

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

General Provisions

2.1.1 Exceptions

Regulations		Requirement	Proposed
3	Physical Services and Utilities – Structures A structure required for the purpose of providing water, stormwater and wastewater management facilities or piped services, including natural gas and oil pipelines, electric power transmission, telecommunication and other cabled services is permitted within any zone, provided that the structure complies with the regulations of the zone in which it is situated.	A structure measuring less than or equal to 5.0 m ² shall not be subject to the zone regulations.	-

Parking, Loading, Stacking Lane and Bicycle Parking Regulations

3.1.1 Parking Regulations

Regulations		Requirement	Proposed
4 Parking Space Dimensions			
4.1	Parking spaces with a parking angle exceeding 15° , except those designated for persons with disabilities, shall have an unobstructed rectangular area with a minimum width of 2.6 m and a minimum length of 5.2 m, exclusive of any aisle or driveway.	2.6 m x 5.2 m	✓
4.2	Parallel parking spaces with a parking angle not exceeding 15° , shall have an unobstructed rectangular area with a minimum width of 2.6 m and a minimum length of 6.7 m, exclusive of any aisle or driveway.	2.6 m x 6.7 m	✓

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

4.3	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.	2.75 m width – one side obstructed	✓
4.4	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.9 m where the length of both sides 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.	2.90 m width – two side obstructed	✓
4.5	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 - 3.4 m x 5.2 m Type B - 2.4 m x 5.2 m Access aisle of 1.5 m	✓
5 Aisles			
5.1	Minimum aisle width	7.0 m	✓
8 Access			
8.1	Access to and from parking and loading spaces shall be provided by unobstructed on-site driveways or aisles.		✓
12 Electrical Vehicle Ready Parking Spaces			
	Type of Use	Minimum # of required electric vehicle ready parking spaces.	Proposed
3	Condominium and Rental Apartment, resident parking	20% of the total required parking spaces or 1.0 space, whichever is greater	20% of the total parking spaces or 1.0 space, whichever is greater (57 spaces)
4	Condominium and Rental Apartment, visitor parking	10% of the total required parking spaces or 1.0 space, whichever is greater	10% of the total parking spaces or 1.0 space, whichever is greater

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

			(6 spaces)
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3.1.2 Required Number of Parking Spaces

Table 3.1.2.1 - Required Number of Off-Street Parking Spaces for Residential Uses

Regulations	Type of use	Precinct 4	Proposed
3.0	Rental Apartment	1.0 resident spaces per unit (283 spaces)	0.85 resident spaces per unit (242 spaces)
		0.2 visitor spaces per unit (57 spaces)	0.10 visitor spaces per unit (30 spaces)

3.1.3 Accessible Parking Spaces

Accessible parking spaces for residential uses shall only apply to the total number of visitor parking spaces required and shall be provided in compliance with Table 3.1.3.1.

Table 3.1.3.1 - Accessible Parking Regulations for Residential Uses

Regulations	Total number of required visitor parking spaces	Minimum number of required accessible parking spaces	Proposed
3.0	13 – 100	4% of the total	10% of the total (3 Spaces)

Regulations		Requirement	Proposed
3.1.3.1.2	Where more than one accessible parking space is required:	(1) 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; (2) if an odd number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type	(XX) if an odd number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided and the odd space may be a Type A accessible parking space.

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

		B accessible parking space.	
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3.1.4 Loading Regulations

Regulations		Requirement	Proposed
5	Required Number of Loading Spaces for Apartment and/or Retirement Buildings One loading space per apartment and/or retirement building containing a minimum of 30 dwelling units , shall be required	1 loading space	✓

3.1.6 Bicycle Parking Regulations

Regulations		General Requirement	Proposed
3 Bicycle Parking Space Dimensions			
3.1	A bicycle parking space is to be provided in either the following sizes:	(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, (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.	✓
3.2	Notwithstanding Sentence 3.1.6.3.1 of this By-law, a bicycle parking space - stacked shall have a minimum vertical clearance of 1.2 m.	1.2 m	-
4.1	The minimum bicycle parking aisle width shall be	1.5 m	✓
4.2	Access to and from bicycle parking spaces shall be provided by unobstructed on-site driveways or bicycle parking aisles.	✓	✓

