

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:

4.15.3.64	Exception: RA2-64	Map # 39E	By-law:
In a RA2-64 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.15.3.64.1	(1) (2) (3) (4) (5)	Restaurant Take-Out Restaurant Veterinary Clinic Recreational Establishment Day Care	
Regulations			
4.15.3.64.2	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.3.64.3	Uses contained in Sentence 4.15.3.64.1 of this Exception shall not be permitted above the first storey		
4.15.3.64.4	The uses contained in Sentence 4.15.3.64.1 of this Exception shall only be located within a building, structure or part thereof, used for an apartment, long-term care building, retirement building, or any combination thereof		
4.15.3.64.5	Maximum floor space index - apartment zone	2.2	
4.15.3.64.6	Minimum gross floor area - non-residential	550 m ²	

4.15.3.64	Exception: RA2-64	Map # 39E	By-law:
4.15.3.64.7	Notwithstanding Sentence 4.15.3.64.15 of this Exception, maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard		1.8 m
4.15.3.64.8	Notwithstanding Sentence 4.15.3.64.15 of this Exception, maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects		1.8 m
4.15.3.64.9	Minimum number of resident parking spaces per condominium apartment dwelling unit		0.8
4.15.3.64.10	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.2 visitor parking spaces per dwelling unit</p> <p>or</p> <p>Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except restaurant over 220 m² gross floor area - non-residential</p> <p>Parking for restaurant over 220 m² gross floor area - non-residential, 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</p>		
4.15.3.64.11	Minimum number of loading spaces to be provided for non-residential and residential uses		1
4.15.3.64.12	Minimum landscaped area		26% of the lot area
4.15.3.64.13	A transformer on a hard surfaced area is permitted within a landscaped buffer		
4.15.3.64.14	Minimum amenity area		3.9 m ² per dwelling unit

4.15.3.64	Exception: RA2-64	Map # 39E	By-law:
4.15.3.64.15 All site development plans shall comply with Schedule RA2-64 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-RA2-64 by further amendment to Map 39E of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) land dedication to achieve the ultimate 15.0 m right-of-way of James Street; (3) the submission of the following environmental studies and documents to the satisfaction of the City's Transportation and Works Department: letters of reliance for Phases One and Two Environmental Site Assessments, updated Phase Two Environmental Site Assessment, decommissioning plans and documents, letter from qualified person regarding land dedication; (4) completion and filing of a Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks; (5) submission of an updated Parking Utilization Study satisfactory to the City's Transportation and Works Department; and, (6) submission of an evaluation confirming that the proposal complies with the Canadian Pacific Railway Guidelines. 			

2. Map Number 39E 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 "C4-38", "D" and no zone to "H-RA2-64", the zoning of Part of Lot 5, Concession 5, West of Hurontario Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA2-64" 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-RA2-64" zoning indicated thereon.

