

2155 Leanne Boulevard, Mississauga
City File: DARC 25-215
Type of Application: 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.

Table 1.0: RM10 Zone – Back-to-Back Townhouses

BY-LAW SECTION	REGULATION	REQUIRED (RM10) STANDARD	REQUESTED (RM10-XX) STANDARD
2.1.14	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 metre 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 – <i>Centreline Setbacks Line 16.0 [26 m ROW – 13.0 m + required yard / setback (16.0 m + required yard within 90.0 m of the intersecting centreline of a major intersection)]</i>	Delete provision – setbacks shall be in accordance with those specified in this By-law
3.1.1.12	Electric Vehicle Ready Parking Spaces	20% of the total required parking spaces or 1.0 space, whichever is greater	Delete provision – 0.0 EV parking spaces per unit is requested
3.1.2.1	Required Number of Parking Spaces for Residential Uses	<u>Precinct 3</u> Back to Back and Stacked Townhouse without exclusive use garage and driveway <u>Residential</u> - 1.3 spaces / unit <u>Visitor</u> - 0.25 spaces / unit	Delete Provision – a residential parking rate of 1.0 space per unit and a visitor parking rate of 0.23 spaces per unit is requested Required: <i>Residential – 214 spaces</i> <i>Visitor – 41</i> Provided: <i>Residential – 164 (1.0 space / unit)</i> <i>Visitor – 38 (0.23 space per unit)</i>
3.1.3.1.B	Required Number of Accessible Parking Spaces	Accessible parking spaces for residential uses shall only apply to the total number of visitor parking spaces required and shall be provided in compliance with Table 3.1.3.1 - Accessible Parking Regulations. <u>Visitor</u> 13-100 spaces = 4% of the total (41 spaces)	Provision Met Required: <i>Visitor – 2 spaces</i> Provided: <i>Visitor – 2 spaces</i>
3.1.1.5	Aisles	The minimum aisle width shall be 7.0 m.	Delete Provision – A minimum drive aisle width of 6.0 m is requested
4.1.5.4	Awning Encroachment	An awning may encroach a maximum of 0.61 m into a required front yard and/or exterior side yard; a maximum of 5.0 m into a required rear yard provided that the awning shall have a minimum setback of 1.5 m to a lot line; and a maximum of 0.61 m into a required interior side yard provided that the interior side yard is a minimum of 1.2 m.	Delete Provision - An awning may encroach a maximum of 1.0 m into a required front yard and/or exterior side yard; a maximum of 5.0 m into a required rear yard provided that the awning shall have a minimum setback of 1.5 m to a lot line; and a maximum of 1.0 m into a required interior side yard provided that the interior side yard is a minimum of 1.2 m.
4.1.5.9	Building Projection	A building projection, with windows that cover a minimum of 50% of the total projection, may encroach a maximum of 0.61 m into a required front, exterior and/or rear yard, provided that the building projection is not more than 3.0 m wide	Provision met
4.14.1	R10 – Permitted Uses	Back-to-Back Townhouses	Provision met
4.14.1	R10 – Zone Regulations	Minimum Dwelling Unit Width – 4.5 m	Provision met
4.14.1	R10 – Zone Regulations	Maximum Height – Flat Roof – 11.0 m and 3 storeys	Delete provision – a maximum height of 14.0 m and 4 storeys is requested
4.14.1	R10 – Zone Regulations	<i>Insert Frontage Definition – For the purpose of this by-law Leanne Boulevard shall be considered the frontage</i>	
4.14.1	R10 – Zone Regulations	Maximum Height – 3.0 m	Delete provision – a maximum height of 4.0 m is requested
4.14.1	R10 – Zone Regulations	Maximum Floor Area – 20.0 sq.m	Delete provision – a maximum floor area of 30.0 sq.m is requested

