

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 which includes a holding provision;

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:

4.15.3.24	Exception: RA2-24	Map #57	By-law:
In a RA2-24 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.24.1	The provisions contained in Subsections 2.1.14 and 4.1.8 of this By-law shall not apply		
4.15.3.24.2	Maximum floor space index - apartment zone		2.2
4.15.3.24.3	Maximum height		20.0 m and 6 storeys
4.15.3.24.4	Notwithstanding Sentence 4.15.3.24.22 of this Exception, minimum front yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m		7.8 m
4.15.3.24.5	Notwithstanding Sentence 4.15.3.24.22 of this Exception, minimum interior side yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m abutting a Residential Zone		19.5 m
4.15.3.24.6	Notwithstanding Sentence 4.15.3.24.22 of this Exception, minimum interior side yard for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m abutting lands with a Greenlands Zone		6.7 m

4.15.3.24	Exception: RA2-24	Map #57	By-law:
4.15.3.24.7	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a porch, balcony located on the first storey , staircase or landing, measured from the outermost face or faces of the building from which the porch, balcony , staircase or landing projects		3.2 m
4.15.3.24.8	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a balcony located on the second, third, fourth, and sixth storey measured from the outermost face or faces of the building from which the balcony projects		1.8 m
4.15.3.24.9	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a balcony located on the fifth storey measured from the outermost face or faces of the building from which the balcony projects, and abutting a front lot line		4.6 m
4.15.3.24.10	Notwithstanding Sentence 4.15.3.24.22 of this Exception, maximum projection of a balcony located on the fifth storey measured from the outermost face or faces of the building from which the balcony projects, and abutting a southerly interior side lot line		5.8 m
4.15.3.24.11	Minimum setback from surface parking spaces or aisles to the front lot line		7.5 m
4.15.3.24.12	Minimum setback from surface parking spaces or aisles to the rear lot line		3.0 m
4.15.3.24.13	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to a Greenlands Zone		2.0 m
4.15.3.24.14	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to the front lot line		1.1 m
4.15.3.24.15	Minimum aisle width		6.0 m
4.15.3.24.16	Minimum landscaped area		30% of the lot area
4.15.3.24.17	Minimum depth of a landscaped buffer abutting a lot line that is a street line		3.0 m
4.15.3.24.18	Minimum depth of a landscaped buffer abutting lands with a Greenlands Zone		2.0 m
4.15.3.24.19	Minimum depth of a landscaped buffer abutting a RM5-58 zone		4.0 m
4.15.3.24.20	Maximum parallel length of a driveway and walkway permitted in the required landscaped buffer abutting the rear lot line		30.0 m
4.15.3.24.21	Minimum percentage of total required amenity area to be provided in one contiguous area		38%

4.15.3.24	Exception: RA2-24	Map #57	By-law:
4.15.3.24.22	All site development plans shall comply with Schedule RA2-24 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-24 by further amendment to Map 57 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:</p> <p>(1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga.</p>			

2. Map Number 57 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 "H-RA2-24" and "G2", the zoning of Part of Lot 1, Concession 9, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA2-24" and "G2" 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-RA2-24" and "G2" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____, 2023.

MAYOR

CLERK

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal Minkowski
Date: October 3, 2023
File: OZ 22-04 W10

LOT 2,

3

G2

CON 9,

G1

71.3

N.S.

17.6

NINTH LINE

LOT 1,

RM6 -
28

CON 9,

105.1

D

H-RA2-24

105.3

4

RM5 -
58

67.6

QUIET CREEK DRIVE

VIOLA DESMOND DRIVE

RM6 - 26

N.S.

