



**PLANNING ACT
NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT AND
A ZONING BY-LAW BY
THE CORPORATION OF THE CITY OF MISSISSAUGA
BILL 51**

DATE OF NOTICE	July 2, 2015	
OPA NUMBER	OPA 30 (By-law 0177-2015)	
ZONING BY-LAW NUMBER	0178-2015	
DATE PASSED BY COUNCIL	June 24, 2015	
LAST DATE TO FILE APPEAL	July 21, 2015	
FILE NUMBER	OZ 13/018	Ward 5
APPLICANT	Goldberg Group	
PROPERTY LOCATION	Southeast corner of Hurontario Street and Nihani Way.	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Official Plan Amendment and Zoning By-law, under Sections 17 and 34 of the Planning Act, R.S.O., 1990, c.P.13, as amended.

An explanation of the Purpose and Effect of the Official Plan Amendment Zoning By-law, a description of the lands to which it applies, and/or a key map showing the location of the lands to which it applies, are attached.

To view the Official Plan Amendment and Zoning By-law in their entirety please visit:

www.mississauga.ca/portal/cityhall/publicnotices, or in person at the Office of the City Clerk, 300 City Centre Drive, 2nd Floor, Mississauga, Ontario.

The Zoning by law shall not come into force until Mississauga Plan (Official Plan) Amendment Number **30** is in full force and effect. A notice of appeal to the Ontario Municipal Board in respect of the by-law must be filed with the Clerk of the City of Mississauga, Attention: Crystal Greer, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, **no later than July 21, 2015**.

The Notice of Appeal must:

- 1) set out reasons for the appeal; and,
- 2) be accompanied by the fee required by the Ontario Municipal Board in the amount of \$125.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario, and
- 3) be accompanied by an administration fee of \$150.00, payable by Certified Cheque to the Treasurer of City of Mississauga.
- 4) Four (4) copies of the appeal package.

IF YOU WISH TO APPEAL to the OMB a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the City of Mississauga Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Crystal Greer, City Clerk
Legislative Services,
Corporate Services Department
905-615-3200 X 5421



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0177-2015

A by-law to Adopt Mississauga Official Plan Amendment No. 30

WHEREAS in accordance with the provisions of sections 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "*Planning Act*") Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing ("MMAH") authorized the Regional Municipality of Peel (the "Region") an approval authority, to exempt from its approval any or all proposed Local Municipal Official Plan Amendments;

AND WHEREAS, Regional Council passed By-law Number 1-2000 which exempted all Local Municipal Official Plan Amendments adopted by local councils in the Region after March 1, 2000, provided that they conform with the Regional Official Plan and comply with conditions of exemption;

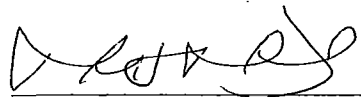
AND WHEREAS, the Commissioner of Public Works for the Region of Peel has advised that, with regard to Amendment No. 30, in his or her opinion the amendment conforms with the Regional Official Plan and is exempt;

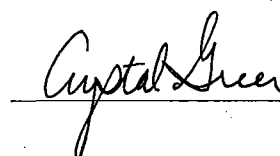
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The explanatory text, attached, constitutes Amendment No. 30 to Mississauga Official Plan, specifically the Uptown Major Node Character Area Policies of Mississauga Official Plan, of the City of Mississauga Planning Area, are adopted.

ENACTED and PASSED this 24 day of June, 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	17	6	15


ACTING MAYOR


CLERK



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0178-2015

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

WHEREAS pursuant to sections 34 and 36 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:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table 4.15.6.23 and substituting the following therefor:

