



MISSISSAUGA

NOTICE OF THE PASSING OF A ZONING BY-LAW

DATE OF NOTICE	June 16, 2022	
BY-LAW NUMBER	0125-2022	
DATE PASSED BY COUNCIL	June 8, 2022	
LAST DATE TO FILE APPEAL	July 6, 2022	
FILE NUMBER	OZ 20/015	Ward 7
APPLICANT	SGL Planning & Design Inc.	
PROPERTY	Southwest corner of Elm Drive West and Hurontario Street 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 a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses. This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D-1" (Development - Exception) to "RA5-46" (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 to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, Mississauga, ON L5B 3C1, no later than **July 6, 2022**.

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.

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.

MORE INFORMATION: A copy of the Zoning By-law in its entirety can be found at www.mississauga.ca/portal/cityhall/publicnotices, or from **Adam Lucas** of the City of Mississauga, Planning and Building Department at (905) 615-3200 X5525.

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 0125-2022

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 Sentences 4.15.6.46.7, 4.15.6.46.11, 4.15.6.46.15 and 4.15.6.46.30 and substituting the following therefor, and changing Sentence 4.15.6.46.16 in Exception Table 4.15.6.46 as follows:

4.15.6.46	Exception: RA5-46	Map # 22	By-law: 0155-2016/ OMB Order 2017 January 11, 0174-2017, 0179-2018
Regulations			
4.15.6.46.7	Maximum total number of dwelling units in Buildable Areas 'C1' to 'C4' identified on Schedule RA5-46 of this Exception		614
4.15.6.46.11	Maximum total gross floor area - apartment zone in Buildable Areas 'C1' to 'C4' identified on Schedule RA5-46 of this Exception		42 500 m ²
4.15.6.46.15	Minimum floor area for bicycle parking		900 m ²

4.15.6.46	Exception: RA5-46	Map # 22	By-law: 0155-2016/ OMB Order 2017 January 11, 0174-2017, 0179-2018																																				
4.15.6.46.16 Minimum and maximum building heights and tower floor plates of all buildings and structures in Buildable Areas 'A' to 'C4' identified on Schedule RA5-46 of this Exception shall comply with the following:																																							
<table><tr><th>Area</th><th>Maximum Building Height</th><th>Maximum Tower Floor Plate</th><th>Minimum Height of a Podium</th><th>Maximum Height of a Podium</th></tr><tr><td>A</td><td>118.0 m and 35 storeys</td><td>750 m²</td><td>9.1 m and 2 storeys</td><td>14.0 m and 3 storeys</td></tr><tr><td>B</td><td>134.0 m and 40 storeys</td><td>750 m²</td><td>9.1 m and 2 storeys</td><td>14.0 m and 3 storeys</td></tr><tr><td>C1</td><td>176.4 m and 50 storeys</td><td>805.5 m² 750 m²</td><td></td><td></td></tr><tr><td>C2</td><td>42.0 m and 12 storeys</td><td></td><td>9.1 m and 2 storeys</td><td>20.0 m and 5 storeys</td></tr><tr><td>C3</td><td></td><td></td><td></td><td>20.3 m and 5 storeys</td></tr><tr><td>C4</td><td></td><td></td><td></td><td>16.4 m and 4 storeys</td></tr></table>					Area	Maximum Building Height	Maximum Tower Floor Plate	Minimum Height of a Podium	Maximum Height of a Podium	A	118.0 m and 35 storeys	750 m ²	9.1 m and 2 storeys	14.0 m and 3 storeys	B	134.0 m and 40 storeys	750 m ²	9.1 m and 2 storeys	14.0 m and 3 storeys	C1	176.4 m and 50 storeys	805.5 m ² 750 m ²			C2	42.0 m and 12 storeys		9.1 m and 2 storeys	20.0 m and 5 storeys	C3				20.3 m and 5 storeys	C4				16.4 m and 4 storeys
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4.15.6.46.30 Minimum landscaped area 30% of lot area																																							

2.
- By-law Number 0225-2007, as amended, is further amended by changing Schedule RA5-46 to Exception Table 4.15.6.46 by replacing the area previously shown as Areas 'C1' and 'C2' and substituting with Areas 'C1' to 'C4', identified on the attached Schedule RA5-46.
3.
- Map Number 22 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-1" to "RA5-46", the zoning of Part of Lot 16, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-46" 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 "RA5-46" zoning indicated thereon.

