



## MISSISSAUGA

### NOTICE OF THE PASSING OF A ZONING BY-LAW

DATE OF NOTICE	December 16, 2021	
BY-LAW NUMBER	0276-2021	
DATE PASSED BY COUNCIL	December 8, 2021	
LAST DATE TO FILE APPEAL	January 5, 2022	
FILE NUMBER	OZ 18/011	Ward 5
APPLICANT	Pinnacle International (Ontario) Ltd.	
PROPERTY	Northwest quadrant of Hurontario Street and Eglinton Avenue West, in the City of Mississauga	

**TAKE NOTICE** that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

**THE PURPOSE AND EFFECT** of this By-law is to permit 32, 35, and 38 storey apartment buildings in place of the previously approved 5, 34 and 34 storey buildings, to increase the requirement for minimum gross floor area - non-residential from 6 000 m<sup>2</sup> to 8 255 m<sup>2</sup> and to increase the maximum floor space index requirement from 7.11 to 7.6. This By-law amends the zoning of the property at 0 and 5044 Hurontario Street, located on the west side of Hurontario Street, north of Eglinton Avenue West in Mississauga, Ontario from "H-RA5-42" (Apartments – Exception with a Holding Provision) to "RA5-42" (Apartments – Exception). A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

**IF YOU WISH TO APPEAL**, a copy of an appeal form is available from the OLT website at [olt.gov.on.ca](http://olt.gov.on.ca). Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council c/o the Planning and Building Department or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

An appeal of the by-law must be filed by mail or courier service addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **January 5, 2022**.

The Notice of Appeal must:

- 1) set out reasons for the appeal;
- 2) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>
- 3) be accompanied by a fee in the amount of \$300.00, payable to the City of Mississauga.
- 4) Four (4) copies of the appeal package.

**MORE INFORMATION:** A copy of the Zoning By-law in its entirety can be found at [www.mississauga.ca/portal/cityhall/publicnotices](http://www.mississauga.ca/portal/cityhall/publicnotices), or from **Caleigh McInnes** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X5598.

Sacha Smith,  
Manager & Deputy Clerk  
City of Mississauga, Legislative Services  
300 City Centre Drive  
Mississauga, Ontario L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0276-2021

A by-law to amend By-law 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. By-law Number.0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.15.6.42 and substituting the following therefor:

4.15.6.42	Exception: RA5-42	Map # 37E	By-law:
In a RA5-42 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.42.1	(1) <b>Retail Store</b> (2) <b>Restaurant</b> (3) <b>Take-out Restaurant</b> (4) <b>Veterinary Clinic</b> (5) <b>Service Establishment</b> (6) <b>Financial Institution</b> (7) <b>Medical Office - Restricted</b> (8) <b>Office</b>		
<b>Regulations</b>			
4.15.6.42.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1, Subsection 2.1.14, Article 4.1.15.1 and the regulations of Lines 4.0, 13.6, 15.4, and 15.5 contained in Table 4.15.1 of this By-law shall not apply.		
4.15.6.42.3	<b>Dwelling units</b> shall not be permitted on the <b>first storey</b> within 10.0 m of the <b>lot line</b> abutting Hurontario Street		
4.15.6.42.4	Indoor <b>amenity areas</b> within an <b>apartment, long-term care building or retirement building</b> shall not be permitted on the <b>first storey</b> within 10.0 m of the <b>lot line</b> abutting Hurontario Street		
4.15.6.42.5	The <b>uses</b> contained in Sentence 4.15.6.42.1 of this Exception shall not be permitted above the third <b>storey</b>		



