

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;

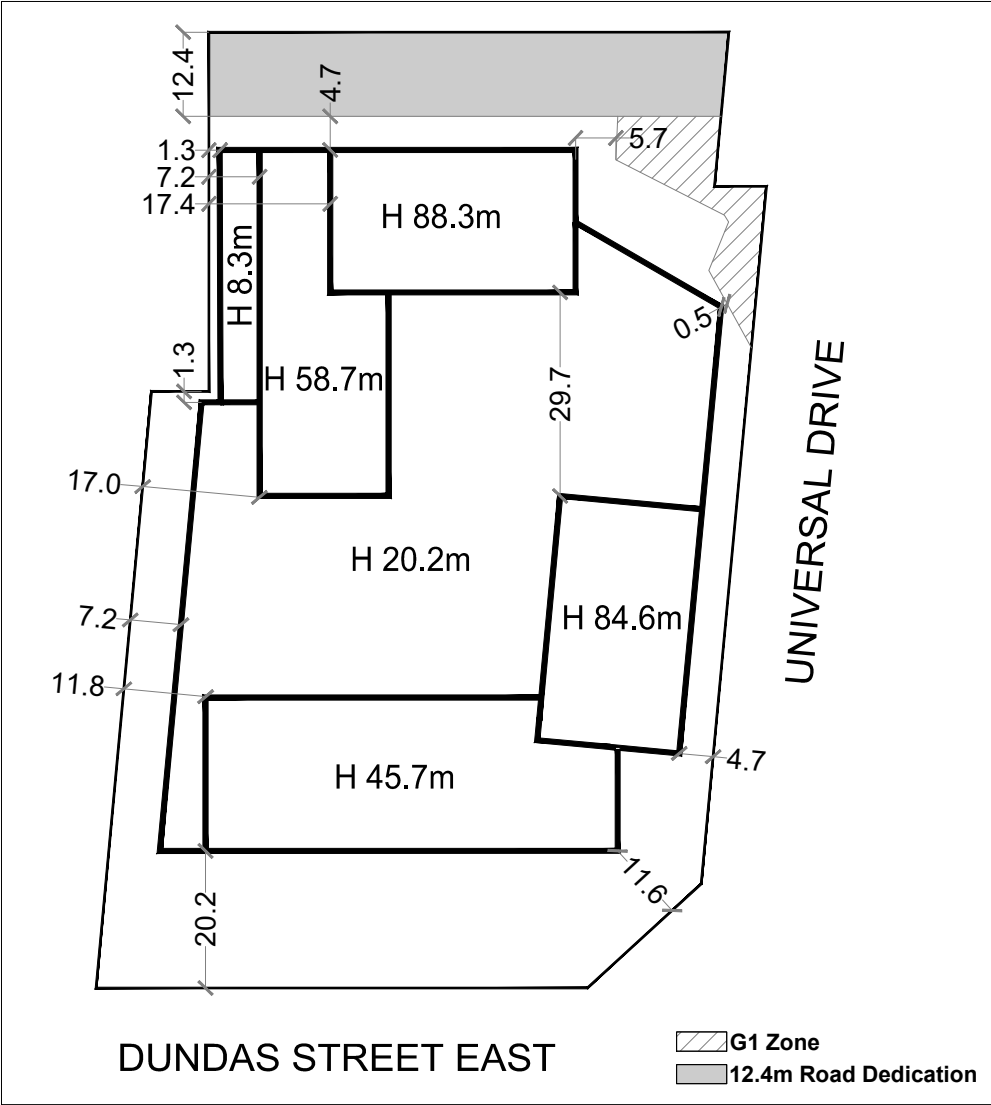
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

- 1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Map \_\_\_\_\_ to Exception Table RA5
- 2. Map Number 19 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 “C3-65” to "RA5-XX" and “G1”, the zoning of 1995 Dundas Street East in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX" and “G1” 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-XX” and “G1” zoning indicated thereon.
- 3. By-law Number 0225-2007, as amended, is amended by adding the following Exception Table at the end of Part 4.15.6

