

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2022

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

WHEREAS pursuant to Section 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;

NOW THEREFORE, the Council of the Corporation of the City of Mississauga ENACTS as follows:

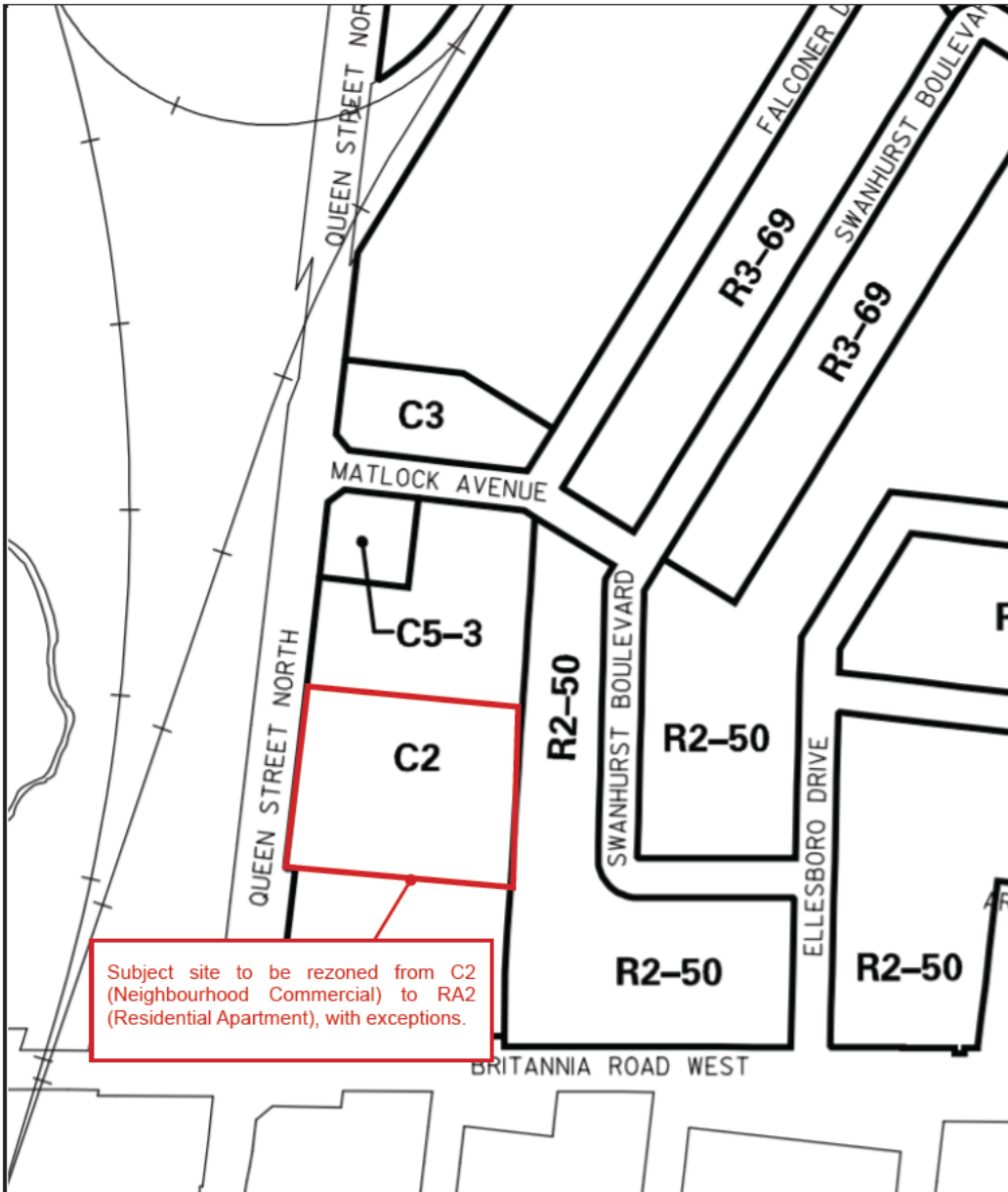
1. The City of Mississauga Zoning By-law Number 0225-2007, as amended, be and it is hereby amended by rezoning the subject lands in Zoning Map 45W as Commercial Neighbourhood (C2) to Residential Apartment Zone 2 (RA2) with Exception XX as shown on Schedule "A".

4.15.3.XX	Exception RA2-XX	Map #45W	By-law: XXX-2022
In a RA2 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.15.3.XX.1	Retail store less than or equal to 600 m ²		
Zone Regulations			
4.15.3.XX.2	Maximum Floor Space Index- Apartment Zone	2.88	
4.15.3.XX.3	Maximum Height	31.9 m and 9 storeys (excluding mechanical penthouse)	
4.15.3.XX.4	Minimum Front Yard for that portion of the dwelling with a height less than or equal to 13.0 m	5.3 m	
4.15.3.XX.5	Minimum Front Yard for that portion of the dwelling with a height greater than 26.0 m	9.95 m	
4.15.3.XX.6	Minimum Interior Side Yard	6.017 m	
4.15.3.XX.7	Where a rear lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached	15.324 m	
4.15.3.XX.8	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	1.8 m	
4.15.3.XX.9	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	4.6 m	
4.15.3.XX.10	Maximum projection of a balcony located above the first storey measured from the	1.8 m	

	outermost face or faces of the building from which the balcony projects	
4.15.3.XX.11	Minimum Above Grade Separation Between Buildings	9.746 m
4.15.3.XX.12	Minimum parking spaces	Residential spaces: 453 Visitor spaces: 78 Retail spaces: 44
4.15.3.XX.13	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	0.896 m
4.15.3.XX.14	Minimum setback from a waste enclosure/loading area to a street line	9.746 m
4.15.3.XX.15	Minimum landscaped area	14%
4.15.3.XX.17	Minimum depth of a landscaped buffer along any other lot line	1 m along the west property line
4.15.3.XX.18	Minimum percentage of total required amenity area to be provided in one contiguous area	48.7%
4.15.3.XX.19	Minimum amenity area to be provided outside at grade	0 m ²

SCHEDULE "A" (SCHEDULE RA2-XX ZONE)

SCHEDULE 'A'



Subject site to be rezoned from C2 (Neighbourhood Commercial) to RA2 (Residential Apartment), with exceptions.

