

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER _____

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

WHEREAS pursuant to section 34 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 City of Mississauga Zoning By-law Number 0225-2007, as amended, be and it is hereby further amended by:
 - a. By rezoning the subject lands as shown in Schedule “A” - Zoning Map 36W as Residential Zone (RA5) with Exception 44 to Residential Zone (RA5) with Exception XX as shown Schedule “B”;
 - b. Replacing “Schedule “RA5-44” with Schedule “3” attached hereto.

2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is to be deleted and replaced with the following exception table:

4.15.6.XX	Exception: RA5-XX	Map # XX	By-law: _____
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 and RA5 – 44 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.XX.1	(1) Live Work Units		
Regulations			
4.15.6.XX.2	Maximum number of dwelling units on all lands zoned RA5-XX		1,260
4.15.6.XX.3	Maximum floor space index - apartment zone on all lands zoned RA5-XX		7.3
4.15.6.XX.4	Minimum building height.		6-storeys 20 m
4.15.6.XX.5	Maximum building height.		42- storeys 131 m (excluding mechanical penthouse)
4.15.6.XX.6	Minimum height of a podium.		3-storeys 11 m

4.15.6.XX.7	Minimum number of resident parking spaces per one-bedroom live work units.	0.9
4.15.6.XX.7	Minimum number of resident parking spaces per two-bedroom live work units.	1.0
4.15.6.XX.8	Minimum number of resident parking spaces per one-bedroom units.	0.7
4.15.6.XX.9	Minimum number of resident parking spaces per two-bedroom units.	0.85
4.15.6.XX.10	Minimum number of resident parking spaces per three-bedroom units.	1.10
4.15.6.XX.11	Minimum number of retail/visitor parking spaces per unit.	0.15
4.15.6.XX.12	Retail and Visitor parking shall be shared.	
4.15.6.XX.13	Minimum required landscape area.	12%
4.15.6.XX.14	A walkway along the Hurontario Street frontage be permitted within the required landscape buffer.	
4.15.6.XX.15	Walkways, stairs, vents, along the northern property line to be permitted within the required landscape buffer.	
4.15.6.XX.16	A minimum setback percentage from the build-to-line.	35%
4.15.6.XX.17	A maximum balcony projection.	1.5 m
4.15.6.XX.18	Minimum Amenity Area	4 sq. m. per dwelling
4.15.6.XX.19	Notwithstanding provision 4.15.6.44.11 live/work units shall be permitted on the first floor.	
4.15.6.XX.20	Provisions 4.15.6.44.19 and 4.15.6.44.20 shall not apply.	

ENACTED and PASSED this _____ day of _____ 20__.

MAYOR

CLERK

DRAFT

APPENDIX “A” TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend various sections of the Zoning By-law pertaining to the subject lands municipally addressed as 5081 Hurontario Street. Changes include the following:

- Establish a maximum height;
- Floor Space Index;
- Parking Rates;
- Setbacks;
- Encroachments’;
- Required Landscape Area;
- Setback from build-to-line;
- Amenity Area per dwelling; and
- Live/Work units on the first floor.

