



Corporate Report

Clerk's Files

Originator's
Files BL.09-COM

PDC OCT 31 2011

DATE: October 11, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 31, 2011

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Proposed Housekeeping Amendments –
Mississauga Zoning By-law 0225-2007
City of Mississauga
Bill 51

Public Meeting **Wards 1-11**

RECOMMENDATION: That the Report dated October 11, 2011, from the Commissioner of Planning and Building regarding proposed housekeeping amendments to Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the supplementary report be brought directly to a future Council meeting.

BACKGROUND: Mississauga Zoning By-law 0225-2007 was passed by Council on June 20, 2007. Since the intent of the Comprehensive Zoning By-law Review was to ensure the Zoning By-law remains up-to-date and in conformity with Mississauga Plan, regular housekeeping amendments reports are proposed to deal with City-initiated and technical amendments to the Zoning By-law. The first two (2) general Housekeeping Amendments, By-law 0325-2008 and By-law 0379-2009 were passed by Council on September 10, 2008 and December 9, 2009 respectively. There

have been two (2) City-initiated amendments to deal with specific issues since that time. By-law 0157-2010 approved on May 26, 2010 introduced a provision to permit minor technical changes to the By-law without a zoning by-law amendment and By-law 0115-2011 approved on May 1, 2011 dealt with temporary uses and special events.

COMMENTS:

Since the approval of the previous general Housekeeping Amendments, clarifications of wording in various sections of the Zoning By-law have been identified that require amendments to the By-law. Amendments are proposed to modify and expand Definitions, General Provisions and Parking Regulations sections of the By-law as required. Minor changes are also proposed to the Residential, Commercial, City Centre, Employment, Parkway Belt and Institutional Zones. The details of these amendments are outlined in Appendix I-1 to this report and are considered to be housekeeping changes. Of note are items outlined below, which are cross-referenced with Appendix I-1 in parenthesis:

Driveway Width (Items #14 and #23)

The addition of Illustration No. 14 is proposed to show the method of calculation for driveway width. Any hard surface area that is abutting or within 0.2 m (8 in.) of the driveway is included in the driveway width calculation. The text of Article 4.1.9.2 (Residential Zones - Driveways and Parking) is being amended to reflect this change. The amendment introduces an exception to allow for a walkway, to provide access to the dwelling, provided that the walkway is attached to the driveway by not more than 1.5 m (4.92 ft.). The intent of this amendment is to clearly identify how driveway width is to be calculated.

Greenbelt Overlay - Restrictions to Development (Item #17)

As a result of discussions that followed flooding problems along Cooksville Creek, the Planning and Building Department is proposing to introduce provisions to the Greenbelt Overlay - Restrictions to Development (Article 2.1.18.2) to prohibit bedrooms below the Regulatory Flood Level. The Zoning By-law

currently does not specifically prohibit bedrooms below the Regulatory Flood Level; however, the Building Code and Conservation Authority regulations together have the effect of not allowing the use. Therefore it is suggested that these regulations be added to the Zoning By-law for clarity. This section also states that windows, doors and other openings to a dwelling unit are not permitted below the Regulatory Flood Level. The identification of the Regulatory Flood Level will be by the Conservation Authority having jurisdiction.

Parking (Items #19 and #20)

The parking standard for restaurants in the City is 16.0 spaces per 100 m² (14.9 spaces per 1,000 sq. ft.) Gross Floor Area - Restaurant. Over the years the Planning and Building Department has received many parking studies for restaurants in "C4" (Mainstreet Commercial) zoned areas that consistently show that the actual parking required for restaurants in these areas is substantially lower than the rest of the City. This is generally due to reductions resulting from the mix of uses within the area with different peak periods as well as the effects of captive market including residents and/or employees who eat at the restaurants within the area. In advance of the Planning and Building Department completing studies for parking standards in mainstreet commercial areas, it is suggested that a parking standard for restaurants in "C4" (Mainstreet Commercial) of 9.0 spaces per 100 m² (8.4 spaces per 1,000 sq. ft.) Gross Floor Area – Restaurant be incorporated into the Zoning By-law in the interim.

The Zoning By-law currently does not contain a parking standard for self storage facilities and therefore the standard requirement of 5.4 spaces per 100 m² (5.0 spaces per 1,000 sq. ft.) GFA - Non Residential for Other Uses would apply. This is the same standard that applies to a Retail Store. A self storage facility typically has only one (1) or two (2) staff and a limited number of visitors to the site and therefore is more closely related to a warehouse/distribution facility with respect to parking requirements. It is proposed that a parking standard of 0.6 space per 100 m² (0.6 space per 1,000 sq. ft.) be introduced.