4.15.6.42	Exception: RA5-42	Map # 37E	Bylaw:								
4.15.6.42.6	The <b>uses</b> contained in Sentence 4.15.6.42.1 of this Exception shall only be located within a <b>building, structure</b> or part thereof, used for an <b>apartment, long-term care building, retirement building</b> , or any combination thereof										
4.15.6.42.7	Maximum number of <b>dwelling units</b> on all lands zoned RA5-42	1 395									
4.15.6.42.8	Maximum <b>floor space index - apartment zone</b> on all lands zoned RA5-42	7.6									
4.15.6.42.9	Minimum <b>gross floor area - non-residential</b> used for <b>uses</b> contained in Sentence 4.15.6.42.1 of this Exception per <b>building</b> in Area 'C' identified on Schedule RA5-42 of this Exception: <table><tr><th>Building</th><th>Minimum Gross Floor Area - Non-Residential</th></tr><tr><td>1</td><td>0</td></tr><tr><td>2 including six storey podium</td><td>3 000 m<sup>2</sup></td></tr><tr><td>3 including eight storey podium</td><td>5 000 m<sup>2</sup></td></tr></table>			Building	Minimum Gross Floor Area - Non-Residential	1	0	2 including six storey podium	3 000 m <sup>2</sup>	3 including eight storey podium	5 000 m <sup>2</sup>
Building	Minimum Gross Floor Area - Non-Residential										
1	0										
2 including six storey podium	3 000 m <sup>2</sup>										
3 including eight storey podium	5 000 m <sup>2</sup>										
4.15.6.42.10	Maximum <b>gross floor area - apartment zone</b> per <b>storey</b> for each <b>storey</b> above eight <b>storeys</b>	750 m <sup>2</sup>									
4.15.6.42.11	Notwithstanding any other provisions of this By-law, the calculation of <b>height</b> for an <b>apartment, long-term care building</b> and <b>retirement building</b> shall be exclusive of mechanical or architectural appurtenances, located on the roof of a <b>building</b> provided that the maximum <b>height</b> of the top of such elements is no higher than 9.0 m above the height limit otherwise applicable										
4.15.6.42.12	Notwithstanding Sentence 4.15.6.42.31 of this Exception, the calculation of height of a podium associated with an <b>apartment, long-term care building</b> and <b>retirement building</b> shall be exclusive of any stairwell or stair enclosures used to access amenity space and located on the roof of a <b>building</b> provided that the maximum <b>height</b> of the top of such stair enclosures is no higher than 3.5 m above the height limit otherwise applicable										
4.15.6.42.13	For the purposes of this By-law, all lands zoned RA5-42 shall be considered one <b>lot</b>										
4.15.6.42.14	Notwithstanding Sentence 4.15.6.42.31 of this Exception, 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	2.5 m									



4.15.6.42	Exception: RA5-42	Map # 37E	Bylaw:
4.15.6.42.15	Notwithstanding Sentence 4.15.6.42.31 of this Exception, maximum projection of a canopy measured from the outermost face or faces of the exterior <b>building wall</b> of a podium		2.5 m
4.15.6.42.16	Notwithstanding Sentence 4.15.6.42.31 of this Exception, maximum projection of architectural elements from the outermost face or faces of the exterior <b>building wall</b>		2.5 m
4.15.6.42.17	Minimum number of resident <b>parking spaces</b> per one-bedroom and two-bedroom apartment <b>dwelling units</b>		1.1
4.15.6.42.18	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>		1.2
4.15.6.42.19	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.15
4.15.6.42.20	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:  the greater of  0.15 visitor spaces per unit  or  Parking required for all non-residential <b>uses</b> , except <b>restaurant and take-out restaurant</b>  Parking for <b>restaurant and take-out restaurant</b> shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.42.21	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for <b>uses</b> identified in Sentence 4.15.6.42.1 of this Exception, except Clauses 4.15.6.42.1(2) and 4.15.6.42.1(3) of this Exception		4.3
4.15.6.42.22	Minimum setback from a <b>parking structure</b> completely below finished grade to a <b>street line</b> within Areas 'A' and 'B' identified on Schedule RA5-42 of this Exception		0.0 m
4.15.6.42.23	Minimum setback from a <b>parking structure</b> completely below finished grade to a <b>street line</b> within Area 'C' identified on Schedule RA5-42 of this Exception		1.0 m
4.15.6.42.24	Notwithstanding Sentence 4.15.6.42.31 of this Exception, external access stairwells providing access to a <b>parking structure</b> completely below finished grade may be permitted within a required <b>yard</b> within Area 'C' adjacent to Little Creek Road		
4.15.6.42.25	Maximum length of a <b>streetwall</b> that may be set back beyond the <b>build-to-area</b> identified on Schedule RA5-42 of this Exception up to a maximum of 7.5 m		20%