4.15.6.XX	Exception RA5-XX	Map #19	By-law: xx-XXX
In the RA5-XX zone the permitted <b>uses</b> and applicable regulations shall be specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses – Residential Zone</b>			
4.15.6.XX.1	In addition to the commercial uses permitted in the RA5-XX zone, the uses permitted in the C4 Zone listed in Table 6.2.1 shall also be permitted.		
<b>Regulations</b>			
4.15.6.XX.2	The height projections listed in regulation 4.21 shall be permitted to project no higher than 6.7m above the height limit shown on Schedule RA5-XX, and height projections may also include mechanical roof screens, roofing material, wind screens, trellises, landscaping equipment and enclosures, landscaping and structures associated with outdoor amenity areas.		
4.15.6.XX.3	Maximum Floor Space Index		5.2 FSI
4.15.6.XX.4	Maximum gross floor area – Apartment Zone per storey for each storey above 12 storeys		1,525 sq. m
4.15.6.XX.5	Maximum height in metres		As shown on Schedule RA5-XX

4.15.6.XX.6	A mezzanine will not be considered a storey.	
4.15.6.XX.7	Minimum setbacks to front yard, exterior side yard, interior side yard, and rear yard.	As shown on Schedule RA5-XX
4.15.6.XX.8	Maximum encroachment of a balcony, terrace or canopy into a required yard above the first storey.	2.5 metres for balconies and terraces, and 3.0 metres for canopies
4.15.6.XX.9	Maximum encroachment of a balcony, terrace or canopy into a required yard on the first storey	2.5 metres for balconies and terraces, and 3.0 metres for canopies, and each may have a width greater than 6.0 metres
4.15.6.XX.10	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 metres for balconies and terraces, or 4 metres for balconies facing an interior courtyard
4.15.6.XX.11	Minimum setback from a parking structure above or partially above finished grade to any lot line, and minimum setback from a parking structure below grade to any lot line	1.3 metres
4.15.6.XX.12	Minimum landscaped area	25% of the gross lot area
4.15.6.XX.13	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	0.0 metres
4.15.6.XX.14	Minimum depth of a landscaped buffer along any other lot line	1.3 metres
4.15.6.XX.15	A rooftop balcony shall be set back 0.0 m from all exterior edges of a building or structure.	
4.15.6.XX.16	Up to 10 percent of the provided parking spaces may be obstructed on one or both sides and have a width of 2.6 metres, and need not be increased by 0.15 metres for each side of the parking space that is obstructed.	
4.15.6.XX.17	<p>A bicycle parking space is to be provided in either the following sizes:</p> <p>(1) minimum length of 1.8 m, a minimum width of 0.45 m, and a minimum vertical clearance from the ground of 1.9 m; or,</p> <p>(2) minimum clearance from the wall of 1.2 m, minimum width of 0.45 m, and a minimum vertical clearance from the ground of 1.9 m.</p>	

Schedule “RA5-XX”



