

**4100 Ponytrail Drive and 1850 Rathburn Road East**  
**OWNER: Chelsea on the Green I Limited Partnership**

City File No.: OZ 25/XX W3 (DARC 25-62 W3)

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

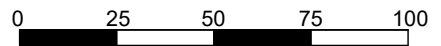
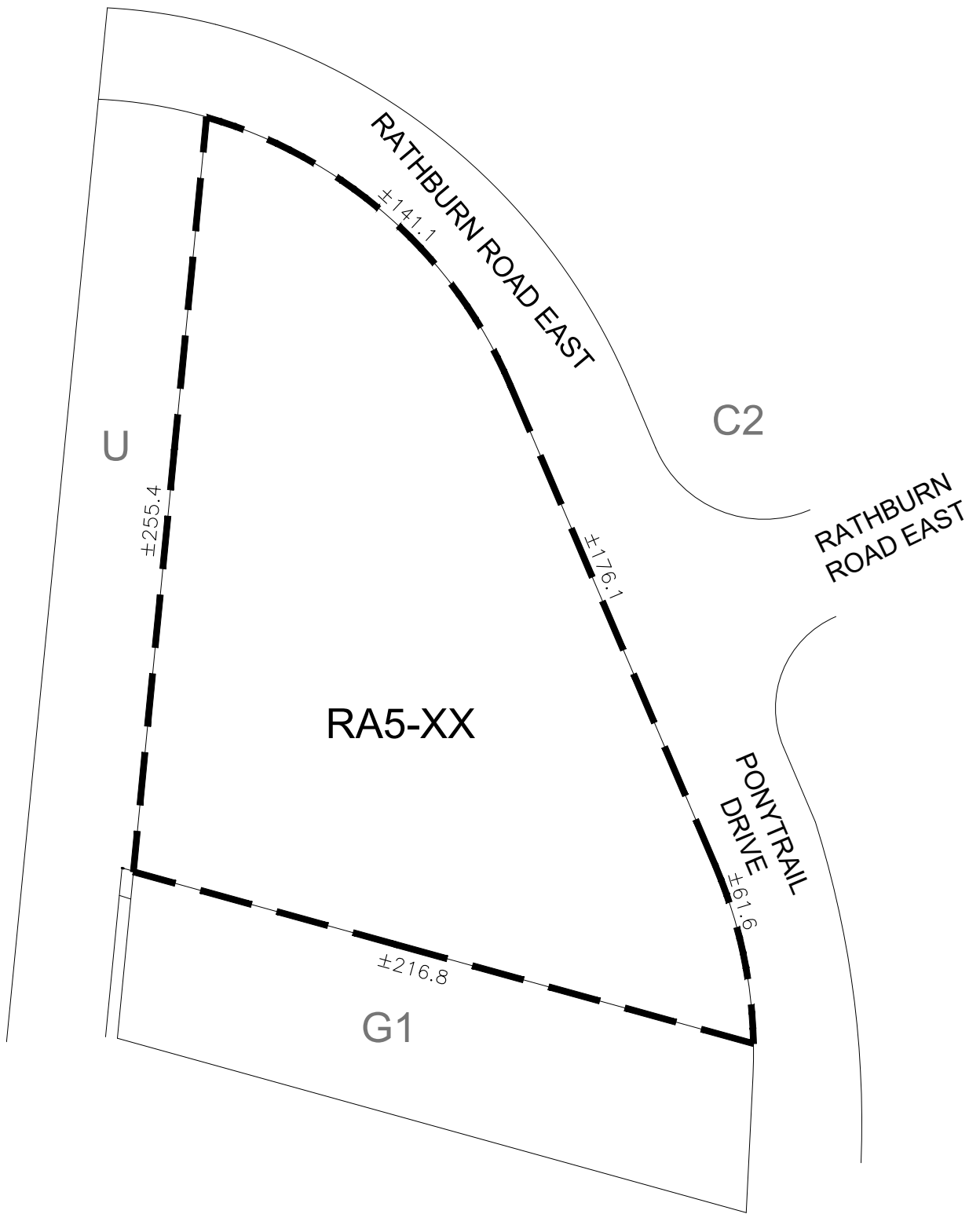
Type of Use: Residential