4.15.6.23	Exception RA5-23	Map 136W	By-law
In a RA5-23 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.23.1	(1) Retail Store (2) Financial Institution (3) Personal Service Establishment		
Regulations			
4.15.6.23.2	The provisions contained in Subsection 2.1.14, Article 4.1.15.1 and, Table 4.15.1, Lines 11.1, 11.2 and 11.3 of this By-law shall not apply		
4.15.6.23.3	Maximum number of dwelling units		392
4.15.6.23.4	The uses contained in Sentence 4.15.6.23.1 shall only be located within a building, structure or part thereof used for an apartment dwelling, long-term care dwelling, retirement dwelling , or any combination thereof		
4.15.6.23.5	Minimum gross floor area - non-residential for uses contained in Sentence 4.15.6.23.1		313 m ²
4.15.6.23.6	A minimum of 50% of the streetwall of the first storey of a building or structure shall contain uses in Sentence 4.15.6.23.1 for that portion of the streetwall that abuts Hurontario Street		
4.15.6.23.7	Uses contained in Sentence 4.15.6.23.1 on the first storey shall be within an area having a minimum depth of 10.0 m measured from all points along the streetwall abutting Hurontario Street		
4.15.6.23.8	The lot line abutting Hurontario Street shall be deemed to be the front lot line		

4.15.6.20	Exception RAS-23	Map 736W	Bylaw
4.15.6.23.9	Minimum front yard:		
	(1)	for that portion of the dwelling with a height less than or equal to 12.0 m	3.0 m
	(2)	for that portion of the dwelling with a height greater than 12.0 m	13.0 m
4.15.6.23.10	Minimum exterior side yard:		
	(1)	for that portion of the dwelling with a height equal to 6.5 m	3.0 m
	(2)	for that portion of the dwelling with a height greater than 6.5 m	4.5 m
4.15.6.23.11	Minimum interior side yard:		
	(1)	for that portion of the dwelling containing a residential use with a height equal to 6.5 m	4.5 m
	(2)	for that portion of a building, structure or part thereof with uses contained in Sentence 4.15.6.23.1	3.0 m
	(3)	for that portion of the dwelling with a height greater than 6.5 m	23.0 m
4.15.6.23.12	Minimum rear yard:		
	(1)	for that portion of the dwelling with a height equal to 6.5 m	3.0 m
	(2)	for that portion of the dwelling with a height greater than 6.5 m	37.0 m
4.15.6.23.13	Minimum landscaped area		22% of lot area
4.15.6.23.14	Indoor amenity area accessory to an apartment dwelling, long-term care dwelling or retirement dwelling, shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street		
4.15.6.23.15	Minimum floor space index - apartment dwelling zone		2.9
4.15.6.23.16	Maximum floor space index - apartment dwelling zone		5.1
4.15.6.23.17	Maximum gross floor area - apartment dwelling zone		29 200 m ²
4.15.6.23.18	Minimum height of a building, structure or part thereof		6.5 m
4.15.6.23.19	Maximum height		33 storeys
4.15.6.23.20	Main front entrance for uses contained in Sentence 4.15.6.23.1 and located on the first storey shall face Hurontario Street		
4.15.6.23.21	Main front entrance of an apartment dwelling, long-term care dwelling or retirement dwelling shall face Nahani Way		
4.15.6.23.22	Minimum setback from a parking structure completely below finished grade to a street line		0.0 m
4.15.6.23.23	Minimum vertical depth		1.0 m
4.15.6.23.24	A driveway, aisle, parking area or loading space shall not be permitted between a wall of a building or structure, or part thereof and the lot line abutting Hurontario Street and Nahani Way		

4.15.6.23	Exception, RAS-23	Map 36W	By-law
4.15.6.23.25	Minimum number of resident parking spaces per one-bedroom and two-bedroom condominium apartment dwelling unit	1.1	
4.15.6.23.26	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit	1.2	
4.15.6.23.27	Minimum number of visitor parking spaces per condominium apartment dwelling unit	0.15	
4.15.6.23.28	For the visitor parking space 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 parking spaces per unit or Parking required for all non-residential uses		
4.15.6.23.29	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses contained in Sentence 4.15.6.23.1	4.3	
4.15.6.23.30	Minimum depth of a landscaped buffer abutting all lot lines	3.0 m	
4.15.6.23.31	A sidewalk having a maximum width of 1.5 m is permitted abutting the interior side lot line within the required landscaped buffer		
4.15.6.23.32	"Vertical Depth" means the distance between the finished grade level of the lands measured to the top of the roof membrane of a below grade parking structure		