4.14.1	R10 – Zone Regulations	Minimum Setback from the Exterior Edge of the Building – 3.0 m	Delete provision – a minimum setback from the exterior edge of the building of 1.0 m is requested
4.14.1	R10 – Zone Regulations	Minimum Front Yard – 7.5 m (2)	Delete provision – a minimum front yard of 0.50 m is requested
4.14.1	R10 – Zone Regulations	Minimum Exterior Side Yard – 7.5 m (2)	Delete provision – a minimum exterior side lot line of 1.0 m is requested
4.14.1	R10 – Zone Regulations	Minimum Interior Side Yard – 4.5 m (2)	Delete provision – a minimum interior side lot line of 1.0 m is requested
4.14.1	R10 – Zone Regulations	Where the front wall of a building abuts the interior side lot line – 9.0 m (2)	Delete provision – a minimum interior side lot line of 1.0 m is requested where the front wall of a building abuts the interior side lot line
4.14.1	R10 – Zone Regulations	Minimum Rear Yard – 7.5 m (2)	Delete provision – a minimum rear yard of 1.0 m is requested
4.14.1	R10 – Zone Regulations	Where the front wall of the building abuts the rear lot line – 9.0 (2)	Delete provision – a minimum rear yard of 3.0 m is requested where the front wall of a building abuts the rear lot line
4.14.1	R10 – Zone Regulations	<i>Projections</i>	
4.14.1	R10 – Zone Regulations	Maximum projection of a balcony or deck, exclusive of stairs, from the outermost face or faces of the building – 2.0 m	Provision met
4.14.1	R10 – Zone Regulations	<i>Minimum Internal Setbacks</i>	
4.14.1	R10 – Zone Regulations	From a garage face to a condominium road or sidewalk – 6.0 m	Delete provision – a minimum setback from a garage face to a condominium road or sidewalk of 0.5 m is requested
4.14.1	R10 – Zone Regulations	From the front wall of a building to a condominium road, sidewalk, walkway or parking space not located on a driveway – 4.5 m	Delete provision – A minimum setback from the front wall of a building to a condominium road, sidewalk, walkway or parking space of 1.0 m is requested
4.14.1	R10 – Zone Regulations	From a porch, exclusive of stairs, located at and accessible from the first storey or below the first storey, to a condominium road, sidewalk, walkway or parking space – 2.5 m	Delete provision – A minimum setback from a porch to a condominium road, sidewalk, walkway or parking space of 1.0 m is requested
4.14.1	R10 – Zone Regulations	From a side wall of a building to a side wall of another building on the same lot – 3.0 m	Provision Met
4.14.1	R10 – Zone Regulations	From a side wall of any building to a walkway – 1.5 m	Delete provision – A minimum setback from a side wall of any building to a walkway of 0.0 m is requested.
4.14.1	R10 – Zone Regulations	From a side wall of a building to a condominium road, sidewalk, or parking space – 3.0 m	Delete provision – A minimum setback from a side wall of a building to a condominium road, sidewalk, or parking space of 0.5 m is requested
4.14.1	R10 – Zone Regulations	From a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to three storeys – 12.0 m	Delete provision – A minimum setback from a front wall of a building to a front wall of another building on the same lot, where the building is less than or equal to four storeys of 11.0 m is requested
4.14.1	R10 – Zone Regulations	The area created by the minimum separation distance between buildings may not include the required amenity area	Delete provision – The area between buildings shall be included as amenity area
4.14.1	R10 – Zone Regulations	<i>Attached Garage, Parking and Driveway</i>	
4.14.1	R10 – Zone Regulations	Minimum parking spaces – (6)(7)	Delete Provision – a residential parking rate of 1.0 space per unit and a visitor parking rate of 0.23 spaces per unit is requested Required: Residential – 214 spaces Visitor – 41 Provided: Residential – 164 (1.0 space / unit) Visitor – 0.38 (0.23 space per unit)
4.14.1	R10 – Zone Regulations	Minimum visitor parking spaces (5)(6)	Delete Provision – a residential parking rate of 1.0 space per unit and a visitor parking rate of 0.23 spaces per unit is requested