4.15.6.42	Exception: RA5-42	Map # 37E	Bylaw:
4.15.6.42.26	Maximum length of a <b>streetwall</b> that may be set back beyond the <b>build-to-area</b> identified on Schedule RA5-42 of this Exception		5%
4.15.6.42.27	Minimum <b>landscaped area</b>		25% of lot area
4.15.6.42.28	Minimum vertical depth		1.0 m
4.15.6.42.29	"Podium" means the base of a <b>building, structure</b> or part thereof, located at or above <b>established grade</b> , that projects from the tower portion of the <b>building</b>		
4.15.6.42.30	"Vertical Depth" means the <b>landscaped soft area</b> between the finished grade level of the lands measured to the top of the roof membrane of a below grade <b>parking structure</b>		
4.15.6.42.31	All site development plans shall comply with Schedule RA5-42 of this Exception		

2. Map Number 37E of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "H-RA5-42" to "RA5-42", the zoning of Part of Lot 1, Concession 1, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-42" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RA5-42" zoning indicated thereon.

ENACTED and PASSED this 8<sup>th</sup> day of December 2021.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
<b>MEM</b>
Michal Minkowski
Date: November 25, 2021
File: OZ 18/011

*Bonnie Crombie*

MAYOR

*W.D. Rubin*

CLERK



**This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Tarasick McMillan Kubicki Limited dated September 25, 2013.**

**THIS IS SCHEDULE "A" TO**

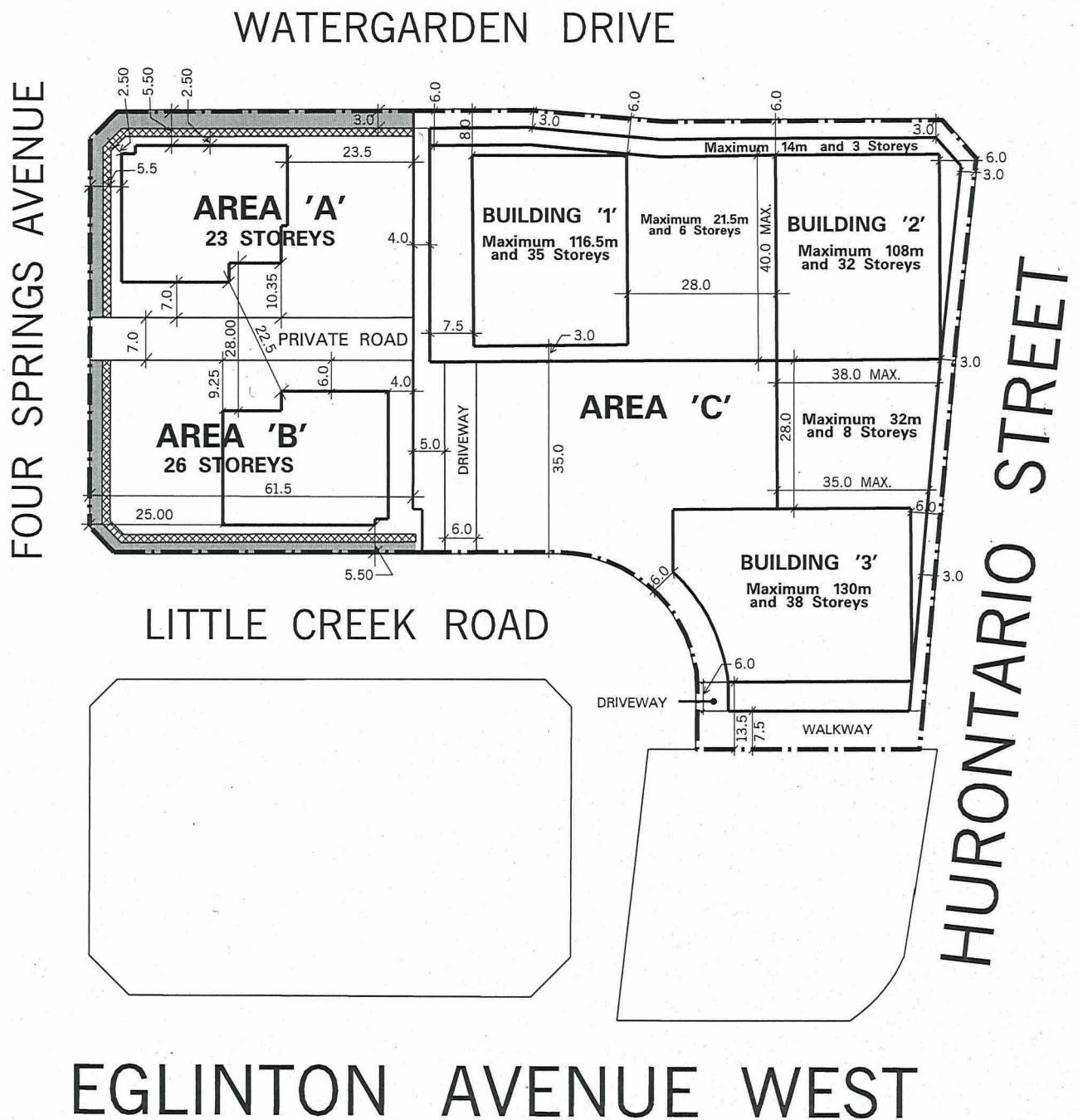