LOCATION:
PLAN 548 PT BLK C
City of Mississauga
Regional Municipality of Peel
Subject Property (21-51 Queen Street North)

Not to Scale

THIS IS SCHEDULE XX
TO BY-LAW AMENDMENT _____

January XX, 2022

Sajecki →
Planning

Draft Zoning By-law Amendment Chart
21-51 Queen Street North, City of Mississauga

Zone Regulations		RA2 Zone Requirement	RA2-XX Zone Proposed	Difference
2.0	Permitted Uses	<ul style="list-style-type: none"> • Apartment • Long-Term Care Building • Retirement Building • Accessory Buildings and Structures 	<ul style="list-style-type: none"> • Apartment • Retail store less than or equal to 600 m² 	Retail
3.0	Minimum Lot Frontage	30.0 m	69.315 m	Complies
4.0	Minimum Floor Space Index- Apartment Zone	0.5	--	--
5.0	Maximum Floor Space Index- Apartment Zone	1.0	2.88	1.88
6.0	Maximum Gross Floor Area- Apartment Zone Per Storey For Each Storey Above 12 Storeys	N/A	--	--
7.0	Maximum Height	26.0 m and 8 Storeys	31.9 m and 9 storeys (excluding mechanical penthouse)	5.9 m and 1 storey
8.0	Minimum Front (Queen St N) and Exterior Side Yards			
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	5.321 m front yard setback	2.179 m
8.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	8.5 m	11.6 m front yard setback	Complies
8.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	9.5 m	9.9 m front yard setback	Complies
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	9.95 m front yard setback	0.55 m
9.0	Minimum Interior Side Yard			

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9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	6.017 m	Complies
9.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	6.0 m	6.017 m	0.017 m
9.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	7.5 m	6.017 m	1.483 m
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	6.017 m	2.983 m
9.5	Where an interior side lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	--	--
9.6	Where an interior lot line , or any portion thereof, abuts a zone permitting detached and/or semi-detached	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	15.3 m	Complies
10.0	Minimum Rear Yard			
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m	15.32 m	Complies
10.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	10.0 m	21.06 m	Complies
10.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	12.5 m	27.37 m	Complies
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	31.98 m	Complies

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10.5	Where a rear lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	--	--
10.6	Where a rear lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	15.324 m	10.176 m
11.0	Encroachments and Projections			
11.1	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	1.0 m	1.8 m	0.8 m
11.2	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m	1.8 m	1.8 m	Complies
11.3	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	1.0 m	1.8 m	0.8 m
12.0	Minimum Above Grade Separation Between Buildings			
12.1	For that portion of dwelling with a height less than or equal to 13.0 m	3.0 m	9.746 m	Complies

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12.2	For that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	9.0 m	9.746 m	Complies
12.3	For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	12.0 m	9.746 m	2.254 m
12.4	For that portion of dwelling with a height greater than 26.0 m	15.0 m	9.746 m	5.254 m
13.0	Parking, Loading, Servicing Area and Parking Structures			
13.1 A	Minimum parking spaces	<p>Apartment 1.00 resident space per studio unit 1.25 resident spaces per one-bedroom unit 1.40 resident spaces per two-bedroom unit 1.75 resident spaces per three-bedroom unit 0.20 visitor spaces per unit</p> <p>Retail Store 5.4 spaces per 100 m² GFA - non-residential</p> <p>Required: Total Residential: 481 Total Visitor: 78 Total Retail: 47</p>	<p>Total Residential: 453 Total Visitor: 78 Total Retail: 44</p>	<p>Residential: deficient by 28 spaces Visitor: Complies Retail: deficient by 3 spaces</p>
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	--	--

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13.3	Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m	9.746 m	Complies
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	--	--
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	0.896 m	2.104 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	9.746 m	Complies
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	10.0 m	--	--
14.0	Condominium Roads and Aisles			
14.1	Condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses , townhouses or apartments , or any combination thereof	✓	--	--
15.0	Minimum Landscaped Area , Landscape Buffer and Amenity Area			
15.1	Minimum landscaped area	40% of the lot area	14%	26%
15.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands	4.5 m	Depth along Queen St N: 4.5 m Depth abutting residential area to the north: 10.6 m	Complies

Draft Zoning By-law Amendment Chart
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	and/or a Residential Zone with the exception of an Apartment Zone			
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	1 m (west property line) 8.6 m (east property line)	West property line: 2 m ²
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	7.03 m ² per dwelling unit	Complies
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	48.7%	1.3%
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	0 m ²	55 m ²
16.0	Accessory buildings and structures	•	•	•
Zone Regulations		General Requirement	RA2-XX Zone Proposed	
Table 3.1.4.3 (Line 1.0)	Required Number of Loading Spaces Gross Floor Area - Non-Residential of Building	Minimum Number of Off-Street Loading Spaces		
3.0	Greater than 250 m ² but less than or equal to 2 350 m ²	1 space	1 space	Complies
3.1.4.5	Required Number of Loading Spaces for Apartment and/or Retirement Buildings One loading space per apartment and/or retirement building containing a minimum of 30 dwelling units , shall be required	1 space	1 space	Complies