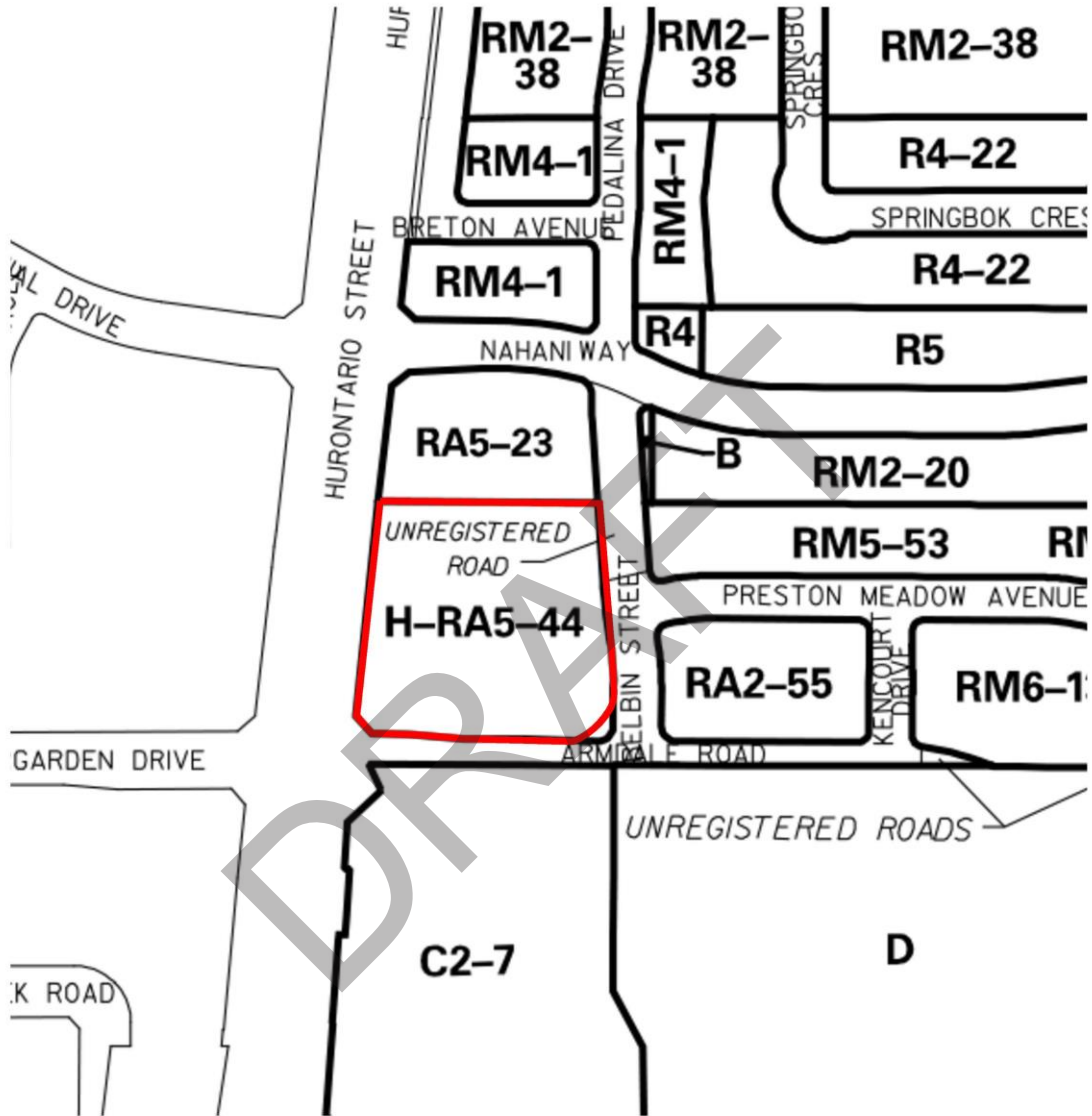
Location of Lands Affected

Lands located in Corporate Centre Employment Area in the City of Mississauga, as shown on the Attached Maps designated as Appendix “A” and Appendix “B”.

Further information regarding this By-law may be obtained from Catherine Parsons, Planner, Development South, 905-615-3200 ext. 8409, catherine.parsons@mississauga.ca

APPENDIX "B"

SCHEDULE "A" – LOCATION OF SUBJECT LANDS WITHIN THE CORPORATE CENTRE CHARACTER AREA

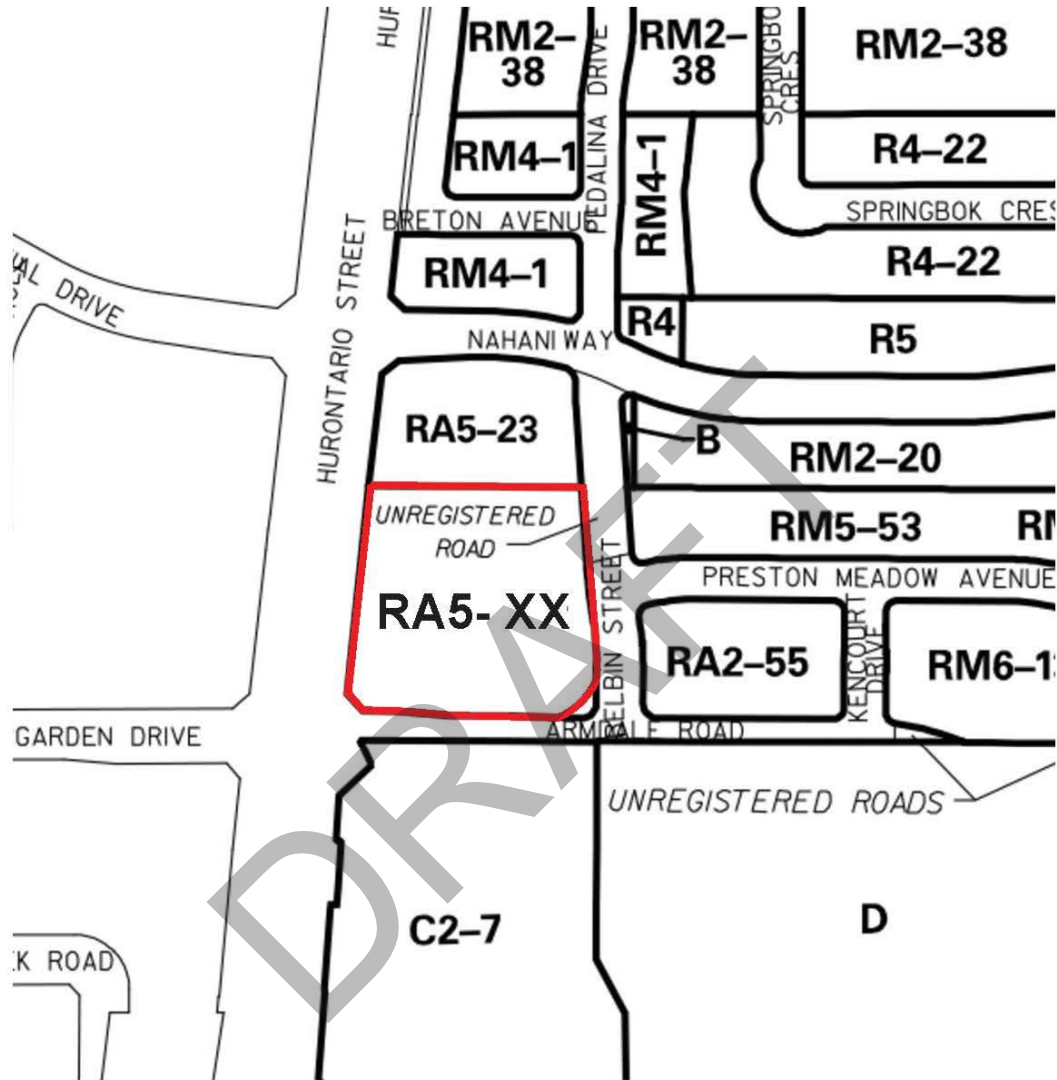


Data Source: City of Mississauga- Schedule "B" to B-Law No. 0225-2007 Zoning Map 36W (Revised April 30 2018)

<p>Schedule A</p> <p>Zoning Map 36W</p> <p>5081 Hurontario Street, Mississauga, Ontario</p>	<p>LEGEND</p> <p> Subject Lands</p>	
	<p>DATE: July 13, 2020</p>	<p>SCALE 1:2500</p>
<p><small>© 2020 MHC - 2011 University of Waterloo - Plan 2/20, and Planning Architecture Inc./2019/2020 - 10/20 - 17 Aug 2020</small></p>		
<div style="display: flex; align-items: center;"> <p> PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE 230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7 P: 905 761 5588 F: 905 761 5589 WWW.MHBCPLAN.COM </p> </div>		

APPENDIX "C"

SCHEDULE "B" – PROPOSED ZONING

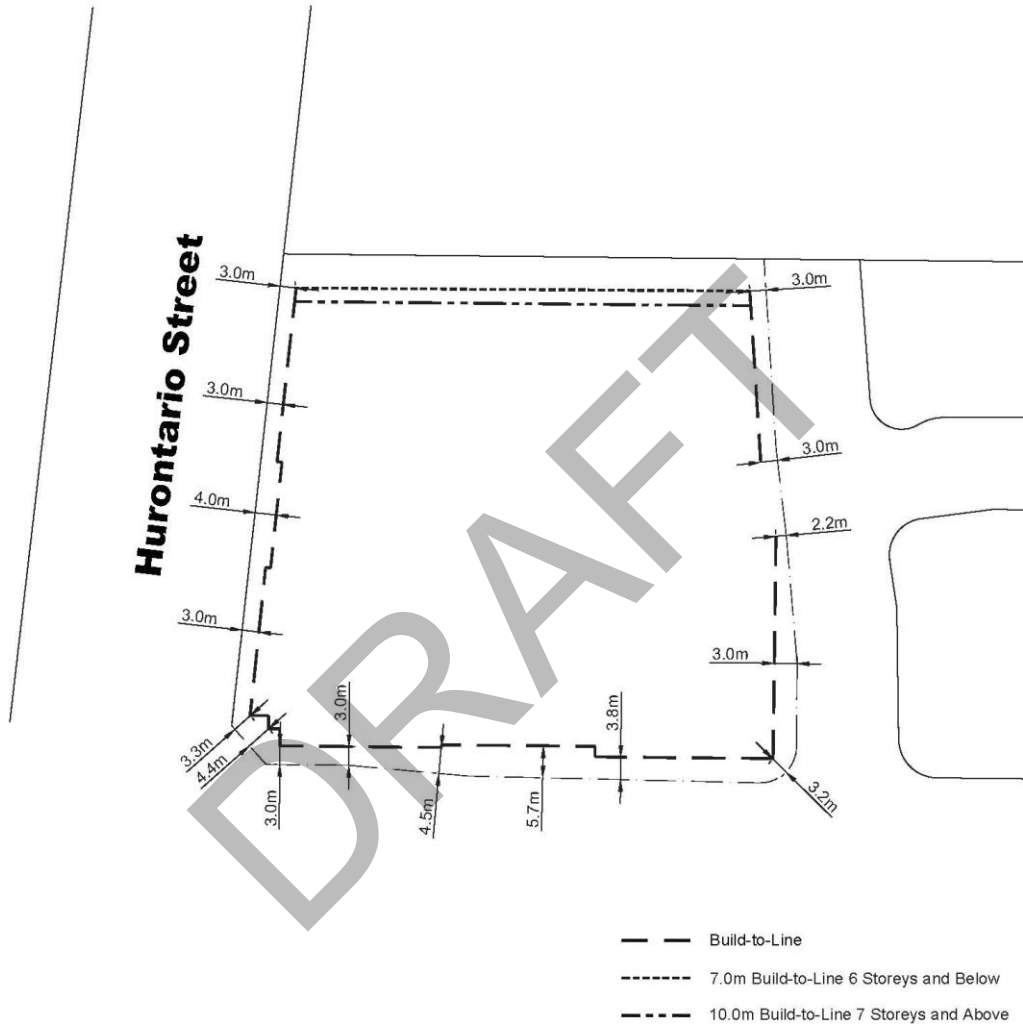


Data Source: City of Mississauga- Schedule "B" to B-Law No. 0225-2007 Zoning Map 36W (Revised April 30 2018)

<p>Schedule B</p> <p>Zoning Map 36W</p> <p>5081 Hurontario Street, Mississauga, Ontario</p>	<p>LEGEND</p> <p> Subject Lands</p>
<p>DATE: July 13, 2020</p>	<p>SCALE 1:2500</p>
<p><small>© 2020 - All Rights Reserved. This Plan and Every Attribute Hereof Shall Remain the Property of MHBC.</small></p>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 8px; line-height: 1;"> <p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> <p>250-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7 P: 905 761 5588 F: 905 761 5589 WWW.MHBCPLAN.COM</p> </div> </div>

APPENDIX "C"

SCHEDULE "C" – BUILD-TO-LINE



Schedule 3			
5081 Hurontario Street, Mississauga, Ontario	DATE: October 30, 2020	SCALE NTS	
	<div style="display: flex; align-items: center;"> <div> <p style="margin: 0; font-weight: bold;">PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> <p style="font-size: 8px; margin: 0;">230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8S7 P: 905 761 5588 F: 905 761 5589 WWW.MHBCPLAN.COM</p> </div> </div>		