location of Lands Affected

Located on the lands on the west side of Queen Street South, north of Tannery Street, south of Caroline Street, and east of the rail corridor. The land is municipally addressed as 142 –158 Queen Street South, and 169 Crumbie Street. as shown on the attached map designated as Schedule "A".

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.



# Proposed Zoning By-law Amendment Schedule A

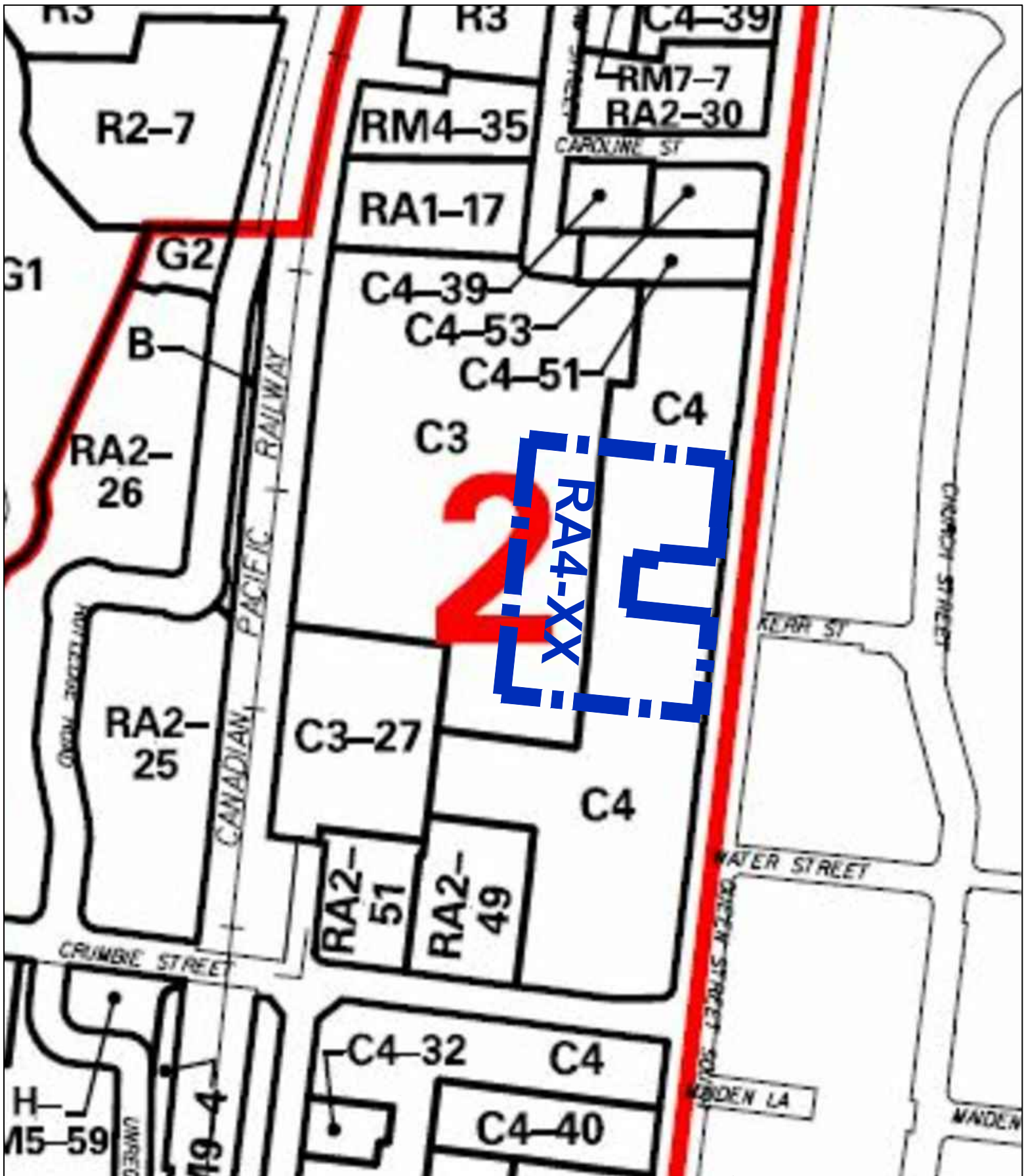
142-148 Queen Street South, Streetsville, Mississauga

**DESIGN PLAN SERVICES INC.**  
 Town Planning Consultants



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1:600 Scale	March 20, 2024 Date	22168-SC5 Drawn Number	Rev.	JD Design
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**LEGEND**

■ ■ ■ Subject Boundary

Proposed Zoning By-law Amendment Schedule B  
 142-148 Queen St South, Streetsville, Mississauga

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NTS	March 20, 2024	22168-SC4		JD
Scale	Date	Draw Number	Rev.	Design