Infill Residential Regulations (Items #26, #27, #28 and #29)

The regulation in the Zoning By-law prohibiting projecting garages in the front yard in Infill Residential areas is being expanded to include the exterior side yard for corner lots. This regulation implements the Infill Housing policies in the Official Plan for Mineola and Clarkson-Lorne Park which state that "garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property". The amendment would ensure that there is no projecting garage where the front door of the house on a corner lot is actually facing the exterior side yard.

Map 04 – 2201 Lakeshore Road West (Item #52)

The lands at 2201 Lakeshore Road West are being changed from "E3" to "E3-1" to be consistent with the other properties that were rezoned as part of the Southdown District Review. The "E3-1" Zone implements policies in the Official Plan that lands fronting onto the main arterial roads, including Lakeshore Road West, should present a higher visual image than lands internal to the District. While existing uses are permitted to continue in the "E3-1" Zone, certain uses such as contractors' yards and vehicle pound facilities are not permitted.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments.

ATTACHMENTS: Appendix I-1: Proposed Housekeeping Amendments (#5) to Zoning By-law 0225-2007

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Julie McAuliffe, Zoning By-law Planner

Proposed Housekeeping Amendments (#5) to Zoning By-law 0225-2007

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 1: Administration, Interpretation, Enforcement and Definitions			
1.	Section 1.2 - Definitions	"Cemetery" means land used or intended to be used for the interment of human remains and may include <i>accessory thereto</i> a crematorium, mausoleum and a columbarium.	Clarifies that a crematorium, mausoleum and columbarium are only permitted if they are accessory to a cemetery use on the site, in conformity with the Official Plan.
2.	Section 1.2 - Definitions	"Financial Institution" means a building, structure or part thereof, which provides financial services where money is deposited, kept, lent or exchanged, and shall include a bank, trust company, credit union, money lending agency or other similar banking service and may also include a banking machine attached to the outside of a wall. and a drive-through bank machine.	Clarifies that permission for a drive-through banking machine accessory to a financial institution is contained in C2 and C3 zones (Subsection 6.1.4) and E2 and E3 zones (Subsection 8.1.9) of the By-law and is therefore not permitted as of right because of the definition of "financial institution".
3.	Section 1.2 - Definitions	"Established Grade" means, with reference to a building, structure or part thereof, except a detached, semi-detached, duplex or triplex dwelling, the average elevation of the finished grade of the ground immediately surrounding such building or structure , and when used with reference to a street , means the elevation of the street , established by the Municipality or other designated authority.	Clarifies that the definition of "Established Grade" applies to detached, semi-detached, duplex and triplex dwellings for the purpose of determining "First Storey".
4.	Section 1.2 - Definitions	"Commercial Motor Vehicle" means a motor vehicle having permanently attached thereto, a truck or delivery body and may include but is not limited to a catering or canteen truck, bus, cube van, tow truck, tilt and load truck, dump truck, tractor trailer, ambulance, hearse, fire apparatus and tractor, used for hauling purposes. (0325-2008)	Clarifies that the trailer portion of a tractor trailer may be temporarily removed for loading, repair, etc.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
5.	Section 1.2 - Definitions	" Motor Vehicle Rental Facility " means a building, structure , outdoor area, or part thereof, for the rental or leasing of new or used motor vehicles , excluding commercial motor vehicles exceeding 3 000 kg in weight, motorized construction equipment, farm equipment, truck bodies, truck tractors or tractor trailers, provided there is no on-site repair or cleaning of new or used motor vehicles . (0325-2008)	The definition of "motor vehicle" identifies the items to be excluded - this change removes the redundancy.
6.	Section 1.2 - Definitions	" Motor Vehicle Repair Facility - Commercial Motor Vehicle " means a building, structure , outdoor area or part thereof, where mechanical repairs are made to commercial motor vehicles <u>or trailers</u> exceeding 3 000 kg in weight and shall include the repair and installation of commercial motor vehicle windshields, commercial motor vehicle equipment, rustproofing and may include a commercial motor vehicle diagnostic centre and commercial motor vehicle cleaning/detailing facility. (0325-2008)	Clarifies that the trailer portion of a tractor trailer may be repaired.
7.	Section 1.2 - Definitions	" Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles " means a building, structure , outdoor area or part thereof, for the sale, rental or leasing of new or used commercial motor vehicles <u>or trailers</u> exceeding 3 000 kg in weight, and may include accessory thereto a motor vehicle repair facility - commercial motor vehicle, motor vehicle body repair facility - commercial motor vehicle and the sale of commercial motor vehicle parts and equipment with no outdoor storage of parts and materials. (0325-2008), (0379-2009)	Clarifies that the trailer portion of a tractor trailer may be sold, leased or rented.
8.	Section 1.2 - Definitions	" Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted " means a building, structure , outdoor area or part thereof, for the sale, rental or leasing of new or used motor vehicles , excluding motorized construction equipment, farm equipment, truck bodies, truck tractors, tractor trailers or commercial motor vehicles exceeding 3 000 kg in weight and may include accessory thereto a motor vehicle repair facility - restricted, motor vehicle body repair facility and the sale of motor vehicle parts and equipment with no outdoor storage of parts and materials. (0325-2008)	The definition of "motor vehicle" identifies the items to be excluded - removes the redundancy.

