

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER XXX-2022

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

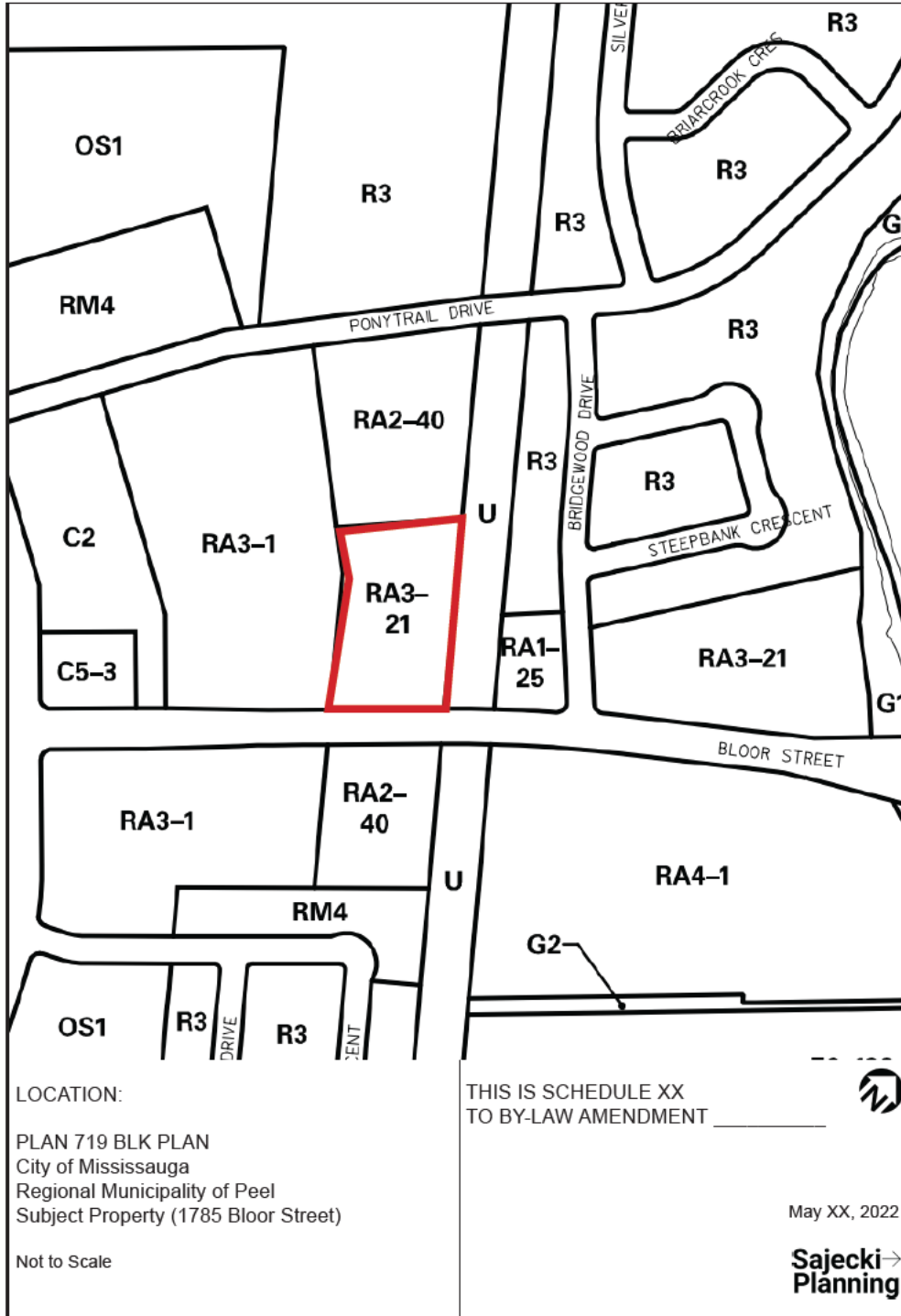
WHEREAS pursuant to Section 34 and 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Council of a local municipality may pass a zoning by-law;

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

1. The lands subject to this By-law consist of Block P, Registered Plan 719, City of Mississauga, as shown on Schedule "A" attached hereto, and that Schedule "A" forms part of this By-law.
2. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.15.4.21 and substituting the following:

4.15.4.XX	Exception RA3-XX	Map #19	By-law: XXX-2022
In a RA3 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Zone Regulations			
4.15.4.XX.1	Maximum Floor Space Index- Apartment Zone		2.43
4.15.4.XX.2	Maximum Height		45.1 m and 14 storeys (excluding mechanical penthouse)
4.15.4.XX.3	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
4.15.4.XX.4	Minimum Rear Yard		
4.15.4.XX.4.1	For that portion of the dwelling with a height greater than 26.0 m		12.5 m
4.15.4.XX.5	Encroachments and Projections		
4.15.4.XX.5.1	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		2.5 m
4.15.4.XX.6	Minimum Landscaped Area, Landscape Buffer and Amenity Area		
4.15.4.XX.6.1	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone		0 m
4.15.4.XX.6.2	Minimum depth of a landscaped buffer along any other lot line		0.4 m
4.15.4.XX.13	Parking, Loading, Servicing Area and Parking Structures		
4.15.4.XX.13.3	Minimum setback from surface parking spaces or aisles to any other lot line		0.4 m

