

To amend Zoning By-law Number 0225-2007, as amended of the City of Mississauga with respect to the lands municipally known as 85-95 Dundas Street West and 98 Agnes Street

WHEREAS authority is given to the Council of a municipality by Section 34 of the

Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; and

WHEREAS Council of City of Mississauga has provided adequate information to the public and has held as least one public meeting in accordance with the *Planning Act*,

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. Map Number 22 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 "(C4)" and "(D1)" to "(C4-XX)" entirely, the zoning of 85-95 Dundas Street West and 98 Agnes Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "(Exception C4-XX)" 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 broken line with the "(Exception C4)" zoning indicated thereon. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by substituting the following therefore:

6.2.5.X	Exception C4-XX	Map #22	By-law: XXXX-2019
In a C4-XX zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.5.X.1	Maximum height		56.4m / 16 storeys
6.2.5.X.2	Maximum floor space index		6.76
6.2.5.X.3	Minimum number of residential parking spaces		0.9/ unit for one bedroom 1.00/ unit for two bedroom 0.15/ unit for residential visitor/ commercial
6.2.5.X.4	Minimum number of bicycle parking spaces		0.60/ unit long-term 0.15/ unit short-term
6.2.5.X.5	Minimum depth of landscaped buffer from lot in Development Zone		0.0m
6.2.5.X.6	Minimum Interior Side Yard abutting lot in Development Zone		0.0m
6.2.5.X.7	Minimum Rear Yard abutting lot in Any Zone		3.0m
6.2.5.X.8	Notwithstanding Table 1.2, Dundas Street West shall be the Front Lot Line		
6.2.5.X.9	Notwithstanding Table 3.1.22, parking for non-residential uses shall be shared with residential visitor spaces		

2. This By-law shall not come into force until Mississauga Official Plan Amendment Number XX is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2019.

MAYOR

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

To permit a 16-storey Apartment Dwelling with 405 dwelling units and 510 square metres of commercial space.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "(C4)" to "(Exemption C4-XX).

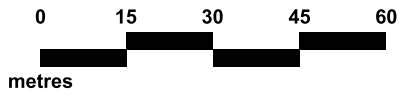
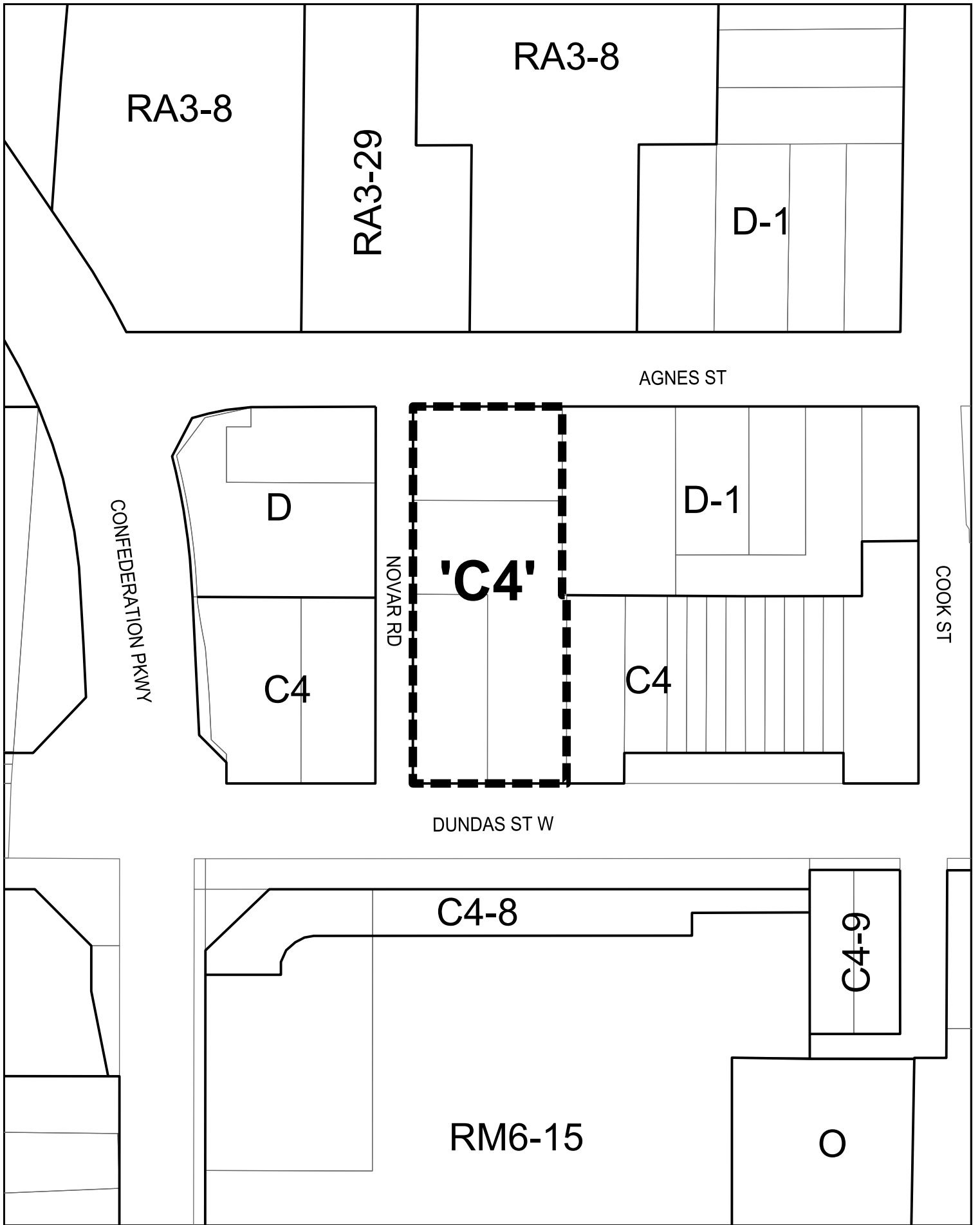
"(Exemption C4-XX)" permits an Apartment Dwelling with a maximum of 405 dwelling units and 510 square metres of commercial space and a maximum height of 16-storeys.

Location of Lands Affected

Municipally known as 85-95 Dundas Street West and 98 Agnes Street, 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 _____ of the City Planning and Building Department at 905-615-3200 extension _____.

DRAFT



— — — — AREA SUBJECT TO AMENDMENT

**THIS IS SCHEDULE "A" TO
BY-LAW _____**

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA
