

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:

4.15.3.66	Exception: RA2-66	Map # 27	By-law:
In a RA2-66 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.66.1	Maximum floor space index - apartment zone		1.8
4.15.3.66.2	Maximum height		20.0 m and 6 storeys
4.15.3.66.3	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of an enclosed rooftop amenity area , 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 height of such elements is no higher than 4.8 m above the height limit otherwise applicable		
4.15.3.66.4	The lot line abutting Burnhamthorpe Road East shall be deemed to be the front lot line		
4.15.3.66.5	Minimum front yard on the first storey		2.0 m
4.15.3.66.6	Minimum front yard for that portion of the dwelling with a height greater than the first storey		0.0 m
4.15.3.66.7	Minimum exterior side yard		4.5 m
4.15.3.66.8	Minimum interior side yard		7.5 m
4.15.3.66.9	Minimum setback to a sight triangle		0.9 m

4.15.3.66	Exception: RA2-66	Map # 27	By-law:
4.15.3.66.10	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard		0.0 m
4.15.3.66.11	Notwithstanding Sentence 4.15.3.66.10 of this Exception, maximum encroachment of a balcony located above the first storey into a required interior side yard		1.5 m
4.15.3.66.12	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		0.0 m
4.15.3.66.13	Notwithstanding Sentence 4.15.3.66.12 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		2.3 m
4.15.3.66.14	Minimum depth of a landscaped buffer abutting a front lot line		2.0 m
4.15.3.66.15	Minimum depth of a landscaped buffer abutting an exterior side lot line		3.0 m
4.15.3.66.16	Minimum depth of a landscaped buffer abutting an interior side lot line		2.8 m
4.15.3.66.17	Minimum amenity area		4.4 m ² per dwelling unit
4.15.3.66.18	Minimum percentage of total required amenity area to be provided in one contiguous area		39%
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-66 by further amendment to Map 27 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) delivery of a filed Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks, together with updated Environmental Site Assessment (ESA) reports including Letters of Reliance to the satisfaction of City's Transportation and Works Department; (3) delivery of a signed letter by a qualified professional regarding the suitability of fill materials and decommissioning of above ground storage tanks, oil-water separator and wells to the satisfaction of City's Transportation and Works Department; (4) submission of an updated Functional Servicing Report (FSR), a revised Grading Plan, dedication of a sight triangle at the northeast corner of Burnhamthorpe Road East, and a road widening dedication along Burnhamthorpe Road East be provided to the satisfaction of City's Transportation and Works Department; (5) delivery of a Waste Management Plan satisfactory to the City. 			

2. Map Number 27 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 "C5-3" to "H-RA2-66", the zoning of Part of Lot 8, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "H-RA2-66" 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-RA2-66" zoning indicated thereon.

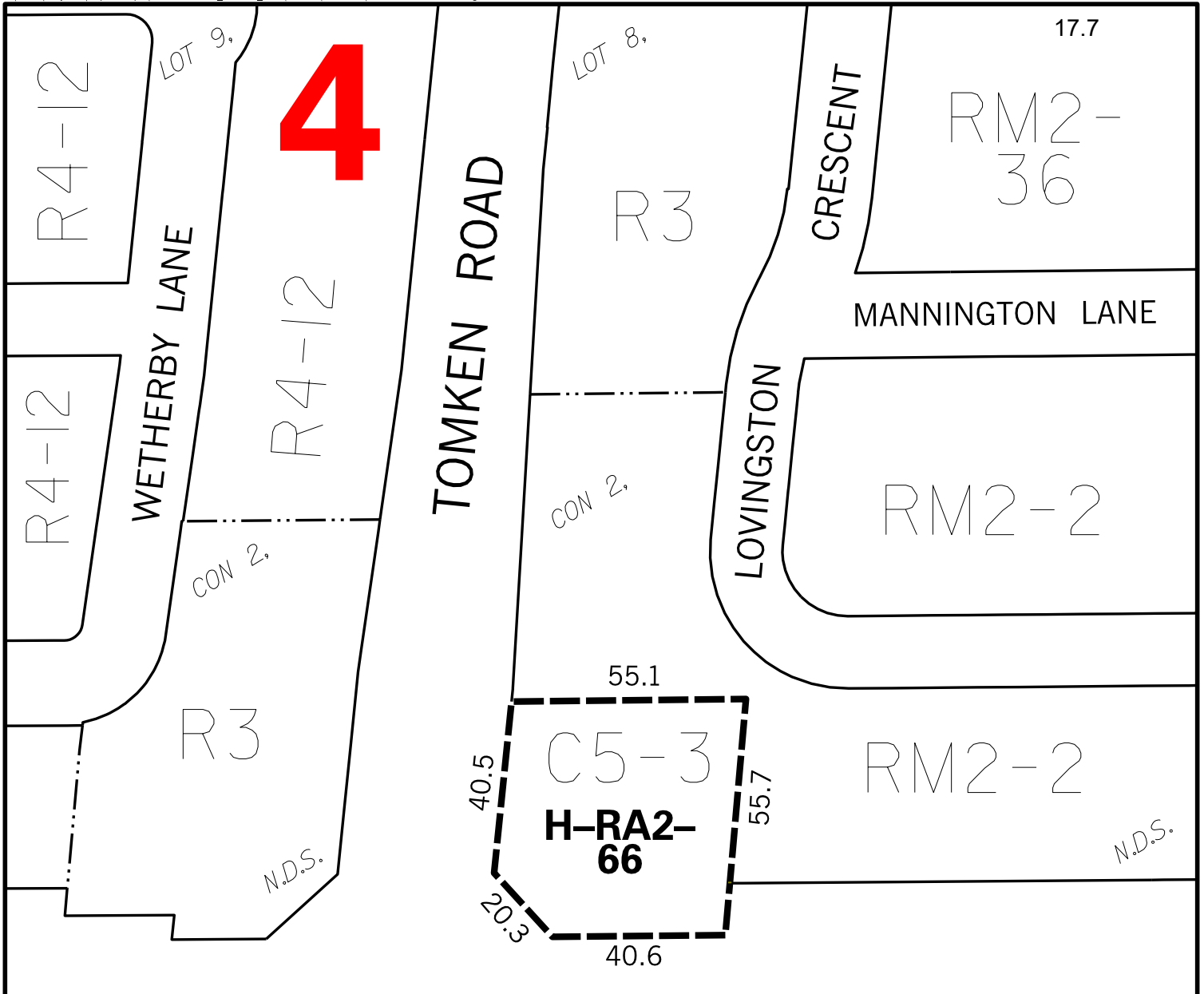
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 171 is in full force and effect.

