

# DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER \_\_\_\_\_

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 adding the following Exception Table:

4.15.6.XX	Exception: RA5-XX	Map # XX	By-law:
In a RA5-XX 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 on Parcel A</b>			
4.15.6.XX.1	(1) <b>Townhouse</b> (2) <b>Retail store</b> less than or equal to 600 m <sup>2</sup> <b>GFA – non-residential</b> (3) <b>Restaurant</b> (4) <b>Take out restaurant</b> (5) <b>Personal Service Establishment</b> (6) <b>Medical Office – Restricted</b> (7) <b>Financial Institution</b> (8) <b>Office</b>		
<b>Regulations Applying to Parcel A</b>			
4.15.6.XX.2	Maximum number of apartment <b>dwelling units</b>		360
4.15.6.XX.3	Maximum <b>floor space index - apartment dwelling zone</b>		7.7
4.15.6.XX.4	Maximum <b>gross floor area - apartment dwelling zone</b>		25,200 m <sup>2</sup>
4.15.6.XX.5	Minimum <b>gross floor area - non-residential</b>		300 m <sup>2</sup>
4.15.6.XX.6	Minimum number of resident <b>parking spaces</b> per one-bedroom <b>dwelling units</b>		0.57
4.15.6.XX.7	Minimum number of resident <b>parking spaces</b> per two-bedroom <b>dwelling units</b>		0.73
4.15.6.XX.8	Minimum number of shared visitor and non-residential <b>parking spaces per dwelling unit</b>		0.10
4.15.6.XX.9	Minimum <b>landscaped area</b>		XX% of the parcel area
4.15.6.XX.10	Minimum <b>amenity area</b>		1,430 m <sup>2</sup>
4.15.6.XX.11	The provisions of Line 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.XX.12	Maximum encroachment into a required <b>yard</b> of a <b>porch, balcony</b> or patio located on the <b>first storey</b> , staircase, landing or awning		2.8 m
4.15.6.XX.13	Maximum encroachment of a <b>balcony</b> located above the <b>first storey</b> , sunroom, window, <b>chimney</b> , pilaster, cornice, balustrade or roof eaves into a required <b>yard</b>		2.1 m
4.15.6.XX.14	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		2.1 m

