

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 # 07	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	(a) office (b) medical office (c) retail store (d) personal service establishment (e) financial institution (f) restaurant (g) take-out restaurant (h) artist studio (i) art gallery/museum		
Regulations			
4.15.6.XX.2	The provisions contained in Subsections 2.1.14 and 2.1.30, Lines 1.0 and 3.0 of Table 2.1.2.1.1 and Lines 15.2 and 15.3 of Table 4.15.1 of this By-law shall not apply		
4.15.6.XX.3	Maximum floor space index – Apartment Zone		4.0
4.15.6.XX.4	Maximum projection of a balcony from the outermost face or faces of the building from which the balcony projects		1.8 m
4.15.6.XX.5	An entrance canopy may project off site onto a street right-of-way as shown on Schedule RA5-XX of this Exception		
4.15.6.XX.6	Height shall be measured from a grade level of 80.85 m		
4.15.6.XX.7	Minimum landscaped area		20% of lot area

4.15.6.XX	Exception: RA5-XX	Map # 07	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 parking spaces		1.15 spaces per dwelling unit
4.15.6.XX.9	Minimum number of loading spaces		1
4.15.6.XX.10	A minimum of 20 parking spaces , within the total site requirement, shall be shared visitor and non-residential spaces		
4.15.6.XX.11	office, medical office, retail store, personal service establishment, financial institution, restaurant, take-out restaurant , artist studio or art gallery/museum shall only be located on the first storey of an apartment , abutting Lakeshore Road East		
4.15.6.XX.12	Maximum gfa – non-residential used for office, medical office, retail store, personal service establishment, financial institution, restaurant, take-out restaurant , artist studio or art gallery/museum		280 m2
4.15.6.XX.13	All site development shall comply with Schedule RA5-XX of this Exception		

2. Map Number 7 of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “C4” 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 _____ 2021.

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 11 storey apartment building with limited commercial uses on the ground floor.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4" to "RA5-XX".

The "C4" zone permits various retail, service and office uses

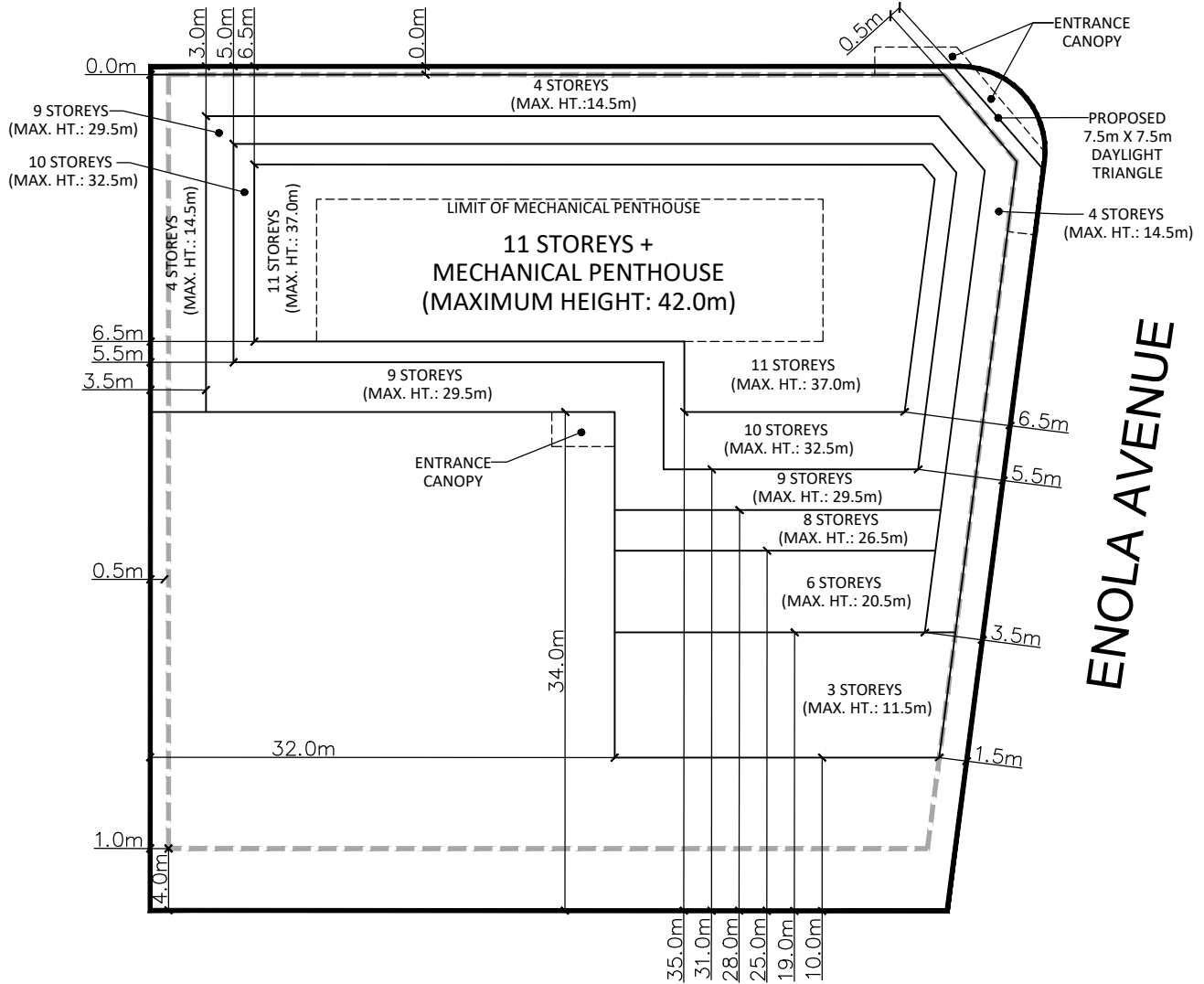
The "RA5-XX" zone permits an apartment with a maximum floor space index of 4.0, in compliance with Schedule RA5-XX, with limited commercial uses on the ground floor facing Lakeshore Road

Location of Lands Affected

Property on the south west corner of Lakeshore Road East and Enola Avenue 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.

LAKESHORE ROAD EAST



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

LEGEND

- BUILDABLE AREA
- LIMIT OF PARKING STRUCTURE

SCHEDULE 'RA5-XX'
MAP XX