

Draft Zoning By-law Amendment – December 23, 2022

PROPOSED ZONING BY-LAW NO. xx-XXX

To amend Zoning By-law Number 0225-2007, as amended, of the City of Mississauga with respect to the lands municipally known in the year 2022 as 60 Dundas Street East.

WHEREAS authority is given to the council of a municipality by Section 34 of the *Planning Act*, R.S.O 1990. c.P. 13, as amended, to pass Zoning-Bylaws; and

Whereas Council of the City of Mississauga has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. Map number 14 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 “C4” to “RA5-XX”, the zoning of 60 Dundas Street East, 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” outlined in the heaviest black line with the “RA5-XX” zoning indicated thereon;

2. 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: xx-XXX |
|---|---|----------|----------------|
| In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations apply: | | | |
| Additional Permitted Uses | | | |
| 4.15.6.XX.1 | (1) Office (2) Retail Store (3) Financial Institution (4) Personal Service Establishment (5) Restaurant (6) Take-out Restaurant (7) Townhouse (8) Live-work units (9) Daycare (10) Medical Office (11) Recreational Establishment | | |
| Regulations | | | |
| 4.15.6.XX.2 | The provisions of Lines 1.0 and 3.0 of Table 2.1.2.1, Subsection 2.1.14 and 2.1.30, Article 4.1.15.1 and Lines 13.2, 13.2, 13.4, 13.7, 15.1, and 15.5 | | |

| | | |
|-------------|--|---|
| | contained in Table 4.15.1 of this By-law shall not apply | |
| 4.15.6.XX.3 | The uses contained in 4.15.6.XX.1 of this exception shall only be located within a building, structure or part thereof used for an apartment, long term care building, retirement building , or any combination thereof. | |
| 4.15.6.XX.4 | Minimum width of a parking space | 2.4 m |
| 4.15.6.XX.5 | Maximum floor space index – Apartment Zone | 6.1 |
| 4.15.6.XX.6 | Maximum Height | Permit buildings up to 29 storeys (103 metres), exclusive of mechanical penthouse and mezzanine levels shall not be counted as a storey |
| 4.15.6.XX.7 | Minimum Front Yard along Dundas Street East: | 2.5 m (Minimum) |
| | 1) For that portion of the dwelling with a height less than or equal to 13.0m: | See Schedule 'B' |
| | 2) For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m: | See Schedule 'B' |
| | 3) For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0 m: | See Schedule 'B' |
| | 4) For that portion of the dwelling with a height greater than 26.0m: | See Schedule 'B' |
| 4.15.6.XX.8 | Minimum Exterior Side Yard along Shepard Avenue: | 3.0 m (Minimum) |
| | 1) For that portion of the dwelling with a height less than or equal to 13.0m: | See Schedule 'B' |
| | 2) For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0 m: | See Schedule 'B' |
| | 3) For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0 m: | See Schedule 'B' |
| | 4) For that portion of the dwelling with a height greater than 26.0 m: | See Schedule 'B' |

| | | |
|--------------|---|---|
| 4.15.6.XX.9 | <p>Minimum Rear Yard:</p> <p>5) For that portion of the dwelling with a height less than or equal to 13.0m:</p> <p>6) For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0 m:</p> <p>7) For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0 m:</p> <p>For that portion of the dwelling with a height greater than 26.0 m:</p> | <p>14.0 m (Minimum)</p> <p>See Schedule 'B'</p> <p>See Schedule 'B'</p> <p>See Schedule 'B'</p> <p>See Schedule 'B'</p> |
| 4.15.6.XX.10 | Maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard: | 1.7 m |
| 4.15.6.XX.11 | 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: | 1.7 m |
| 4.15.6.XX.12 | Minimum Parking Spaces | <p>861 total spaces</p> <p>733 resident spaces</p> <p>128 visitor/retail spaces</p> <p>Resident parking rate 0.7 spaces per unit</p> <p>Visitor parking rate 0.10 spaces per unit</p> |
| 4.15.6.XX.13 | Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line : | <p>0.0 m from Dundas Street East lot line (post widening);</p> <p>0.0 m from Shepard Avenue lot line (post widening);</p> <p>0.0m from the south lot line;</p> <p>3.0 m from the east lot line.</p> |

| | | |
|--------------|--|-------|
| 4.15.6.XX.14 | 1) Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone: | 3.0 m |
| | 2) Minimum depth of a landscape buffer along any other lot line: | 2.5 m |
| 4.15.6.XX.15 | For the purposes of this exception, mezzanine levels shall not be considered as storey. | |

ENACTED AND PASSED this _____ day of _____, 202X

Mayor

Clerk

APPENDIX "A" TO BY-LAW NO. _____

Explanation of the Purpose and Effect of the By-law

The purpose of this amendment is to permit the development of three apartment buildings with retail uses on the ground floor and commercial flex space on the 2nd floor of the podium of Tower 'A'.

