

### Proposed Zoning By-law Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION
<b>Part 1: Administration, Interpretation and Enforcement</b>			
1.	Table 1.1.2.2 – Base Zone Symbols	Introduce Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> , to the Apartment Base Zone Table.	<b>RA6</b> and <b>RA7</b> Zones will be new Base Zones in the Zoning By-law that will need to be reflected under the Residential Zones, Apartment Zones category.
<b>Part 1.2: Definitions</b>			
1.	Podium	Introduction of a newly defined term, “podium”, within the Zoning By-law.	The Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> , will require a podium located at the base of an apartment building, distinguished from the tower portion and subject to podium-specific regulations.
2.	Tower Floor Plate	Update the existing defined term “tower floor plate” to include reference to the newly defined term, “podium”.	The “tower floor plate” definition includes mention of podium, which will be bolded to reflect and reference the newly introduced defined term “podium”.
<b>Part 4: Residential Zones</b>			
1.	Article 4.1.2.1 – Accessory Buildings and Structures	Update to include the Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> .	Article 4.1.2.1 includes the permissions and regulations for accessory buildings and structures and this provision is updated to include the Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> . This regulation applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b> .

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2.	Article 4.1.9.3 – Driveways and Parking	Update to include the Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> .	Article 4.1.9.3 does not allow tandem parking and this provision is updated to include the Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> . This regulation applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b> .
3.	Article 4.1.15.5 – Guest Units	Update to include the Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> .	Article 4.1.15.5 lists the zones permitting guest units and this provision is updated to include the Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> . This regulation applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b> .
4.	Article 4.1.15.6 – Encroachments and Projections	Introduce Article 4.1.15.6 to Subsection 4.1.15 – Apartment Zones.	To simplify site-specific Exception Zones and/or Exception Schedules, a definition of buildable area was introduced by by-law 0208-2002 to clarify that minimum and maximum yards are no longer applicable, therefore only the setback requirements of the Exception Schedule would apply. This resulted in removing any encroachments since yards have been removed, and leaving only projections, if permitted through the Exception Zone. Article 4.1.15.6 is introduced to have this regulation apply to an apartment housing type.
<b>Part 4.15: Apartment Zones</b>			
1.	Part 4 – Residential Zones	Introduce 'Section 4.16' and 'Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations'.	This section and table outline the standards and regulations that would apply to the Urban Apartment Zones, <b>RA6</b> and <b>RA7</b> .

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		Introduce Line 2.0, Permitted Uses and Accessory Uses, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses, and Zone Regulations.	This section includes the permitted uses and accessory uses for the <b>RA6</b> and <b>RA7</b> Zones. The <b>RA6</b> Zone, tailored to the <b>Mixed Use</b> Official Plan land use designation, requires accessory uses throughout an apartment building while the <b>RA7</b> Zone, tailored to the <b>Residential High Density</b> land use designation, permits the following on the first-storey of an apartment building: Retail Store, Restaurant, Take-out Restaurant, Veterinary Clinic, Service Establishment, Financial Institution, Repair Establishment, Office, Medical Office, Medical Office – Restricted, Recreational Establishment, Entertainment Establishment, and Private Club.
		Introduce Line 3.0, Minimum Lot Frontage, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.	The minimum lot frontage requirement will be 30 m (98.4 ft.), which applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b> .
		Introduce Line 4.0, Maximum Tower Floor Plate, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.	The maximum tower floor plate above the podium will be 1000 m <sup>2</sup> (10 764 ft <sup>2</sup> ) for an apartment building with an overall height less than 12 storeys, and 750 m <sup>2</sup> (8073 ft <sup>2</sup> ) above the podium for an apartment building with an overall height greater than or equal to 12 storeys. The tower floor plate regulations work in conjunction with the height of a building to help regulate massing, requiring taller apartment buildings to have smaller tower floor plates and allowing smaller apartment buildings to have a larger tower floor plate.

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		<p>Introduce Line 5.1, Maximum Height, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>The maximum height in the base zone will be 25 storeys (78.5 m or 258 ft.), aligned with the maximum permitted height in storeys for the existing highest density Apartment Zone, <b>RA5</b>, and slightly increased in comparison to the maximum permitted metric height to account for the increased first floor height requirement. The maximum number of storeys also corresponds to the maximum permitted number of storeys in Mississauga Official Plan, apart from the Downtown Core which contains no stated maximum height. Heights exceeding 25 storeys can be included in a <b>RA6</b> or <b>RA7</b> Exception Zone, granted through development application review and approval.</p>
		<p>Introduce Lines 5.2 and 5.3, Podium Heights, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>A podium will be required at the base of an apartment building, ranging from a minimum of three storeys (10.7 m or 35 ft.) to a maximum of six storeys (20 m or 66 ft.) in height. The podium is aimed at creating a comfortable, pedestrian scale while mitigating the perception of the height of the tower above.</p>
		<p>Introduce Line 5.4, First Storey Dwelling Height, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>The <b>RA7</b> Zone will require dwelling units located on the first storey to be raised a minimum of 0.6 m (1.97 ft.) to a maximum of 1.2 m (3.9 ft.) above established grade to help create a buffer between public and private realms and maintain a residential character.</p>