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
9.	Section 1.2 - Definitions	" Motor Vehicle Wash Facility - Commercial Motor Vehicle " means a building, structure or part thereof, used for the washing of commercial motor vehicles <i>or trailers</i> exceeding 3 000 kg in weight, with automatically operated equipment located wholly within an enclosed building, structure or part thereof, but shall not include time-pay washing facilities, coin-operated washing facilities, wand washing facilities or other manually operated equipment or facilities for the washing of commercial motor vehicles exceeding 3 000 kg in weight. (0325-2008)	Clarifies that the trailer portion of a tractor trailer may be washed.
10.	Section 1.2 - Definitions	" Parking Lot " means a parking area <i>or parking structure</i> on a lot or portion thereof, where motor vehicles less than or equal to 3 000 kg in weight are parked on a temporary basis for a period of not more than 14 days and a fee may or may not be charged. (0379-2009)	Clarifies that a parking structure could be built on a lot as a stand alone use and operated as a commercial parking lot.
11.	Section 1.2 - Definitions	" Public School " means a building, structure or part thereof, where academic instruction in a full range of subjects of the elementary or secondary school courses of study, continuing education and any other educational activities are provided under the jurisdiction of the Peel District School Board, the Dufferin-Peel Catholic District School Board, the Conseil Scolaire de District Centre-Sud-Ouest, or the Conseil Scolaire de District Catholique Centre-Sud <i>or the Province of Ontario</i> .	The Province of Ontario has been added to permit uses such as the Early Childhood Education Centres which are operated by the Province.
12.	Section 1.2 - Definitions	<i>"Wall":</i> <i>"Front Wall" means the outside wall of a building or structure that faces the front lot line.</i>	Clarifies which wall of a building is the front wall, for applying regulations such as garage location.
13.	Section 1.2 - Definitions	<i>"Exterior Side Wall" means the outside wall of a building or structure, other than a front wall, that faces a street.</i>	Clarifies which wall of a building is the exterior side wall, for applying regulations such as garage location.
14.	Section 1.3 - Illustrations	Illustration No. 14 - DRIVEWAY WIDTH CALCULATION	Illustration No. 14 added to illustrate the method of calculation for the driveway width when there is an abutting walkway or other hard surface area (Article 4.1.9.2).

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 2: General Provisions			
15.	Article 2.1.1.4	Repair to a Safe Condition Nothing in this By-law shall prevent the restoration or repair to a safe condition of any building or structure or part of any building or structure that has been deemed unsafe <i>to be in need of structural repair, and has been so verified</i> by the Chief Building Official, provided the restoration or repair will not increase the height , size, or volume, or change the use of the building or structure and provided that the use has not been abandoned.	Clarifies that the intent of this provision is to allow a building or structure, such as a deck, which has deteriorated over time to be reconstructed to a safe condition before it reaches a life safety deterioration level.
16.	Article 2.1.9.10	Table 2.1.9.10 - Transit Terminal and/or Transit Corridor Line 2.0 A transit terminal and/or transit corridor shall comply with the regulations of the zone in which it is located. <i>The provisions contained in Subsection 2.1.14 of this By-law shall not apply.</i>	Revised to ensure that transit terminals can be constructed in an appropriate location to facilitate the efficient flow of transit vehicles and people.
17.	Subsection 2.1.18 2.1.18.2 <u>2.1.18.2.2</u>	Greenbelt Overlay Restrictions to Development <i>Where a dwelling unit is located on lands that are subject to a greenbelt overlay:</i> <i>(1) a bedroom shall not be permitted below the Regulatory Flood Level identified by the Conservation Authority having jurisdiction, and</i> <i>(2) windows, doors and other openings to a dwelling unit shall not be permitted below the Regulatory Flood Level identified by the Conservation Authority having jurisdiction.</i>	Ensures that bedrooms cannot be constructed below the Regulatory Flood Level. Ensures that windows, doors and other openings to a dwelling unit cannot be constructed below the Regulatory Flood Level.

