

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 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;

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:

4.15.4.40	Exception: RA3-40	Map # 19	By-law:
In a RA3-40 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.40.1	The provisions contained in Subsection 4.1.21 of this By-law shall not apply		
4.15.4.40.2	Maximum <b>floor space index - apartment zone</b>	1.5	
4.15.4.40.3	Maximum <b>height</b>	34.6 m and 10 storeys	
4.15.4.40.4	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 washroom, wind screen, mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, <b>parapets</b> , turrets, cupolas, and elevator and stair enclosures, located on the roof of a dwelling provided that the maximum <b>height</b> of the top of such elements is no higher than 6.0 m above the <b>height</b> limit otherwise applicable		
4.15.4.40.5	Notwithstanding Sentence 4.15.4.40.4 of this Exception, maximum <b>height</b> of an elevator enclosure above the <b>height</b> of the mechanical penthouse	1.8 m	
4.15.4.40.6	For the purposes of this By-law, all lands zoned RA3-40 shall be considered one <b>lot</b>		
4.15.4.40.7	Maximum encroachment of a <b>balcony</b> located above the <b>first storey</b> , sunroom, window, <b>chimney</b> , pilaster, cornice, balustrade or roof eaves into a required <b>yard</b>	1.5 m	

4.15.4.40	Exception: RA3-40	Map # 19	By-law:
4.15.4.40.8	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		1.5 m
4.15.4.40.9	Minimum number of resident <b>parking spaces</b> per <b>dwelling unit</b>		0.87
4.15.4.40.10	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.10

2. Map Number 19 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 "RA2-1 and RA3-1" to "RA3-40", the zoning of Part of Lot 5, Concession 1, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA3-40" 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 "RA3-40" zoning indicated thereon.
3. This By-law shall not come into force until Mississauga Official Plan Amendment Number 183 is in full force and effect.

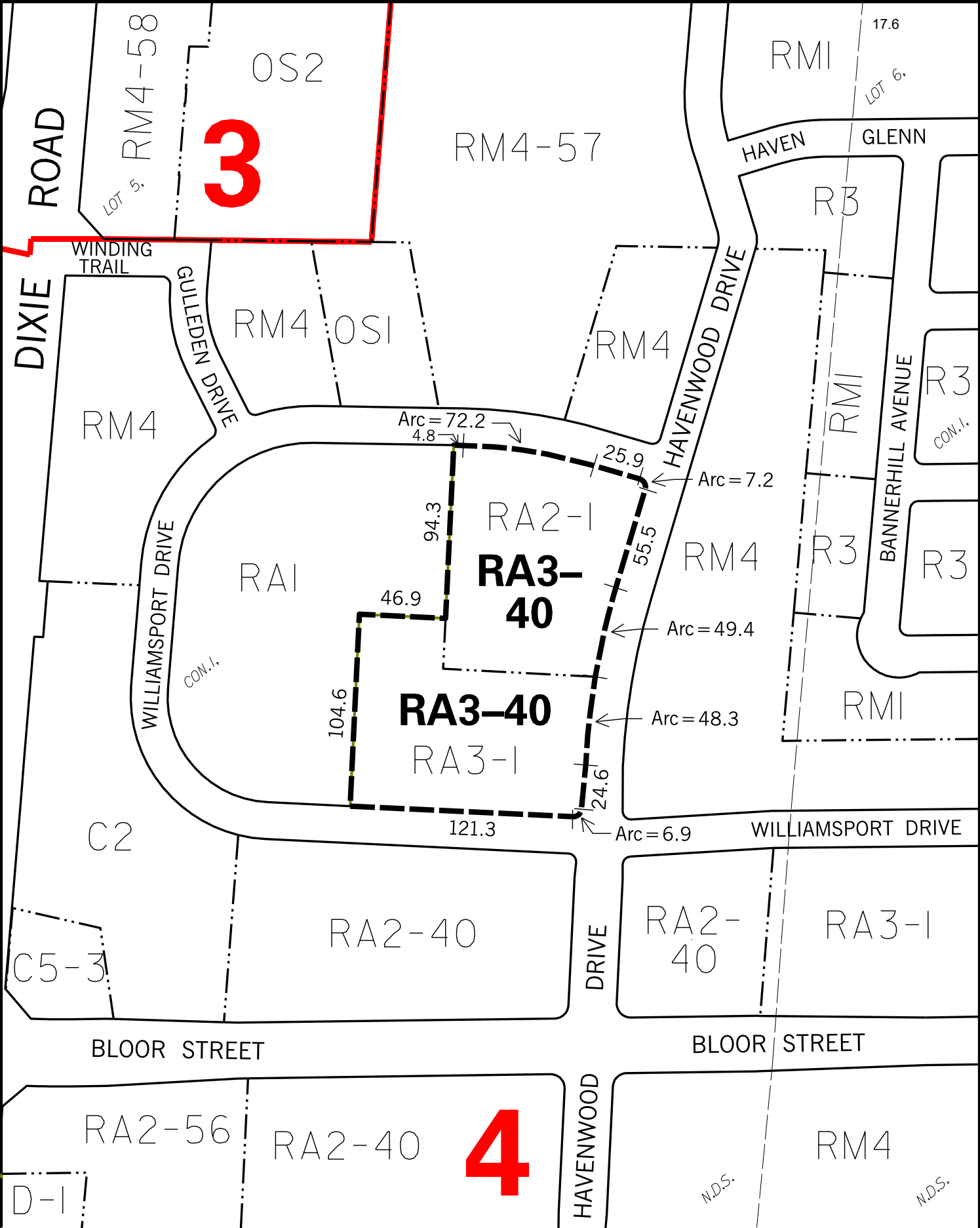
ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: December 2, 2024
File: CD.OZ.18.014

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



AREA SUBJECT TO REZONING

**1,2,3,4**

PARKING PRECINCT



PARKING PRECINCT BOUNDARY

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Schaeffer Dzaldov Bennett Ltd., (OLS) dated May 18, 2016.

**THIS IS SCHEDULE "A" TO  
BY-LAW \_\_\_\_\_**

**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 10 storey rental apartment building containing 154 dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA2-1" (Apartments - Exception) and "RA3-1" (Apartments - Exception) to "RA3-40" (Apartments - Exception).

"RA2-1" permits a floor space index of 0.5-1.2 with a maximum building height of 26.0 m and 8 storeys.

"RA3-1" permits a floor space index of 0.5-1.2 with a maximum building height of 38.0 m and 12 storeys.

"RA3-40" permits a 10 storey rental apartment building with a maximum height of 34.6 m and 154 dwelling units. Additional changes to regulations include reduced resident and visitor parking, increased floor space index, elevator enclosure height, encroachment and projection of a balcony, and excluding washroom and wind screens from the calculation of apartment height.

### Location of Lands Affected

Northwest corner of Williamsport Drive and Havenwood Drive, 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-opa 18-14 w3.by-law.js.jmcc.docx](http://teamsites.mississauga.ca/sites/18/bylaws/oz-opa%2018-14%20w3.by-law.js.jmcc.docx)