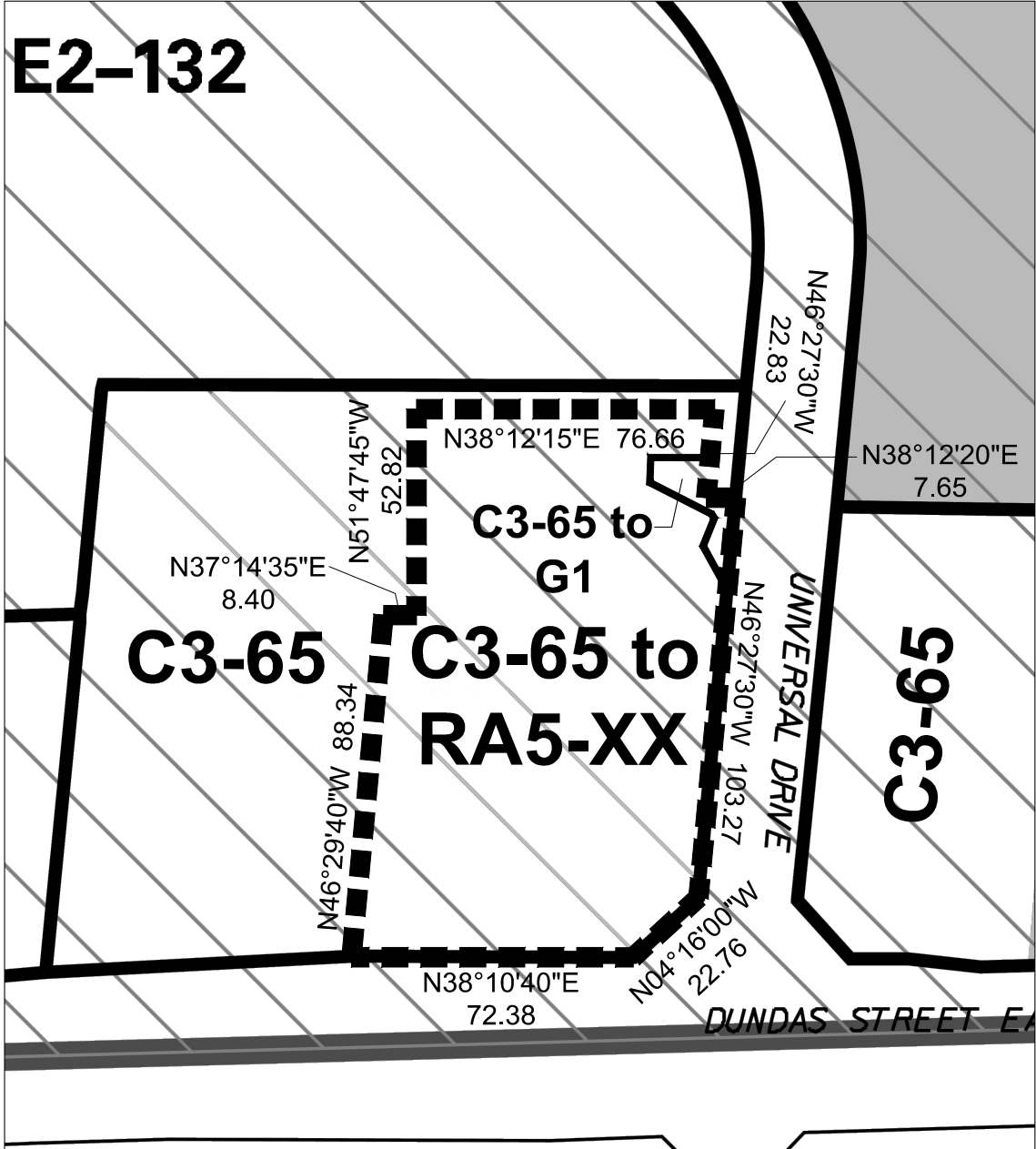
4. This By-law shall not come into force until Mississauga Official Plan Amendment Number \_\_\_\_\_ is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

Schedule "A"



Not to Scale  
This is not a Plan of Survey.  
Bearings and dimensions shown taken  
from Registered Plan 760.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_  
PASSED BY COUNCIL ON  
\_\_\_\_\_

## **APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

### Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit the development of a 24-storey and 25-storey residential mixed-use apartment buildings above a shared podium, and to restrict development within the floodplain associated with Little Etobicoke Creek.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C3-65" to "RA5-~~XX~~" and "G1."

"C3-65" permits a variety of commercial uses.

"RA5-~~XX~~" permits one staggered 12- and 24-storey tower and one staggered 16- and 25-storey atop a 4-storey podium, in compliance with Schedule RA5-~~XX~~.

### Location of Lands Affected

Location at the northwest corner of Dundas Street and Universal Drive as shown on the attached Map designated as Schedule "A".

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