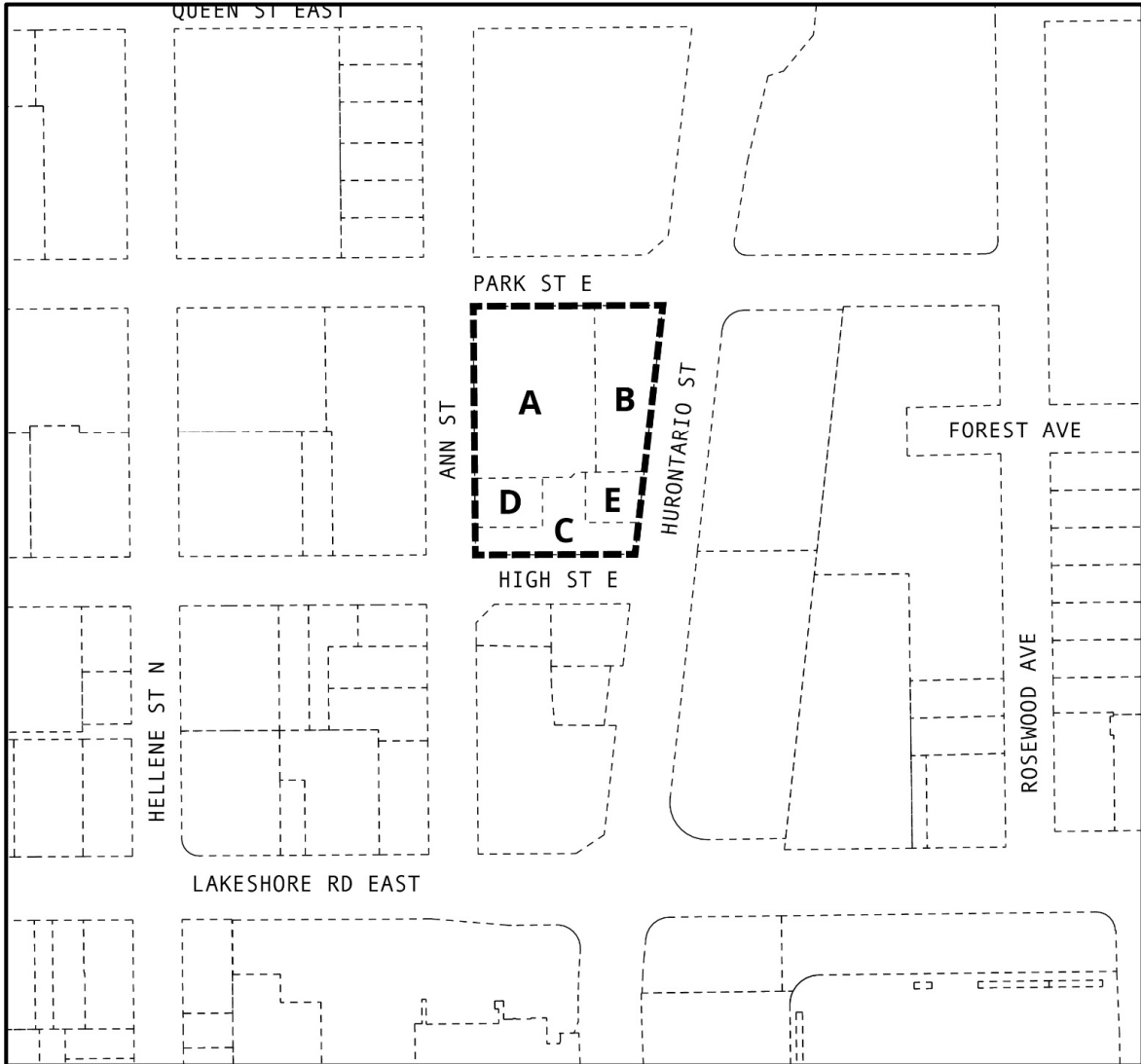
4.15.6.XX.15	Minimum setback from a <b>parking structure</b> , inclusive of external access stairwells, to any <b>lot line</b>	0.0 m
4.15.6.XX.16	Ventilation shafts, gas meters, transformers, stairs, ramps, canopies and outdoor amenity areas are permitted to encroach into a required <b>yard</b> and <b>landscaped buffer</b>	
<b>Regulations Applying to Parcel D</b>		
4.15.6.XX.17	Minimum number of resident <b>parking spaces</b>	6
4.15.6.XX.18	Minimum number of visitor <b>parking spaces</b>	1
<b>Additional Permitted Uses on Parcel E</b>		
4.15.6.XX.19	(1) <b>Retail store</b> less than or equal to 600 m <sup>2</sup> <b>GFA – non-residential</b> (2) <b>Restaurant</b> (3) <b>Take out restaurant</b> (4) <b>Personal Service Establishment</b> (5) <b>Medical Office – Restricted</b> (6) <b>Financial Institution</b> (7) <b>Office</b>	
<b>Regulations Applying to Parcel E</b>		
4.15.6.XX.20	Minimum number of <b>parking spaces</b> per 100m <sup>2</sup> <b>GFA - non-residential</b>	2
4.15.6.XX.21	All site development plans shall comply with Schedule RA5-XX of this Exception	

2. Map Number 08 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 "RA1-24", "H-RA2-48", "RA1-24" and "D" to "RA5-XX" the zoning of Port Credit in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX" 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-XX" zoning indicated thereon.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



This is not a Plan of Survey, for accurate boundary information refer to Plan 43R.39255.

This is not a Plan of Survey, Dimensions shown taken from Survey prepared by Young & Young Surveying Inc., dated November 26, 2019.