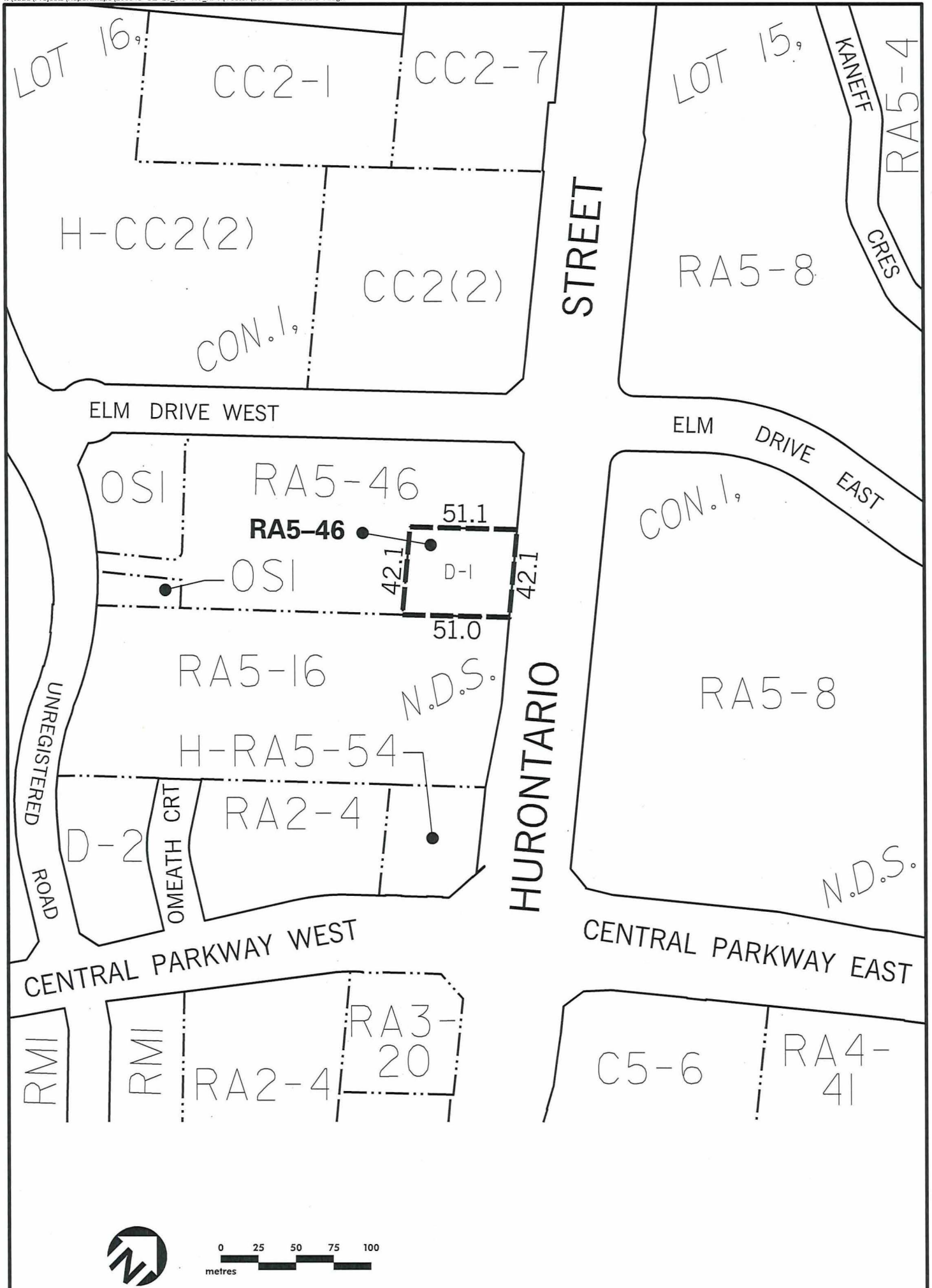
4. The greyed-out text, identified in Section 1 of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.

ENACTED and PASSED this 8th day of June, 2022.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: May 30, 2022
File: OZ 20/015 W7

Bonnie Cranberry
MAYOR

W. J. [Signature]
CLERK



This is not a Plan of Survey. For accurate boundary information refer to Plan 43R-37208.