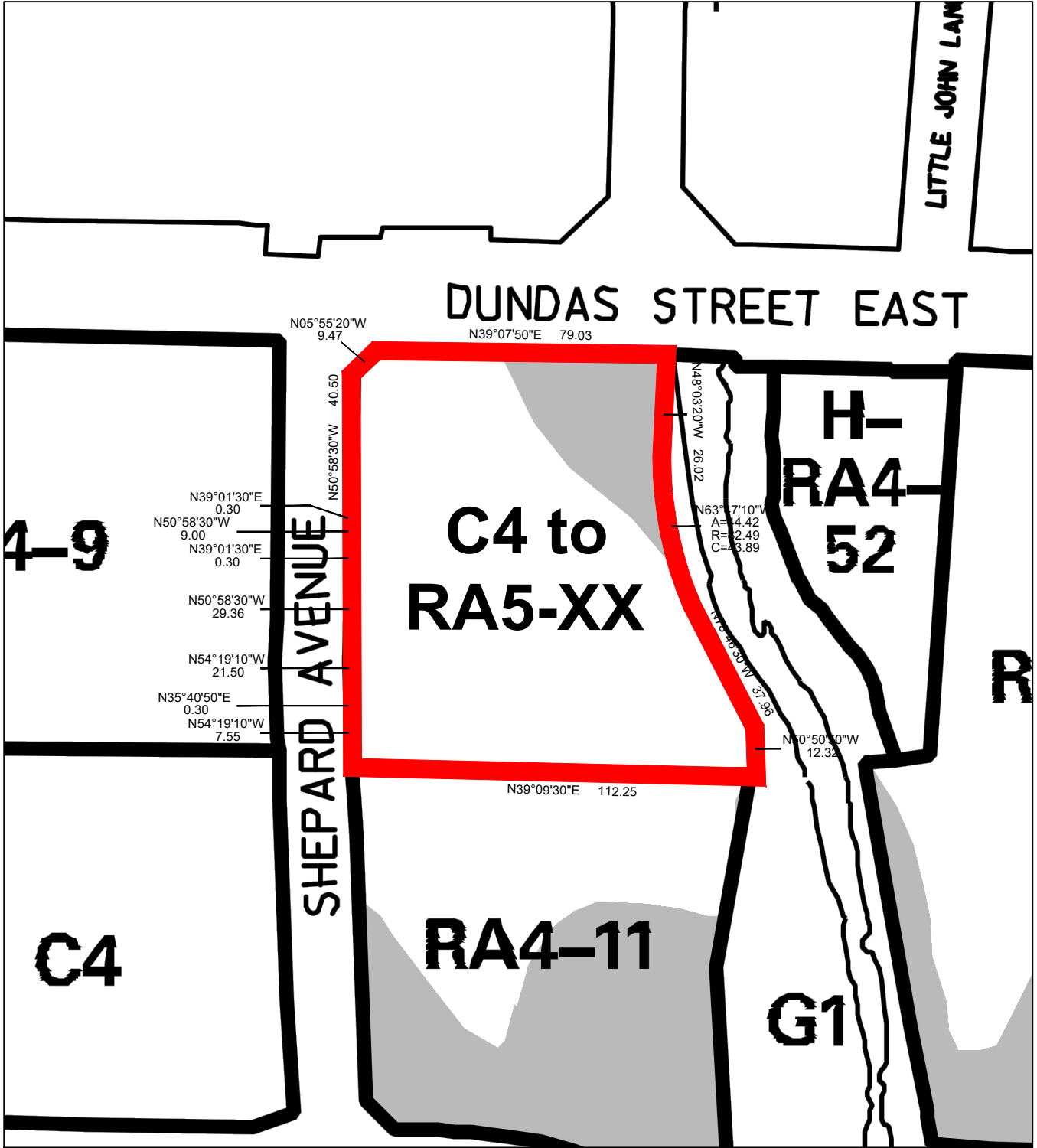
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4" to "RA5-XX".

"RA5-XX" permits an apartment development on site in a three-tower concept, with maximum building heights of 16-storeys along the Dundas Street East frontage (Tower 'A'), 27-storeys along the Sheppard Avenue frontage (Tower 'B'), and 29-storeys in the east corner closest to the creek (Tower 'C'). The 27-storey and the 29-storey towers are part of one "U-shaped" shared podium which frames the site. Tower 'A' will have a 2-storey podium and Towers 'B' and 'C' will have a 3-storey podium connected by a 2- and 14-storey podium, in compliance with Schedule "B" to RA5-XX

Location of Lands Affected

Located on lands municipally addressed as 60 Dundas Street East at the southeast corner of Dundas Street East and Shepard Avenue 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.