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
Part 3: Parking, Loading and Stacking Lane Regulations				
18.	Article 3.1.1.3	Required Parking in a Residential Zone		Clarifies that counting the parking spaces on a driveway only applies to a residential use in a Residential Zone.
	3.1.1.3.1	<i>For a residential use in a Residential Zone:</i> A parking space on a driveway serving as an access to a parking space within a garage may be included in the calculation of the number of parking spaces required.		
	3.1.1.3.2	Where visitor parking spaces are required, a parking space on a driveway shall not be used for calculating the required visitor parking.		
19.	Article 3.1.2.2	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses		Revised to reflect the reduced parking required for restaurants in mainstreet areas identified in parking studies submitted to the City.
		Line 42.4	<i>Restaurant (in a C4 zone)</i> <i>9.0 spaces per 100 m²</i> <i>GFA - restaurant</i>	
20.	Article 3.1.2.2	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses		Introduces an appropriate parking rate for self storage facilities similar to the warehouse facility rate.
		Line 43B.0	<i>Self Storage Facility</i> <i>0.6 spaces per 100 m²</i> <i>GFA - non-residential</i> <i>(exclusive of storage parking)</i>	

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
21.	Article 3.1.2.2	Table 3.1.2.2 - Required Number of Parking Spaces for Non-Residential Uses	Introduces a note to the Parking table explaining that where a single tenant office building includes a large warehouse/distribution, wholesaling or manufacturing component, parking is calculated separately for the two (2) uses.
		Line 23.0 Manufacturing Facility (Single-Occupancy Building) ⁽⁶⁾	
		Line 31.1 Office ⁽⁶⁾	
		Line 48.0 Warehouse /Distribution Facility, Wholesaling Facility (Single-Occupancy Building) ⁽⁶⁾	
		NOTES: <i>(6) Where a single occupant office building includes a manufacturing, warehouse/distribution and/or wholesaling facility component and the GFA – non-residential of the manufacturing, warehouse/distribution and/or wholesaling facility component is greater than 10% of the total GFA – non-residential of the building, parking for the manufacturing, warehouse/distribution and/or wholesaling facility component shall be calculated in accordance with the applicable manufacturing, warehouse/distribution and/or wholesaling facility (single occupancy) regulations contained in Table 3.1.2.2 of this By-law.</i>	

B/L	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Part 4: Residential Zones			
22.	Subsection 4.1.2 4.1.2.1	Accessory Buildings and Structures A maximum of one (1) accessory building, structure and/or one (1) detached garage and/or one (1) gazebo shall be permitted <i>per lot</i> in R1 to R11, R15, RM1, RM2, RM7 and RM8 zones in compliance with the regulations contained in Table 4.1.2.2 - Accessory Buildings and Structures.	Clarifies that one (1) accessory building, one (1) detached garage and one (1) gazebo are permitted on each lot.
	<u>4.1.2.1.1</u>	<u>Where a lot in R1 to R11 and R15 zones contains more than one (1) detached dwelling unit, a maximum of one (1) gazebo and/or one (1) accessory building or structure per detached dwelling unit shall be permitted.</u>	Permits each detached dwelling in a detached dwelling condominium development to have a gazebo and a shed, and not just a maximum of one (1) for the entire property.
23.	Subsection 4.1.9 4.1.9.2	Driveways and Parking A walkway <u>Any hard surface area</u> abutting a driveway , <u>within 0.2 m of a driveway or used for the purpose of parking a motor vehicle</u> shall be included in the driveway width calculation; unless it is separated by a permanent grade separation barrier of at least 0.1 m in height; (0325-2008) <u>See Illustration No. 14 - Section 1.3 - Illustrations</u>	Clarifies the measurement of the driveway width shall include any hard surface area abutting or within 0.2 m (8 in.) of the driveway, and introduces an Illustration. An exception is provided for a walkway that is attached to the driveway by not more than 1.5 m (4.9 ft.)
	<u>4.1.9.2.1</u>	<u>Notwithstanding Article 4.1.9.2, one (1) walkway attached to a driveway with a maximum attachment of 1.5 m shall be permitted on each side of a driveway;</u>	