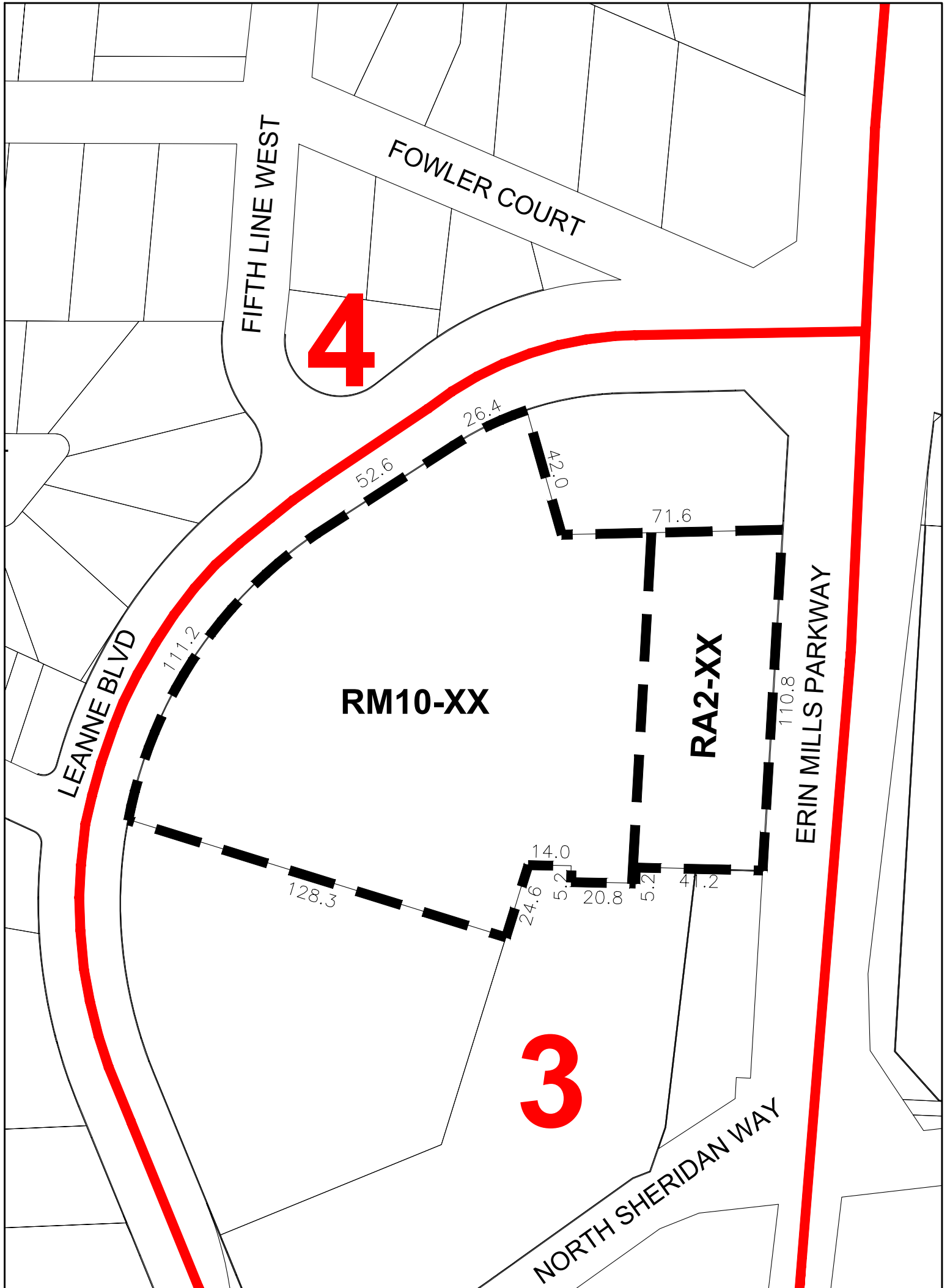
			<p>Required: Residential – 214 spaces Visitor – 41</p> <p>Provided: Residential – 164 (1.0 space / unit) Visitor – 38 (0.23 space per unit)</p>
4.14.1	R10 – Zone Regulations	Maximum driveway width – 2.6 m (7)	Delete provision – Individual driveways are being implemented, a maximum parking garage driveway width of 6.0 m is requested
4.14.1	R10 – Zone Regulations	<i>Parking Areas and Parking Structure Setbacks</i>	
4.14.1	R10 – Zone Regulations	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line – 6.0 m	Delete provision – A minimum setback of a parking structure constructed above or partially above finished grade to any lot line of 1.0 m is requested
4.14.1	R10 – Zone Regulations	<i>Condominium Roads, Sidewalks and Walkways</i>	
4.14.1	R10 – Zone Regulations	Minimum width of a condominium road – 7.0 m	Delete provision – A minimum width of a condominium road of 6.0 m is requested
4.14.1	R10 – Zone Regulations	Minimum width of a sidewalk traversed by a driveway – 2.0 m	Delete provision – A minimum width of a sidewalk traversed by a driveway of 1.5 m is requested
4.14.1	R10 – Zone Regulations	Minimum width of a sidewalk not traversed by a driveway – 1.5 m	Provision Met
4.14.1	R10 – Zone Regulations	<i>Minimum Amenity Area and Landscaped Area</i>	
4.14.1	R10 – Zone Regulations	Minimum landscaped area – 40% of lot area	Delete provision a minimum landscape area of 10% is requested
4.14.1	R10 – Zone Regulations	Minimum required landscaped soft area – 50% of landscaped area	Delete provision a minimum landscape soft area of 35% is requested
4.14.1	R10 – Zone Regulations	Minimum landscaped buffer abutting any side and rear lot line – 3.0 m	Delete Provision – a minimum landscaped buffer abutting any side and rear lot line of 0.0 m is requested
4.14.1	R10 – Zone Regulations	Minimum contiguous amenity area, excluding private outdoor space - The greater of 2.8 m ² per dwelling unit or 5% of the lot area	Delete Provision – 465 sq.m of non contiguous outdoor amenity area is provided utilizing the mews and walkways between blocks
4.14.1	R10 – Zone Regulations	Minimum setback from an amenity area to a building and to any type of road – 3.0 m	Delete Provision – a minimum setback from an amenity area to a building and to any type of road of 0.0 is requested
4.14.1	R10 – Zone Regulations	Minimum contiguous private outdoor space per unit – 6.0 sq.m	Provision Met
		Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development – 1.0 m	Delete Provision – a minimum setback of a rooftop amenity space from all exterior edges of a building of 0.0 m is requested

Table 2.0: RA2 Zone - Residential Apartment Two

BY-LAW SECTION	REGULATION	REQUIRED (RA2) STANDARD	REQUESTED (RA2-XX) STANDARD
2.1.14	Centreline Setbacks	Where a lot abuts a right-of-way or a 0.3 metre 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 - 22.5 m + required yard/setback	Delete provision – setbacks shall be in accordance with those specified in 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 rooftop balcony setback from all exterior edges of a building or structure of 0.0 m is requested
3.1.1.12	Electric Vehicle Ready Parking Spaces	<u>Residential</u> 20% of the total required parking spaces or 1.0 space, whichever is greater <u>Visitor</u> 10% of the total required parking spaces or 1.0 space, whichever is greater	Delete provision – 0.0 EV parking spaces per unit is requested
3.1.2.1	Required Number of Parking Spaces for Residential Uses	<u>Precinct 3</u> Condominium Apartment <u>Residential</u> - 1.0 spaces / unit, <u>Visitor</u> – 0.20 spaces / unit	Delete Provision – a residential parking rate of 0.9 spaces per unit and a visitor parking rate of 0.18 spaces per unit is requested Required: <i>Residential – 203 (1 space / unit)</i> <i>Visitor – 41 (0.20 spaces / unit)</i> Provided: <i>Residential – 183 (0.90 spaces / unit)</i> <i>Visitor – 37 (0.18 spaces / unit)</i>
3.1.3.1.B	Required Number of Accessible Parking Spaces	Accessible parking spaces for residential uses shall only apply to the total number of visitor parking spaces required and shall be provided in compliance with Table 3.1.3.1 - Accessible Parking Regulations. <u>Visitor</u> 13-100 spaces = 4% of the total (37 spaces)	Provision Met Required: <i>Visitor – 2 spaces</i> Provided: <i>Visitor – 2 spaces</i>
3.1.6.5.1	Required Number of Bicycle Parking Spcaes for Residential Uses	<u>Class A</u> 0.6 spaces per unit <u>Class B</u> The greater of 0.05 spaces per unit or 6.0 spaces	Delete provisions - 0.2 long term spaces and 0.02 short term spaces will be provided
4.15.1	RA2 – Permitted Uses	Residential – Apartment, Long-Term Care Building, Retirement Building (1)	Provision Met
4.15.1	RA2 – Zone Regulations	Minimum Lot Frontage – 30.0 m	Delete provision – minimum lot frontage of 6.0 m is requested (to Erin Mills Parkway)
4.15.1	RA2 – Zone Regulations	Minimum Floor Space Index – Apartment Zone – 0.5	Provision met
4.15.1	RA2 – Zone Regulations	Maximum Floor Space Index – Apartment Zone – 1.0	Provision met
4.15.1	RA2 – Zone Regulations	Maximum Height – 26.0 m (2) and 8 Storeys	Delete provision – A maximum height of 33.0 m and 8 storeys is requested
4.14.1	R10 – Zone Regulations	<i>Insert Frontage Definition – For the purpose of this by-law Erin Mills Parkway shall be considered the frontage</i>	
4.15.1	RA2 – Zone Regulations	<i>Minimum Front and Exterior Side Yards</i>	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m (8)	Delete provision – a minimum front and yard of 5.5 m is requested for the entire building
4.15.1	RA2 – 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 (8)	Delete provision – a minimum front and yard of 5.5 m is requested for the entire building
4.15.1	RA2 – 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 (8)	Delete provision – a minimum front and yard of 5.5 m is requested for the entire building
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 10.5 (8)	Delete provision – a minimum front and yard of 5.5 m is requested for the entire building
4.15.1	RA2 – Zone Regulations	<i>Minimum Interior Side Yard</i>	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 4.5 m (8)	Delete provision – a minimum interior side yard of 7.0 m is requested for the entire building
4.15.1	RA2 – 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 (8)	Delete provision – a minimum interior side yard of 7.0 m is requested for the entire building

4.15.1	RA2 – 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 (8)	Delete provision – a minimum interior side yard of 7.0 m is requested for the entire building
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 9.0 m (8)	Delete provision – a minimum interior side yard of 7.0 m is requested for the entire building
4.15.1	RA2 – 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 (8)	N/A
4.15.1	RA2 – 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 ⁽³⁾	N/A
4.15.1	RA2 – Zone Regulations	<i>Minimum Rear Yard</i>	
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height less than or equal to 13.0 m – 7.5 m (8)	Delete provision – a minimum rear yard of 0.0 m is requested for the entire building
4.15.1	RA2 – 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 (8)	Delete provision – a minimum rear yard of 0.0 m is requested for the entire building
4.15.1	RA2 – 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 (8)	Delete provision – a minimum rear yard of 0.0 m is requested for the entire building
4.15.1	RA2 – Zone Regulations	For that portion of the dwelling with a height greater than 26.0 m – 15.0 m (8)	Delete provision – a minimum rear yard of 0.0 m is requested for the entire building
4.15.1	RA2 – Zone Regulations	Where a rear 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 (8)	N/A
4.15.1	RA2 – 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 ⁽³⁾	N/A
4.15.1	RA2 – Zone Regulations	<i>Encroachments and Projections</i>	
4.15.1	RA2 – 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 m	Delete provision – A maximum encroachment of a balcony located above the first storey, sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required yard of 2.5 m is requested
4.15.1	RA2 – 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 m	Delete provision – A 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 of 3.5 m is requested
4.15.1	RA2 – 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 – A 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 of 2.5 m is requested
4.15.1	RA2 – Zone Regulations	<i>Minimum Above Grade Separation Between Buildings</i>	
4.15.1	RA2 – Zone Regulations	For that portion of dwelling with a height less than or equal to 13.0 m – 3.0 m	Delete provision – A minimum above grade separation to a building in a RM10-XX Zone of 11.0 m is requested for the entire building height
4.15.1	RA2 – Zone Regulations	For that portion of dwelling with a height greater than 13.0 m and less than or equal to 20.0 m – 9.0 m	Delete provision – A minimum above grade separation to a building in a RM10-XX Zone of 11.0 m is requested for the entire building height
4.15.1	RA2 – Zone Regulations	For that portion of dwelling with a height greater than 20.0 m and less than or equal to 26.0 m – 12.0 m	Delete provision – A minimum above grade separation to a building in a RM10-XX Zone of 11.0 m is requested for the entire building height
4.15.1	RA2 – Zone Regulations	For that portion of dwelling with a height greater than 26.0 m – 15.0 m	Delete provision – A minimum above grade separation to a building in a RM10-XX Zone of 11.0 m is requested for the entire building height
4.15.1	RA2 – Zone Regulations	<i>Parking, Loading, Servicing Area and Parking Structures</i>	

