

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2023

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to Section 34 and 36 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;

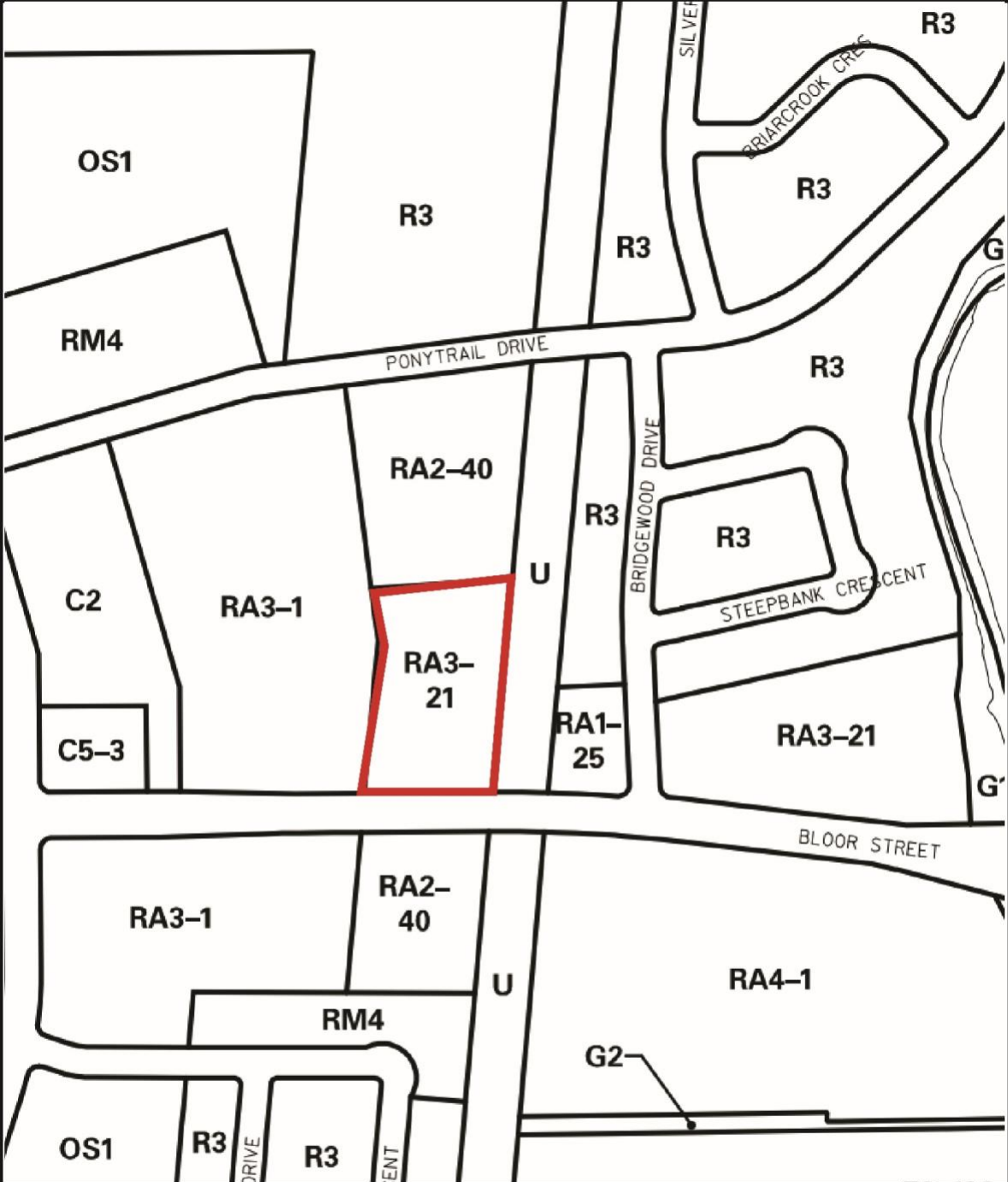
NOW THEREFORE, the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. The lands subject to this By-law consist of Block P, Registered Plan 719, City of Mississauga, as shown on Schedule "A" attached hereto, and that Schedule "A" forms part of this By-law.
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.15.4.21 and substituting the following:

4.15.4.XX	Exception RA3-XX	Map #19	By-law: XXX-2023
In a RA3 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
<b>Zone Regulations</b>			
4.15.4.XX.1	<b>Maximum Floor Space Index- Apartment Zone</b>		2.5
4.15.4.XX.2	<b>Maximum Height</b>		46.0 m and 14 storeys (excluding mechanical penthouse)
4.15.4.XX.3	<b>Required Number of Loading Spaces for Apartment and/or Retirement Buildings</b> One <b>loading space</b> per <b>apartment</b> and/or <b>retirement building</b> containing a minimum of 30 <b>dwelling units</b> , shall be required		1
4.15.4.XX.4	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		2.0 m
4.15.4.XX.5	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b> and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an <b>Apartment Zone</b>		0.0 m
4.15.4.XX.6	Minimum depth of a <b>landscaped buffer</b> along any other <b>lot line</b>		1.75 m
4.15.4.XX.7	Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to a <b>street line</b>		0.0 m

