

2555 Erin Centre Boulevard

City File: DARC 24-39

Type of Application: Official Plan Amendment & Zoning By-law Amendment

NOTE: Nothing in this document precludes our ability to add and / or change provisions throughout the planning process. We reserve the right to review any final By-law(s) prior to approval.

Notwithstanding the Section(s) outlined under the 'Required Zoning Standard / Regulation', the standard(s) shown under 'Proposed Zoning Standard / Regulation' shall apply.

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
2.1.13.1	Calculation of Height	Notwithstanding any other provisions of this By-law, the calculation of height for a building, structure or part thereof, except in a Residential Zone, shall be exclusive of mechanical or architectural components such as mechanical equipment, mechanical penthouses, elevator machine rooms, stairwell enclosures, telecommunication equipment, parapets, turrets, cupolas, stairs and stair enclosures located on the roof, provided that the maximum height of the top of such components is no higher than 6.0 m above the height limit otherwise applicable.	Delete provision – permit a mechanical penthouse height of 6.6 m, exclusive of permitted building height
2.1.14.1.	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 reserve abutting a right-of-way identified on Schedules 2.1.14(1) and (2) of this Subsection, the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way shall be as contained in Table 2.1.14.1 – Centreline Setbacks [45 m – 22.5 m + required yard/setback] [26.0 m – 13.0 m + required yard/setback]	Delete provision - Table 2.1.14.1 shall not apply. Setbacks shall be in accordance with Schedule B of this By-law
2.1.30.1	Rooftop Balcony	A rooftop balcony shall be set back 1.2 m from all exterior edges of a building or structure	Delete provision – a 0.0 m setback from the exterior edge of a building or structure is requested
3.1.1.4.3	Parking Space Dimensions	The minimum width of a parking space, other than an accessible parking space or parallel parking space, shall be increased to 2.75 m where the length of one	Provision met

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		side of the parking space abuts a building, structure or part thereof, except for a building, structure or part thereof, that extends 1.0 m or less into the front and / or rear of the parking space	
3.1.1.4.5	Accessible Parking Spaces Dimensions	<p>Accessible parking spaces are to be provided in two sizes and maintain a 1.5 m wide access aisle abutting the entire length of each parking space:</p> <p>(1) Type A shall have an unobstructed rectangular area with a minimum width of 3.4 m and a minimum length of 5.2 m</p> <p>(2) Type B shall have an unobstructed rectangular area with a minimum width of 2.4 m and a minimum length of 5.2 m</p> <p>(3) An access aisle is required to abut each accessible parking space. Where two or more accessible parking spaces are required in accordance with the regulations contained in Table 3.1.3.1 of this By-law, the access aisle may be shared between the accessible parking spaces</p>	Provision met
3.1.15.1	Drive Aisles	The minimum aisle width shall be 7.0 m	Provision met
3.1.1.12.1	Electric Vehicle Ready Parking Spaces	<p>Condominium Apartment, resident parking – 20% of the total required parking spaces or 1.0 space, whichever is greater</p> <p>Condominium Apartment, visitor parking – 10% of the total required parking spaces or 1.0 space, whichever is greater</p> <p>Non-residential uses identified in Table 3.1.2.2 of this By-law, with a parking structure with 10 or more parking spaces – 10% of the total required parking spaces or 1.0 space, whichever is greater</p>	Provision met
3.1.2.1	Required Number of Parking Spaces for Residential Uses	<p>Condominium Apartment – Precinct 3:</p> <p>1.0 resident spaces per unit</p> <p>0.2 visitor spaces per unit</p>	Delete provision – permit a residential parking standard of 0.85 spaces per condominium unit and a shared, co-mingling parking standard of 0.15 visitor/non-residential spaces per unit