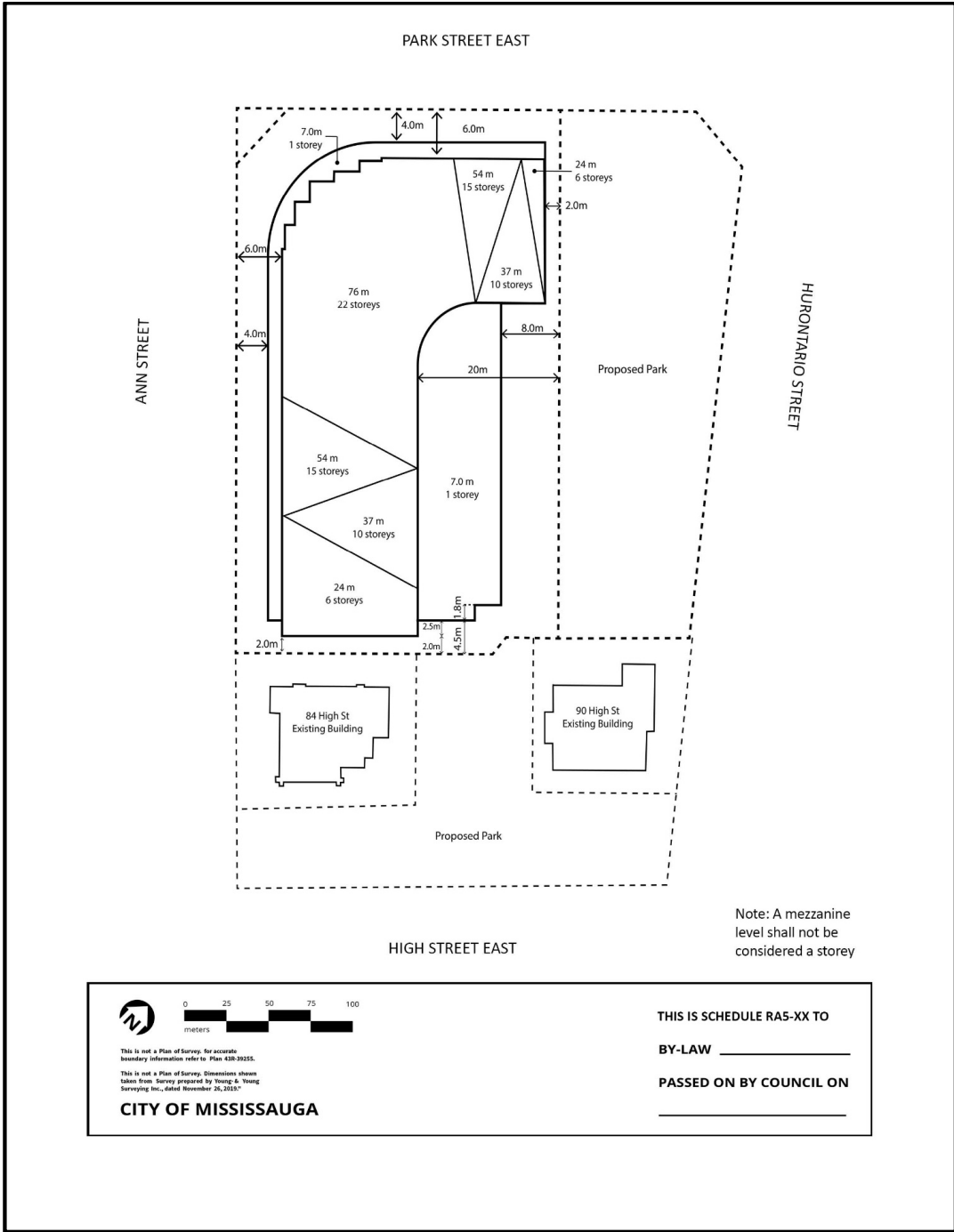
**CITY OF MISSISSAUGA**


**THIS IS A SCHEDULE "A" TO**

**BY-LAW \_\_\_\_\_**

**PASSED ON BY COUNCIL ON**

\_\_\_\_\_





0 25 50 75 100  
meters

This is not a Plan of Survey, for accurate boundary information refer to Plan 430-30255.

This is not a Plan of Survey. Dimensions shown taken from a Survey prepared by Young & Young Surveying Inc., dated November 26, 2015.

**CITY OF MISSISSAUGA**

**THIS IS SCHEDULE RA5-XX TO**

**BY-LAW \_\_\_\_\_**

**PASSED ON BY COUNCIL ON**

\_\_\_\_\_

**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 22 storey apartment building with 360 residential units, ground floor retail uses, and FSI of 7.7.

This By-law amends the zoning of the property outlined in the attached Schedule "A" from "RA1-24", "H-RA2-48", "RA1-24" and "D" to "RA5-XX" (Apartment – Exception).

Location of Lands Affected

The subject lands are located on the block bounded by High Street East, Ann Street, Park Street East and Hurontario Street, as shown on the attached map designated as Schedule "A".

Further information regarding this By-law may be obtained from \_\_\_\_\_ XX \_\_\_\_\_ of the City Planning and Building Department at 905-\_\_\_\_\_ ext. \_\_\_\_\_.