ENACTED and PASSED this _____ day of _____, 2024.

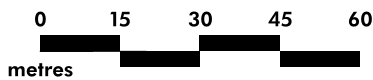
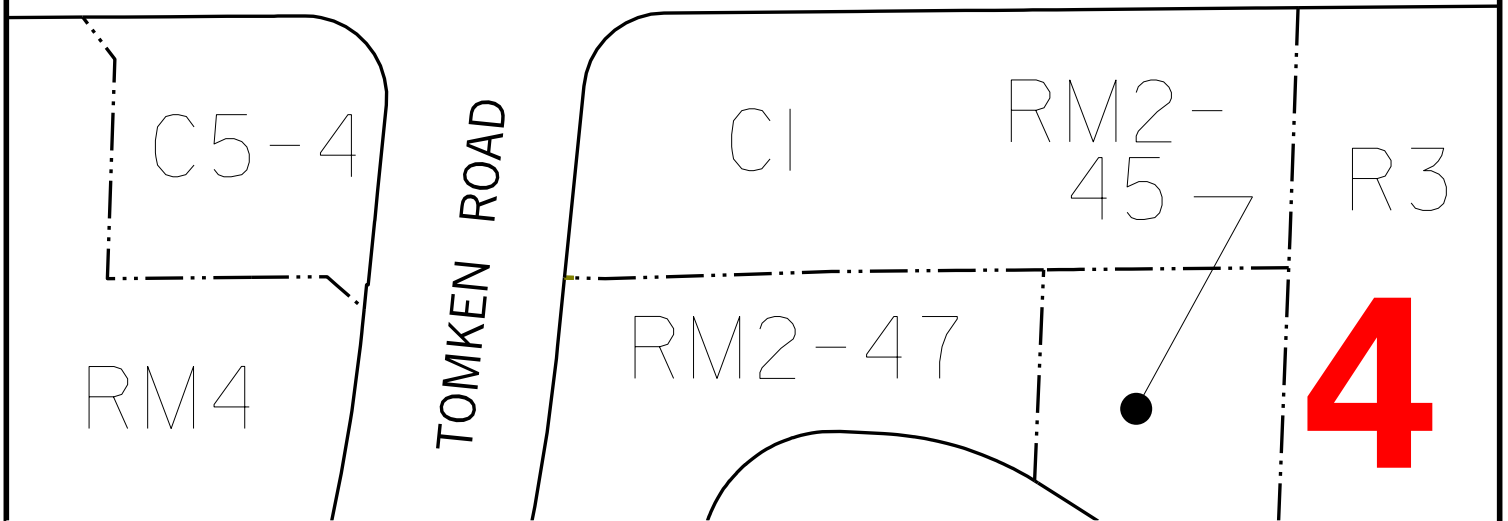
Approved by Legal Services City Solicitor City of Mississauga
MEM
Michal E. Minkowski
Date: March 25, 2024
File: OZ 14/001 W3

MAYOR

CLERK



BURNHAMTHORPE ROAD EAST



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

THIS IS SCHEDULE "A" TO

BY-LAW _____

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Vladimir Dosen Surveying (OLS), dated September 23, 2013.

CITY OF MISSISSAUGA

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 building.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "C5-3" (Motor Vehicle Commercial - Exception) to "H-RA2-66" (Apartments - Exception with a Holding Provision).

"C5-3" permits a gas bar, motor vehicle service station and, motor vehicle repair facility - restricted.

Upon removal of the H provision, the "RA2-66" will permit a six storey apartment building with a maximum height of 20.0 m and floor space index of 1.8. Additional changes to regulations include reduced yard setbacks, amenity areas, balcony projections, landscaped buffers and increased mechanical area height.

Location of Lands Affected

Northeast corner of Burnhamthorpe Road East and Tomken 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 Jaspreet Sidhu of the City Planning and Building Department at 905-615-3200 ext. 5061.

[http://teamsites.mississauga.ca/sites/18/Bylaws/OZ 14-001 W3.by-law.js.jmcc.docx](http://teamsites.mississauga.ca/sites/18/Bylaws/OZ%2014-001%20W3.by-law.js.jmcc.docx)