4.15.4.X.X.8	Minimum number of resident <b>parking spaces</b> per rental apartment <b>dwelling unit</b>	0.92
4.15.4.X.X.9	Minimum number of visitor <b>parking spaces</b> per rental apartment <b>dwelling unit</b>	0.05
4.15.4.X.X.10	All site development plans shall comply with Schedule RA3-XX of this Exception	

DRAFT



LOCATION:  
 PLAN 719 BLK PLAN  
 City of Mississauga  
 Regional Municipality of Peel  
 Subject Property (1785 Bloor Street)

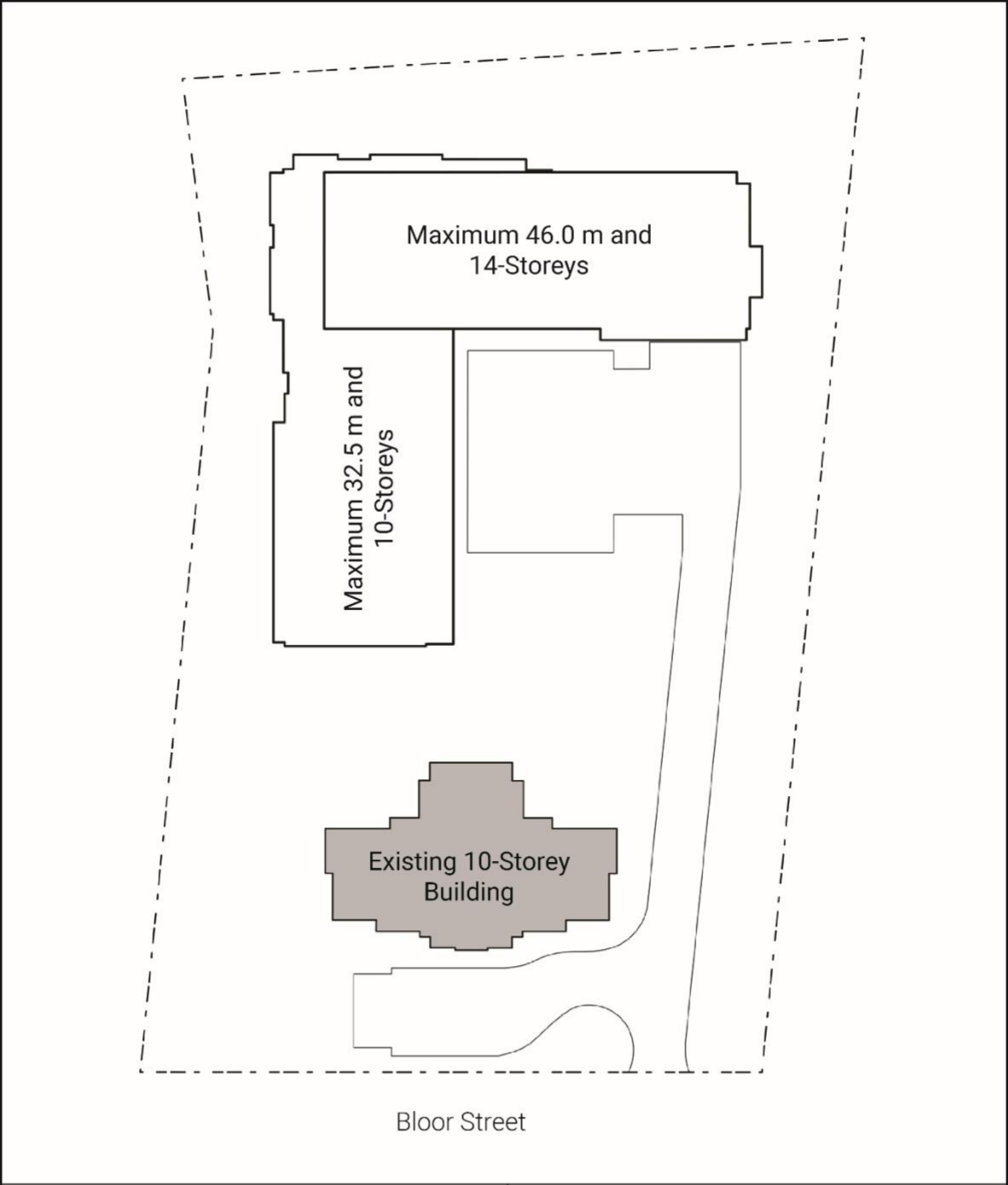
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THIS IS SCHEDULE "A"  
 TO BY-LAW AMENDMENT NO. XXX-2023



December XX, 2023

**Sajecki** →  
**Planning**



LOCATION:  
 PLAN 719 BLK PLAN  
 City of Mississauga  
 Regional Municipality of Peel  
 Subject Property (1785 Bloor Street)

Not to Scale

THIS IS SCHEDULE "B"  
 TO BY-LAW AMENDMENT NO. XXX-2023

December XX, 2023

**Sajecki** →  
**Planning**