

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 the City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

0.0.0.0	Exception: RA3-##	Map # XX	By-law:
0.0.0.0.1	The provisions contained in Subsection 4.1.21.1 of this By-law shall not apply		
0.0.0.0.2	Maximum floor space index – apartment zone	3.15	
0.0.0.0.3	Maximum height	47.5m and 14 storeys	
0.0.0.0.4	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of washroom, wind screen, 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.		
0.0.0.0.5	Notwithstanding Sentence [0.0.0.0.4] of this Exception, maximum height of an elevator enclosure above the height of the mechanical penthouse	1.8 m	
0.0.0.0.6	For the purpose of this By-law, all lands zoned RA2-# shall be considered one lot		
0.0.0.0.7	The regulations of Line 3.0 contained in Table 3.1.2.1 of this By-Law shall not apply.		
0.0.0.0.8	Minimum number of resident parking spaces per dwelling unit	0.839	

0.0.0.0	Exception: RA3-##	Map # XX	By-law:
0.0.0.0.9	Minimum number of visitor parking spaces per dwelling unit		0.135
0.0.0.0.10	Minimum number of bicycle parking - Class A spaces		128
0.0.0.0.11	For the purpose of this By-law, the front lot line for the new building shall be considered the Burnhamthorpe Road East lot line		
0.0.0.0.12	Minimum front and exterior side yard for that portion of the dwelling with a height less than or equal to 13.5m		4.5 m
0.0.0.0.13	Minimum front and exterior side yard for that portion of the dwelling with a height greater than 13.5 m and less than or equal to 20.0 m		6.0 m
0.0.0.0.14	Minimum front and exterior side yard for that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m		6.0 m
0.0.0.0.15	Minimum front and exterior side yards for that portion of the dwelling with a height greater than 26.0 m		6.0 m
0.0.0.0.16	Minimum interior side yard for that portion of the dwelling with a height greater than 26.0 m		7.5 m
0.0.0.0.17	An awning or canopy may encroach a maximum of 2.5 m into a required front yard		
0.0.0.0.18	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required front or interior side yard		1.8 m
0.0.0.0.19	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 toward the front or side lot line		1.8 m
0.0.0.0.20	For the purpose of Section 4.1.15.12, the minimum above grade separation between buildings shall be measured from the outermost face or faces of the building(s).		
0.0.0.0.21	Minimum setback from surface parking spaces or aisles to any other lot line		1.5 m
0.0.0.0.22	Minimum depth of landscape 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 .		3.0 m

0.0.0.0	Exception: RA3-##	Map # XX	By-law:
0.0.0.0.23	Minimum depth of a landscaped buffer along any other lot line		1.5 m
0.0.0.0.24	A pathway, bicycle parking space , ramp, walkway at any angle, gas meter and pad, entrance sign, awning, air intake, electrical transformer, and Siamese connection may project into the landscape buffer referred to in 0.0.0.0.21		
0.0.0.0.25	Notwithstanding 4.1.6.1, an air intake and electrical transformer are permitted in the required front yard		

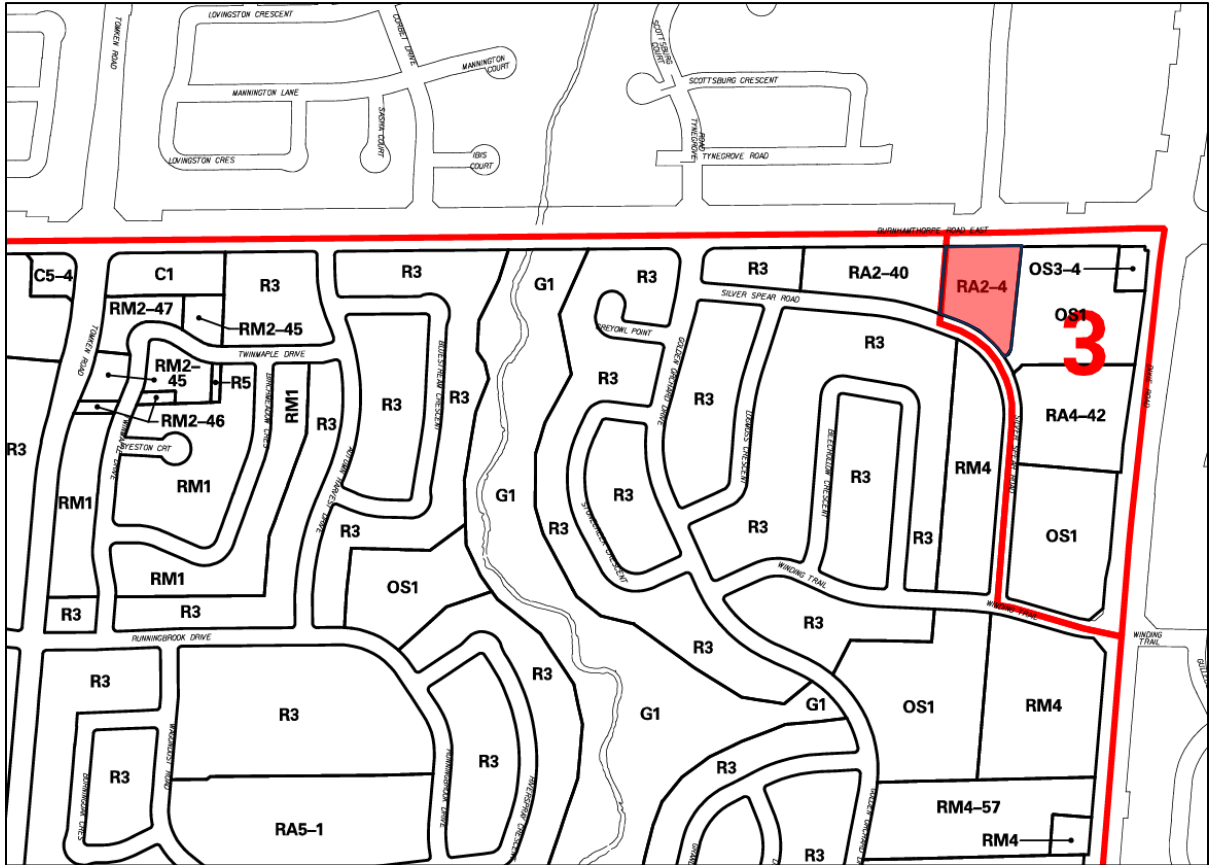
2. This By-law shall not come into force until Mississauga Plan (Official Plan) Amendment Number x is in full force and effect.

ENACTED and PASSED this _____ day of _____
2024.


MAYOR

CLERK

Schedule A



Mississauga Zoning By-law 0225-2007 Map 20

 Subject site

Zoning notation example:
RA2-4 = RA2 Exception 4

Subject property:
1315 Silver Spear Road

Note: existing zoning delineated on the plan. Proposed zoning indicated by the red shade within the application.

Proposed rezoning to permit construction of one new 14-storey (47.5 metres) rental apartment building as infill in addition to one existing rental apartment buildings for a total FSI of 3.15 times the entire site.

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this by-law is to amend the zoning by-law number 0225-2007 for the lands known as 1315 Silver Spear Road to permit one new purpose-built rental apartment building as infill in addition to one existing rental apartment building.

The proposed development includes one new 14-storey apartment building.

This By-law amends the zoning of the property outlined on the attached Schedule "A" to permit an FSI of 3.15, a maximum height of 14 storeys (47.5 metres), and revised parking rates.

Location of Lands Affected

1315 Silver Spear Road in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

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