

**91 EGLINTON LIMITED PARTNERSHIP – 91 EGLINTON AVENUE EAST, 131  
EGLINTON AVENUE EAST & 5055 HURONTARIO STREET**

**(FOR CITY ZONING BY-LAW REVIEW  
COMMITTEE: XXX 2020)**

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 37 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:

- 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(H)	Map # 36W	By-law: 0225-2007
In a RA5-XX (H)zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.XX.1	(1)	Commercial Uses	
<b>Regulations</b>			
4.15.6.XX.2	The regulations contained in Subsections 2.1.14, 2.1.30 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.XX.3	The regulations contained in Table 4.15.1 of this By-law shall not apply save and except Lines 3.0, 12.1, 12.2, 12.3, 12.4, 13.6 and 16.0		
4.15.6.XX.4	For the purpose of this By-law, all lands zoned RA5-XX (H) shall be considered one (1) <b>lot</b>		
4.15.6.XX.5	Commercial uses shall include <b>office, medical office, retail store, personal service establishment, commercial school, financial institution, day care, convenience retail and service kiosk, recreational establishment, motor vehicle rental facility, motor vehicle wash facility - restricted and private school</b>		
4.15.6.XX.6	Minimum <b>gross floor area – non-residential</b>		1,000 m <sup>2</sup>
4.15.6.XX.7	Maximum number of dwelling units on all lands zoned RA5-XX (H)and RA5-YY (H)		2,600
4.15.6.XX.8	Maximum <b>floor space index - apartment dwelling zone</b> on all lands zoned RA5-XX (H)		6.6
4.15.6.XX.9	Maximum building <b>height</b>		37 <b>storeys</b> 132 metres
4.15.6.XX.10	For the purposes of this Exception, Eglinton Avenue East shall be deemed to be the <b>front lot line</b>		

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4.15.6.XX.11	Minimum <b>front yard</b>	3.0 m
4.15.6.XX.12	Minimum <b>rear yard</b> abutting Armdale Road	2.5 m
4.15.6.XX.13	Minimum <b>interior side yard</b>	8.0 m
4.15.6.XX.14	Minimum <b>exterior side yard</b>	3.0 m
4.15.6.XX.15	Minimum setback from a <b>parking structure</b> below finished grade, inclusive of covered or uncovered external access stairwells and air shafts	0.5 m
4.15.6.XX.16	Walkways and multi-use trails may be located within a <b>landscape buffer</b> and the <b>landscape buffer</b> will be designed to depth of 1.5 metres.	
4.15.6.XX.17	Minimum number of resident <b>parking spaces</b> a) per bachelor, residential condominium <b>dwelling unit</b> b) per one-bedroom residential condominium <b>dwelling unit</b> c) per two-bedroom residential condominium <b>dwelling unit</b> d) per three-bedroom residential condominium <b>dwelling unit</b>	0.8 0.9 1.0 1.3
4.15.6.XX.18	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:  the greater of 0.15 visitor spaces per unit or Parking required for all non-residential <b>uses</b> , located on the same <b>lot</b> as the residential <b>use</b> , shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law	
4.15.6.XX.19	<b>Tandem parking spaces</b> shall be permitted provided each pair of <b>tandem</b> spaces is allocated to one <b>dwelling unit</b>	
4.15.6.XX.20	Maximum number of <b>tandem parking spaces</b>	20% of the required resident parking spaces
4.15.6.XX.21	Minimum <b>amenity area</b> required on all lands zoned RA5-XX (H)	4.5 m <sup>2</sup> per <b>dwelling unit</b>
<b>Holding Provision</b>		
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned RA5-XX(H) by further amendment to map 36W of Schedule B, as amended, upon satisfaction of the following requirements:</p> <p>(1) a satisfactory Section 37 Agreement is in place with the City of Mississauga.</p>		