BY – LAW SECTION	REGULATION	REQUIRED (RA5 Zone) STANDARD	REQUESTED (RA5-XX) STANDARD
3.1.2.2.	Required Number of Parking Spaces for Non-Residential Uses	Precinct 3: Financial Institution – 4.0 spaces per 100 sq m GFA – non-residential; Office – 2.8 spaces per 100 sq m GFA – non-residential; Medical Office – 4.5 spaces per 100 sq m GFA – non-residential; Retail Store – 4.0 spaces per 100 sq m GFA-non-residential; Recreational Establishment – 4.5 spaces per 100 sq m GFA – non-residential; Restaurant, less than or equal to 220 sq m GFA – 4.0 spaces per 100 sq m GFA-non-residential; Take-Out Restaurant – 4.0 spaces per 100 sq m GFA-non-residential Service Establishment – 5.4 spaces per 100 sq m GFA – non-residential; Veterinary Clinic – 3.6 spaces per 100 sq m GFA – non-residential	Delete provision – permit a shared, co-mingling parking standard of 0.15 visitor/non-residential spaces per unit
3.1.3.1.B	Required Number of Accessible Parking Spaces	2.0 spaces plus 2% of the total visitor parking spaces required	Provision met
3.1.3.1.2	Accessible Parking Space Dimensions	Where more than one accessible parking space is required: (1) If an even number of accessible parking spaces is required, an equal number of Type A and Type B accessible parking spaces must be provided	Provision met
3.1.4.2.	Required Number of Loading Spaces for Office and / or Medical Buildings	Where the GFA of office and/or medical office uses is less than or equal to 2,350 square metres – no loading spaces are required	Provision met
3.1.4.3.	Required Number of Loading Spaces	Where required, loading spaces for uses other than office and / or medical office uses, shall be provided in accordance with Table 3.1.4.3 – Required Number of Loading Spaces	Provision met

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		Where the GFA non-residential is greater than 250 sq m but less than or equal to 2,350 sq m – 1 loading space is required	
3.1.4.4	Loading Space Dimensions	Required loading spaces shall have an unobstructed rectangular area with a minimum width of 3.5 m and a minimum length of 9.0 m	Provision met
3.1.4.5.	Required Number of Loading Spaces for Apartment	One (1) loading space per apartment building containing a minimum of 30 dwelling units, shall be required	Provision met
3.1.6.5.1	Required Number of Bicycle Parking Spaces for Residential Uses	Apartment without exclusive garages – 0.6 [Class A] spaces per unit Apartment without exclusive garages – the greater of 0.05 [Class B] spaces per unit or 6.0 spaces	Delete provision – permit a shared Class A bicycle parking space standard of 0.6 spaces per unit and a shared 0.0 Class B bicycle parking space standard
3.1.6.2.2	Location of Bicycle Parking	Required bicycle parking spaces shall not be located in a dwelling unit, storage locker or on a balcony	Delete provision – permit bicycle parking spaces within shared bicycle and storage lockers
3.1.6.6	Required Number of Bicycle Parking Spaces for Non-Residential Uses	Financial Institution – 0.1 [Class A] spaces per 100 sq m GFA non-residential Financial Institution – 2.0 [Class B] spaces Restaurant, Take-Out Restaurant, Retail Store, Service Establishment – 0.15 [Class A] spaces per 100 sq m GFA non-residential Restaurant, Take-Out Restaurant, Retail Store, Service Establishment – 0.2 [Class B] spaces per 100 sq m GFA non-residential Office - 0.1 [Class A] spaces per 100 sq m GFA non-residential Office - 0.1 [Class B] spaces per 100 sq m GFA non-residential All other non-residential uses - 0.05 [Class A] spaces per 100 sq m GFA non-residential	Delete provision – permit a shared Class A bicycle parking space standard of 0.15 spaces per 100 sq m GFA-non-residential and a shared 0.2 Class B bicycle parking space per 100 sq m GFA – non-residential standard

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		All other non-residential uses - 0.1 [Class B] spaces per 100 sq m GFA non-residential	
4.1.15.1.1	Apartment Zones – Additional Uses	Additional uses [permitted within RA1 to RA5 zones] are limited to a retail store, service establishment, financial institution, office and medical office – restricted.	<p>Delete provision – the following are to be included as site-specific accessory uses:</p> <ul style="list-style-type: none"> • Financial Institution; • Office; • Medical Office; • Service Establishment; • Retail Store; • Recreational Establishment; • Restaurant; • Take-Out Restaurant; • Veterinary Clinic
4.1.15.1.2	Apartment Zones – Additional Uses	An additional use shall be contained within an apartment building	Provision met
4.1.15.1.3	Apartment Zones – Additional Uses	An additional use shall not be permitted above the first storey of an apartment building	Provision met
4.1.15.1.4	Apartment Zones – Additional Uses	Additional on-site parking is not required for additional uses permitted in Sentence 4.1.15.1.1 of this By-law	Delete provision – a shared, co-mingling parking standard of 0.15 visitor and non-residential spaces per unit is requested
4.1.21	Apartment Zones – Height	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings and stacked townhouses, shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable	Provision met
4.15.1	RA5 - Permitted Uses	Apartment; Long-Term Care Building; Retirement Building	Delete provision – the following are to be as permitted as