**BY-LAW** 0276-2021

**PASSED BY COUNCIL ON**

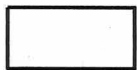
**CITY OF MISSISSAUGA**

December 8, 2021





BUILD-TO AREA



BUILDABLE AREA



LANDSCAPED BUFFER



Note:  
All measurements are in metres  
and are minimum setbacks,  
unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RA5-42"

AS ATTACHED TO BY-LAW 0276-2021

PASSED BY COUNCIL ON December 8, 2021

## APPENDIX "A" TO BYLAW NUMBER 0276-2021

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit 32, 35, and 38 storey apartment buildings in place of the previously approved 5, 34 and 34 storey buildings, to increase the requirement for minimum gross floor area - non-residential from 6 000 m<sup>2</sup> to 8 255 m<sup>2</sup> and to increase the maximum floor space index requirement from 7.11 to 7.6.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "H-RA5-42" (Apartments - Exception with a Holding Provision) to "RA5-42" (Apartments - Exception).

This By-law also amends the zoning provisions of the "RA5-42" zone which applies to the property outlined on the attached Schedule "A" and Appendix "B".

Upon removal of the "H" provision, the "RA5-42" zone previously permitted 5 and 34 storey apartment buildings with 4 000 m<sup>2</sup> of minimum gross floor area - non-residential and a maximum floor space index of 7.11.

"RA5-42" (amended) permits 32, 35, and 38 storey apartment buildings with retail and commercial uses below the third storey.

