

The Corporation of the City of Mississauga

By-Law Number XXXX

A By-Law to amend By-Law Number 0225-2007, as amended

WHEREAS pursuant to sections 34, 36 and 37 of the *Planning Act*, R.S.O. 1990 c.P.13, as amended, the council of a local municipality may, respectively, 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 new Exception Table:

4.15.3.X	Exception: RA2-X	Map # XX	By-Law:XXXX
In the RA2-X zone, the permitted uses and applicable regulations shall be as specified for a RA2 zone, except that the following uses/regulations shall apply:			
Regulations			
4.15.3.X.1	Maximum floor space index – apartment zone		1.4
4.15.3.X.2	Maximum Height		34 m and 8 storeys
4.15.3.X.3	Minimum Above Grade Separation Between Buildings		0m
4.15.3.X.4	Minimum Required Parking Spaces		122 parking spaces (0.47 spaces per unit)
4.15.3.X.5	Minimum Required Number of Electric Vehicle Ready Parking Spaces		10% of the total required resident parking spaces
4.15.3.X.6	Minimum required Number of Class A Bicycle Spaces		10 bicycle parking spaces
4.15.3.X.7	Minimum setback from surface parking spaces or aisles to a street line		1.5m
4.15.3.X.8	Minimum setback from a waste enclosure/loading area to a street line		5m
4.15.3.X.9	Minimum Landscaped Area		30% of the lot area
4.15.3.X.10	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone		1.0m
4.15.3.X.11	Minimum Amenity Area		1574m ²
4.15.3.X.12	Minimum percentage of total required amenity area to be provided in one contiguous area		24%

2. Map Number X 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 “RA1-1” to “RA2-X”, the zoning of BLOCK 29, PLAN M-367, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, PROVIDED HOWEVER THAT the “RA2-X” 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 solid line with the “RA2-X” zoning indicated thereon.

APPENDIX “A” TO BY-LAW NUMBER XXX

Explanation of the Purpose and Effect of the By-Law

The purpose of this By-Law is to permit a 8-storey seniors affordable rental apartment building on the lands municipally addressed as 4150 Westminster Place (the ‘subject lands’).

This By-Law removes the existing RA1-1 zoning provisions that apply to the subject lands in order to apply a RA2 zone with special exceptions (RA2-X).

Location of Lands Affected

The lands are located at the northwest corner of the intersection of Rathburn Road East and Westminster Place, in the City of Mississauga.

Further information regarding this By-Law may be obtained from Andrea Dear of the City Planning and Building Department at andrea.dear@mississauga.ca.