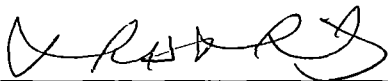
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-23 by further amendment to Map 36W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

- (1) provision of any outstanding technical plans, studies and reports, including:
 - (1.1) revised functional servicing report showing all fire flow calculations to the satisfaction of the Region of Peel;
 - (1.2) updated acoustical report to the satisfaction of the Transportation and Works Department that provides sufficient detail to confirm that the proposed food store will be compliant with City/MOECC stationary noise criteria at the residential receptor locations;
 - (1.3) quantitative wind study.
- (2) delivery of an executed Development Agreement in a form and on terms satisfactory to the City addressing and agreeing to the implementation of:
 - (2.1) requirements/conditions of Site Plan approval;
 - (2.2) warning clauses;
 - (2.3) such other provisions the City may require in relation to the proposed development.
- (3) delivery of an executed Servicing Agreement in a form and on terms satisfactory to the City, which includes but is not limited to:
 - (3.1) Dedication to the City of the Belbin Street extension and remnant buffer block;
 - (3.2) satisfactory arrangements to the City and the Region of Peel for the construction of the Belbin Street extension and construction of a 300 mm watermain from the north limit of Draft Plan T-M09004 W5 to Nahani Way within the identified future Belbin Street right-of-way;
 - (3.3) cash payment or security for the ultimate streetscape/landscape works across the Hurontario Street frontage and satisfactory arrangements for the implementation of streetscape works and planting details proposed for Nahani Way, Belbin Street extension and any interim works on the Hurontario Street Boulevard.
- (4) Execution of a Section 37 - Public Benefits agreement to the satisfaction of the City.

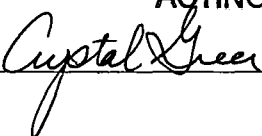
2. Map Number 36W of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "RA5-23" to "H-RA5-23" and "B", the zoning of Block 39, Plan M-1598, in the City of Mississauga, PROVIDED HOWEVER THAT, the "H-RA5-23" and "B" zoning 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 "H-RA5-23" and "B" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 30 is in full force and effect.

ENACTED and PASSED this 24 day of June 2015.

