

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

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council may amend a Zoning By-law;

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

1. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.6.XX	Exception: RA5-XX	Map # 22	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 Zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.15.6.XX.1	(1) office (2) Retail Store (3) Financial Institution (4) Personal Service Establishment (5) Restaurant (6) Take-out Restaurant		
Regulations			
4.15.6.XX.2	The provisions of Lines 1.0 and 3.0 of Table 2.1.2.1, Subsections 2.1.14 and 2.1.30, Article 4.1.15.1 and Lines 13.3, 13.6, 15.1, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.XX.3	The uses contained in Sentence 4.15.6.XX.1 of this exception shall only be located within a building, structure or part thereof used for an apartment, long term care building, retirement building or any combination thereof		
4.15.6.XX.4	Maximum floor space index – Apartment Zone	7.4	
4.15.6.XX.5	Minimum amenity area	4.6 m ² per dwelling unit	
4.15.6.XX.6	A landscape buffer may contain a walkway		
4.15.6.XX.7	Minimum number of resident parking spaces per dwelling unit		
	(a) one bedroom unit	0.9	
	(b) two bedroom unit	1.0	
	(c) three bedroom unit	1.3	

4.15.6.XX	Exception: RA5-XX	Map # 22	By-law:
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 Zone except that the following uses /regulations shall apply:			
4.15.6.XX.8	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.6.XX.9	Minimum number of parking spaces per 100m ² of gross floor area – non residential for uses identified in Clauses 4.15.6.XX.1 (1) to 4.15.6.XX.1 (4)		4.3
4.15.6.XX.10	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses identified in Sentence 4.15.6.XX.1</p>		
4.15.6.XX.11	All site development shall comply with Schedule RA5-XX of this Exception		

2. Map Number 22 of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “RA3-20” and “O-10” to “RA5-XX” PROVIDED HOWEVER THAT the “RA5-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “RA5-XX” zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2020.

Mayor

Clerk

APPENDIX “A” TO BY-LAW NO. _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit an apartment building development with office uses on the ground floor.

This By-law amends the zoning of the property outlined on the attached Schedule “A” from “RA3-20” and “O-10” to “RA5-XX”.

The “RA3-20” zone permits an apartment, a long-term care building and a retirement building

The “O-10” zone permits office, medical office, financial institution and commercial school uses

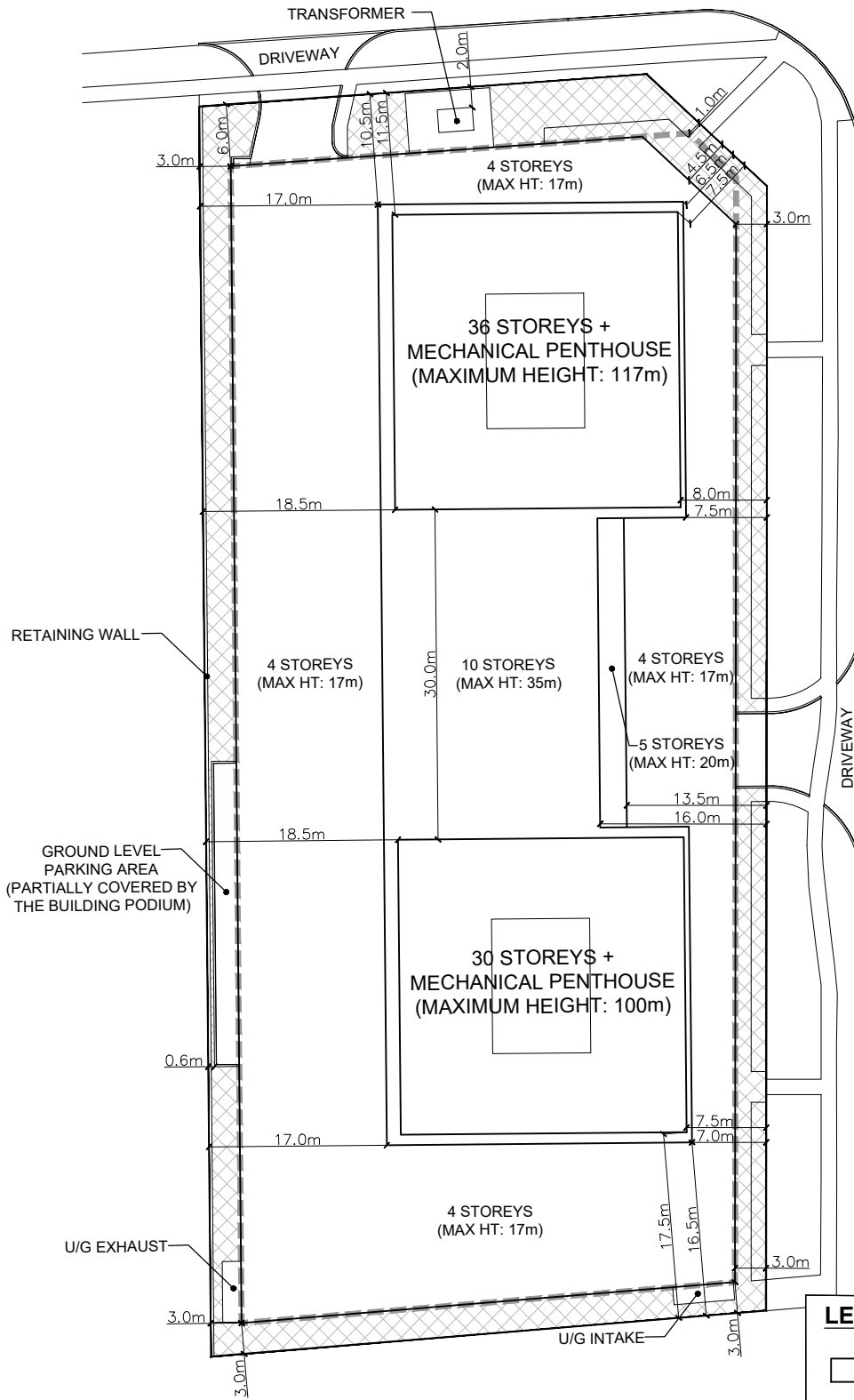
The “RA5-XX” zone permits an apartment development with a 36 storey tower, a 30 storey tower all with a 5 storey podium, with various non-residential uses, in compliance with Schedule RA5-XX

Location of Lands Affected

Property on the southwest corner of Central Parkway West and Hurontario Street as shown on the attached Map designated as Schedule “A”.

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.

CENTRAL PARKWAY WEST



NOTE:
ALL MEASUREMENTS ARE IN METRES
AND ARE MINIMUM SETBACKS,
UNLESS OTHERWISE NOTED.

LEGEND

- BUILDABLE AREA
- LANDSCAPE BUFFER
- LIMIT OF UNDERGROUND PARKING STRUCTURE

SCHEDULE 'RA5-XX'
MAP A