4.15.1	RA2 – Zone Regulations	Minimum parking spaces – (4)	Delete Provision – a residential parking rate of 0.9 spaces per unit and a visitor parking rate of 0.18 spaces per unit is requested Required: <i>Residential – 203 (1 space / unit)</i> <i>Visitor – 41 (0.20 spaces / unit)</i> Provided: <i>Residential – 183 (0.80 spaces / unit)</i> <i>Visitor – 37 (0.18 spaces / unit)</i>
4.15.1	RA2 – Zone Regulations	Minimum setback from surface parking spaces or aisles to a street line – 4.5 m	N/A
4.15.1	RA2 – Zone Regulations	Minimum setback from surface parking spaces or aisles to any other lot line – 3.0 m	N/A
4.15.1	RA2 – Zone Regulations	Minimum setback from a parking structure above or partially above finished grade to any lot line – 7.5 m	N/A
4.15.1	RA2 – 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 – A minimum setback from a parking structure completely below finished grade to any lot line of 0.0 m is requested
4.15.1	RA2 – Zone Regulations	Minimum setback from a waste enclosure/loading area to a street line – 10.0 m	Delete provision – A minimum setback from a waste enclosure/loading area to a street line of 3.0 m is requested
4.15.1	RA2 – Zone Regulations	Minimum setback from a waste enclosure/loading area to a zone permitting detached dwelling and/or semi-detached – 10.0 m	N/A
4.15.1	RA2 – Zone Regulations	Condominium Roads and Aisles	
4.15.1	RA2 – Zone Regulations	Condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses, townhouses or apartments, or any combination thereof	Provision met
4.15.1	RA2 – Zone Regulations	Minimum Landscaped Area, Landscaped Buffer and Amenity Area	
4.15.1	RA2 – Zone Regulations	Minimum landscaped area – 40% of lot area	Delete provision – A minimum landscaped area of 5% is requested
4.15.1	RA2 – 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 a Residential Zone with the exception of an Apartment Zone – 4.5 m (8)	Delete provision – A minimum depth of a landscape buffer abutting a lot line that is a street line of 0.0 m is requested
4.15.1	RA2 – Zone Regulations	Minimum depth of a landscaped buffer along any other lot line – 3.0 m (5)(6)	Delete provision – A minimum depth of a landscape buffer along any other lot line of 0.0 m is requested
4.15.1	RA2 – Zone Regulations	Minimum amenity area - The greater of 5.6 m ² per dwelling unit or 10% of the site area	Delete provision – A minimum amenity area of 2.3 sq.m per unit is requested
4.15.1	RA2 – Zone Regulations	Minimum percentage of total required amenity area to be provided in one contiguous area – 50%	Delete provision – A minimum of 15% of amenity area to be provided in one contiguous area is requested
4.15.1	RA2 – Zone Regulations	Minimum amenity area to be provided outside at grade – 55.0 sq.m	Delete provision – A minimum of 0.0 sq.m of amenity area to be provided outside at grade is requested



DRAFT

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PARKING PRECINCT



PARKING PRECINCT BOUNDARY

THIS IS NOT A PLAN OF SURVEY.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO

BY-LAW _____

