

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:

4.15.4.20	Exception: RA3-20	Map # 20	By-law:
In a RA3-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.4.20.1	(1) <b>Townhouse</b> (2) <b>Restaurant</b> (3) <b>Take-out Restaurant</b> (4) <b>Seasonal Outdoor Patio</b> (5) <b>Veterinary Clinic</b> (6) <b>Recreational Establishment</b> (7) <b>Education and Training Facility</b>		
<b>Regulations</b>			
4.15.4.20.2	The provisions contained in Table 2.1.14.1 and Subsection 2.1.30 of this By-law shall not apply		
4.15.4.20.3	The non-residential <b>uses</b> contained in Sentence 4.15.4.20.1 of this Exception shall not be permitted above the <b>first storey</b>		
4.15.4.20.4	The non-residential <b>uses</b> contained in Sentence 4.15.4.20.1 of this Exception shall only be located within a <b>building, structure</b> or part thereof, used for an <b>apartment</b>		
4.15.4.20.5	Maximum <b>floor space index - apartment zone</b>		3.0
4.15.4.20.6	Minimum number of resident <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.9
4.15.4.20.7	Minimum number of combined visitor and non-residential <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.2
4.15.4.20.8	Minimum <b>aisle</b> width		6.8 m

4.15.4.20	Exception: RA3-20	Map # 20	By-law:
4.15.4.20.9	Minimum <b>amenity area</b> to be provided in one contiguous area within a <b>building</b>		702 m <sup>2</sup>
4.15.4.20.10	Minimum <b>amenity area</b> to be provided in one contiguous area on a second floor rooftop		359 m <sup>2</sup>
4.15.4.20.11	All site development plans shall comply with Schedule RA3-20 of this Exception		
<b>Holding Provisions</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA3-20 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"><li>(1) delivery of an executed Development Agreement, including approval of the realigned municipal storm sewer and easement on-site, in a form and on terms satisfactory to the City of Mississauga ("City");</li><li>(2) receipt of an updated Functional Servicing and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department;</li><li>(3) provision for a daylight triangle at the intersection of Dundas Street East and Haines Road, to the satisfaction of the City's Transportation and Works Department;</li><li>(4) provision for a road allowance widening towards the ultimate 42.0 m right-of-way of Dundas Street East, as identified in Mississauga Official Plan;</li><li>(5) receipt of satisfactory environmental studies and all supporting documentation for the lands to be dedicated to the City, to the satisfaction of the City's Transportation and Works Department;</li><li>(6) receipt of a Record of Site Condition (RSC) and supporting documentation for all lands to be dedicated to the City to the satisfaction of the City's Transportation and Works Department;</li><li>(7) provision of a public vehicular and pedestrian access easement through the subject site to facilitate a future connection between Haines Road and Cedar Creek Lane, to the satisfaction of the City's Transportation and Works Department;</li><li>(8) receipt of revised architectural drawings to the satisfaction of the City's Planning and Building Department;</li><li>(9) receipt of a revised Sun/Shadow Study to the satisfaction of the City's Planning and Building Department.</li></ol>			

2. Map Number 20 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 "C2" to "H-RA3-20", the zoning of Part of Lot 10, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA3-20" 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-RA3-20" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 169 is in full force and effect.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga
MEM
Michal E. Minkowski
Date: April 4, 2024
File: OZ/OPA 23-1 W3