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2. 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.YY	Exception: RA5-YY(H)	Map # 36W	By-law: 0225-2007
In a RA5-YY (H) zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following regulations shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.YY.1	(1) Townhouse Dwelling (2) Commercial Uses		
<b>Regulations</b>			
4.15.6.YY.2	The regulations contained in Subsections 2.1.14, 2.1.30, and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.YY.3	The regulations contained in Table 4.15.1 of this By-law shall not apply save and except Lines 3.0, 12.1, 12.2, 12.3, 12.4, 13.6 and 16.0		
4.15.6.YY.4	For the purpose of this By-law, all lands zoned RA5-YY (H) shall be considered one (1) <b>lot</b>		
4.15.6.YY.5	Maximum number of dwelling units on all lands zoned RA5-XX (H) and RA5-YY (H)		2,600
4.15.6.YY.6	Commercial uses shall include <b>office, medical office, retail store, personal service establishment, commercial school, financial institution, day care, convenience retail and service kiosk, recreational establishment, motor vehicle rental facility, motor vehicle wash facility - restricted and private school</b>		
4.15.6.YY.7	Maximum <b>floor space index - apartment dwelling zone</b> on all lands zoned RA5-YY (H)		4.1
4.15.6.YY.8	Maximum building <b>height</b>		25 storeys 96 metres
4.15.6.YY.9	For the purpose of this Exception, Eglinton Avenue East shall be deemed to be the <b>front lot line</b>		
4.15.6.YY.10	Minimum <b>front yard</b>		3.0 m
4.15.6.YY.11	Minimum <b>rear yard</b>		2.5 m
4.15.6.YY.12	Minimum <b>exterior side yard</b> abutting Thornwood Drive		3.0 m
4.15.6.YY.13	Minimum <b>interior side yard</b>		6.0 m
4.15.6.YY.14	Minimum setback from a <b>parking structure</b> above or below finished grade, inclusive of covered or uncovered external access stairwells and air shafts		0.5 m
4.15.6.YY.15	Walkways and multi-use trails may be located within a <b>landscape buffer</b> and the <b>landscape buffer</b> will be designed to depth of 1.5 metres.		

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4.15.6.YY.16	<p>Minimum number of resident <b>parking spaces</b></p> <p>e) per bachelor, residential condominium <b>dwelling unit</b> 0.8</p> <p>f) per one-bedroom residential condominium <b>dwelling unit</b> 0.9</p> <p>g) per two-bedroom residential condominium <b>dwelling unit</b> 1.0</p> <p>h) per three-bedroom residential condominium <b>dwelling unit</b> 1.3</p>	
4.15.6.YY.17	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/ non-residential parking in accordance with the following:</p> <p>the greater of 0.15 visitor spaces per unit or Parking required for all non-residential <b>uses</b>, located on the same <b>lot</b> as the residential <b>use</b>, shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>	
4.15.6.YY.18	<p>Minimum number of <b>parking spaces</b> per <b>townhouse dwelling unit</b></p>	2
4.15.6.YY.18	<p>Maximum number of <b>tandem parking spaces</b></p>	20% of the required resident parking spaces
4.15.6.YY.19	<p>Minimum <b>amenity area</b> required on all lands zoned RA5-YY</p>	4.5 m <sup>2</sup> per <b>dwelling unit</b>
<b>Holding Provision</b>		
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned RA5-YY(H) by further amendment to map 36W of Schedule B, as amended, upon satisfaction of the following requirements:</p> <p>(1) a satisfactory Section 37 Agreement is in place with the City of Mississauga.</p>		

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**Section 37 Benefits Contribution**

Pursuant to Section 37 of the *Planning Act* R.S.O, 1990, c.P13, as amended, the **height** and density of development provided by this Exception shall be permitted subject to:

- (1) *the owner of the lands zoned RA5-XX(H) and RA5-YY(H) entering into an agreement with the Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increase in **height** and density of the development granted by the Exception as provided by Section 37(3) of the Planning Act R.S.O. 1990, c.P13;*
- (2) *the registration of the Agreement on title to the lands zoned RA5-XX and RA5-YY;*