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			additional, accessory uses to the apartment building: <ul style="list-style-type: none"> • Financial Institution; • Office; • Medical Office; • Service Establishment; • Retail Store; • Recreational Establishment; • Restaurant; • Take-Out Restaurant; • Veterinary Clinic
4.15.1	RA5 – Zone Regulations	Minimum Lot Frontage – 30.0 m	Provision met
4.15.1	RA5 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 0.5	Provision met
4.15.1	RA5 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 1.0	Delete provision – a site-specific density of 7.0 FSI is requested
4.15.1	RA5 – Zone Regulations	Maximum Gross Floor Area – Apartment Zone per Storey for each storey above 12 storeys – 1,000 m ²	Provision met
4.15.1	RA5 – Zone Regulations	Maximum Height – 56.0 m and 18 storeys	Delete provision – permit a building height of 115.0 m. Heights shall be in accordance with Schedule B of this By-law
4.15.1	RA5 – Zone Regulations	<i>Minimum Front and Exterior Side Yards</i>	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete provision – permit minimum setbacks in accordance with Schedule B of this By-law.
4.15.1	RA5 – Zone Regulations	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	
4.15.1	RA5 – Zone Regulations	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	For the purpose of zoning, Erin Mills Parkway is deemed to be the front lot line
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 m	

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4.15.1	RA5 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	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	
4.15.1	RA5 – Zone Regulations	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	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m	
4.15.1	RA5 – Zone Regulations	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	Not Applicable
4.15.1	RA5 – Zone Regulations	Where an interior lot line, or any portion thereof, abuts a zone permitting detached dwelling 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	Not Applicable
4.15.1	RA5 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m	Delete provision – a reduced rear yard setback is requested in accordance with Schedule B of this By-law.
4.15.1	RA5 – Zone Regulations	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	
4.15.1	RA5 – Zone Regulations	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	For the purpose of zoning, a minimum rear yard setback of 4.0 metres is requested
4.15.1	RA5 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m	

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4.15.1	RA5 – Zone Regulations	Where a rear lot line, or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or combination of zones thereof – 4.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Where a rear lot line, or any portion thereof, abuts a zone permitting detached dwelling 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	Not Applicable
4.15.1	RA5 – Zone Regulations	<i>Encroachments and Projections</i>	
4.15.1	RA5 – Zone Regulations	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 metres	Delete provision – permit a balcony to project 2.0 m from the main wall
4.15.1	RA5 – Zone Regulations	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 metres	Delete provision – permit a balcony to project 2.0 m from the main wall
4.15.1	RA5 – Zone Regulations	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 – 1.0 m	Delete provision – permit a balcony to project 2.0 m from the main wall
4.15.1	RA5 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height less than or equal to 13.0 m – 3.0 m	Provision met
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 9.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.0 m	
4.15.1	RA5 – Zone Regulations	For that portion of a dwelling with a height greater than 26.0 m – 15.0 m	
4.15.1	RA5 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	

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4.15.1	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	Delete provision – permit an above-grade parking structure in accordance with Schedule B of this By-law
4.15.1	RA5 – Zone Regulations	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line – 3.0 m	Delete provision – permit a reduced setback to a parking structure below finished grade in accordance with Schedule B of this By-law
4.15.1	RA5 – Zone Regulations	Minimum setback from a waste enclosure / loading space to a street line – 10.0 m	Provision met
4.15.1	RA5 – Zone Regulations	Minimum setback from a waste enclosure / loading area to a zone permitting detached dwelling and / or semi-detached – 10.0 m	Not Applicable
4.15.1	RA5 – Zone Regulations	<i>Minimum Landscaped Area, Landscaped Buffer and Amenity Area</i>	
4.15.1	RA5 – Zone Regulations	Minimum landscaped area – 40% of the lot area	Delete provision – permit a minimum landscaped area that is 10% of the lot area
4.15.1	RA5 – Zone Regulations	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 Residential Zone with the exception of an Apartment Zone – 4.5 m	Provision met Additionally, a transformer and exhaust vent shall be permitted within a landscape buffer
4.15.1	RA5 – Zone Regulations	Minimum depth of a landscaped buffer along any other lot line – 3.0 m	Delete provision – permit landscape buffers in accordance with Schedule B of this By-law. For the purpose of zoning, transformers shall also be permitted to be located within a landscape buffer
4.15.1	RA5 – Zone Regulations	Minimum amenity area – the greater of 5.6 sq m per dwelling unit or 10% of the site area	Delete provision – permit a minimum amenity area standard of 4.4 m ² per unit

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4.15.1	RA5 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	<p>Provision met</p> <p>For the purpose of zoning, this provision is understood to be satisfied by the 8th level rooftop outdoor amenity area and adjacent indoor amenity area</p>
4.15.1	RA5 – Zone Regulations	Minimum amenity area to be provided outside at-grade – 55 sq m	Delete provision – permit a 0.0 sq m at-grade amenity area