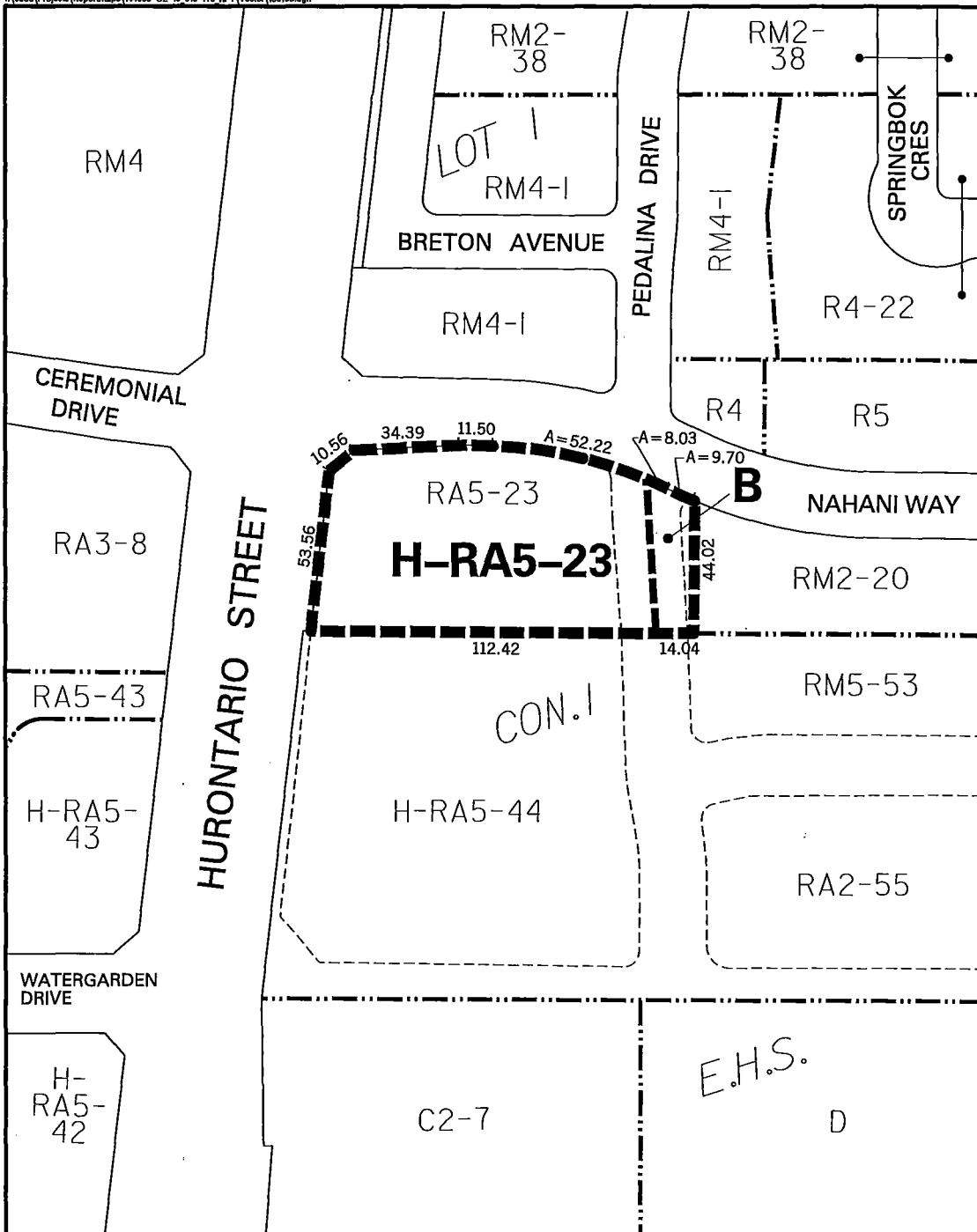
APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	17	6	15



ACTING MAYOR



CLERK



0 20 40 60 80
metres

This is not a Plan of Survey. Dimensions are derived from available office records.

CITY OF MISSISSAUGA

THIS IS SCHEDULE "A" TO

BY-LAW 0178-2015

PASSED BY COUNCIL ON

June 24, 2015

APPENDIX "A" TO BY-LAW NUMBER 0178-2015

Explanation of the Purpose and Effect of the By-law

The purpose of this by-law is to permit a 33 storey apartment building with accessory retail commercial uses, and to provide a buffer block adjacent to the existing semi-detached dwellings along Nahani Way.

This By-law amends the zoning provisions of the "RA5-23" zone (Apartment Dwellings - Exception) which applies to the property outlined on the attached Schedule "A".

"RA5-23" permits a maximum gross floor area - apartment dwelling zone of 21 000 m² and minimum landscaped area and building setback requirements.

"H-RA5-23" will permit a 33 storey apartment building with a maximum of 392 units, a floor space index (FSI) ranging between 2.9 - 5.1, and a minimum depth of 10.0 m along Hurontario Street for accessory retail commercial uses.

Upon removal of the "H" provision, "H-RA5-23" (Apartment Dwellings - Exception with a Holding Provision) will permit an apartment dwelling in conjunction with accessory retail commercial uses.

"B" will permit a buffer between the existing semi-detached dwellings on Nahani Way and the proposed Belbin Street extension.

Location of Lands Affected

Southeast corner of Hurontario Street and Nahani Way, in the City of Mississauga, as shown on the attached Map designated as Appendix "B".

Further information regarding this By-law may be obtained from Stephanie Segreti of the City Planning and Building Department at 905-615-3200 ext. 5531.

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