	Zoning Standard/Regulation	General Provision/Section	Parent Zone Prefix & Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation
<b>RA5-XX</b>					
<b>Zone Regulations</b>					
	Physical Services	2.1.1.3		Provisions for utilities and structures	Notwithstanding 2.1.1.3, a structure measuring less than or equal to 12 m <sup>2</sup> shall not be subject to the zone regulations.
	Centreline setbacks	2.1.14.1		Table 2.1.14.1 (Centreline Setbacks)	Line 14.0 shall not apply.
	Rooftop Balcony	2.1.30	N/A	Provisions pertaining to rooftop setbacks	Delete provision
	Parking Requirement(s)	3.1.1.4		Provisions pertaining to parking stall dimensions	A maximum of 10% of the required underground parking stalls are not required to comply with sections 3.1.1.4.1, 3.1.1.4.3, 3.1.1.4.4, and 3.1.1.5.1
	Aisles	3.1.1.5		Aisle dimensions	Notwithstanding 3.1.1.5, any aisles in existing buildings shall be permitted
Parent Zone (RA5-)	Parking Requirement(s)	3.1.2	N/A	Table 3.1.2.1 (Required Number of Off-Street Parking Spaces for Residential Uses), Column C Line 2.0: 1.1 spaces/unit (resident) Line 2.0/3.0: 0.2 spaces/unit (visitor)	1.0 space/unit (resident) for condominium 0.15 spaces/unit (visitor) to be provided in accordance with previous Committee of Adjustment decision.
	Bicycle Parking	3.1.6		Table 3.1.6.5.1 - Required Number of Bicycle Parking Spaces for Residential Uses	Total Class A and Class B bicycle parking spaces to be provided for new residential buildings only.  (NOTE: Residential rates may be determined later based on final concept plan in support of rezoning application for project)
	<b>Various</b>				
	Accessory Buildings and	4.1.2		Table 4.1.2.2 – Accessory Buildings and Structures	100 m <sup>2</sup> (maximum area combined for all accessory buildings and

Structures			Line 2.2: 60 m <sup>2</sup> (under Column B)	structures) – Line 2.2 An accessory structure height of 3.9 m – Line 4
Greenlands Zone	4.1.8.1		The minimum setback for all buildings, structures, parking areas...to all lands zoned G1 or G2 base zone shall be the greater of 5.0 m or the required yard/setbacks.	Delete provision
Additional Uses	4.1.15.1		Additional uses are limited to a retail store, service establishment, financial institution, office and medical office – restricted.	Notwithstanding the uses permitted under 4.1.15.1.1, the following additional uses are permitted: <ul style="list-style-type: none"> <li>- Restaurant</li> <li>- Take-out restaurant</li> <li>- Patios associated with any form of restaurant</li> <li>- Pharmacy (dispensary)</li> <li>- Medical office</li> </ul> <p>A pharmacy (dispensary) will be defined as a use that dispenses regulated and over the counter drugs or medicine and may include ancillary retail areas.</p> <p>NOTE: The additional uses are all intended to be provided in a retirement home but may be patronized by the general public.</p> <p>Notwithstanding the provisions of 4.1.15.1.2 and 4.1.15.1.3, all uses permitted under 4.1.15.1.1 and as noted above are permitted in a retirement home and are permitted on the ground and second storeys.</p>
<b>Zone Regulation</b>				
<b>Lot Regulations</b>				
RA1 to RA5 Apartment Zones	4.15.1		Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations Line 4.0: Minimum Floor Space Index - Apartment Zone Line 7.0: Maximum Height Lines 8.1-8.4: Minimum Front/Exterior Side yard Line 9.1-9.6: Minimum Interior Side Yard Line 10.1-10.6: Minimum Rear Yard Line 12.1-12.4: Minimum Above Grade Separation Between Buildings Line 13.4: Minimum setback parking structure	Delete provision  NOTE: New standards are proposed in some circumstances below and will be further evaluated pending comments on the submission materials and development concept plan.

