

Mattamy Urban Homes
6136, 6168, 6252, 6276, 6302, 6314, 400 and 6432 Ninth Line
Mississauga, ON

City File No.:
 XXXX

PROPOSED ZONING BY-LAW AMENDMENT APPLICATION

6 storey Apartments (141 units)

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/ Regulation
Zone Regulations					
<i>Notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply. All other RA2 provisions shall continue to apply unless indicated herein. This list of proposed zoning regulations may be subject to further refinement based on City feedback and/or revisions to the overall project design.</i>					
	Lot Line	N/A	N/A	N/A	For the purposes of Zoning, the lot line abutting Ninth Line shall be deemed the front lot line
	Centreline Setbacks	2.1.14	N/A	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	Line 7.0 of Table 2.1.14.1 shall not apply
Parking, Loading and Stacking (Part 3)	Parking Requirement(s)	3.1.2.1	N/A	Precinct 3 parking requirements	Minimum Visitor Parking Requirement – 0.15 spaces per unit
	Parking Requirement(s)	3.1.2.1	N/A	Precinct 3 parking requirements	Permission for a maximum of 35% of required resident parking spaces are permitted to be tandem spaces
	Electric Vehicle Ready Parking Spaces	3.1.1.12.1		Minimum number of required Electric Vehicle Ready Parking Spaces	0 visitor and resident parking spaces shall be required to be EV ready
	Loading Space Requirement(s)	3.1.4.5	N/A	One loading space per apartment and/or retirement building containing a minimum of 30 dwelling units, shall be required.	Zero loading spaces per apartment building shall be required.
	Aisle Width	3.1.1.5.1		Minimum aisle width shall be	Minimum aisle width shall be

			7.0 m.	5.5m at grade
Aisle Width	3.1.1.5.1		Minimum aisle width shall be 7.0 m.	Minimum aisle width shall be 6.5m in an underground parking structure
Access	3.1.1.8.1		Access to/from parking and loading spaces shall be provided by unobstructed on-site driveways or aisles	Regulation 3.1.1.8.1 shall be deleted in its entirety
Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 5.0 MAXIMUM FLOOR SPACE INDEX - APARTMENT ZONE	Line 5.0 of Table 4.15.1 to be replaced with max FSI permission of 2.0
Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 8.2 MINIMUM FRONT AND EXTERIOR SIDE YARDS	The regulations of Line 8.2 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.
Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 9.2 MINIMUM FRONT AND EXTERIOR SIDE YARDS	The regulations of Line 9.2 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.
Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 10.2 MINIMUM REAR YARD	The regulations of Line 10.2 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.
Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 12.2 MINIMUM ABOVE GRADE SEPARATION BETWEEN BUILDINGS	The regulations of Line 12.2 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.
Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 13.4 MINIMUM SETBACK FROM A PARKING STRUCTURE ABOVE OR PARTIALLY ABOVE FINISHED GRADE TO ANY LOT LINE	The regulations of Line 13.4 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.
Apartment Zones – RA2 zone regulations	Table 4.15.1		LINE 13.6 MINIMUM SETBACK OF A WASTE ENCLOSURE/LOADING AREA TO A STREETLINE	Line 13.6 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.
Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 11.2 ENCROACHMENTS AND PROJECTIONS	Line 11.2 of Table 4.15.1 shall be deleted in its entirety and replaced with the following: Maximum encroachment into a required yard of a balcony

					located at/above the first storey shall be 1.0m Maximum encroachment into a required yard along Ninth Line of a balcony/porch located at/above the first storey shall be 3.0m
	Apartment Zones – RA2 zone regulations	Table 4.15.1		ENCROACHMENTS AND PROJECTIONS	The following shall be added: Maximum projection of a canopy from a building face shall be 1.8m
	Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 15.2 MINIMUM DEPTH OF A LANDSCAPED BUFFER ABUTTING A LOT LINE THAT IS A STREETLINE	The regulations of Line 15.2 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.
	Apartment Zones – RA2 zone regulations	Table 4.15.1		Line 15.3 MINIMUM DEPTH OF A LANDSCAPED BUFFER ALONG ANY OTHER LOT LINE	The regulations of Line 15.2 of Table 4.15.1 shall be replaced with Zoning Schedule RA2-XX of the By-law.