

**5100 Erin Mills Parkway Northwest Quadrant – Development Lands
 Zoning By-law – Table/List of requested Site-
 Specific Exemptions and Draft Zoning By-law Schedule A and B**

City File: DARC 23-173 W9

Type of Application: Zoning By-law Amendment

The purpose of this proposed Zoning By-law Amendment is to
 rezone the lands from C3-Commercial to RA5 - Residential
 Apartments and RA5 (H) – Residential Apartments (H)

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

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
Part 1	Administration, Interpretation and Enforcement		
Part 2	General Provisions		
2.1.33.8	Table 2.1.33.8 - Required Number of Parking Spaces for Residential Uses	Apartment including back to back and stacked townhouses constructed as part of an apartment building 1.0 resident space per unit 0.15 visitor spaces per unit	Delete Regulation Resident – permit a reduced resident parking standard as follows: 0.95 resident space per unit
Part 3	Parking, Loading, Stacking Lane and Bicycle Parking Regulations		
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	Regulation 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: Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m	Regulation met

		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	
3.1.1.5.1	Aisles	The minimum aisle width shall be 7.0 m	Regulation met
3.1.1.12.1	Minimum Number of Required Electric Vehicle Ready Parking Spaces	Condominium Apartment, resident parking – 20% of the total required parking space or 1.0 space, whichever is greater Condominium Apartment, visitor parking - 10% of the total required parking space or 1.0 space, whichever is greater	Regulation met
3.1.2.1	Required Number of Parking Spaces for Residential Uses	Precinct 3 Condominium Apartment: 1.0 resident spaces per dwelling unit; 0.20 visitor spaces per unit	Delete Regulation Resident – permit a reduced resident parking standard as follows: 0.95 resident spaces per dwelling unit Delete Regulation Visitor – permit a reduced visitor parking standard as follows: 0.15 visitor spaces per dwelling unit
3.1.3.1.B.	Required Number of Accessible Parking Spaces	11.0 spaces plus 1% of the total	49 spaces Regulation met
3.1.4.5	Required Number of Loading Spaces for Apartment	One loading space per apartment and/or retirement building containing a minimum of 30 dwelling units shall be required	Regulation met
3.1.6.5.1	Required Number of Bicycle Parking Spaces for Residential Uses	Apartment and stacked townhouse without exclusive garages – 0.6 [Class A] spaces per unit; Apartment and stacked townhouse without exclusive garages – the greater of 0.05 [Class B] spaces per unit; or 6.0 spaces	Regulation met

Part 14.5.1	Permitted Uses and Zone Regulations (RA5)		
4.15.1 (2.1)	RA5 – Permitted Uses	Apartment; Long-Term Care Building; Retirement Building	Regulation met
4.15.1 (3.0)	RA5 – Zone Regulations	Minimum lot frontage – 30.0 metres	Regulation met
4.15.1 (4.0)	RA5 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 1.9	Regulation met
4.15.1 (5.0)	RA5 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 2.9	Delete Regulation Permit a maximum FSI of 5.3
4.15.1 (6.0)	RA5 – Zone Regulations	Maximum Gross Floor Area – Apartment Zone Per Storey for Storey Above 12 Storeys	Regulation met
4.15.1 (7.0)	RA5 – Zone Regulations	Maximum Height – 77.0 m and 25 storeys	Delete Regulation Permit a maximum height of 138.0 metres and 44 storeys
Table 4.15.1	RA5 – Zone Regulations	Minimum Front and Exterior Side Yards <i>For the purposes of this Zoning By-law, Glen Erin Drive shall be the front lot line and Erin Centre Boulevard shall be the exterior lot line.</i>	
4.15.1 (8.1)	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete regulation – permit front yard and exterior yard setbacks in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (8.2)	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	Delete regulation – permit front yard and exterior yard setbacks in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.