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		<p>Introduce Line 6.1, Minimum Front and Exterior Side Yard and Setbacks for Podium, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>The yard requirement for the podium varies depending on the uses, residential versus non-residential, and is intended to provide adequate space to promote activation of street-related uses, while ensuring pedestrian walkability and comfort. A minimum front and exterior side yard of 2 m (6.6 ft.) up to a maximum of 4 m (13 ft.) will be required for a podium in the <b>RA6</b> Zone. For the <b>RA7</b> Zone, the minimum front and exterior side yard for a podium is increased to 4 m (13 ft.) up to a maximum of 6 m (19.7 ft.).</p>
		<p>Introduce Line 6.2, Minimum Front and Exterior Side Yard and Setbacks for Tower, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>A minimum setback of 3 m (9.8 ft.) is required from the edge of the podium to the tower located above the podium, intended to provide flexibility of how the tower portion is articulated and designed without having to be prescriptive to height.</p>
		<p>Introduce Line 7.0, Minimum Rear and Interior Side Yard and Setbacks, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>A minimum interior side and rear yard of 4.5 m (14.8 ft.) is required for the podium to an abutting property. Above the podium, a setback of 15 m (49 ft.) is required to achieve a tower separation of 30 m (98 ft.) to an abutting property containing an apartment building or zoned to construct an apartment building.</p> <p>An increased interior side and rear yard of 7.5 m (24.6 ft.), plus 1 m (3.3 ft.) for each additional 1 m (3.3 ft.) in height exceeding 10 m (32.8 ft.) to a maximum of 25.5 m (84 ft.), will be required when an apartment building is abutting low-rise residential dwelling types.</p>

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		<p>Introduce Line 8.0, Tower Separation Distance on Same Lot, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>A minimum tower separation distance of 30 m (98.4 ft.) is required to help mitigate the massing impact of two towers on the same lot. Tower separation can also assist with privacy for apartment building residents and minimize blockage of sky view and pedestrian-level wind. The podium is not subject to this requirement.</p>
		<p>Introduce Line 9.0, Street Frontage Requirements, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>A requirement of 50% of the area of the first storey containing a non-residential use will be required to have glazing and each non-residential unit will require pedestrian access facing the street to support active, street-related commercial uses and for natural surveillance of the street.</p> <p>The <b>RA7</b> Zone will require any dwelling units located on the first storey to have pedestrian access to a sidewalk.</p>

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		<p>Introduce Line 10.0, Permitted Encroachments and Projections, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>Balconies will be permitted to project or encroach 1.8 m (5.9 ft.) into a required yard throughout an apartment building in the <b>RA7</b> Zone. The <b>RA7</b> Zone is intended to be more residential in character and non-residential uses would be restricted to the first storey. <b>RA7</b> also requires increased yards within the podium to account for these projections. The <b>RA6</b> Zone is intended to have a more commercial presence within the podium and would be limited to have balcony projections of 1.8 m (5.9 ft.) only above the podium.</p> <p>A canopy or awning located on the first storey would be permitted to encroach into the required yard, provided it is set back 2 m (6.6 ft.) from the property line to encourage pedestrian activity and weather protection, while providing flexibility to allow the building to dictate the canopy or awning size.</p> <p>The <b>RA7</b> Zone requires dwelling units located on the first storey to be raised a minimum of 0.6 m (1.97 ft.) to a maximum of 1.2 m (3.9 ft.) above established grade to help create a buffer between public and private realms and maintain a residential character. As such, stairs that access dwelling units on the first storey will be permitted to encroach into a required yard in the <b>RA7</b> Zone.</p>

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		Introduce Line 11.0, Parking Regulations, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.	<p>At-grade surface parking, aisles, parking structures, waste enclosures, or loading areas will not be permitted to face the street.</p> <p>A minimum setback of 3 m (9.8 ft.) will be required for at-grade surface parking or aisles facing the rear or interior side lot lines to accommodate a landscaped buffer to the abutting property.</p> <p>A minimum setback of 4.5 m (14.8 ft.) will be required for at-grade parking structures, waste enclosures, and loading areas which is aligned with the setback of the apartment building podium to facilitate parking, servicing, and loading that is integrated within the building façade.</p> <p>A minimum setback of 3 m (9.8 ft.) will be required for below-grade parking structures facing the rear or interior side lot lines to ensure the 3 m (9.8 ft.) landscaped buffer located above is unencumbered.</p>
		Introduce Line 12.0, Shared Driveways, Roads, & Aisles, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.	Driveways, roads, and aisles can be shared with abutting lands that also permit apartments or townhouses, to consolidate and minimize vehicular interruptions along the streetscape.



