

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 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. 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 "(Exception C4-XX and G1)", the zoning of 86-90 Dundas Street East, in the City of Mississauga, PROVIDED HOWEVER THAT the "(Exemption C4-XX 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-XX 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 therefore:

6.2.5.X	Exception C4-XX	Map # 14	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	51.0 m/ 16 storeys	
6.2.5.X.2	Maximum front yard setback	4.5 m	
6.2.5.X.3	Maximum floor space index	5.95	
6.2.5.X.4	Minimum landscape area	29%	
6.2.5.X.5	Minimum setback to underground parking structure from residential zone	0.0 m	
6.2.5.X.6	Minimum setback to underground parking structure from a Greenland zone	0.0 m	
6.2.5.X.7	Minimum number of residential parking spaces	0.90/ unit for one bedroom 1.00/ unit for two bedroom 1.30/ unit for three bedroom 0.15/ unit for residential visitor/ commercial	
6.2.5.X.8	Minimum number of car share spaces	3	
6.2.5.X.9	Minimum number of bicycle parking spaces	0.60/ unit long-term 0.15/ unit short-term	
6.2.5.X.10	Minimum amenity area per dwelling unit	4.9 sq. m.	
6.2.5.X.11	Maximum projection beyond the buildable area:		
	Balcony	2.4 m	
	Canopy (front yard)	2.4 m	
	Canopy (east yard)	2.4 m	
6.2.5.X.12	Minimum landscape buffer abutting a Residential zone	2.0 m	
6.2.5.X.13	Minimum interior side yard setback abutting a Residential zone	7.0 m	
6.2.5.X.14	Minimum interior side yard setback abutting a Greenlands zone	0.16 m	

6.2.5.X.15	The provisions of Table 2.1.17 shall not apply
6.2.5.X.16	Notwithstanding Table 3.1.22, required parking for non-residential uses shall be shared with residential visitor spaces
6.2.5.X.17	The provisions of Section 4.1.8 shall not apply
6.2.5.X.18	Notwithstanding the definition of Landscape Buffer , a landscape buffer may be interrupted for the parking of short-term bicycle 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 334 dwelling units and 324 square metres of commercial space.

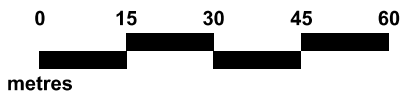
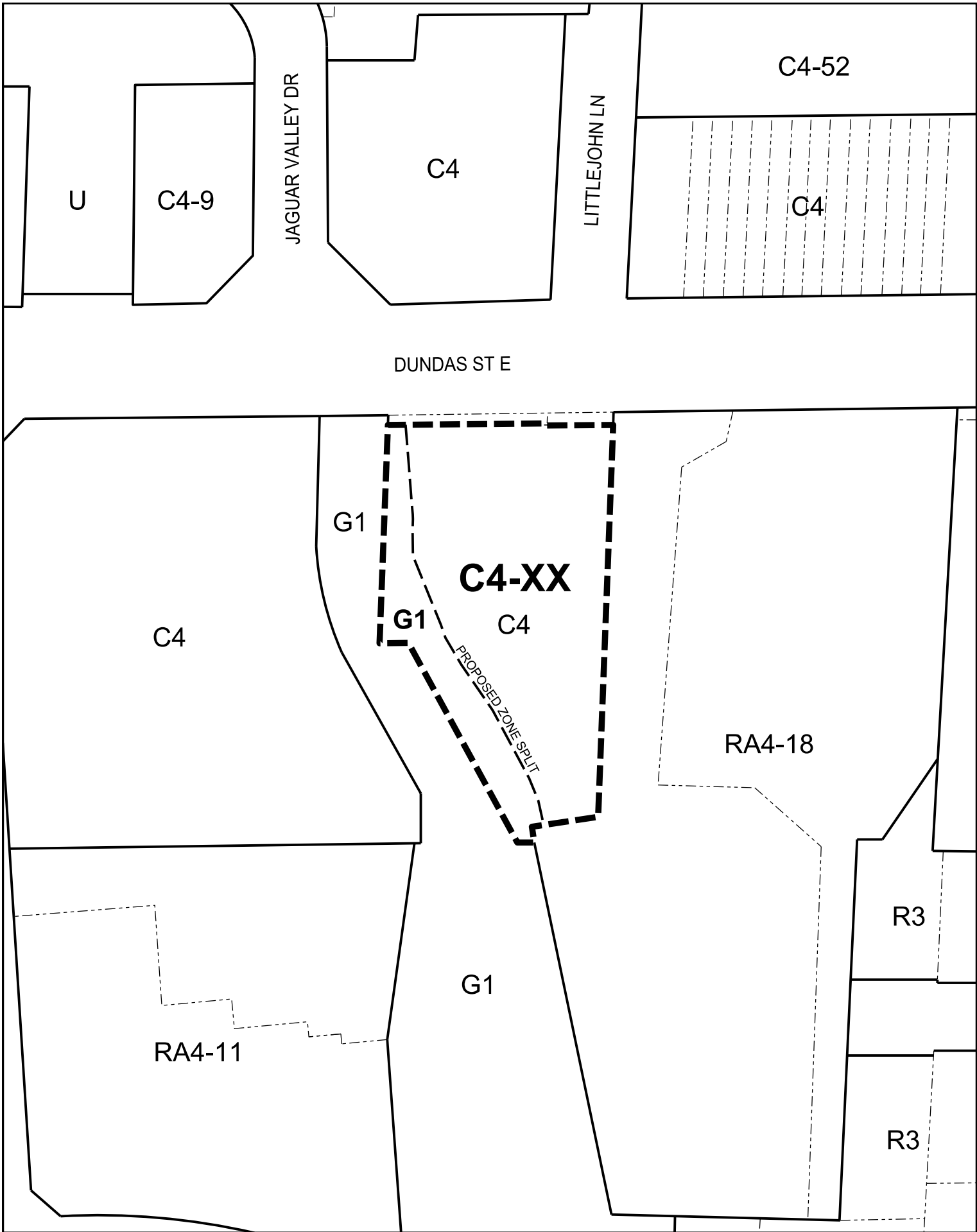
This By-law amends the zoning of the property outlined on the attached Schedule "A" from "(C4)" to "(Exemption C4-XX and G1).

"(Exemption C4-XX)" permits an Apartment Dwelling with a maximum of 334 dwelling units and 324 square metres of commercial space and a maximum height of 16-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