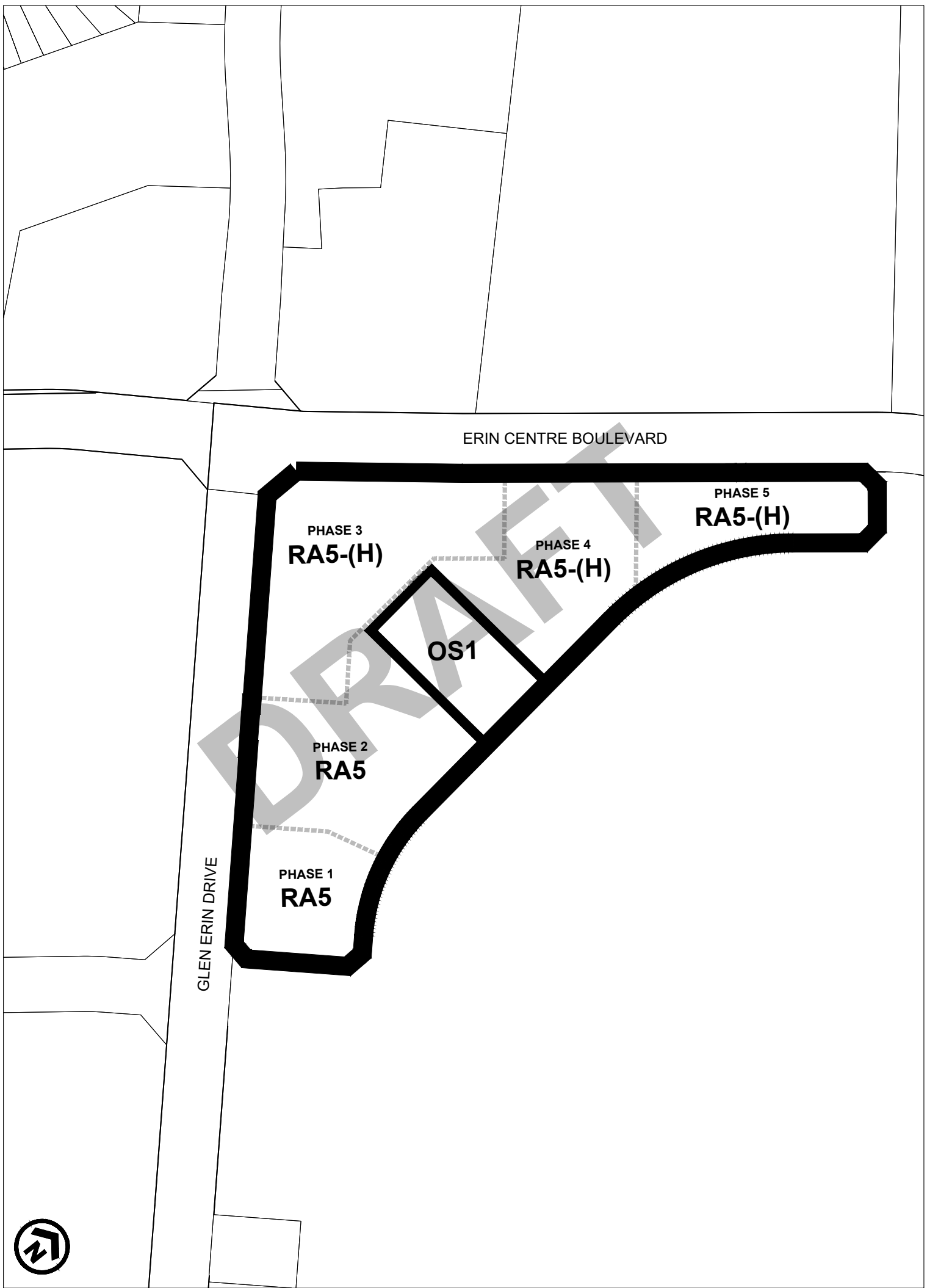
4.15.1 (8.3)	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 9.5 m	Delete regulation – permit front yard and exterior yard setbacks in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (8.4)	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	Delete regulation – permit front yard and exterior yard setbacks in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1	RA5 – Zone Regulations	Minimum Interior Side Yard	
4.15.1 (9.1)	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	Delete regulation – permit an interior yard setback in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (9.2)	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	Delete regulation – permit an interior yard setback in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (9.3)	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	Delete regulation – permit an interior yard setback in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (9.4)	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	Delete regulation – permit an interior yard setback in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (9.5)	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	Delete regulation – permit an interior yard setback in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (9.6)	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	Delete Regulation - Not Applicable

