

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:

|                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                               |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------|
| 4.15.3.62                                                                                                                                                                  | Exception: RA2-62                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Map # 06                                                                      | By-law:            |
| In a RA2-62 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA2 zone except that the following <b>uses</b> /regulations shall apply: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                               |                    |
| <b>Additional Permitted Use</b>                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                               |                    |
| 4.15.3.62.1                                                                                                                                                                | (1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Uses</b> permitted in a C4 zone as contained in Table 6.2.1 of this By-law |                    |
| <b>Regulations</b>                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                               |                    |
| 4.15.3.62.2                                                                                                                                                                | The provisions contained in Table 2.1.2.1.1, Subsections 2.1.14 and 2.1.30 and the regulations of Lines 15.1, 15.2, 15.3 and 15.6 contained in Table 4.15.1 of the By-law shall not apply                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                               |                    |
| 4.15.3.62.3                                                                                                                                                                | Maximum <b>floor space index - apartment zone</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                               | 3.8                |
| 4.15.3.62.4                                                                                                                                                                | Minimum <b>gross floor area - non-residential</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                               | 650 m <sup>2</sup> |
| 4.15.3.62.5                                                                                                                                                                | Notwithstanding any other provisions of this By-law, the calculation of <b>height</b> for <b>apartment, long-term care</b> and <b>retirement buildings</b> , shall be exclusive of an enclosed rooftop <b>amenity area</b> , mechanical penthouse or architectural appurtenances such as mechanical equipment, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum <b>height</b> of such elements is no higher than 4.5 m above the <b>height</b> limit otherwise applicable |                                                                               |                    |
| 4.15.3.62.6                                                                                                                                                                | Notwithstanding Sentence 4.15.3.62.14 of this Exception, a bus shelter shall be permitted within the required setback from a <b>building</b> or <b>structure</b> to the <b>lot line</b> abutting Lakeshore Road East                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                               |                    |

| 4.15.3.62    | Exception: RA2-62                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Map # 06 | By-law: |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| 4.15.3.62.7  | Notwithstanding Sentence 4.15.3.62.14 of this Exception, a <b>porch</b> inclusive of stairs shall be permitted within the required setback from a <b>building</b> or <b>structure</b> to the <b>lot lines</b> abutting Ogden Avenue and Strathy Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |         |
| 4.15.3.62.8  | Notwithstanding Sentence 4.15.3.62.14 of this Exception, maximum projection of a <b>balcony</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.8 m    |         |
| 4.15.3.62.9  | Minimum number of <b>parking spaces</b> per <b>dwelling unit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.9      |         |
| 4.15.3.62.10 | Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> of <b>gross floor area - non-residential</b> for <b>uses</b> contained in Sentence 4.15.3.62.1 of this Exception, except for a <b>restaurant</b> with a <b>gross floor area - non-residential</b> greater than 220 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                | 3.0      |         |
| 4.15.3.62.11 | For the visitor component, a shared parking arrangement may be used for the calculation of required residential visitor/non-residential parking in accordance with the following:<br><br>the greater of<br><br>0.2 visitor <b>parking spaces</b> per <b>dwelling unit</b><br><br>or<br><br>Parking required for all non-residential <b>uses</b> except for <b>restaurant</b> over 220 m <sup>2</sup> <b>gross floor area - non-residential</b><br><br>Parking for <b>restaurant</b> over 220 m <sup>2</sup> <b>gross floor area - non-residential</b> , shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law |          |         |
| 4.15.3.62.12 | Minimum number of <b>loading spaces</b> to be provided for non-residential and residential <b>uses</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1        |         |
| 4.15.3.62.13 | Minimum depth of a <b>landscaped buffer</b> abutting lands with a Residential Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.5 m    |         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                |          |         |
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| 4.15.3.62                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Exception: RA2-62                                                              | Map # 06 | By-law: |
| 4.15.3.62.14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All site development plans shall comply with Schedule RA2-62 of this Exception |          |         |
| <b>Holding Provision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                |          |         |
| <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-62 by further amendment to Map 06 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City");</p> <p>(2) satisfactory arrangements with the City's Transportation and Works and Planning and Building Departments regarding the details and location of the required bus shelter;</p> <p>(3) submission of an updated Functional Servicing Report, Traffic Impact Study and updated grading plans to the satisfaction of the City's Transportation and Works Department and Region of Peel Development Services Department</p> <p>(4) satisfactory arrangements with the Region of Peel or its successor with respect to waste collection;</p> <p>(5) satisfactory arrangements with the City's Planning and Building Department regarding the affordable housing contribution;</p> <p>(6) submission of an updated Noise Study and arrangements regarding noise mitigation measures</p> |                                                                                |          |         |

2. Map Number 06 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 "H-RA2-62", the zoning of Part of Lot 8, Concession 2, South of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA2-62" 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-RA2-62" zoning indicated thereon.