\_\_\_\_\_  
MAYOR

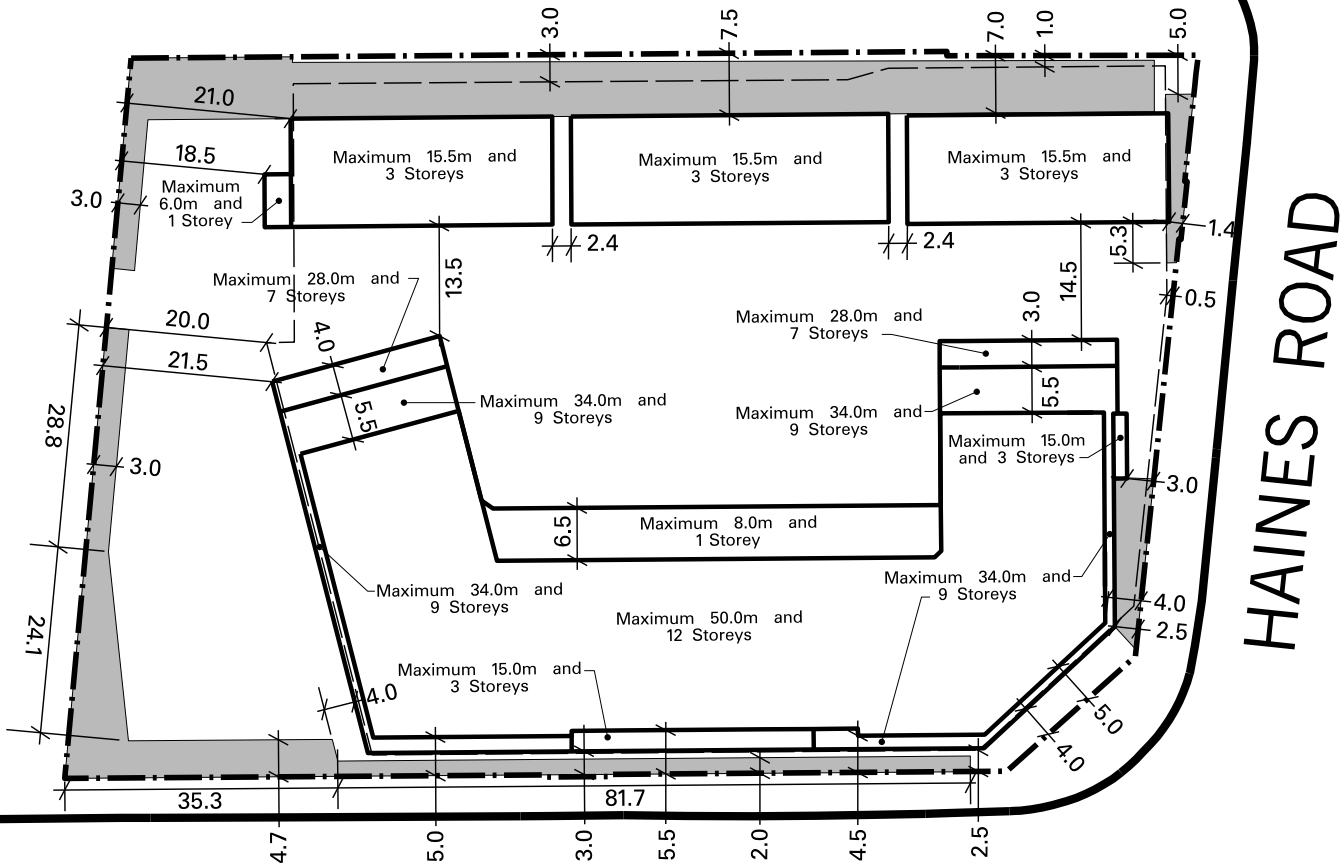
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CLERK





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

This is not a Plan of Survey



DUNDAS STREET EAST

HAINES ROAD

- BUILDABLE AREA
- ZONE BOUNDARY
- LANDSCAPED BUFFER
- LIMIT OF UNDERGROUND PARKING

THIS IS SCHEDULE "RA3-20"  
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 12 storey apartment building containing 399 dwelling units with non-residential uses at grade and 20 three storey townhouses.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C2" (Neighbourhood Commercial) to "H-RA3-20" (Apartments - Exception with a Holding Provision).

"C2" permits a variety of commercial and retail uses.

Upon removal of the "H" provision, the "RA3-20" zone will permit a 12 storey apartment building containing 399 dwelling units with non-residential uses at grade and 20 three storey townhouses with a maximum floor space index of 3.0.

### Location of Lands Affected

Northwest corner of Dundas Street East and Haines Road, 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 Andrea Dear of the City Planning and Building Department at 905-615-3200 ext. 8615.

<http://teamsites.mississauga.ca/sites/18/Bylaws/OZ-OPA 23-1 W3.by-law.ad.jmcc.docx>