

Draft Zoning By-law Amendment
5510 Mavis Road, City of Mississauga

Zoning Regulations & Site-Specific Parameters

4.15.3.XX	Exception RA4-XX	Map # YY	By-law: 0225-2007
In a RA4-XX zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.3.XX.1 Accessory uses are limited to the following: 1) Day care, beauty salon, pharmacy and community centre accessory to long-term care building; 2) Offices, personal service establishment and a retail store			
Regulations			
4.15.3.XX.2 In a RA4-XX zone ALL lands will be treated as ONE lot for purpose of Zoning By-law requirements and the standards are not broken up by severed property limits.			
4.15.3.XX.3	Maximum number of beds in a long-term care building		200
4.15.3.XX.4	Maximum number of retirement dwelling units for Building A identified on Schedule RA4-XX of this Exception		250
4.15.3.XX.5	Maximum number of apartment dwelling units for Building B identified on Schedule RA4-XX of this Exception		250
4.15.3.XX.6	Minimum percentage of retirement dwelling units that are one-bedroom for Building A identified on Schedule RA4-XX of this Exception		70%
4.15.3.XX.7	Minimum percentage of apartment dwelling units that are one-bedroom for Building B identified on Schedule RA4-XX of this Exception		60%
4.15.3.XX.8	Maximum floor space index- apartment zone		2.40
4.15.3.XX.9	Maximum gross floor area - apartment zone of a long-term care building		17,667 m ²
4.15.3.XX.10	Gross floor area - apartment zone of a long-term care building shall include the gross floor area - non-residential of a day care and community centre within a long-term care building		
4.15.3.XX.11	Maximum gross floor area combined - apartment zone permitted for Building A and Building B identified on Schedule RA4-XX of this Exception		35,988 m ²
4.15.3.XX.12	Maximum gross floor area - non-residential used for a day care within a long-term care building		645 m ²
4.15.3.XX.13	Maximum gross floor area - non-residential used for a community centre within a long-term care building		2,955 m ²
4.15.3.XX.14	Maximum projection of a balcony, window with or without a foundation or awning outside the buildable area identified on Schedule RA4-XX of this Exception		2.0 m
4.15.3.XX.15	Minimum number of resident parking spaces per dwelling unit in an apartment		0.61
4.15.3.XX.16	A parking structure constructed completely below finished grade may project outside the buildable area identified on Schedule RA4-XX of this Exception		
4.15.3.XX.17	Maximum gross floor area- apartment zone permitted per storey for each storey above 13 storeys for Building A identified on Schedule RA4-XX of this Exception		750 m ²
4.15.3.XX.18	Maximum gross floor area- apartment zone permitted per storey for each storey above 12 storeys for Building B identified on Schedule RA4-XX of this Exception		1,150 m ²
4.15.3.XX.19	Maximum height for Building A identified on Schedule RA4-XX of this Exception		58.0 m and 18 storeys

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4.15.3.XX.20	Maximum height for Building B identified on Schedule RA4-XX of this Exception	13 storeys
4.15.3.XX.21	Maximum height for Building C identified on Schedule RA4-XX of this Exception	5 storeys
4.15.3.XX.22	Minimum front yard, for that portion of the dwelling with a height greater 20.0 m and less than or equal to 26.0 m, for Building A identified on Schedule RA4-XX of this Exception	9.0 m
4.15.3.XX.23	Minimum front yard, for that portion of the dwelling with a height greater 13.0m and less than or equal to 23.0 m, for Building B identified on Schedule RA4-XX of this Exception	7.5 m
4.15.3.XX.24	Minimum front yard, for that portion of the dwelling with a height greater 23.0 m and less than or equal to 26.0 m, for Building B identified on Schedule RA4-XX of this Exception	9.5 m
4.15.3.XX.25	Minimum front yard, for that portion of the dwelling with a height greater than 26.0 m, for Building B identified on Schedule RA4-XX of this Exception	10.0 m
4.15.3.XX.26	Minimum exterior side yard, at any height above established grade, for Building A identified on Schedule RA4-XX of this Exception	7.0 m
4.15.3.XX.27	Minimum exterior side yard, at any height above established grade, for Building B identified on Schedule RA4-XX of this Exception	N/A
4.15.3.XX.28	Minimum interior side yard, at any height above established grade, for Building A identified on Schedule RA4-XX of this Exception	N/A
4.15.3.XX.29	Minimum interior side yard, at any height above established grade, for Building B identified on Schedule RA4-XX of this Exception	N/A
4.15.3.XX.30	Minimum rear yard where a rear lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached for Building A and Building B identified on Schedule RA4-XX of this Exception	40 m
4.15.3.XX.31	Minimum rear yard where a rear lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached for Building C are identified on Schedule RA4-XX of this Exception	
4.15.3.XX.32	Minimum above grade separation between buildings for that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m for Building B and Building C identified on Schedule RA4-XX of this Exception	7.5 m
4.15.3.XX.33	Maximum encroachment of a patio, staircase or balcony located at the first storey, with or without a foundation or awning, into a required front yard as identified on Schedule RA4-XX of this Exception	3.0 m
4.15.3.XX.34	Maximum encroachment of an air intake or exhaust shaft (including grate) located at the first storey, with or without a foundation, into a required front or exterior side yard as identified on Schedule RA4-XX of this Exception	5.5 m
4.15.3.XX.35	Maximum encroachment of an air intake or exhaust shaft (including grate) located at the first storey, with or without a foundation, into a required rear yard	18.0 m