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

Table 3.1.6.5.1 - Required Number of Bicycle Parking Spaces for Residential Uses

Regulations	Type of use	Requirement	Proposed
2.0	Apartment and stacked townhouse without exclusive garages	Class A - 0.6 spaces per unit	0.83 spaces per unit (236 spaces)
		Class B - The greater of 0.05 spaces per unit or 6.0 spaces	0.08 spaces per unit (24 spaces)

Residential Zones

4.1 General Provisions for Residential Zones

Table 4.1.21 – Height

Regulations	General Requirement	Proposed
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 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 .	6.0 m	✓

Table 4.15.1 – RA2 Permitted Uses and Zone Regulations

Mississauga Zoning By-law 0225-2007			
Permitted Uses		RA2 Zone Requirement	RA2-XX Zone Proposed
2.0	Residential	Apartment Long-Term Care Building Retirement Building	Apartment
Regulations			
3.0	Minimum Lot Frontage	30.0 m	✓ 116.91 m
4.0	Minimum Floor Space Index-Apartment Zone	0.5	-
5.0	Maximum Floor Space Index-Apartment Zone	1.0	3.3

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

6.0	Maximum Gross Floor Area-Apartment Zone Per Storey For Each Storey Above 12 Storeys	n/a	✓
7.0	Maximum Height	26.0 m and 8 Storeys	40.0 m and 12 Storeys (excluding MPH)
8.0	Minimum Front and Exterior Side Yards		
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	-
8.2	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	-
8.3	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	8.2 m
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	8.9m
9.0	Minimum Interior Side Yard		
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	7.5 m
9.2	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	-
9.3	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	7.5 m
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	9.0 m
9.5	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	4.5 m	-
9.6	Where an interior lot line , or any portion thereof, abuts a zone permitting detached 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	-

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

		maximum setback requirement of 25.5 m	
10.0	Minimum Rear Yard		
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	8.4 m
10.2	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	-
10.3	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	-
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	15.7 m
10.5	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	-
10.6	Where a rear lot line, or any portion thereof, abuts a zone permitting detached 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	-
11.0	Encroachments and Projections		
11.1	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	✓
11.2	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	-
11.3	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	✓

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

12.0	Minimum Above Grade Separation Between Buildings		
12.1	For that portion of dwelling with a height less than or equal to 13.0 m	3.0 m	-
12.2	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	-
12.3	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	-
12.4	For that portion of dwelling with a height greater than 26.0 m	15.0 m	15.0 m
13.0	Parking, Loading, Servicing Area and Parking Structures		
13.1	Minimum parking spaces	Rental Apartment Precinct 4 1.0 resident space per unit 0.2 visitor spaces per unit	0.85 resident spaces per unit 0.10 visitor spaces per unit
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	-
13.3	Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m	-
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	-
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	3.0 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	14.7 m
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	10.0 m	-
14.0	Condominium Roads and Aisles		
14.1	Condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses , townhouses or apartments , or any combination thereof	✓	-

Draft Zoning By-law Amendment Chart (February 2025)

1470 Williamsport Drive, Ward

RA2-XX

15.0	Minimum Landscaped Area, Landscape Buffer and Amenity Area		
15.1	Minimum landscaped area	40% of the lot area	41.5%
15.2	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	4.5 m	4.5 m
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	East lot line – 3.0 m West lot line – 3.0 m South lot line - 3.0 m
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	✓
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	50 %
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	500.0 m ²
16.0	Accessory buildings and structures	✓	✓

Table 4.15.3 – RA2 Exception Zones

	Exception RA2-40	Map # 19, 20, 23, 48E By-law: 0174-2017	
Regulations		Requirement	Proposed
4.15.3.40.1	Minimum floor space index - apartment zone	0.5	-
4.15.3.40.2	Maximum floor space index - apartment zone	0.8	3.3