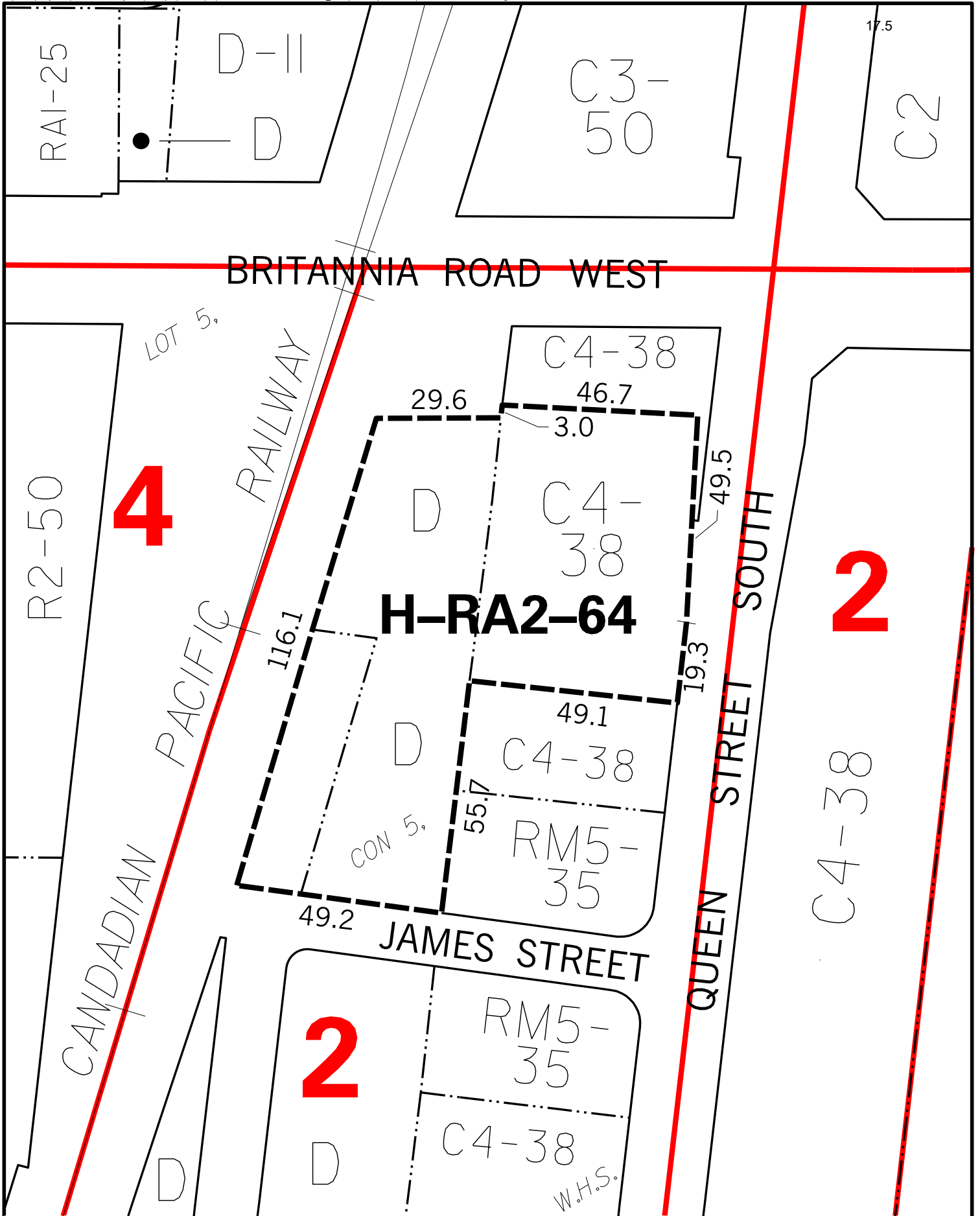
- 3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 167 is in full force and effect.

ENACTED and PASSED this _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: March 7, 2024
File: OZ 21-14 W11