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		<p>Introduce Line 13.0, Landscaping and Amenity Area, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>An amenity area of 4.5 m<sup>2</sup> (48 ft<sup>2</sup>) per dwelling unit is required based on an analysis of amenity area rates typically seen in recent apartment buildings that are high-rise or located in an urban context (i.e. Downtown Core). A landscaped buffer of 3 m (9.8 ft.) will be required at the interior and rear lot lines, unencumbered by below grade parking. An increased landscaped buffer of 4.5 m (14.8 ft.) will be required if the abutting property is zoned Open Space or Greenlands to protect these sensitive areas. A contiguous outdoor amenity area of 55 m<sup>2</sup> (592 ft<sup>2</sup>) will be required to ensure the amenity space provided is meaningful and programmable. This outdoor amenity area will not be limited to at grade locations and will be permitted to locate on top of podiums and the rooftop.</p>
		<p>Introduce Line 14.0, Accessory Buildings and Structures, to Table 4.16.1 – <b>RA6</b> and <b>RA7</b> Permitted Uses and Zone Regulations.</p>	<p>Accessory buildings and structures will be permitted in the <b>RA6</b> and <b>RA7</b> Zones. This regulation applies to the existing Apartment Zones, <b>RA1</b> to <b>RA5</b>.</p>
2.	Subsection 4.16.3	<p>Introduce 'Subsection 4.16.3' in Section 4.16 – <b>RA6</b> and <b>RA7</b> Urban Apartment Zones.</p>	<p>The minimum depth of a unit containing a non-residential use will be 10 m (32.8 ft.) to ensure non-residential units are more useable and versatile.</p>

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3.	Subsection 4.16.4	Introduce 'Subsection 4.16.4' in Section 4.15A – <b>RA6</b> and <b>RA7</b> Urban Apartment Zones.	The minimum height of the first storey containing a non-residential use will be 4.5 m (14.8 ft.). The increased height is to establish a greater commercial presence, giving prominence of a non-residential character located at street level.
4.	Subsection 4.16.5	Introduce 'Subsection 4.16.5' in Section 4.16 – <b>RA6</b> and <b>RA7</b> Urban Apartment Zones.	The <b>RA6</b> Zone is associated with the Official Plan <b>Mixed Use</b> land use designation. Mixed Use Official Plan policies require any development occurring on a <b>Mixed Use</b> site that contain residential uses to also contain a mixture of uses. Otherwise, the appropriate residential land use designation (i.e. <b>Residential High Density</b> ) will be applied. The <b>RA6</b> Zone will require a minimum of 10% of the gross floor area – non-residential of the total overall gross floor area to be allocated towards non-residential uses to ensure a mix of uses.
5.	Subsection 4.16.6	Introduce 'Subsection 4.16.6' in Section 4.16 – <b>RA6</b> and <b>RA7</b> Urban Apartment Zones.	The <b>RA6</b> Zone is associated with the Official Plan <b>Mixed Use</b> land use designation. The <b>Mixed Use</b> land use designation does not allow for dwelling units on the ground floor to promote active, street-related commercial uses and more of a non-residential character. As such, dwelling units will be prohibited from locating on the first storey in the <b>RA6</b> Zone.

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6.	Subsection 4.16.7	Introduce 'Subsection 4.16.7' in Section 4.16 – <b>RA6</b> and <b>RA7</b> Urban Apartment Zones.	Subsection 2.1.14 of the City's Zoning By-law outlines the minimum distance required between the nearest part of any building or structure to the centreline of the right-of-way. The <b>RA6</b> and <b>RA7</b> zone stipulates the required yards and setback and will not be subject to Subsection 2.1.14.
7.	Subsection 4.16.8	Introduce 'Subsection 4.16.8' in Section 4.16 – <b>RA6</b> and <b>RA7</b> Urban Apartment Zones.	Subsection 4.16.8 specifies how to determine the applicable tower floor plate requirement for buildings consisting of a podium connecting two or more towers.

NOTE: Additional minor and technical changes to the Zoning By-law may be required.