

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

**(FOR CITY ZONING BY-LAW REVIEW COMMITTEE:
XXX 2019)**

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:

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 # 36W	By-law: 0225-2007
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:			
Additional Permitted Uses			
4.15.6.XX.1	(1)	Freestanding Amenity Area	
	(2)	Office	
	(3)	Medical Office	
	(4)	Retail Store	
	(5)	Personal Service Establishment	
	(6)	Commercial School	
	(7)	Financial Institution	
	(8)	Day care	
	(9)	Recreational Establishment	
	(10)	Private School	
Regulations			
4.15.6.XX.2	The regulations contained in Subsections 2.1.14, 2.1.30, Lines 2.0, 3.1 and 3.2 contained in Table 4.1.2.2, 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, 9.5, 12.1, 12.2, 12.3, 12.4, 13.6, 15.1, 15.5, 15.6 and 16.0		
4.15.6.XX.4	For the purpose of this By-law, all lands zoned RA5-XX shall be considered one (1) lot		
4.15.6.XX.5	For the purpose of this By-law, Eglinton Avenue East shall be deemed to be the front lot line		
4.15.6.XX.6	A Freestanding amenity area shall be permitted and may be shared by all lands zoned RA5-XX and RA5-YY		
4.15.6.XX.7	Commercial uses as defined in section 4.15.6.XX.1 and residential uses as permitted in the RA5-XX zone shall be permitted on the ground floor of Towers A&B		

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4.15.6.XX.8	Maximum number of dwelling units on all lands zoned RA5-XX and RA5-YY	2,600
4.15.6.XX.9	Minimum floor space index - apartment dwelling zone on all lands zoned RA5-XX	2.9
4.15.6.XX.10	Maximum floor space index - apartment dwelling zone on all lands zoned RA5-XX	6.5
4.15.6.XX.11	Maximum building height for all buildings on lands zoned RA5-XX	45 storeys
4.15.6.XX.12	Minimum front yard	4.0 m
4.15.6.XX.13	Minimum rear yard abutting Armdale Road	2.0 m
4.15.6.XX.14	Minimum exterior side yard abutting Thornwood Drive	3.0 m
4.15.6.XX.15	Minimum setback from a parking structure above or below finished grade, inclusive of covered or uncovered external access stairwells and air shafts	0.5 m
4.15.6.XX.16	Minimum number of resident parking spaces	
	a) per bachelor, residential condominium dwelling unit	0.8
	b) per one-bedroom residential condominium dwelling unit	0.9
	c) per two-bedroom residential condominium dwelling unit	1.0
	d) per three-bedroom residential condominium dwelling unit	1.3
4.15.6.XX.17	Minimum number of visitor parking spaces per apartment dwelling unit	0.15
4.15.6.XX.18	Walkways and multi-use trails may be located within a landscape buffer	
4.15.6.XX.19	Minimum total amenity area to be provided on lands zoned RA5-XX per dwelling unit	4.8 sq m
4.15.6.XX.20	Freestanding amenity area shall be defined as a structure used for the provision of community activities such as, but not limited to, recreational activities.	
4.15.6.XX.21	Maximum projection of a balcony from located on a podium on lands zoned RA5-XX and RA5-YY	2.6m
4.15.6.XX.22	Maximum projection of a balcony from located on a tower on lands zoned RA5-XX and RA5-YY	1.7m
Section 37 Public Benefits Contribution		
<p>Pursuant to Section 37 of the <i>Planning Act</i> R.S.O, 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted subject to:</p> <ol style="list-style-type: none"> (1) the owner of the lands zoned RA5-XX 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 <i>Planning Act</i> R.S.O. 1990, c.P13; (2) the registration of the agreement on title to the lands zoned RA5-XX (3) the payment to the City by the owner of the lands zoned RA5-XX of the sum of \$XXX.XX to be applied towards 		

