

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

WHEREAS pursuant to sections 34 and 36 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 which includes a holding provision;

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 adding the following Exception Table: BLD A+B

4.15.3.XX	Exception: RA3-xx	Map # xx	By-law:
In a RA3-xx zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.XX.1	Ninth Line will be deemed the front lot line for BLD A and BLD B		
4.15.3.XX.2	Maximum Floor Space Index – Apartment Zone	2.2	
4.15.3.XX.3	Minimum parking , residential	1.0 per unit	
4.15.3.XX.4	Minimum parking , accessible	3 spaces	
4.15.3.XX.5	Minimum front lot line setback	5.5 m	
4.15.3.XX.6	Minimum exterior lot line setback	5.0 m	
4.15.3.XX.7	Minimum setback from waste enclosure/loading to private road	8.8 m	
4.15.3.XX.8	Minimum depth of a landscape buffer abutting a lot line that is a street line	3.0 m	
4.15.3.XX.9	All site development plans shall comply with Schedule RA3-xx of this Exception		

2. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table: BLD C+D

4.15.4.XX	Exception: RA3-xx	Map # xx	By-law:
In a RA3-xx zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.XX.1	CEC Road B will be deemed the front lot line for BLD C and CEC Road A will be deemed the front lot line for BLD D		
4.15.4.XX.2	Maximum Floor Space Index – Apartment Zone	2.6	
4.15.4.XX.3	Minimum parking , residential	1.0 per unit	
4.15.4.XX.4	Minimum parking , accessible	3 spaces	
4.15.4.XX.5	Minimum front lot line setback	5.5 m	
4.15.4.XX.6	Minimum exterior lot line setback	6.0 m	
4.15.4.XX.7	Minimum setback from waste enclosure/loading to private road	8.8 m	
4.15.4.XX.8	Minimum depth of a landscape buffer abutting a lot line that is a street line	3.1 m	
4.15.4.XX.9	All site development plans shall comply with Schedule RA3-xx of this Exception		

3. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table: BLD E+F

4.15.5.XX	Exception: RA2-xx	Map # xx	By-law:
In a RA2-xx zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.XX.1	Ninth Line will be deemed the front lot line for BLD E and F		
4.15.5.XX.2	Maximum Floor Space Index – Apartment Zone	2.4	
4.15.5.XX.3	Minimum parking , residential	1.0 per unit	
4.15.5.XX.4	Minimum front lot line setback	5.0 m	
4.15.5.XX.5	Minimum exterior lot line setback	5.0 m	
4.15.5.XX.6	Minimum landscaped area	26%	
4.15.5.XX.7	Minimum Amenity area	4.0 m ² per unit	
4.15.5.XX.8	Minimum Amenity area provided in one contiguous area	500 m ²	
4.15.5.XX.9	All site development plans shall comply with Schedule RA3-xx of this Exception		

4. By-law Number 0225-2007, as amended, is further amended by adding the following Exception Table: TOWNHOUSE 1+2

4.15A.2.1	Exception: RM11-xx	Map # xx	By-law:
In a RM11-1 zone the permitted uses and applicable regulations shall be as specified for a RM11 zone except that the following uses/regulations shall apply:			
Regulations			
4.14A.2.1.1	CEC Road A will be deemed the front lot line		
4.14A.2.1.2	Minimum Lot Frontage – CEC - corner lot		7.2 m
4.14A.2.1.3	Minimum front yard - interior lot/CEC - corner lot		2.0 m
4.14A.2.1.4	Minimum setback to Exterior Side Lot Line that is a street line		7.2 m
4.14A.2.1.5	Minimum setback to Interior Side Lot Line that abuts a CEC landscape buffer		2.6 m
4.14A.2.1.6	Minimum setback from a porch , exclusive of stairs, located at and accessible from the first storey to a CEC - sidewalk		2.0 m
4.14A.2.1.7	Minimum setback between a parking space and a street		0.9 m
4.14A.2.1.8	Minimum parking , residential		1.0 per unit
4.14A.2.1.9	Minimum visitor parking , residential		0.2 per unit
4.14A.2.1.10	External heating, air conditioning, home back-up generator shall be located on a second or third storey balcony in the required front yard		
4.14A.2.1.11	CEC - roads and aisles are permitted to be shared with abutting lands zoned RA3-XX		
4.14A.2.1.12	Minimum contiguous CEC - amenity area		TBD
4.14A.2.1.13	All site development plans shall comply with Schedule RM11-xx of this Exception		

5. Map Number 57 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 "D" and "PB1" to "RA2-xx", "RA3-xx", "RA3-xx", "RM11-xx", "OS1", and "PB1" the zoning of Part of Lot 1, Concession 9, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA2-xx", "RA3-xx", "RA3-xx", "RM11-xx", "OS1", and "PB1" 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 "RA2-xx", "RA3-xx", "RA3-xx", "RM11-xx", "OS1", and "PB1" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____, 2021.