3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 159 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

|                                                                               |
|-------------------------------------------------------------------------------|
| Approved by<br>Legal Services<br><b>City Solicitor</b><br>City of Mississauga |
| <b>MEM</b>                                                                    |
| Michal Minkowski                                                              |
| Date: November 8, 2023                                                        |
| File: OZ-OPA22 12 W1                                                          |

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



| Activity | Metres |
|----------|--------|
| Swimming | 50     |
| Cycling  | 75     |
| Walking  | 100    |
| Running  | 125    |



1,2,3,4

## PARKING PRECINCT



PARKING PRECINCT BOUNDARY

IZ-#

INCLUSIONARY ZONING AREA



## INCLUSIONARY ZONING OVERLAY

**THIS IS SCHEDULE "A" TO**

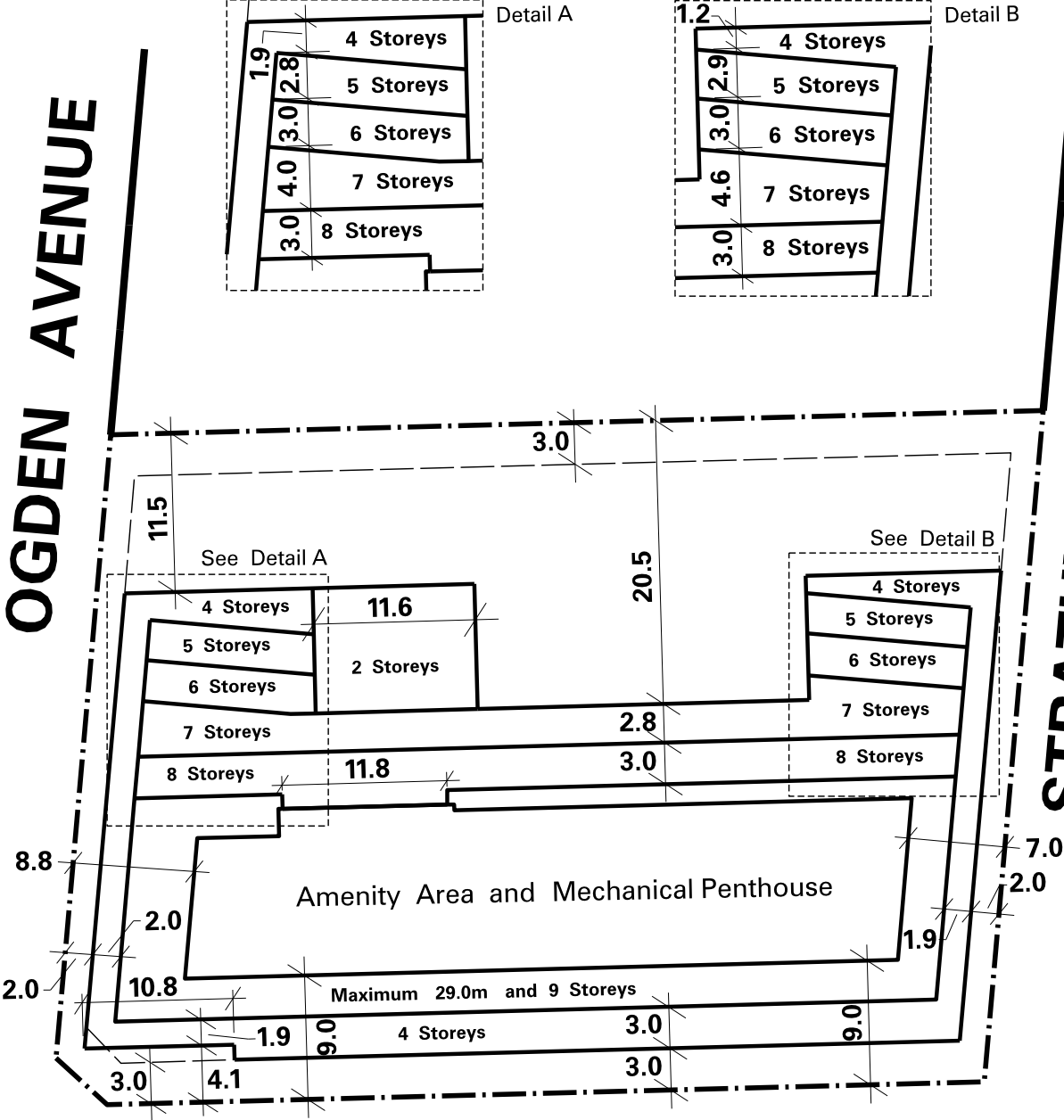
**BY-LAW** \_\_\_\_\_

**This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Tarasick McMillan Kubicki Ltd., (OLS) dated April 19, 2012.**

**CITY OF MISSISSAUGA**

OGDEN AVENUE

STRATHY AVENUE



LAKESHORE ROAD EAST



BUILDABLE AREA



ZONE BOUNDARY



LIMIT OF UNDERGROUND PARKING



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

All heights in storeys are  
maximums.

THIS IS SCHEDULE "RA2-62"

This is not a Plan of Survey.

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 nine storey apartment with commercial uses on the ground floor.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4" (Mainstreet Commercial) to "H-RA2-62" (Apartments - Exception with a Holding Provision).

"C4" permits a variety of commercial and residential uses.

Upon removal of the "H" provision, the "RA2-62" zone will permit a nine storey apartment with specific regulations for yards, setbacks and parking.

### Location of Lands Affected

Northeast corner of Lakeshore Road East and Ogden Avenue, 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 David Ferro of the City Planning and Building Department at 905-615-3200 ext. 4554.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ-OPA 22-12 W1.by-law.df.jmcc.docx>