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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.XX	Exception: RA5-YY	Map # 36W	By-law: 0225-2007
In a RA5-YY zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following regulations shall apply:			
Additional Permitted Uses			
4.15.6.XX.1	(1)	Townhouse Dwelling	
Regulations			
4.15.6.XX.1	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.2	The regulations contained in Table 4.15.1 of this By-law shall not apply save and except Lines 3.0, 9.5, 12.1, 12.2, 12.3, 12.4, 13.6, 15.1, 15.5, 15.6 and 16.0		
4.15.6.XX.3	For the purpose of this By-law, all lands zoned RA5-YY shall be considered one (1) lot		
4.15.6.XX.4	For the purpose of this By-law, Eglinton Avenue East shall be deemed to be the front lot line		
4.15.6.XX.5	Maximum number of dwelling units on all lands zoned RA5-XX and RA5-YY		2,600
4.15.6.XX.6	Minimum floor space index - apartment dwelling zone on all lands zoned RA5-YY		2.9
4.15.6.XX.7	Maximum floor space index - apartment dwelling zone on all lands zoned RA5-YY		4.5
4.15.6.XX.8	Maximum building height for all buildings on lands zoned RA5-YY		30 storeys
4.15.6.XX.9	Minimum front yard		4.0 m
4.15.6.XX.10	Minimum rear yard abutting Thornwood Drive		2.5 m
4.15.6.XX.11	Minimum exterior side yard abutting Thornwood Drive		2.5 m
4.15.6.XX.12	Minimum interior side yard abutting a residential zone		2.0 m
4.15.6.XX.13	Minimum setback from a parking structure above or below finished grade, inclusive of covered or uncovered external access stairwells and air shafts		0.5 m
4.15.6.XX.14	Minimum number of resident parking spaces		
	e) per bachelor, residential condominium dwelling unit		0.8
	f) per one-bedroom residential condominium dwelling unit		0.9
	g) per two-bedroom residential condominium dwelling unit		1.0
	h) per three-bedroom residential condominium dwelling unit		1.3
4.15.6.XX.15	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.6.XX.16	Walkways may be located within a landscape buffer		
4.15.6.XX.17	Minimum amenity area to be provided on lands zoned RA5-YY per dwelling unit		3.0 sq m
4.15.6.XX.18	Maximum projection of a balcony from located on a tower on lands zoned RA5-XX and RA5-YY		1.7m

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4.15.6.XX.19 Maximum projection of a balcony from located on a podium on lands zoned RA5-XX and RA5-YY				2.6m
Section 37 Public Benefits Contribution				
4.15.6.XX	Exception: RA5-YY	Map # 36W	By-law: 0225-2007	
In a RA5-YY zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following regulations shall apply:				
<p>Pursuant to Section 37 of the <i>Planning Act</i> R.S.O, 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted subject to:</p> <ul style="list-style-type: none"> (4) the owner of the lands zoned RA5-YY 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 <i>Planning Act</i> R.S.O. 1990, c.P13; (5) the registration of the agreement on title to the lands zoned RA5-XX (6) the payment to the City by the owner of the lands zoned RA5-XX of the sum of \$XXX.XX to be applied towards_ 				

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2. Map Number X 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", "RA5-YY", "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", "RA5-YY", "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", "RA5-YY", "RM6-13" and "OS1", zoning indicated thereon.