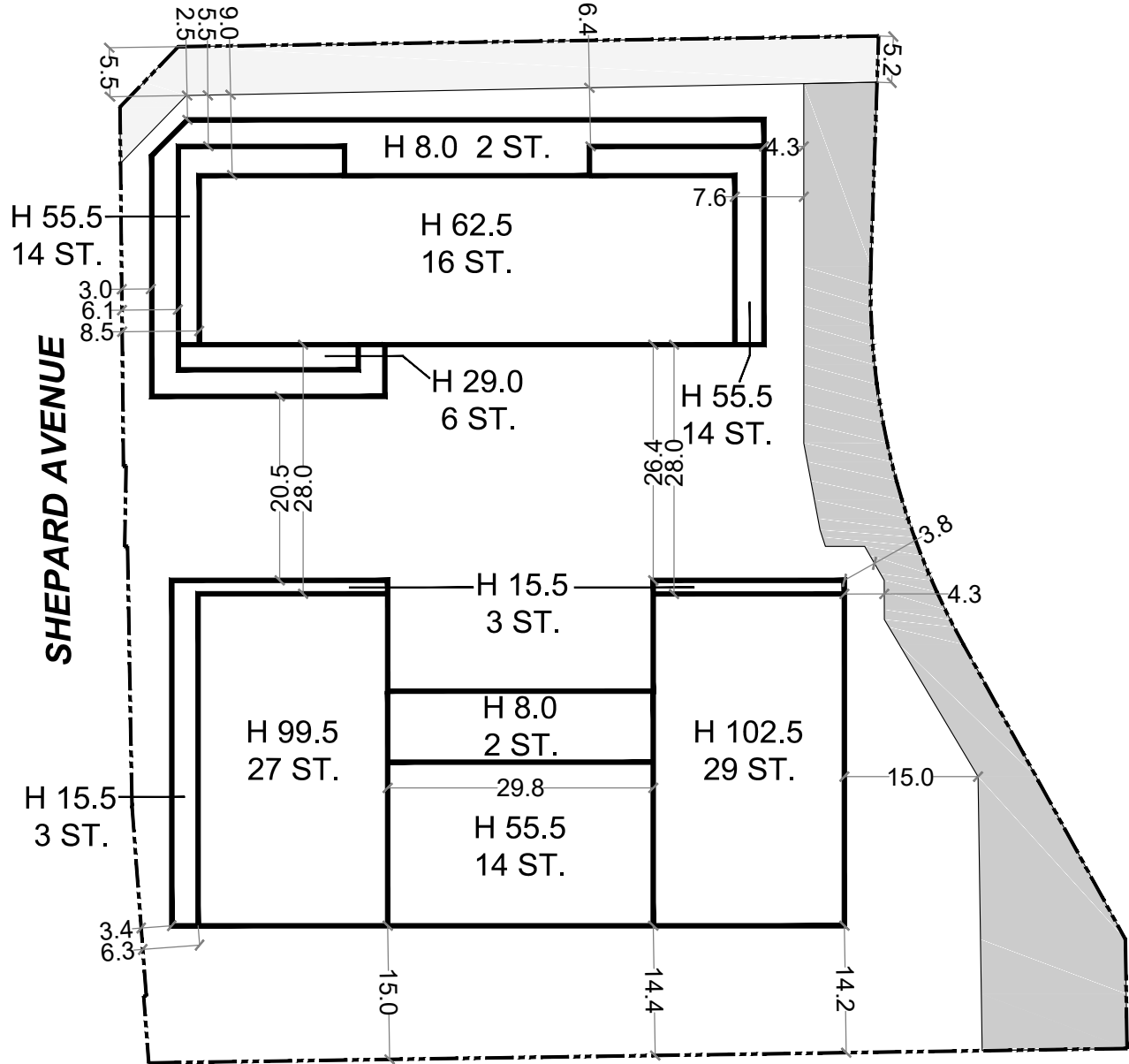
**PART OF LOTS 1 & 2 AND
 PART OF SHEPARD AVENUE
 REGISTERED PLAN E-19
 CITY OF MISSISSAUGA**

**THIS IS SCHEDULE "A" TO ZONING BY-LAW
 AMENDMENT NO. XXX**



Not to Scale

DUNDAS STREET EAST



-  Road Widening
-  Parkland Dedication

**PART OF LOTS 1 & 2 AND
PART OF SHEPARD AVENUE
REGISTERED PLAN E-19
CITY OF MISSISSAUGA**



Not to Scale

**THIS IS SCHEDULE "B" TO ZONING BY-LAW
AMENDMENT NO. XXX**