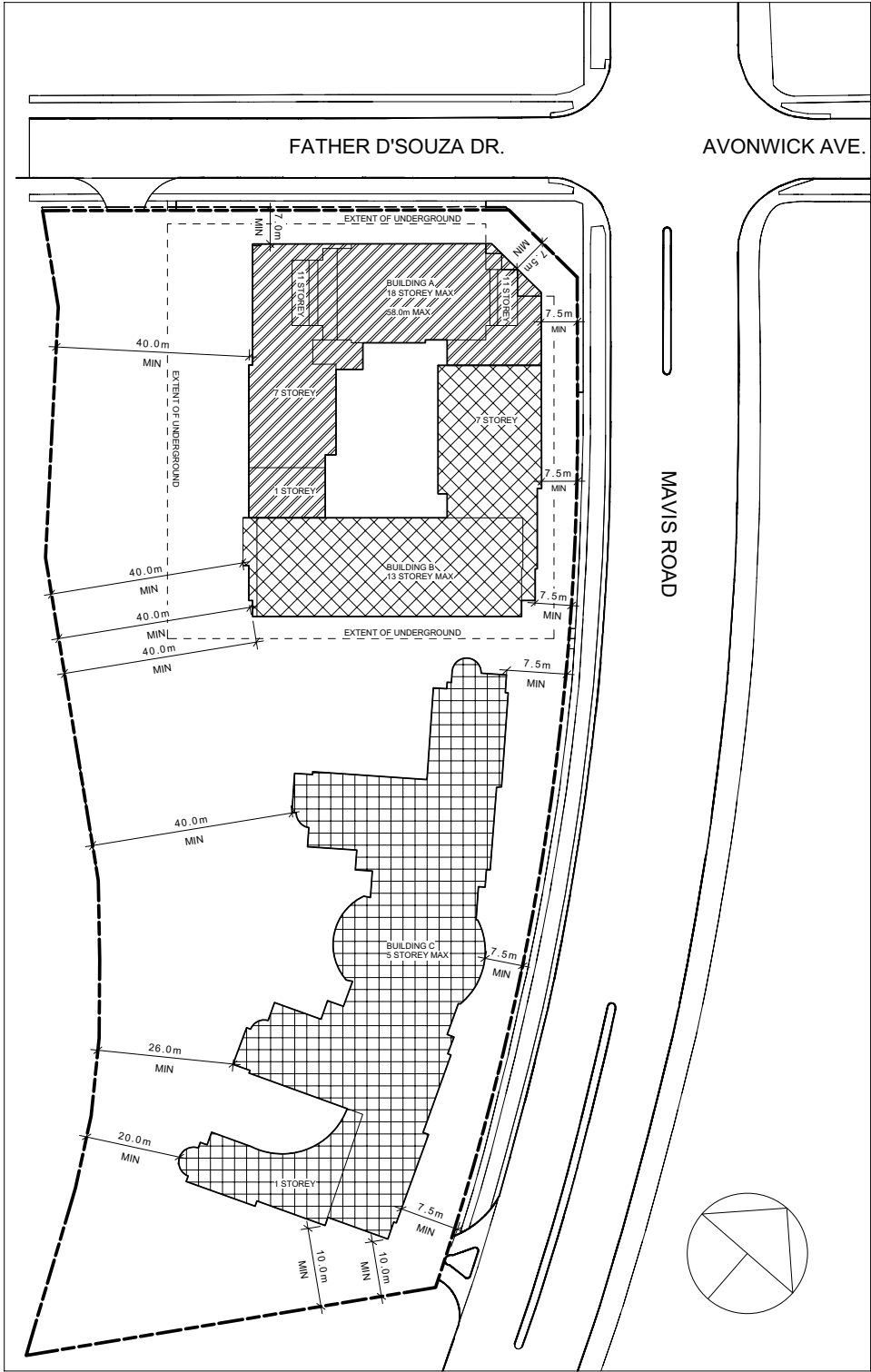
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as identified on Schedule RA4-XX of this Exception	
4.15.3.XX.36 Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	2.7 m
4.15.3.XX.37 Minimum landscaped area of all lands zoned RA4-XX as identified on Schedule RA4-XX of this Exception regardless if broken up by severed property limits	34%
4.15.3.XX.38 Minimum percentage of total required amenity area to be provided in one contiguous area	N/A
4.15.3.XX.39 Minimum setback from a waste enclosure/loading area to a street line	7.0 m
4.15.3.XX.40 All site development plans shall comply with Schedule RA4-XX of this Exception	

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




SCHEDULE "B"

*Subject Lands to be rezoned from **RA2-24** (Residential Apartments, Long-Term Care, Retirement Buildings) to **RA4** (Residential Apartments, Long-Term Care, Retirement Buildings) with site specific exceptions. All lands zoned RA4-XX be treated as ONE lot for purpose of Zoning By-law requirements and the standards are not broken up by severed property limits.



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

THIS IS NOT A PLAN OF SURVEY

-  BUILDING A - 18 STOREY RETIREMENT RESIDENCE
-  BUILDING B - 13 STOREY LIFE LEASE BUILDING
-  BUILDING C - EXISTING 5 STOREY LTC
-  EXTENT OF UNDERGROUND
-  ZONE BOUNDARY

**SCHEDULE RA4-XX
MAP YY**