

Draft Zoning By-law Amendment

[August 1, 2019]

Zoning By-law No. XXX

To amend Zoning By-law Number 0225-2007, as amended, of the City of Mississauga with respect to lands municipally known in the year 2019 as 600 and 620 Lolita Gardens.

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 the City of Mississauga has provided adequate information to the public and has held at 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. By-law 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by deleting Exception Table RA5-3 and replacing it with the following:

4.15.6.3	Exception: RA5-3	Map #21	By-law 0225-2007
In an RA5-3 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
1.	The provisions contained in Subsection 2.1.3, 3.1.2, 4.1.2, Article 2.1.8.1, 3.1.4.5, 4.1.1.3, 4.1.9.6, 4.1.9.9., 4.1.9.10, 4.1.9.11, 4.1.9.12, Table 4.15.1 Lines 9.4, 11.1 to 11.3, 15.4 and 15.5, and Sentence 3.1.1.1.1 of this By-law do not apply		
2.	The lot is comprised of the lands outlined on Schedule RA5-3		
3.	A use, building, structure, parking area, loading space, parking space or driveway existing on the lot as January 1, 2019, including the Existing Buildings shown on Schedule RA5-3, are deemed compliant with the regulations of this By-law, including any future additions or alterations thereto that do not result in any additional gross floor area		

4.	<p>Minimum number of resident parking spaces per dwelling unit:</p> <p>Bachelor</p> <p>1 bedroom</p> <p>2 bedroom</p> <p>3+ bedroom</p>	<p>1.0</p> <p>0.85</p> <p>1.13</p> <p>1.22</p>
5.	Minimum number of visitor parking spaces per dwelling unit	0.14
6.	Accessible parking spaces for residential uses shall only apply to the total number of visitor parking spaces required	
7.	Minimum floor space index – apartment zone	0.8
8.	Maximum floor space index – apartment zone	2.35
9.	Maximum number of dwelling units on the lot	700
10.	A dwelling unit shall not be located entirely below ground	
11.	For the purpose of this Exception established grade means the Canadian Geodetic Elevation of	127.05 metres
12.	The permitted maximum building height of Building A is the numerical value in metres following the H symbol on Schedule RA5-3	
13.	In addition to the items listed in Article 4.1.15.3, the calculation of the height of Building A as shown on Schedule RA5-3 also excludes the following: railings, terrace, terrace guards and dividers, ornamental elements, trellises, planters, partitions, chimneys, vents ,stacks, flues, privacy screens, architectural features, window washing equipment, elements of a green roof, and structures on the roof to the building used for open air recreation, safety or wind protection purposes	
14.	The required minimum building setbacks for Building A above ground are shown on Schedule RA5-3	

15.	The following may extend beyond the required building setbacks for Building A as shown on Schedule RA5-3: balcony, window, chimney, pilaster, cornice balustrade, eave, roof overhang, staircase, stair enclosure, landing, awning, canopies, lighting fixtures, guard rails, decks, porches, structures for wind mitigation; retaining walls, stairs, stair enclosures, ramps and associated structures, bicycle storage enclosures or racks	
16.	Minimum amenity area	5.6 m ² per dwelling unit in Building A
17.	Despite and severance or division of the lands shown on Schedule RA5-3 of this Exception, the regulations of this Exception applies to the whole of the lands as one lot as if no severance or division had occurred	

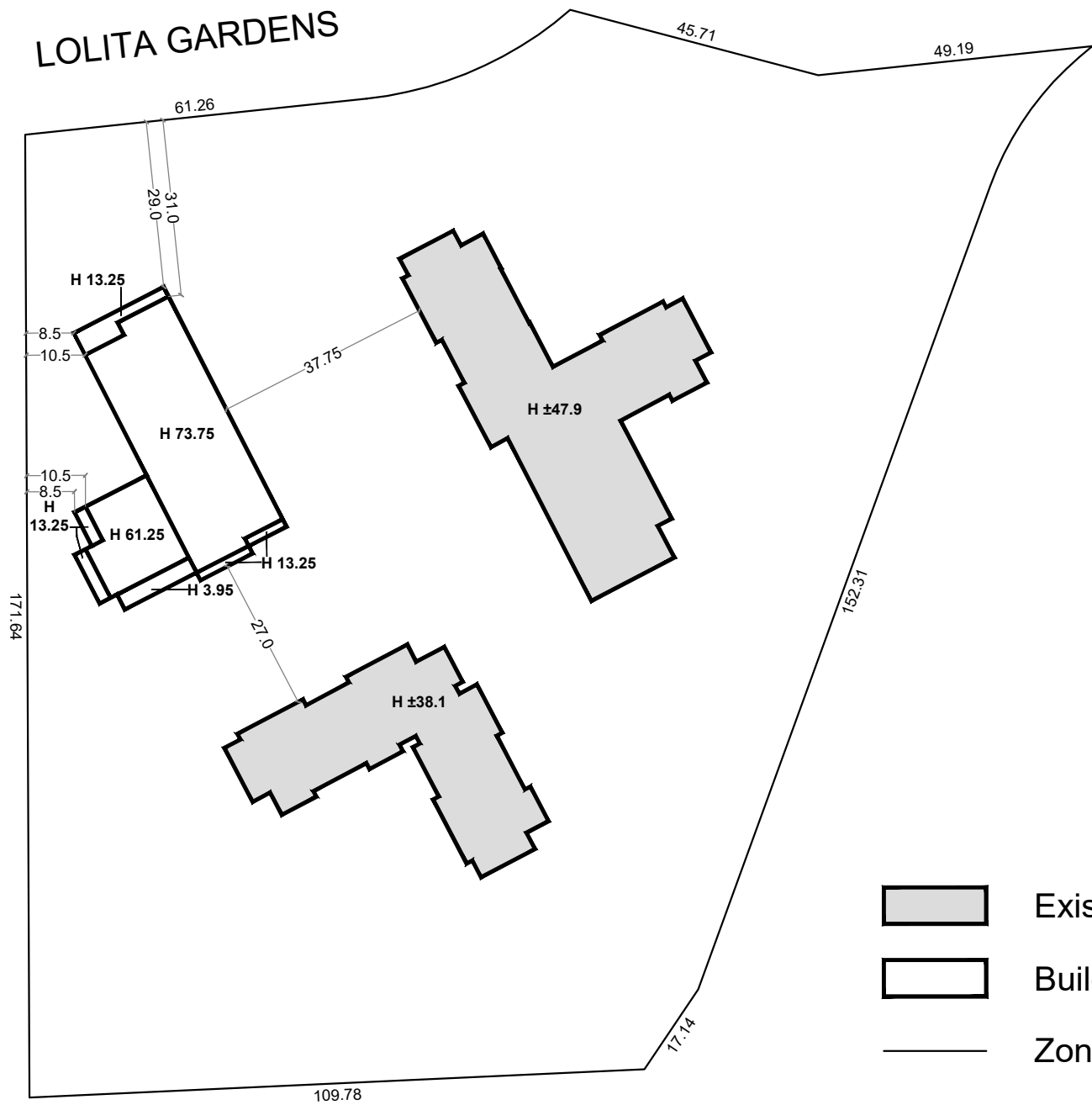
3. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding Schedule RA5-3 attached hereto.




ENACTED and PASSED this _____ day of _____ 2019

MAYOR

CLERK

LOLITA GARDENS



-  Existing Buildings
-  Building A
-  Zone Boundary

H denotes height in metres. All dimensions are in metres. Established grade is 127.05m.

DUNDAS STREET EAST

SCHEDULE RA5-3