4.15.1	RA5 – Zone Regulations	Minimum Rear Yard	
4.15.1 (10.1)	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete regulation – permit a rear yard setback in accordance with Schedule B to this By-law. All setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (10.2)	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 (10.3)	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 (10.4)	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1 (10.5)	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 (10.6)	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	Delete Regulation - Not Applicable
4.15.1	RA5 – Zone Regulations	Encroachments and Projections	




4.15.1 (11.1)	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	Regulation met
4.15.1 (11.2)	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	Regulation met
4.15.1 (11.3)	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 regulation 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 – 1.5 m
4.15.1	RA5 – Zone Regulations	Minimum Above Grade Separation Between Buildings	
4.15.1 (12.1)	RA5 – Zone Regulations	For that portion of dwelling with a height less than or equal to 13.0 m – 3.0 m	Delete regulations – permit all building separation in accordance with Schedule B to this By-law. All building separation and setbacks shall be in accordance with Schedule B to this By-law.
4.15.1 (12.2)	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 (12.3)	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 (12.4)	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	Parking, Loading, Servicing Area and Parking Structures	
4.15.1 (13.2)	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Regulation met
4.15.1 (13.3)	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	Regulation met

4.15.1 (13.4)	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 (13.5)	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 regulation Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line – 0.5 m
4.15.1 (13.6)	RA5 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a street line – 10.0 m	Delete regulation
4.15.1 (13.7)	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	Minimum Landscaped Area, Landscaped Buffer and Amenity Area	
4.15.1 (15.1)	RA5 – Zone Regulations	Minimum landscape area – 40% of the lot area	Delete Regulation Minimum landscape area – 10% of the lot area
4.15.1 (15.2)	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 Regulation 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 – 0.0 m
4.15.1 (15.3)	RA5 – Zone Regulations	Minimum depth of a landscape buffer along any other lot line – 3.0 metre	Delete Regulation Minimum depth of a landscape buffer along any other lot line – 0.0 metres
4.15.1 (15.4)	RA5 – Zone Regulations	Minimum amenity area – the greater of 5.6 m ² per dwelling unit or 10% of the site area	Regulation met
4.15.1 (15.5)	RA5 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	Regulation met

4.15.1 (15.6)	RA5 – Zone Regulations	Minimum amenity area to be provided outside at grade – 55.0 m2	Delete Regulation Minimum amenity area to be provided outside at grade – 0.0 m2
Part 1	Administration – Holding Zones		
		Holding Regulation The holding symbol H is to be removed from the whole or any part of the lands zoned RA5(H)-XX by further amendment to Map 39W of Schedule A of this By-law, as amended, upon satisfaction of the following requirements:	
		(1) delivery of an executed Development Agreement with municipal infrastructure schedules in a form and on terms satisfactory to the City of Mississauga ("City");	
		(2) Prior to the issuance of the first Above-Grade Building Permit for any Building on any part of the Lands, the Owner shall register a Section 118 Restriction on title to each of the Parkland and Ring Road Areas, in a form and with priority to the satisfaction of the City Solicitor, agreeing not to transfer or charge all or any part of the Parkland or Ring Road without the consent of the General Manager in order to restrict any conveyance other than for the purposes of conveyance to the City at the completion of Phase 5 of the Development.	
		(3) The Owner acknowledges and agrees that its obligations pursuant to section 42 of the Planning Act in relation to the Development will be satisfied through a combination of an onsite parkland dedication and the payment of cash-in lieu of parkland dedication, if applicable;	
		Map Number 43W of Schedule "A" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "C3" to "RA5" and " RA5(H)", the zoning of PT BLK 1, 4, 5, 6, 17, 18 AND 20, PLAN 43M-823, PIN 13512-0035, east of Glen Erin Drive, PROVIDED HOWEVER THAT the "RA5" and " RA5(H)"" 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 dashed line with the "RA5" and " RA5(H)" zoning indicated thereon.	



5100 ERIN MILLS PARKWAY
 BLOCK 1, PLAN 43M823
 CITY OF MISSISSAUGA,
 REGIONAL MUNICIPALITY OF PEEL

-  SUBJECT LANDS
-  ZONE BOUNDARY
-  PHASE LIMIT

THIS IS SCHEDULE 'A' TO
 BY-LAW _____
 PASSED BY COUNCIL
