

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:

4.15.3.75	Exception: RA2-75	Map # 27	By-law:
In a RA2-75 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.3.75.1	The provisions contained in Subsection 2.1.30 of this By-law shall not apply		
4.15.3.75.2	A physical service and utilities structure for the purpose of providing electric power transmission, measuring less than or equal to 35 m² shall not be subject to the zone regulations		
4.15.3.75.3	Maximum floor space index - apartment zone	1.4	
4.15.3.75.4	Maximum height	29.5 m and 8 storeys	
4.15.3.75.5	Notwithstanding any other provisions of this By-law, the calculation of height and storeys for apartment, long-term care and retirement buildings shall be exclusive of washroom, wind and equipment screening, solar panels, guard rails, mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, and elevator and stair enclosures, located on the roof of a building provided that the maximum height of the top of such elements is no higher than 6.0 m above the height limit otherwise applicable		
4.15.3.75.6	Minimum number of required bicycle parking spaces - class a	10	
4.15.3.75.7	Minimum setback from surface parking spaces or aisles to a front lot line	3.0 m	
4.15.3.75.8	Minimum setback from surface parking spaces or aisles to an exterior side lot line	1.5 m	

4.15.3.75	Exception: RA2-75	Map # 27	By-law:
4.15.3.75.9	Minimum setback from a waste enclosure/loading area to a street line		5.0 m
4.15.3.75.10	Minimum landscaped area		30% of the lot area
4.15.3.75.11	Minimum depth of a landscaped buffer abutting a lot line that is a street line or abutting lands with an Open Space Zone		2.0 m
4.15.3.75.12	Minimum amenity area		1 058 m ²
4.15.3.75.13	Minimum percentage of total required amenity area to be provided in one contiguous area		32%
4.15.3.75.14	Minimum loading space dimension		3.5 m x 8.0 m

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 "RA1-1" to "RA2-75", the zoning of Part of Lot 9, Concession 2, North of Dundas Street, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA2-75" 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 "RA2-75" zoning indicated thereon.
3.
This By-law shall not come into force until Mississauga Official Plan Amendment Number 197 is in full force and effect.

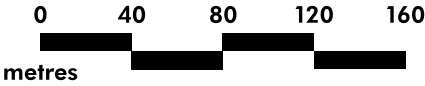
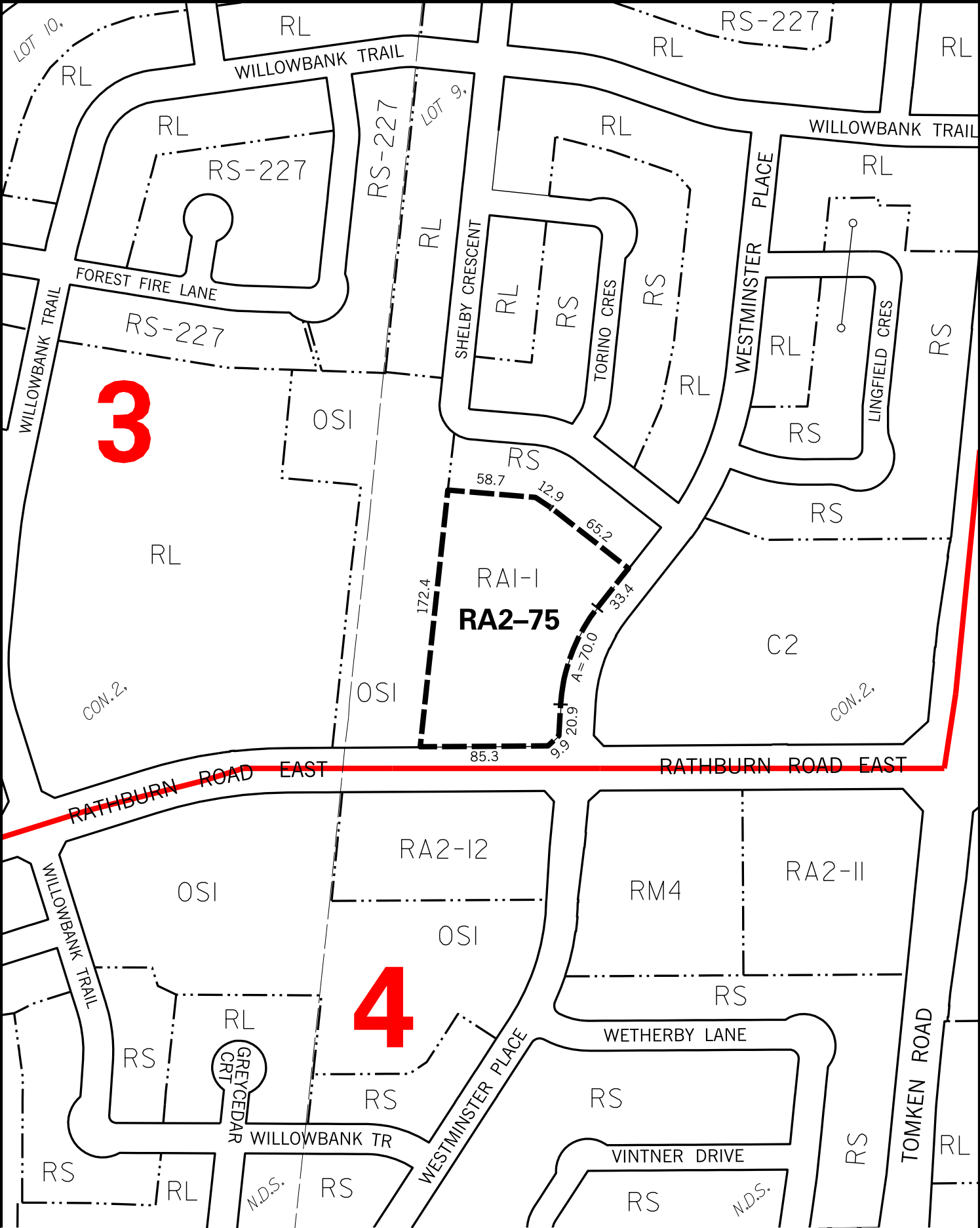
ENACTED and PASSED this _____ day of _____, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: June 13, 2025
File: CD.OZ-24.07

MAYOR

CLERK



AREA SUBJECT TO REZONING

1,2,3,4

PARKING PRECINCT



PARKING PRECINCT BOUNDARY



ARROW FOR EXISTING ZONING

This is not a Plan of Survey. Dimensions shown taken from Survey prepared by Tarasick, McMillan, Kubicki Ltd. (OLS), dated April 24, 2020.

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 an eight storey rental apartment building containing 70 dwelling units.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "RA1-1" (Apartments - Exception) to "RA2-75" (Apartments - Exception).

"RA1-1" permits a floor space index range of 0.5 to 1.0 and a maximum height of 13.0 m and four storeys.

"RA2-75" permits an eight storey rental apartment building containing 70 dwelling units. Additional changes to regulations include bicycle parking spaces, waste enclosure/loading area and parking spaces setbacks, landscaped area, landscaped buffers, loading space dimensions, and amenity area.

Location of Lands Affected

Northwest corner of Westminster Place and Rathburn Road East, 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 24-10 W3.by-law.js.jmcc.docx>