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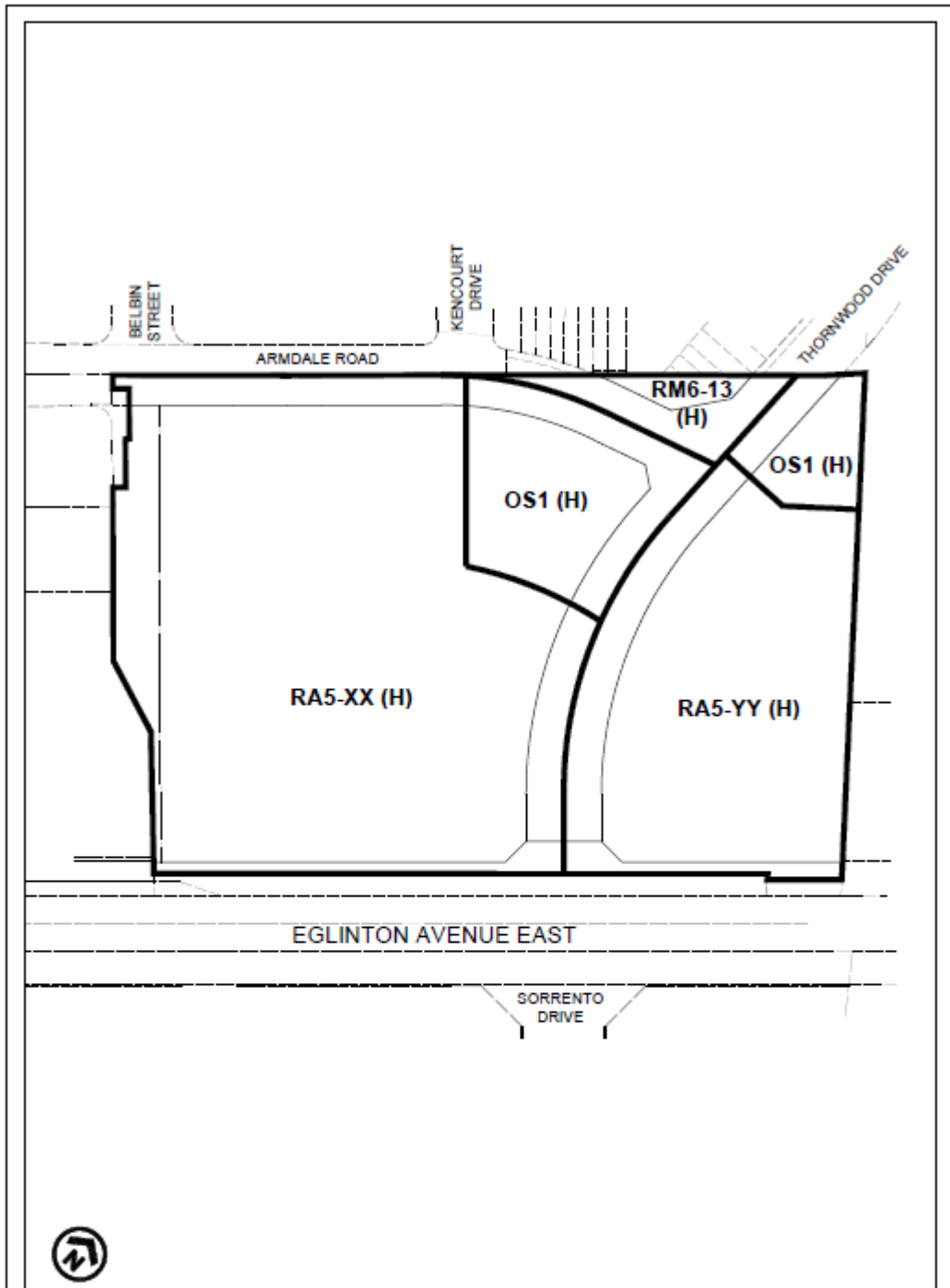
2. Map Number 36W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "RA5-XX (H)", "RA5-YY (H)", "RM6-13" and "OS1", the zoning of 91 Eglinton Avenue East, 131 Eglinton Avenue East and 5055 Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA5-XX (H)", "RA5-YY (H)", "RM6-13" and "OS1", zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest solid line with the "RA5-XX (H)", "RA5-YY (H)", "RM6-13" and "OS1", zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number XX is in full force and effect.
4. That in accordance with subsection 22 (2.2) of the Planning Act, notwithstanding the two-year moratorium on Amendments, Council permits 91 Eglinton Limited Partnership to submit a Minor Variance application with respect to site configuration and any future minor site/building modifications.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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PART OF LOT 1, CONCESSION 1,  
EAST OF HURONTARIO STREET,  
(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL),  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

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

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**APPENDIX "A" TO BY-LAW NUMBER \_\_\_\_\_**

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit the development of condominium apartment buildings up to 37 storeys in height used for residential purposes, with a combined total of 2,600 dwelling units permitted on all of the lands zoned RA5-XX (H) and RA5-YY (H) and associated open space. The lands located at the most northerly portion of the subject site are to be zoned RM6-13 and to be arranged upon with the adjacent landowner.

"D" does not permit any new development beyond that which currently exists on the lands subject to that zoning.

"RA5 – XX (H)" permits apartment dwellings, a freestanding amenity area, a maximum residential tower height of 37 storeys, and with all residential development to a maximum floor space index of 6.6. Commercial uses are permitted in all buildings.

"RA5 – YY (H)" permits apartment dwellings with a maximum height of 25 storeys, and with all residential development to a maximum floor space index of 4.1. Townhouse units are permitted on lands zoned RA5-YY (H). Commercial uses are permitted in all buildings.

"OS-1" permits open space to be dedicated to the City of Mississauga.

"RM6-13" permits Townhouse dwellings.

Location of Lands Affected

North side of Eglinton Avenue East, east of Hurontario Street, west of Forum Drive, 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 Caleigh McInnes of the City Planning and Building Department at 905-615-3200 ext.\_\_\_\_\_.