

A By-law to amend Zoning 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 may amend 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 a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.6.XX	Exception RA5-XX	Map # XX	By-law: XX
In a RA5-XX zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.XX.1	Minimum Lot Frontage		25.08m
4.15.6.XX.2	Maximum Floor Space Index		10.25
4.15.6.XX.3	Maximum Height		31 storeys / 99.90m
4.15.6.XX.4	Minimum Front Yard		
	1) For that portion of the dwelling with a height less than or equal to 13.0m		4.4m
	2) For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m		4.4m
	3) For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0 m		7.5m
	4) For that portion of the dwelling with a height greater than 26.0m		7.5m
4.15.6.XX.5	Minimum Exterior Side Yard		
	1) For that portion of the dwelling with a height less than or equal to 13.0m		4.2m
	2) For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m		4.2m 2.7m to balcony
	3) For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0 m		4.2m 2.7m to balcony
	4) For that portion of the dwelling with a height greater than 26.0m		4.2m 2.7m to balcony
4.15.6.XX.6	Minimum Interior Side Yard		
	1) For that portion of the dwelling with a height less than or equal to 13.0m		3.3m
	2) For that portion of the dwelling with a height greater than 13.0m and less than or equal to 20.0m		3.2m 1.7m to balcony
	3) For that portion of the dwelling with a height greater than 20.0m and less than or equal to 26.0 m		3.2m 1.7m to balcony
	4) For that portion of the dwelling with a height greater than 26.0m		3.2m 1.7m to balcony
	5) 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		3.2m 1.7m to balcony

4.15.6.XX.7	Minimum Rear Yard	
	1) For that portion of the dwelling with a height less than or equal to 13.0m	6.5m
	2) Where a rear lot line, or any portion thereof, abuts a zone permitting detached and/or semi-detached	6.5m
4.15.6.XX.8	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard	1.5m
4.15.6.XX.9	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	1.5m
4.15.6.XX.10	Minimum Parking Spaces	148 resident 32 visitor 0.68 spaces/ unit
4.15.6.XX.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	0.8m
4.15.6.XX.12	Minimum setback from a waste enclosure/loading area to a street line	7.4m
4.15.6.XX.13	Minimum landscaped area	37.9% of lot area
4.15.6.XX.14	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	0m
4.15.6.XX.15	Minimum amenity area	3.7m ² per dwelling unit
4.15.6.XX.16	Minimum percentage of total required amenity area to be provided in one contiguous area	39%

2. Map Number 15 of Schedule “B” to By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from “O” to “RA5-XX” PROVIDED HOWEVER THAT the “RA5-XX” zoning shall only apply to the lands which are shown on the attached Schedule “A” outlined in the heaviest broken line with the “RA5-XX” zoning indicated thereon.

ENACTED AND PASSED this _____ day of _____, 202X.

Mayor

Clerk

APPENDIX “A” TO BY-LAW NO. _____

Explanation of the Purpose and Effect of the By-law

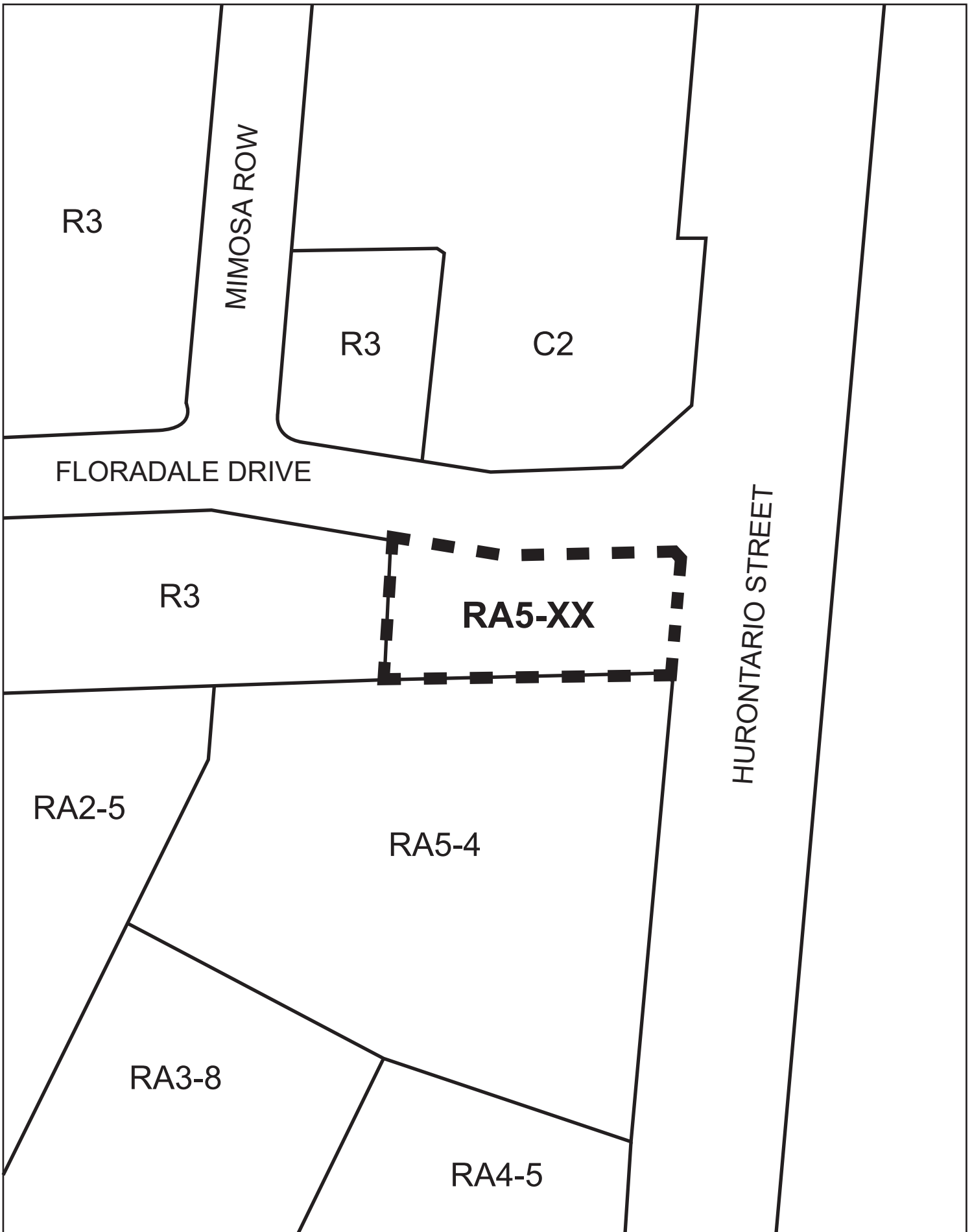
This By-law amends the zoning of the property outlined on the attached Schedule “A” from “O” to “RA5-XX”.

“RA5-XX permits a 31-storey Apartment Dwelling with 215 units, including 3 live/work units with a Floor Space Index (FSI) of 10.25.

Location of Lands Affected

West side of Hurontario Street, south of Floradale Drive, as shown on the attached Map designated as Schedule “A”

Further information regarding this By-law may be obtained from XXXXXX of the City Planning and Building Staff at (905) 615-3200 x XXXX.



— — SUBJECT LANDS

Scale: Not to Scale

**THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL ON**

CITY OF MISSISSAUGA