CITY OF MISSISSAUGA




THIS IS SCHEDULE "A" TO
BY-LAW 0125-2022

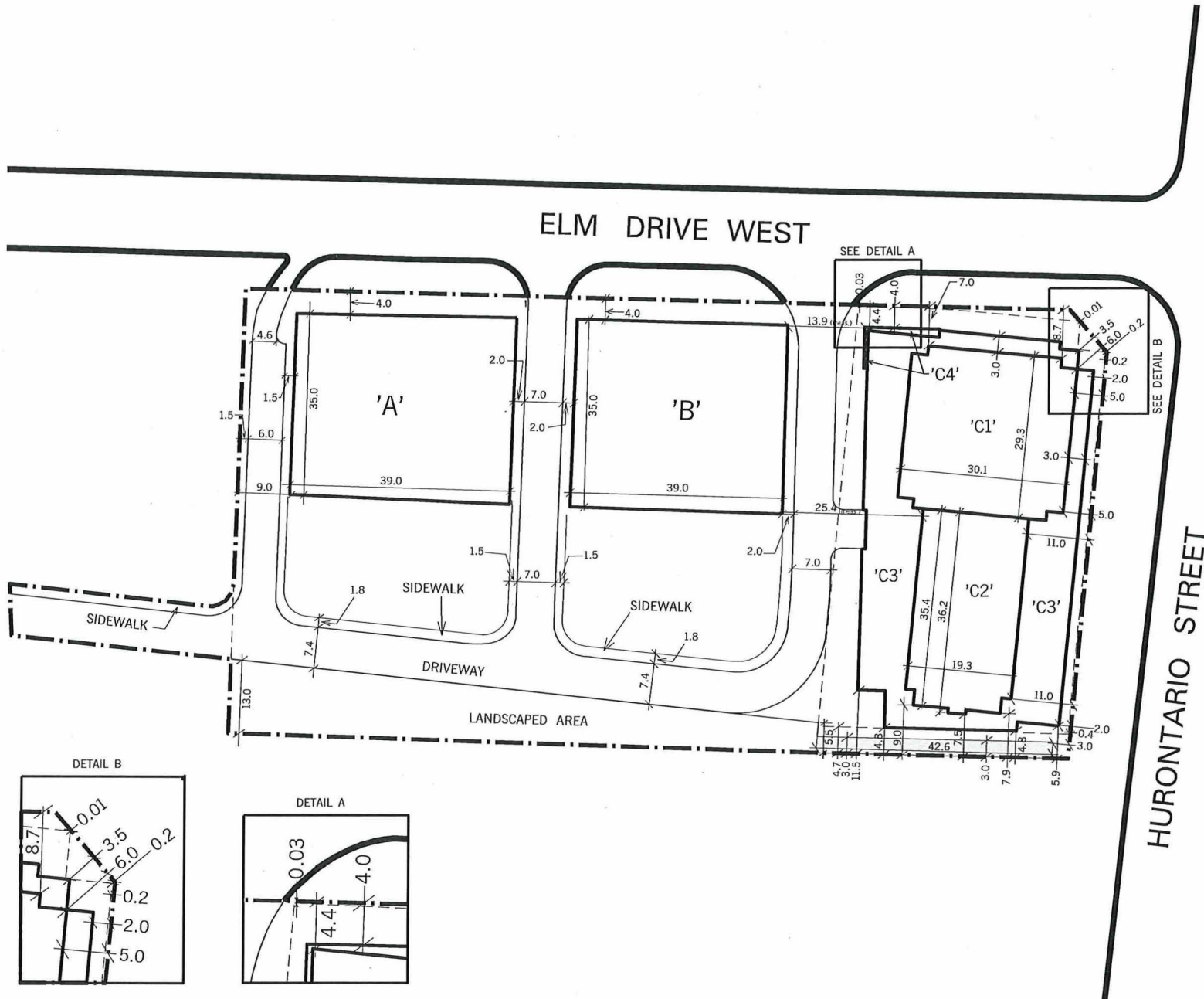
PASSED BY COUNCIL ON
June 8, 2022



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

This is not a Plan of Survey

-  BUILDABLE AREA
-  UNDERGROUND PARKING LIMITS
-  LANDSCAPED BUFFER



THIS IS SCHEDULE "RA5-46"

AS ATTACHED TO BY-LAW 0125-2022

PASSED BY COUNCIL ON June 8, 2022

APPENDIX "A" TO BY-LAW NUMBER 0125-2022

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a 12 storey apartment building attached to a permitted 50 storey apartment building, with ground floor commercial uses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D-1" (Development - Exception) to "RA5-46" (Apartments - Exception).

"D-1" permits a detached dwelling legally existing on the date of passing of By-law 0225-2007.

"RA5-46" (amended) permits four apartment buildings ranging from 12 to 50 storeys, and commercial uses on the ground floor. Schedule "RA5-46" is also being replaced with a revised plan showing additional lands that have been added to the Exception Schedule.

This By-law also amends the zoning provisions of the "RA5-46" zone which applies to the property outlined on the attached Appendix "B".

Location of Lands Affected

Southwest corner of Elm Drive West and Hurontario Street in the City of Mississauga, as shown on the attached Maps designated as Schedule "A" and Appendix "B".

Further information regarding this By-law may be obtained from Adam Lucas of the City Planning and Building Department at 905-615-3200 ext. 5525.

<http://teamsites.mississauga.ca/sites/18/bylaws/oz 20 015 w7.by-law.al.jmcc.docx>