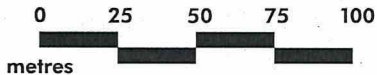
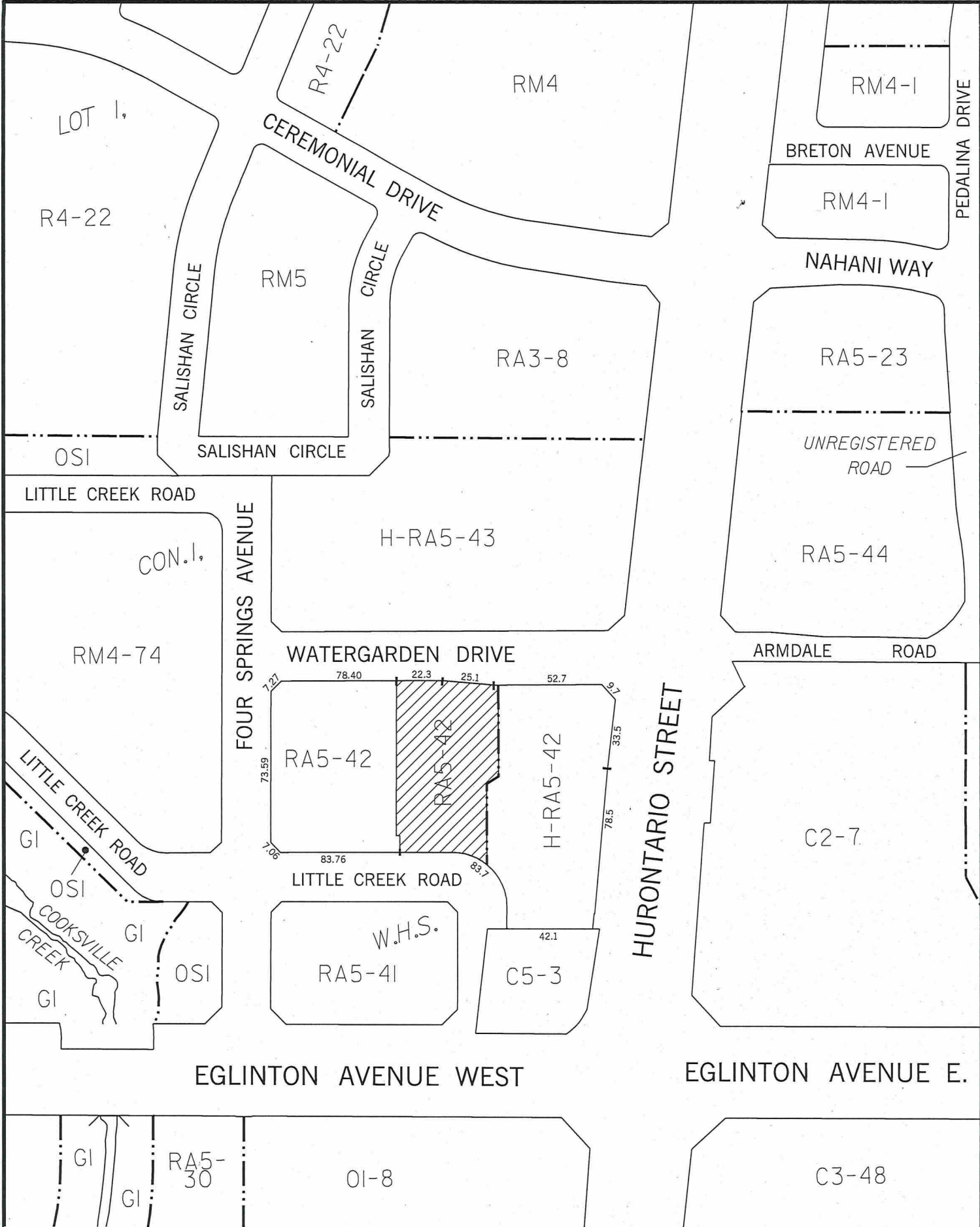
### Location of Lands Affected

Northwest quadrant of Hurontario Street and Eglinton Avenue West in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Caleigh McInnes of the City Planning and Building Department at 905-615-3200 ext. 5598.

[http://teamsites.mississauga.ca/sites/18/bylaws/oz 18 011 w5.by-law \(ra5-42\).cmci.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz%2018%2011%20w5.by-law%20(ra5-42).cmci.jmcc.docx)





This is not a Plan of Survey.

**CITY OF MISSISSAUGA**

**THIS IS APPENDIX "B" TO**

**BY-LAW 0276-2021**

**PASSED BY COUNCIL ON**

**December 8, 2021**