

Urban Apartment Zones

April 29, 2024

Information/Recommendation Report (All Wards)

File: CD.06-APT



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APARTMENT ZONES

RA1

RA2

RA3

RA4

RA5



Source: Google Maps, 1980 Fowler Dr, City of Mississauga



URBAN APARTMENT ZONES

RA6

RA7



- Integrating a mix of uses to encourage a walkable community and put people closer to a broader range of urban amenities and experiences



- Fostering vibrant street level activity and an active public realm



- Encouraging a built form that fits within an urban context

Built Form & Massing

EXISTING APARTMENT ZONES

RA1: 4 storeys, 0.9 FSI

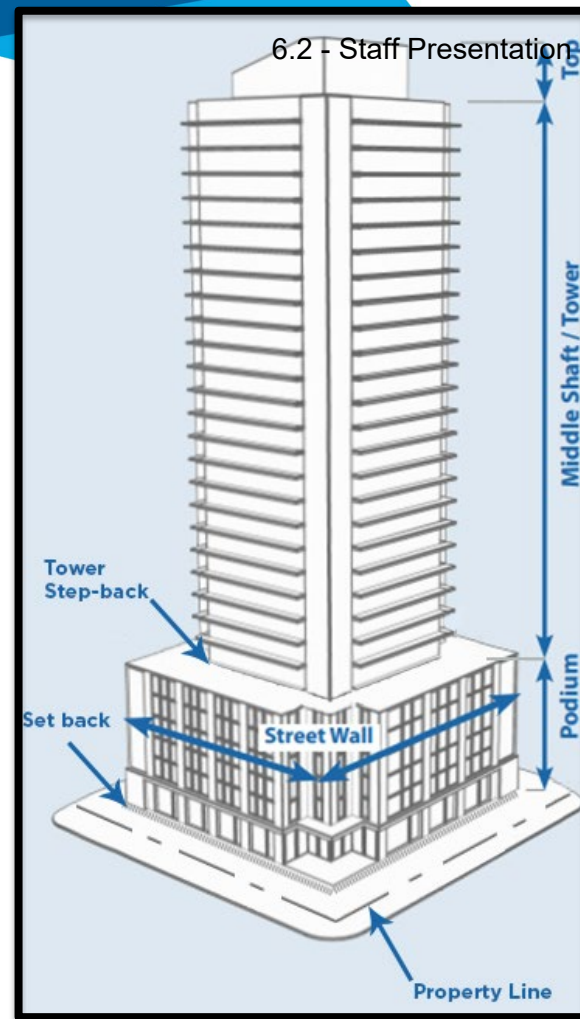
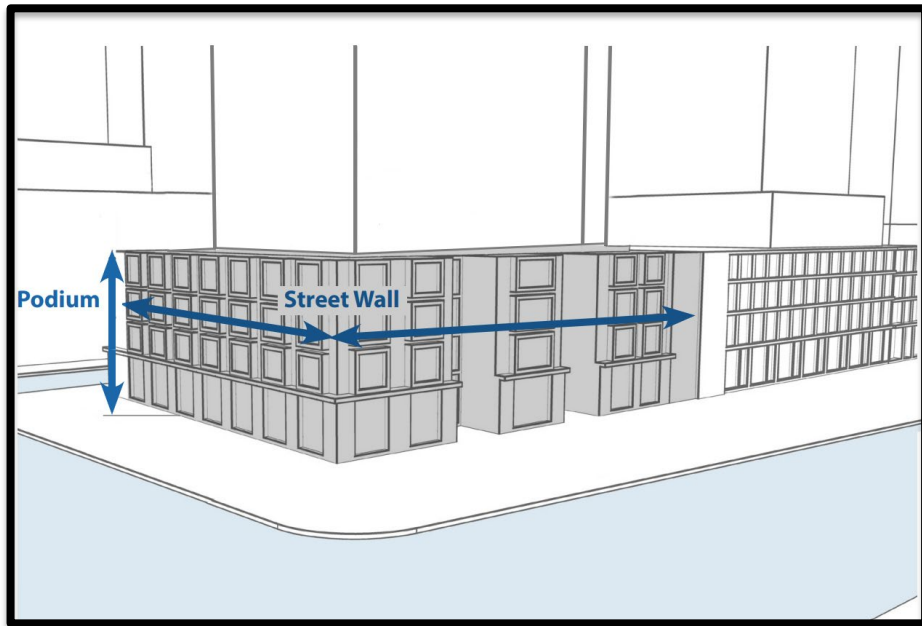
RA2: 8 storeys, 1.0 FSI