H-RM6 -
26



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



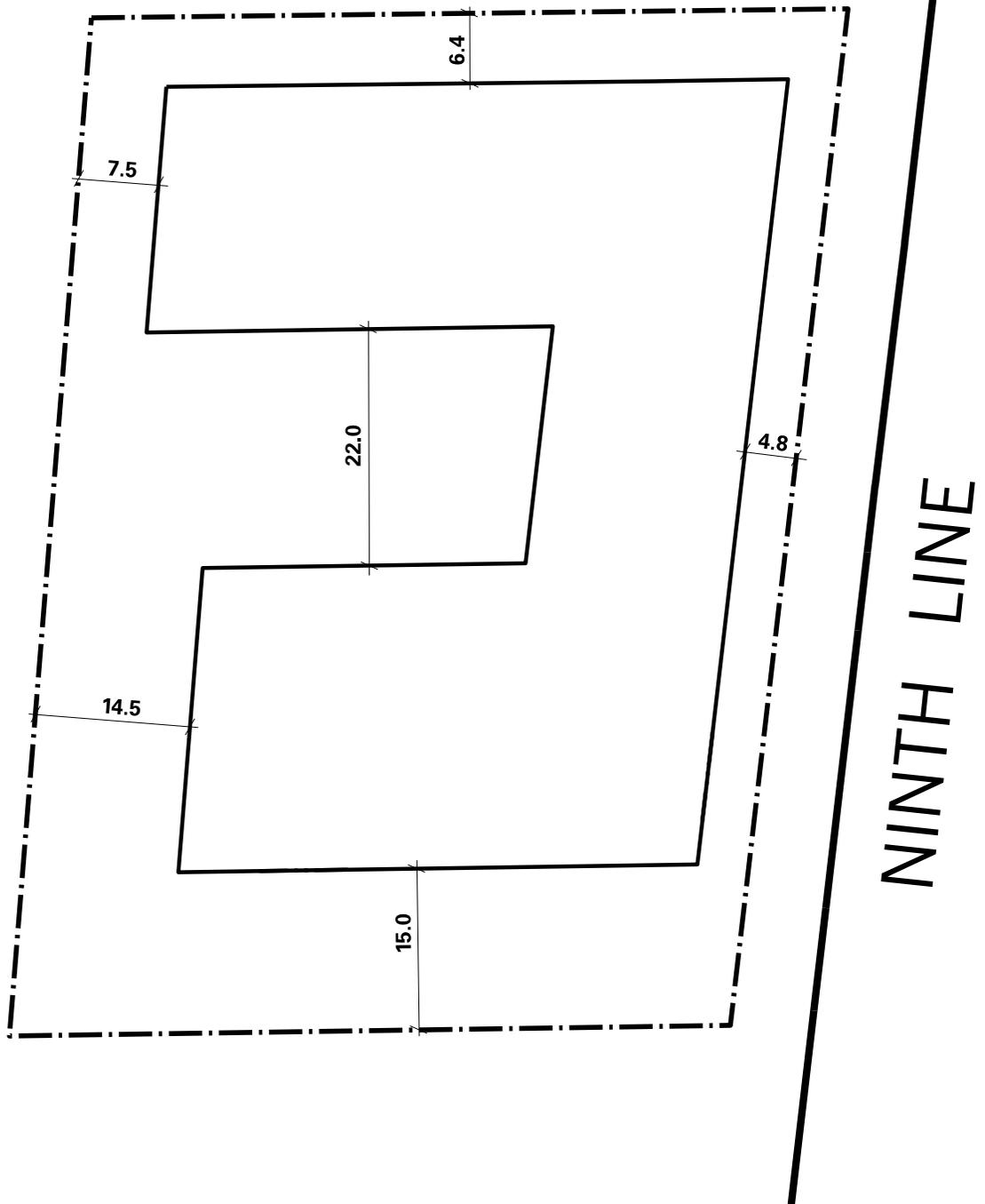
PARKING PRECINCT BOUNDARY

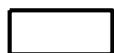
This is not a Plan of Survey. Dimensions shown taken from Survey prepared by J.D. Barnes Ltd. dated July 25, 2022.

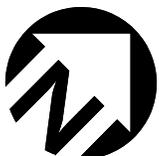
THIS IS SCHEDULE "A" TO

BY-LAW _____

CITY OF MISSISSAUGA



-  BUILDABLE AREA
-  ZONE BOUNDARY



Note:
All measurements are in metres
and are minimum setbacks or
dimensions, unless otherwise noted.

This is not a Plan of Survey.

THIS IS SCHEDULE "RA2-24"

AS ATTACHED TO BY-LAW _____

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 a six storey apartment containing 205 dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "H-RA2-24" (Apartments - Exception with a Holding Provision) and "G2" (Greenlands - Natural Features).

"D" only permits a building or structure legally existing on the date of passing of By-law 0225-2007 and the existing legal use of such building or structure.

Upon removal of the "H" provision, the "RA2-24" zone will permit a six storey apartment with specific regulations for yards, setbacks, and parking.

"G2" permits natural protection area, natural heritage features and areas conservation.

Location of Lands Affected

North of Viola Desmond Drive, west of Ninth Line, 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 Matthew Shilton of the City Planning and Building Department at 905-615-3200 ext. 5299.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 22-4 W10.by-law.cm.ms.jmcc.docx>