MAYOR

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a residential development consisting of 6 apartment buildings with a total of 1246 residential units and 650 square metres of commercial area and 24 back-to-back townhouses on public roads and condominium roads. The development includes a 0.44 hectare public park, a 685 m² amenity area, as well as 37 visitor parking spaces.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "RA2-XX" (Residential Apartment - Exception), " RA3-XX" (Residential Apartment - Exception), RM11-1" (Back-to-Back Townhouses on a CEC - Road - Exception), "OS1" (Open Space - Park), and "PB1" (Parkway Belt West 1).

"D" permits a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure.

"RA2-xx" permits residential apartment buildings with a maximum FSI of 2.4.

"RA3-xx" permits residential apartment buildings with a maximum FSI of 2.5.

"RM11-xx" permits 24 back-to-back townhouses on private roads with a minimum front yard setback of 5.0 metres to.

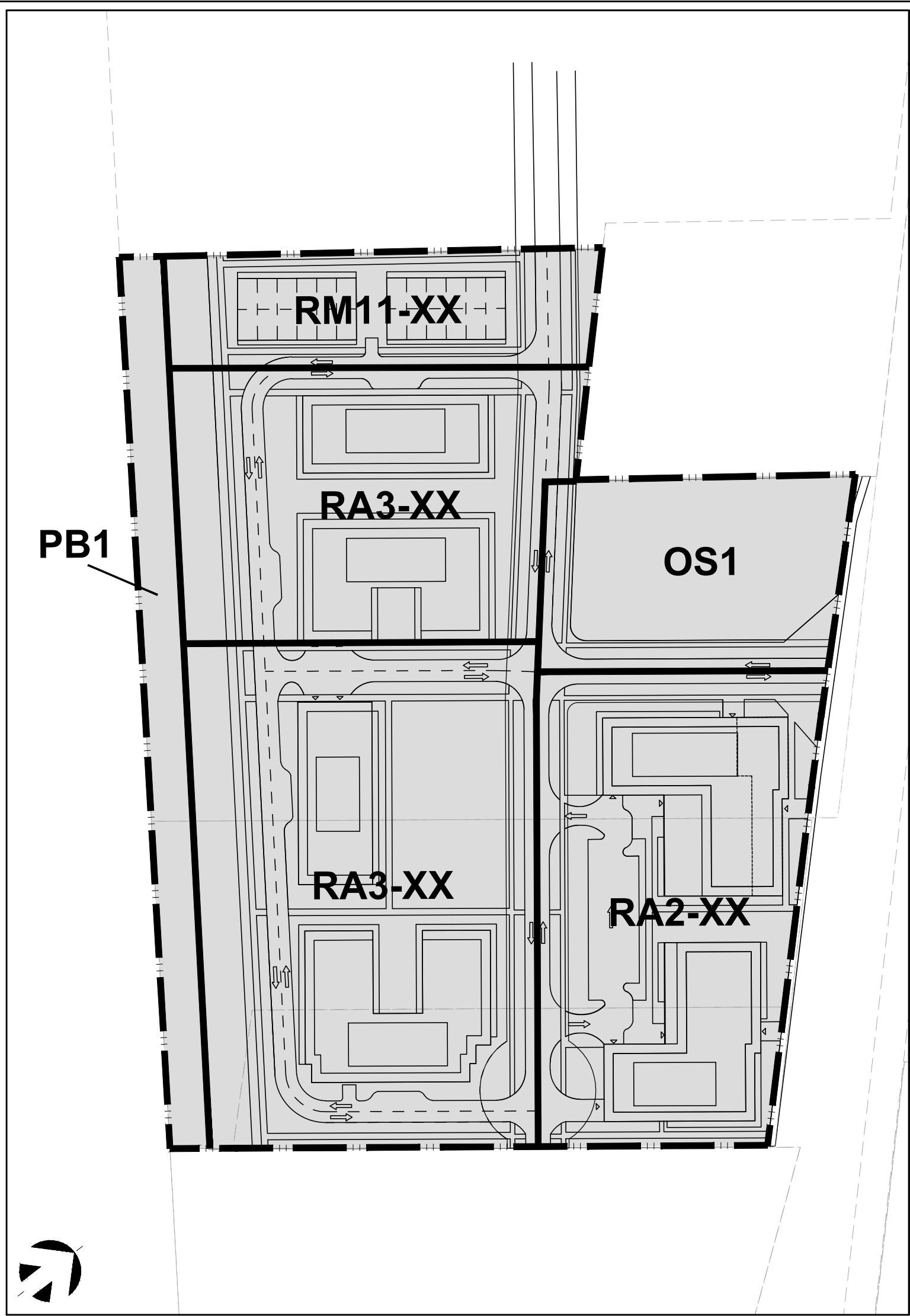
A "H" provision will be used to ensure the temporary turning circle remains until the future extension of Street 'A' (Viola Desmond Drive) to the property to the south.

"OS1" permits public parks, parking areas and accessory structures.

Location of Lands Affected

West side of Ninth Line, north of 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 Matthew Shilton of the City Planning and Building Department at 905-615-3200 ext. 5299.



PART OF LOT 1
 CONCESSION 9, N.S.
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE "A" TO
 BY-LAW _____
 PASSED BY COUNCIL

PRIVATE ROAD "A"

STREET "A" (Viola Desmond Drive)

BUILDING "B"

BUILDING "A"

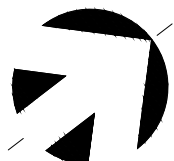
PRIVATE ROAD "A"

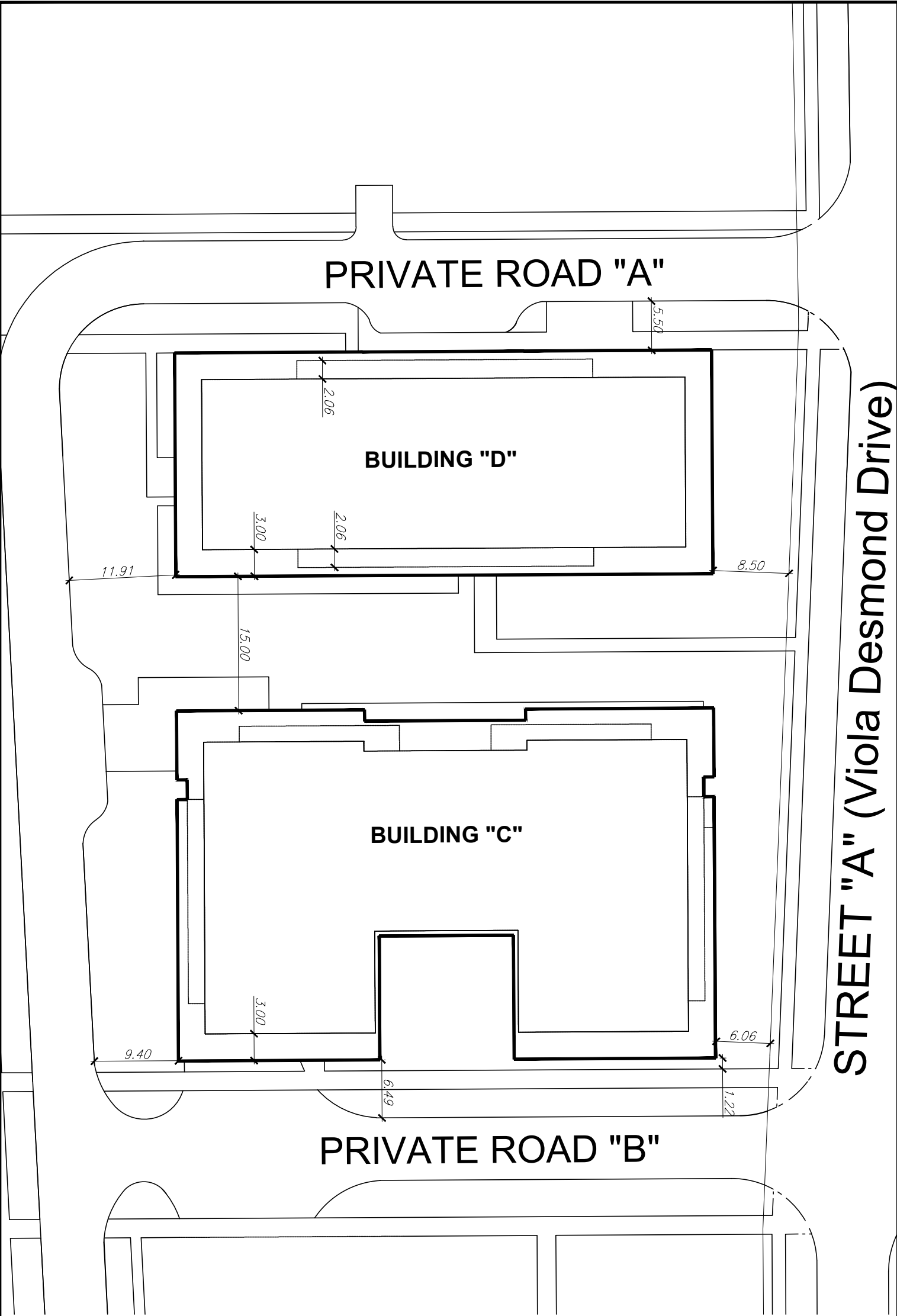
NOTE:
unless otherwise noted,
and are minimum setbacks,
All measurements are in metres

