

To amend Zoning By-law Number 0225-2007, as amended of the City of Mississauga with respect to the lands municipally known as 86-90 Dundas Street East.

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 14 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)" to "(Exemption C4 *** and G1)", the zoning of 86-90 Dundas Street East, in the City of Mississauga, PROVIDED HOWEVER THAT the "(Exemption C4 *** and G1)" 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 "(C4 *** and G1)" zoning indicated thereon. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by substituting the following therefor:

6.2.5	Exception C4	Map # XX	By-law: XXXX-2019
In a C4 zone the permitted uses and applicable regulations shall be as specified for a C4 zone except that the following uses/regulations shall apply:			
Regulations			
Table 6.2.1	C4 Mainstreet Commercial Regulations		
	(1) maximum front yard setback		4.5 m
	(2) maximum height		93.1 m/ 29-storeys
	(3) maximum floor space index		5.92
	(4) minimum landscape area		30%
	(5) minimum setback to underground parking structure from residential zone		0.7 m
	(6) minimum setback to underground parking structure from greenland zone		1.65 m
	(7) minimum number of residential parking spaces		a. 0.90/ unit for one bedroom b. 1.00/ unit for two bedroom c. 1.30/ unit for three bedroom d. 0.15/ unit for residential visitor
	(8) minimum number of bicycle parking spaces		a. 0.60/ unit long-term b. 0.15/ unit short-term
	(9) minimum landscape buffer abutting residential zone		0.5 m
	(10) interior side yard setback abutting residential zone		2.4 m
	(11) interior side yard setback abutting greenlands zone		4.4 m
	(12) notwithstanding table 6.2.1., commercial uses shall be permitted within first storey of an apartment dwelling		
	(13) 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 29-storey Apartment Dwelling with 289 dwelling units and 160 square metres of commercial space.

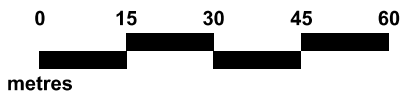
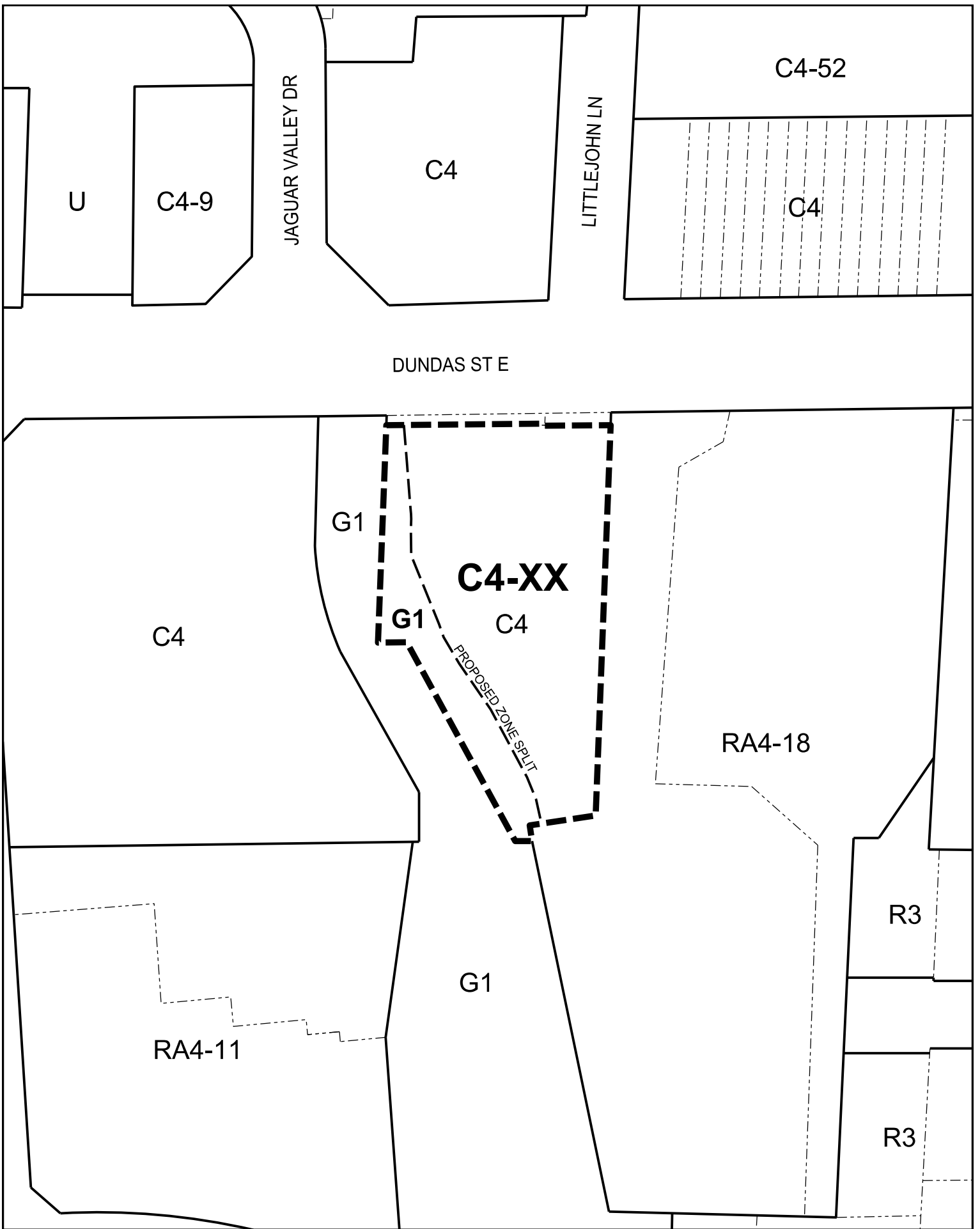
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "(C4)" to "(Exemption C4-XX and G1).

"(Exemption C4-XX)" permits an Apartment Dwelling with a maximum of 289 dwelling units and 160 square metres of commercial space and a maximum height of 29-storeys.

Location of Lands Affected

Municipally known as 86-90 Dundas Street East, 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 _____.



--- SUBJECT LANDS

THIS IS SCHEDULE "A" TO

BY-LAW _____

PASSED BY COUNCIL ON

CITY OF MISSISSAUGA