RA3: 12 storeys, 1.0 FSI

RA4: 18 storeys, 1.8 FSI

RA5: 25 storeys, 2.9 FSI

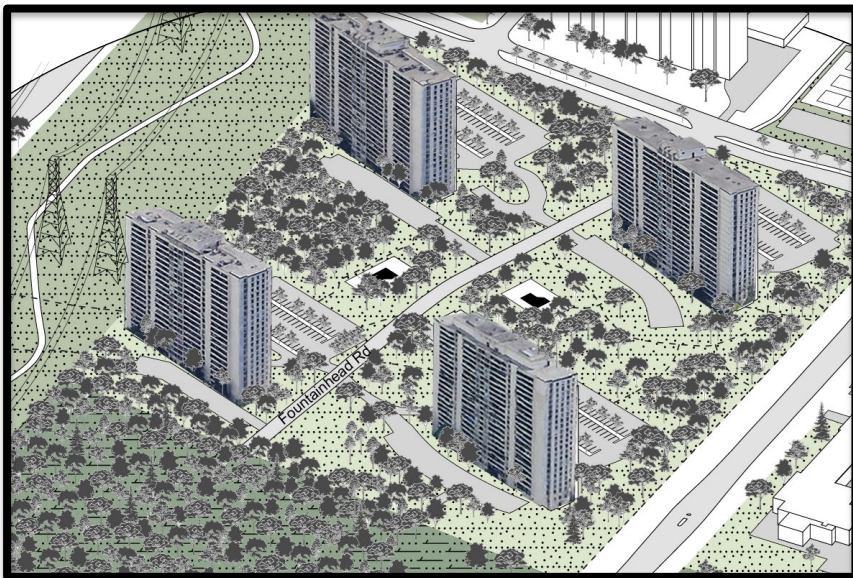
Built Form & Massing



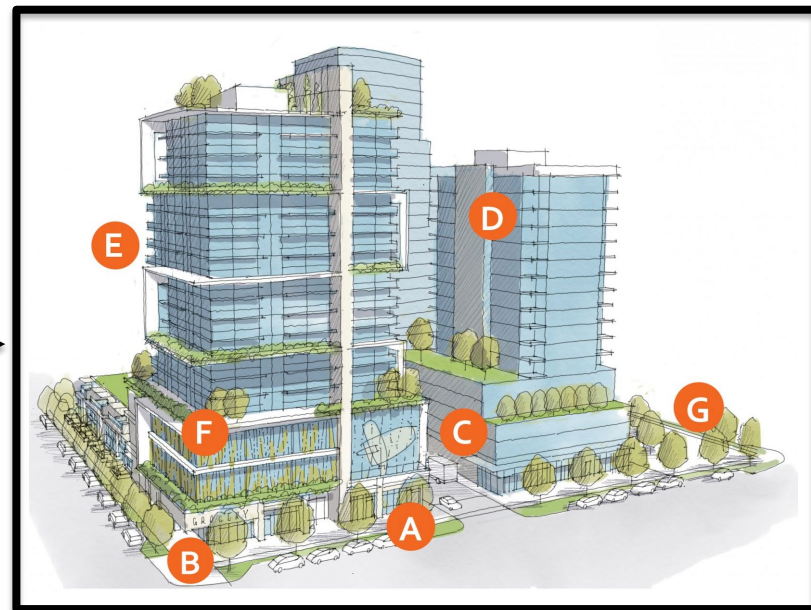
Accessory Permitted Uses

Accessory Non-Residential Uses	Existing Apartment Zones	Urban Apartment Zones
RETAIL STORE	X	X
SERVICE ESTABLISHMENT	X	X
FINANCIAL INSTITUTION	X	X
OFFICE	X	X
MEDICAL OFFICE – RESTRICTED	X	X
RESTAURANT		X
TAKE-OUT RESTAURANT		X
MEDICAL OFFICE		X
VETERINARY CLINIC		X
ENTERTAINMENT ESTABLISHMENT		X
RECREATIONAL ESTABLISHMENT		X
PRIVATE CLUB		X
REPAIR ESTABLISHMENT		X

Landscaping & Amenity Area



Source: <https://clr.daniels.utoronto.ca/projects/towers-in-the-park>





Source: 2040 Official Community Plan, Chapter 18, City of Kelowna

Parking



Source: Downtown Built Form Standards, City of Mississauga

RA6 – URBAN APARTMENT ZONE	RA7 – URBAN APARTMENT ZONE
<ul style="list-style-type: none">• Non-residential uses are <u>required</u>	<ul style="list-style-type: none">• Non-residential uses are <u>optional</u>
<ul style="list-style-type: none">• No dwelling units on the ground floor	<ul style="list-style-type: none">• Non-residential uses only permitted on the ground floor
 <p data-bbox="241 928 811 1037">Mixed Use Official Plan Designation</p>	 <p data-bbox="1255 928 1835 1037">Residential High Density Official Plan Designation</p>

Thank You!

Recommendation: That an implementing Zoning By-law amendment be enacted at a future City Council Meeting.