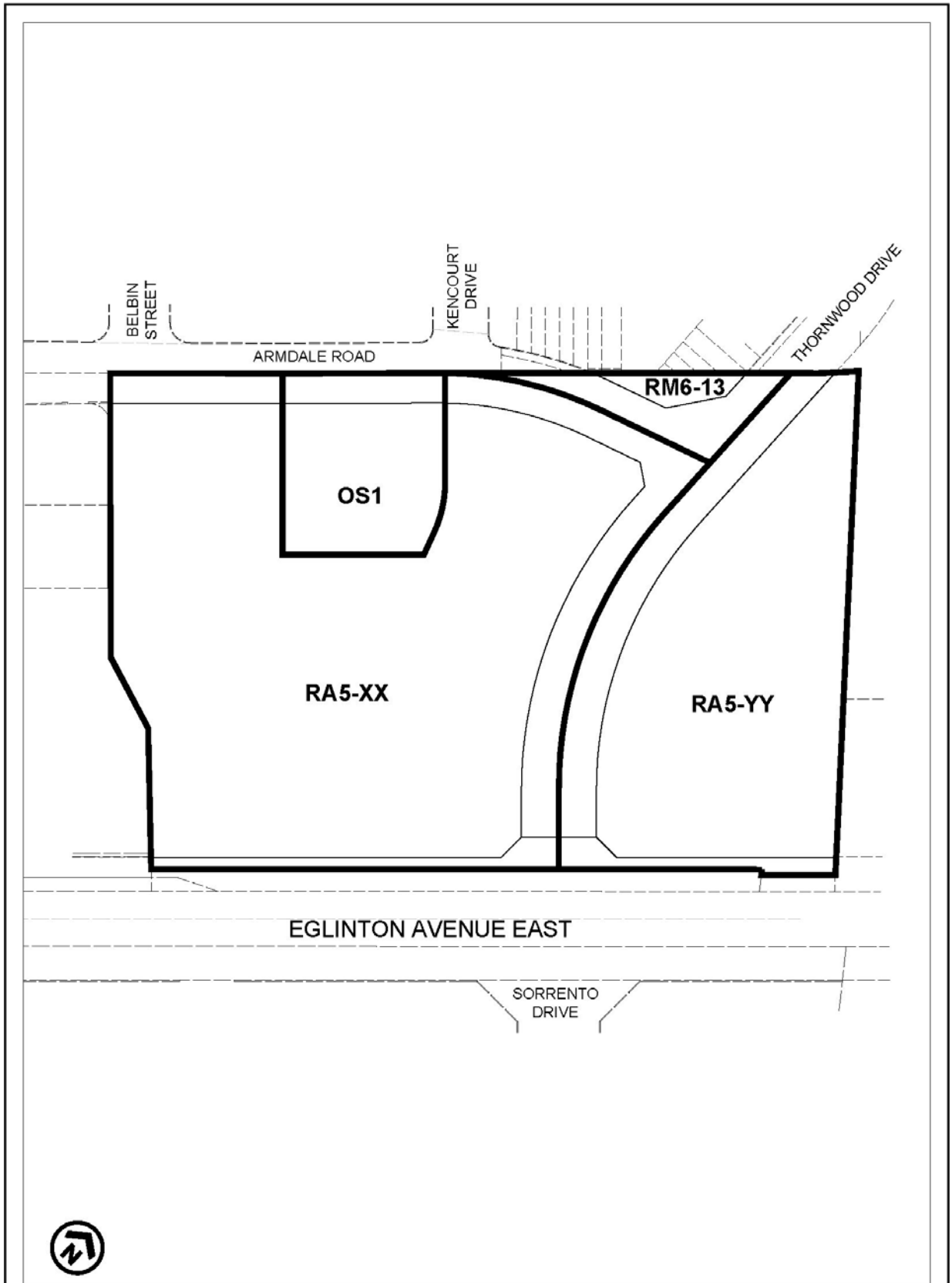
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number XX is in full force and effect.

ENACTED and PASSED this _____ day of _____ 2018.

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

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 45 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 and RA5-YY 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” permits apartment dwellings, a freestanding amenity area with a gross floor area limit of XX m², a maximum residential tower height of 45 storeys, and with all residential development to a maximum floor space index of 6.5. Commercial uses are permitted on the ground floor of Tower A & B.

“RA5 – YY” permits apartment dwellings with a maximum height of 30 storeys, and with all residential development to a maximum floor space index of 4.5. Townhouse units are permitted on lands zoned RA5-YY.

“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._____.