

<b>3650 Eglinton Ave- Zoning Table</b> Notes: (1) This table has been prepared using the Regulations contained in Mississauga Comprehensive Zoning By-Law 0225-2007 (2) The site is proposed to be rezoned to C3, therefore the applicable requirement has been derived based on the C3 zone				
<b>Section No.</b>	<b>By-Law Regulation Descriptor</b>	<b>Existing Requirement for C3 General Commercial Zone</b>	<b>Proposed</b>	<b>Comments</b>
6.2.1.4	<b>Minimum Front Yard</b>	4.5 m	4.5 m	Complies
6.2.1.8.4	<b>Minimum Interior Side Yard</b>	4.5 m	4.5 m	Complies
6.2.1.9.4	<b>Minimum Rear yard</b>	4.5 m	28.22 m	Complies
6.2.1.11.1	<b>Maximum height</b>	20 m for sloped roof 16.5 m for flat roof	9.5 m	Complies
6.2.1.12.1	<b>Min depth of landscaped buffer along a street (Eglinton)</b>	4.5 m	4.5 m provided on both sides	Complies
6.2.1.12.3	<b>Min depth of landscaped buffer along commercial zones</b>	1.5 m	1.5 m provided on both sides	Complies
2.1.25.2	<b>A landscaped buffer will not be required for that portion of a shared property line where a driveway, condominium road, aisle or parking area are shared with the abutting lands. (0181-2018/LPAT Order 2019 February 15)</b>	0 m from south property line	0 m	Complies
2.1.14.1	<b>Centre Line Building Setback from:</b> (14) 30 m ROW-Eglinton Avenue	15 m + required yard setback = 19.5 m	20.38 m	Complies
3.1.1.5	<b>Min Parking Aisle Width</b>	7.0 m	7.0 m	Complies
3.1.1.6	<b>Min Driveway Width</b>	2.6 m	7.0 m	Complies
3.1.2.2	<b>Min. Off-street Parking Precinct 4</b> (34.1) Office (42.1) Retail Centre less than 2000 m2 GFA-non-residential	3.0 per 100 m2 of GFA-non-res 4.3 per 100 m2 of GFA-non-res <b>Total required: 72</b>	<b>Total Supplied: 57</b>	Please see Parking Utilization Study prepared by Nex Trans dated March 2025

Document Title: Zoning Table

Site Address: 3650 Eglinton Avenue W.

Date: March 2025

3.1.3.1 A	<b>Accessible Parking</b> (3) 13 – 100 required parking spaces	4% of the total = 3 spaces	Supplied: 4 spaces	Complies
3.1.1.4.5	<b>Accessible Parking Dimensions</b>	3.4 x 5.2 2.4 x 5.2	3.4 x 5.2 (2 spots) 2.4 X 5.2 (2 spots)	Complies
3.1.4.2	<b>Required No. of Loading Spaces for Office</b> (2) Less than or equal to 2350 m2 of GFA-non-residential	None	None	Complies
3.1.4.3	<b>Required No. of Loading Spaces for Retail</b> (3) Greater than 250 m2 but less than or equal to 2350 m2 of GFA non-residential	1.0 spaces	1.0 spaces	Complies
3.1.4.4	<b>Loading Space Dimensions</b>	3.5 x 9.0 m	3.5 x 9.0 m	Complies
3.1.6.3	<b>Bicycle Parking Dimensions</b>	1.8x 0.6 x 1.9 m	1.8 x 0.6 m	Complies
3.1.6.6	<b>Min. Off-Street Bicycle Parking – Class B</b> (8) Retail Centre (12) Office	0.2 per 100 m2 of GFA-non-res 0.1 per 100 m2 GFA-non-res <b>Total Required = 3</b>	<b>Total Provided = 4</b>	Complies