MAYOR

CLERK



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



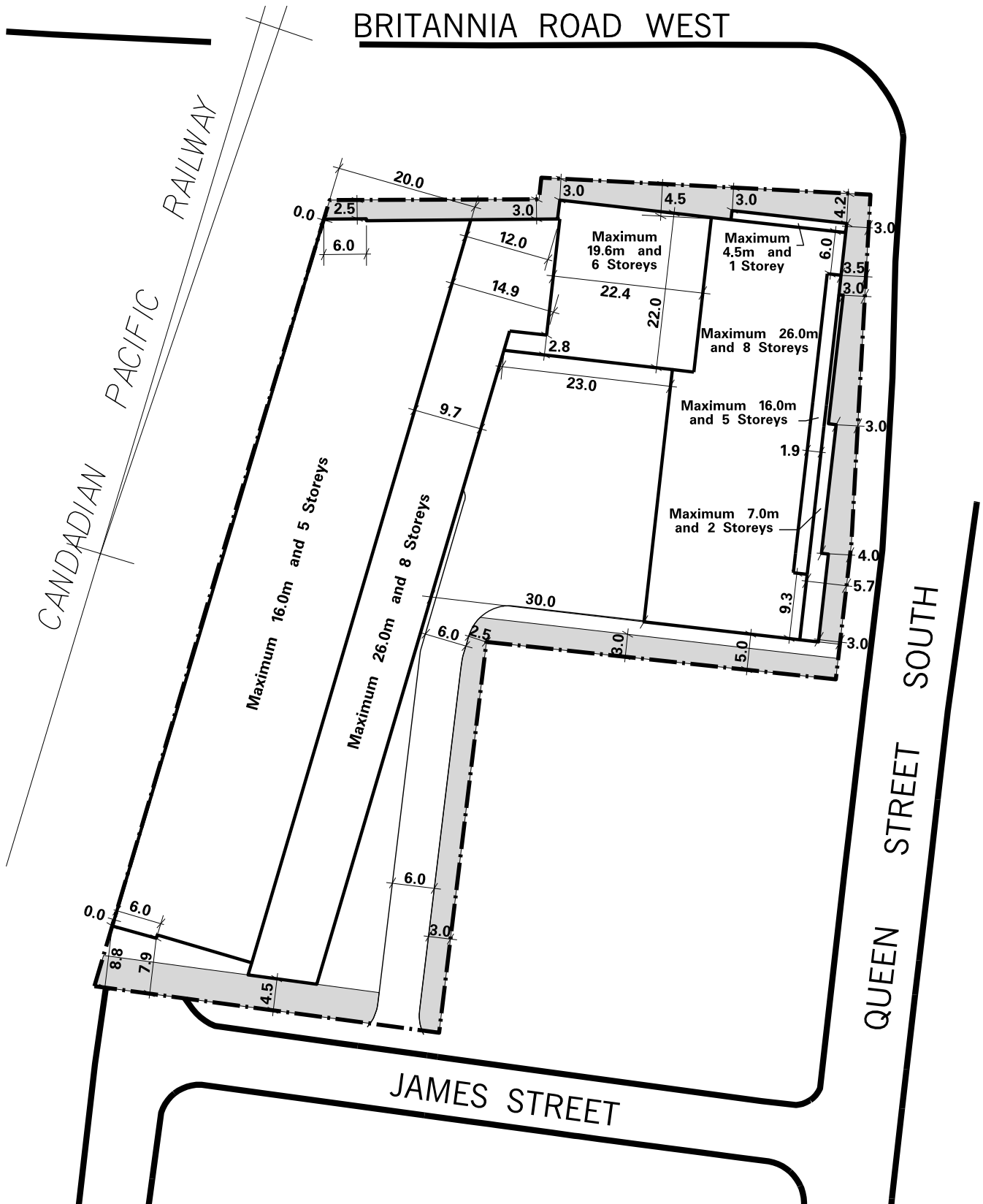
PARKING PRECINCT BOUNDARY




This is not a Plan of Survey. Dimensions are derived from available office records.

**THIS IS SCHEDULE "A" TO
BY-LAW _____**

CITY OF MISSISSAUGA

BRITANNIA ROAD WEST



-  BUILDABLE AREA
-  ZONE BOUNDARY
-  LANDSCAPED BUFFER



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

THIS IS SCHEDULE "RA2-64"

AS ATTACHED TO BY-LAW _____

This is not a Plan of Survey.

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 an eight storey apartment building with ground floor commercial uses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C4-38" (Mainstreet Commercial - Exception) and "D" (Development) to "H-RA2-64" (Apartments - Exception with a Holding Provision).

"C4-38" permits mainstreet commercial uses and detached dwellings legally existing on the date of the passing of By-law 0225-2007.

"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 "RA2-64" zone will permit an eight storey apartment building, ground floor commercial uses, with site specific regulations.

Location of Lands Affected

West side of Queen Street South, south of Britannia Road West, 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 Shaesta Hussen of the City Planning and Building Department at 905-615-3200 ext. 5532.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ-OPA 21-14 W11.by-law.sh.jmcc.docx>