THIS IS SCHEDULE "A-1"

AS ATTACHED BY-LAW

PASSED BY COUNCIL ON





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

THIS IS SCHEDULE "A-2"
AS ATTACHED BY-LAW _____
PASSED BY COUNCIL ON _____

ST "B" (Mahoney Gate)

STREET "A" (Viola Desmond Drive)

NINTH LINE

BUILDING "E"

BUILDING "F"

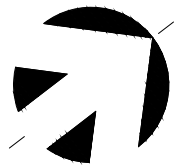
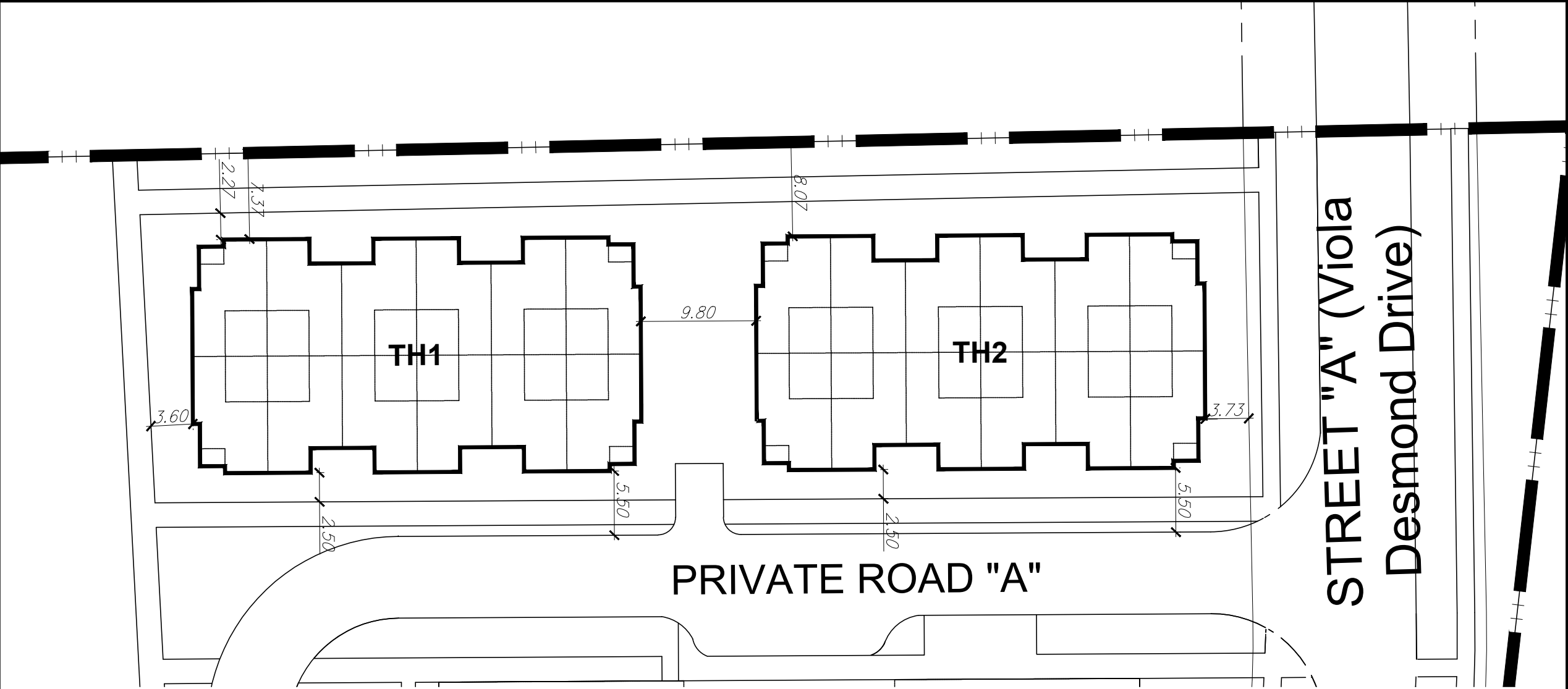
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THIS IS SCHEDULE "A-3"

AS ATTACHED BY-LAW _____

PASSED BY COUNCIL ON _____





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

THIS IS SCHEDULE "A-4"
 AS ATTACHED BY-LAW _____
 PASSED BY COUNCIL ON _____