DRAFT

ERIN MILLS PARKWAY

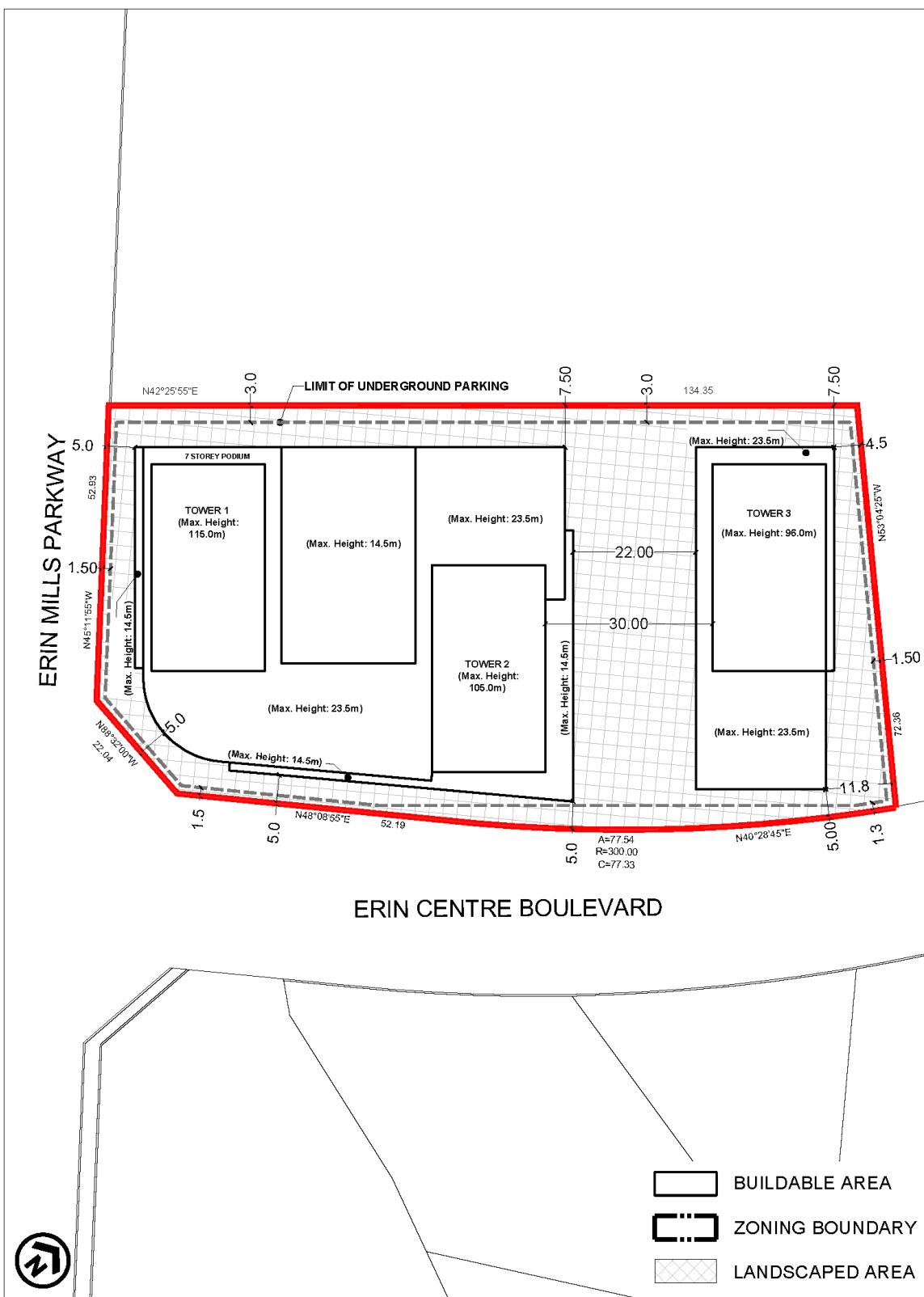
RA5-XX

ERIN CENTRE BOULEVARD



2555 ERIN CENTRE BOULEVARD.
BLOCK 116, PLAN 43M856
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE 'A' TO
BY-LAW _____
PASSED BY COUNCIL



2555 ERIN CENTRE BOULEVARD.
BLOCK 116, PLAN 43M856
CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL

THIS IS SCHEDULE 'B' TO
BY-LAW _____
PASSED BY COUNCIL
