

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

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Council may amend a Zoning By-law;

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

1. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.1.XX	Exception: RA3-XX	Map # 10	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			
4.15.1.XX.1	Permit “townhouse” and “back to back townhouse” use		
4.15.1.XX.2	Permit “office”, “medical office”, “retail store”, “financial institution”, “personal service establishment”, “restaurant”, “take out restaurant” and “veterinary clinic” uses		
4.15.1.XX.3	Maximum floor space index		3.66
4.15.1.XX.4	Maximum height		47 m
4.15.1.XX.5	Maximum 12-storeys including a ground floor townhouse with mezzanine		
4.15.1.XX.6	Minimum front and exterior side yards for that portion of the dwelling with a height less than or equal to 13.0m		6.8 m
4.15.1.XX.7	Minimum front and exterior side yards for that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m		6.8 m
4.15.1.XX.8	Minimum front and exterior side yards for that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m		6.8 m
4.15.1.XX.9	Minimum front and exterior side yards for that portion of the dwelling with a height greater than 26.0 m		7.0 m
4.15.1.XX.10	Minimum rear yard setback		3.6 m
4.15.1.XX.11	Minimum number of resident parking spaces		0.616 spaces per dwelling unit
4.15.1.XX.12	Minimum number of visitor parking spaces		0.113 spaces per dwelling unit

4.15.1.XX	Exception: RA3-XX	Map # 10	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:			
4.15.1.XX.13	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line		1.3 m
4.15.1.XX.14	Minimum landscaped area		37.5 %
4.15.1.XX.15	Minimum depth of a landscaped buffer along any other lot line		3.6 m
4.15.1.XX.16	Minimum number of residential bicycle parking spaces		0.49 spaces per dwelling unit
4.15.1.XX.17	Minimum number of non-residential bicycle parking spaces		0.0 spaces per 100 m2 of GFA

2. Map Number 10 of Schedule “B” to By-law 0225-2007, as amended, being the City of Mississauga Zoning By-law, is amended by changing thereon from “C3” to ““RA3-XX” PROVIDED HOWEVER THAT the “RA3-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “RA3-XX” zoning indicated thereon.

ENACTED and PASSED this _____ day of _____ 2021.

Mayor

Clerk

APPENDIX "A" TO BY-LAW NO. _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit thirty four back to back townhouse units fronting onto a condominium road and Dundix Road and a twelve storey apartment building fronting onto Dundas Street East.

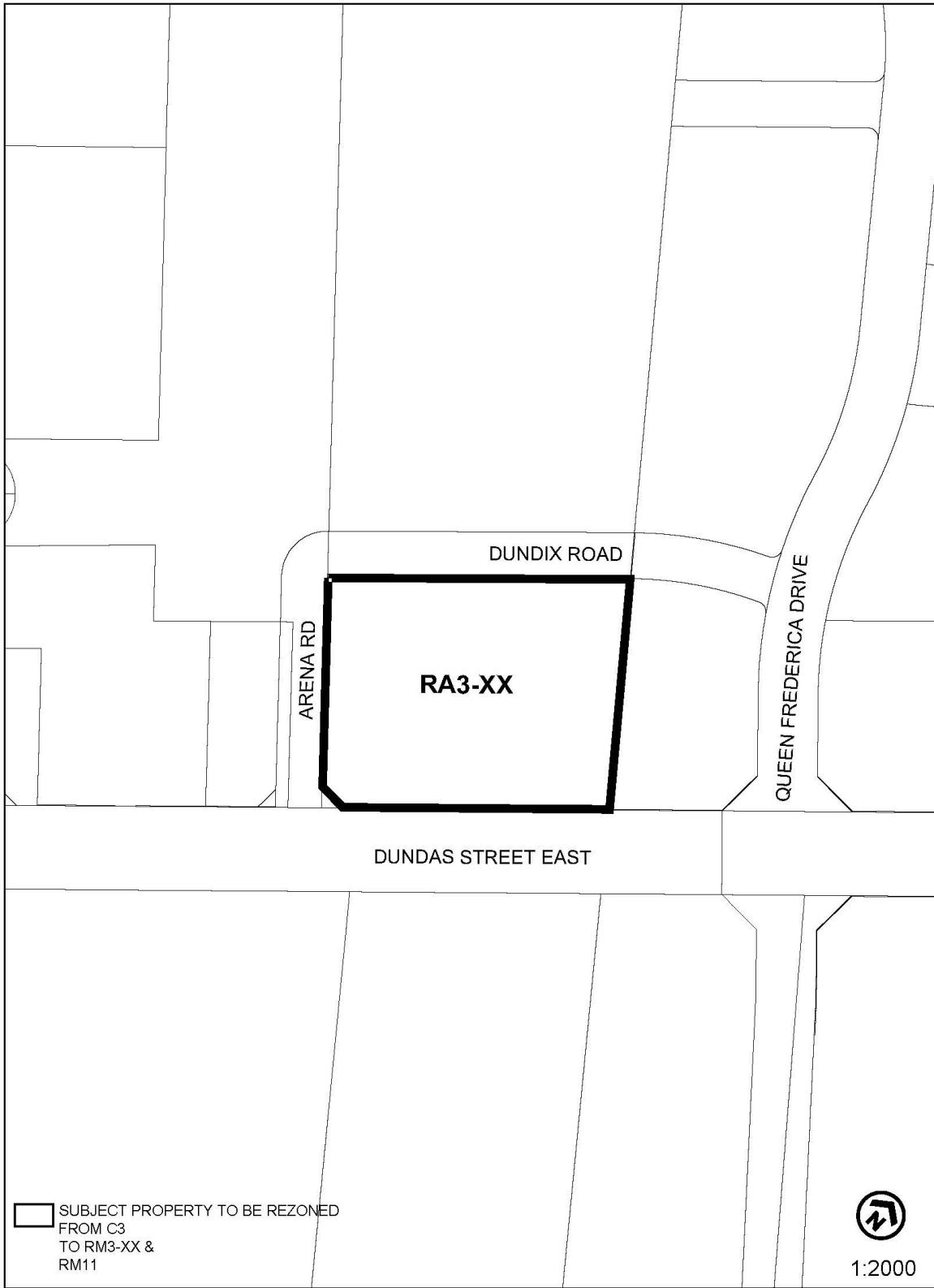
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3" to "RA3-XX".

The "RA3-XX" zone a twelve storey apartment building fronting onto Dundas Street East with a maximum floor space index of 3.75, subject to regulations with respect to uses, height, setbacks, parking, and landscaping.

Location of Lands Affected

Property on the north east corner of Arena Road and Dundas Street East as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.



LOCATION:
 1225 DUNDAS STREET EAST,
 CITY OF MISSISSAUGA,
 REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE 'A'
TO BY-LAW AMENDMENT _____
 PASSED THE ___ DAY OF ____, 2022.

SIGNING OFFICERS

 MAYOR

 CLERK