SCHEDULE 'A'



LOCATION:

PLAN 719 BLK PLAN
 City of Mississauga
 Regional Municipality of Peel
 Subject Property (1785 Bloor Street)

Not to Scale

THIS IS SCHEDULE XX
 TO BY-LAW AMENDMENT _____



May XX, 2022

Sajecki →
Planning

ZONING BY-LAW AMENDMENT COMPARISON TABLE

Zone Regulations		RA3 Zone Requirement	Proposed Development (Proposed Zone RA3-XX)	Difference
2.0	Permitted Uses	Residential Uses: Apartment Long-Term Care Building Retirement Building	Apartment	N/A
3.0	Minimum Lot Frontage	30.0 m	85.34 m	+ 55.34 m
4.0	Minimum Floor Space Index- Apartment Zone	0.5	N/A	N/A
5.0	Maximum Floor Space Index- Apartment Zone	1.0	1.89 (proposed building) 2.43 (combined existing and proposed)	+ 1.43 (total)
6.0	Maximum Gross Floor Area- Apartment Zone Per Storey For Each Storey Above 12 Storeys	n/a	963.96 m ²	N/A
7.0	Maximum Height	38.0 m and 12 storeys	45.1 m And 14 storeys	+ 7.1 m and + 2 storeys
8.0	Minimum Front 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	N/A	N/A
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	N/A	N/A
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	N/A	N/A
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m	16.454 m (existing building)	+ 5.954 m (existing)

9.0	Minimum Interior Side Yard			
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m	4.5 m	West: 9.83 m East: 11.68 m	West: + 5.33 m East: + 7.18 m
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	West: 9.83 m East: 11.68 m	West: + 3.83 m East: + 5.68 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	West: 9.83 m East: 13.78 m	West: + 2.33 m East: + 6.28 m
9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	West: 11.87 m East: 13.78 m	West: + 2.87 m East: + 4.78 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	West: 9.83 m East: 11.68 m	West: + 5.33 m East: + 7.18 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	N/A	N/A
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	13.42 m	+ 5.92 m
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	13.42 m	+ 3.42 m

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	13.42 m	+ 0.92 m
10.4	For that portion of the dwelling with a height greater than 26.0 m	15.0 m	13.42 m	- 1.58 m
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	13.42 m	+ 8.92 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	N/A	N/A
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	N/A	N/A
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	+ 0 m
11.3	Maximum projection of a balcony located above the first storey measured from the outermost	1.0 m	2.2 m	+ 1.2 m

	face or faces of the building from which the balcony projects			
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	15.68 m	+ 12.68 m
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	15.68 m	+ 6.68 m
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	17.68 m	+ 5.68 m
12.4	For that portion of dwelling with a height greater than 26.0 m	15.0 m	17.68 m	+ 2.68 m
13.0	Parking, Loading, Servicing Area and Parking Structures			
13.1	Minimum parking spaces			
13.2	Minimum setback from surface parking spaces or aisles to a street line	4.5 m	41.76 m	+ 37.26 m
13.3	Minimum setback from surface parking spaces or aisles to any other lot line	3.0 m	0.49 m (Existing drive aisle)	- 2.51 m
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line	7.5 m	N/A	N/A
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	3.0 m	3.0 m	0 m
13.6	Minimum setback from a waste enclosure/loading area to a street line	10.0 m	10.0 m	0 m

13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached and/or semi-detached	10.0 m	N/A	N/A
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	56% and 6,741.9 m ² (4,809 m ² required)	+ 16% and 1,932.9 m ²
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 and/or a Residential Zone with the exception of an Apartment Zone	4.5 m	Project South: 0 m (Existing building)	- 4.5 m
15.3	Minimum depth of a landscaped buffer along any other lot line	3.0 m	Project North: 3.0 m Project East: 9.1 m Project West: 0.49 m	Project North: 0 m Project East: + 6.1 m Project West: - 2.51 m
15.4	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area	1,759 m ² (1,759 m ² required)	0 m ²
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area	50%	988 m ² (880 m ² required)	+ 108 m ²
15.6	Minimum amenity area to be provided outside at grade	55.0 m ²	55 m ²	0 m ²
16.0	Accessory buildings and structures	•	•	✓

4.15.4.21 - Exception: RA3-21 Zone Regulations

In a RA3-21 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:				
4.15.4.21.1	Minimum floor space index - apartment zone	0.5	N/A	N/A
4.15.4.21.2	Maximum floor space index - apartment zone	0.8	1.85 (proposed building) 0.58 (existing building) 2.43 (combined existing and proposed)	+ 1.55 (total)
Zone Regulations				
Table 3.1.4.3 (Line 1.0)	Required Number of Loading Spaces Gross Floor Area - Non-Residential of Building	0	0 m ² / 0 non-res. loading spaces	0
3.0	Greater than 250 m ² but less than or equal to 2 350 m ²	N/A	N/A	N/A
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	2	1 shared loading space (Proposed building)	- 1 space