	<p>RA1 to RA5 Apartment Zones</p>	<p>4.15.1</p>		<p>Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations</p> <p>Line 5.0: Maximum Floor Space Index - Apartment Zone (2.9)</p> <p>Line 6.0: MAXIMUM GROSS FLOOR AREA - APARTMENT ZONE PER STOREY FOR EACH STOREY ABOVE 12 STOREYS (1000 m<sup>2</sup>)</p> <p>Line 7.0: Maximum height (77.0 m and 25 storeys)</p> <p>Line 8.0-8.4: Minimum front and exterior side yards (various)</p> <p>Line 11.2: 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)</p> <p>Line 11.3: 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)</p> <p>Line 13.1: Minimum parking spaces</p> <p>Line 13.5: Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (3.0 m)</p> <p>Line 15.2: 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)</p> <p>Line 15.3: Minimum depth of a landscaped buffer along any other lot line (3.0 m)</p>	<p>Replace/New provisions as follows:</p> <p>Line 5.0: Maximum Floor Space Index - Apartment Zone (Gross: 5.4)</p> <p>Line 6.0: MAXIMUM GROSS FLOOR AREA - APARTMENT ZONE PER STOREY FOR EACH STOREY ABOVE 12 STOREYS (800 m<sup>2</sup>)</p> <p>Line 7.0: Maximum height (87.05 m based on 219.46 ASL from GTAA and 25 storeys)</p> <p>Line 8.0-8.4: Minimum front yard (all floors: 0.9 m)</p> <p>Line 11.2: 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 20.0 m (3.5 m)</p> <p>Line 11.3: 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 (3.0 m)</p> <p>Line 13.1: Visitor: 0.15 spaces/unit (in accordance with 'A' 164/19 Committee of Adjustment decision) Resident: 1.0</p> <p>Line 13.5: Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line (2.5 m)</p> <p>Line 15.2: 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 Street line: (3.0 m or 2.5 m)</p> <p>Line 15.3: Minimum depth of a landscaped buffer along any other lot line Other line/zone: (2.5 m)</p>

			<p>Line 15.4: Minimum amenity area (The greater of 5.6 m<sup>2</sup> per dwelling unit or 10% of the site area)</p> <p>Line 15.5: Minimum percentage of total required amenity area to be provided in one contiguous area (50%)</p> <p>Line 15.6: Minimum amenity area to be provided outside at grade (55.0 m<sup>2</sup>)</p>	<p>Line 15.4: Minimum amenity area (3.5 m<sup>2</sup> per dwelling unit)* <i>NOTE: See cover letter and PJR for details on amenity areas to be provided.</i></p> <p>Line 15.5: Minimum percentage of total required amenity area to be provided in one contiguous area (10%)</p> <p>Line 15.6: Notwithstanding line 15.6, minimum amenity area can be provided outside at grade or above-grade</p>
<b>Additional Regulations</b>				
Various			<p>Permissions in yards and landscape buffers</p> <p>Tower separations</p> <p>Tandem parking permission</p> <p>One lot zoning interpretation</p>	<p>New provisions:</p> <p>Stairs, walkways, planters, utility equipment, and ventilation shafts are permitted to encroach into a required yard and landscaped buffer</p> <p>Permission for:</p> <p>One separation of 22.0 m (per current schedule)</p> <p>One separation of 23.0 m (per 'A' 98/25 Committee of Adjustment decision)</p> <p>All other separations: 24 m</p> <p>Tandem parking spaces will be permitted</p> <p>Maximum percentage of required resident parking spaces that may be tandem (20%)</p> <p>For the purpose of this By-law, all lands zoned RA5-XX shall be considered one lot</p>



4100 PONYTRAIL DRIVE &  
 1850 RATHBURN ROAD E  
 BLOCK EE, PLAN M-48  
 CITY OF MISSISSAUGA,  
 REGIONAL MUNICIPALITY OF PEEL

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

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