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION			
24.	Subsection 4.1.11 4.1.11.2	Trailer and Recreational Vehicle Parking <i>Notwithstanding Sentence 4.1.11.1.1, a</i> A maximum of one (1) trailer exclusive of tongue, with or without one (1) boat inclusive of attached motor, personal watercraft or snowmobile, or one (1) recreational vehicle, less than or equal to 7.0 m in length, and less than 3.0 m in combined height , may be parked on a driveway in a Residential Zone, on a temporary basis for a period of not more than 72 hours in any one (1) calendar month.		Clarifies that there is no conflict between the temporary permission for trailers and recreational vehicles on the driveway in this section, and the regulations in Sentence 4.1.11.1.1.			
25.	Subsection 4.1.18 <u>4.1.18.3</u>	Group Home <i>Parking shall be provided in compliance with the regulations in Table 3.1.2.1 contained in Article 3.1.2.1 of this By-law.</i>		Cross-references the parking regulations for group homes contained in Table 3.1.2.1 of the By-law.			
26.	Subsection 4.2.2	Table 4.2.2 - R1 Infill Exception Regulations <table><tr><td>Line 8.0</td><td>GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)</td><td>0.0 m</td></tr></table>		Line 8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)	0.0 m	Clarifies that on a corner lot, a projecting garage is not permitted in the front or exterior side yard between the dwelling and the street.
Line 8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)	0.0 m					
27.	Subsection 4.2.3	Table 4.2.3 - R2 Infill Exception Regulations <table><tr><td>Line 8.0</td><td>GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)</td><td>0.0 m</td></tr></table>		Line 8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)	0.0 m	Clarifies that on a corner lot, a projecting garage is not permitted in the front or exterior side yard between the dwelling and the street.
Line 8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)	0.0 m					
28.	Subsection 4.2.4	Table 4.2.4 - R3 Infill Exception Regulations <table><tr><td>Line 8.0</td><td>GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)</td><td>0.0 m</td></tr></table>		Line 8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)	0.0 m	Clarifies that on a corner lot, a projecting garage is not permitted in the front or exterior side yard between the dwelling and the street.
Line 8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey (0325-2008)	0.0 m					

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
29.	Exception #	Exceptions: R1-32, R2-10, R2-29, R2-30, R2-31, R2-50, R2-53, R2-54, R3-52, R3-53, R3-69, R4-41, R8-5, RM7-2		Clarifies that on a corner lot, a projecting garage is not permitted in the front or exterior side yard between the dwelling and the street.
	Sentence #	Maximum projection of a front garage face beyond any portion of the first floor front wall <u>or exterior side wall</u> of a detached dwelling	0.0 m	
30.	4.2.2.11	Exception: R1-11		Clarifies that the setback is to the rear property line, rather than the G2-3/G2-4(12) zone line.
	Sentence 4.2.2.11.6	Minimum rear yard <u>setback to the rear lot line</u> , where lands contain or abut a G2-3 or G2-4(12) zone	29.0 m	
31.	4.2.2.14	Exception: R1-14		Clarifies that the setback is to the rear property line, rather than the zone line.
	Sentence 4.2.2.14.4	Minimum rear yard <u>setback to the rear lot line</u>	30.0 m	
	Sentence 4.2.2.14.5	<u>Notwithstanding Sentence 4.2.2.14.4</u> , minimum setback to the rear lot line of all accessory buildings and structures and swimming pools	15.0 m	
32.	4.2.3.11	Exception: R2-11		Clarifies that the setback is to the rear property line, rather than the G2-3 zone line.
	Sentence 4.2.3.11.4	Minimum rear yard <u>setback to the rear lot line</u> , where lands abut a G2-3 zone	30.0 m	
	Sentence 4.2.3.11.5	<u>Notwithstanding Sentence 4.2.3.11.4</u> , minimum setback of all accessory buildings and structures and swimming pools to the rear lot line where lands abut a G2-3 zone	15.0 m	
33.	4.12.2.9	Exception: RM6-9		Clarifies that the merged lands in Exception Zone RM6-9 are one (1) property for the purposes of the By-law and does not refer to the individual lots/potls (parcels of tied land).
	Sentence 4.12.2.9.2	A townhouse dwelling on a CEC - private road and a semi-detached dwelling on a CEC - private road shall comply with the RM6 zone regulations except that:		
	Clause 4.12.2.9.2(21)	for the purposes of this By-law, all lands zoned RM6-9 shall be considered one (1) lot <u>property</u>		

B/L	SECTION NUMBER	PROPOSED REVISION						COMMENT/EXPLANATION	
34.	Subsection 4.13.1	Table 4.13.1 - RM7 and RM8 Permitted Uses and Zone Regulations							Clarifies that the maximum height in metres and in storeys both apply.
		Line	ZONES	RM7		RM8			
		11.0	MAXIMUM HEIGHT	the lesser of 10.7 m or <u>and 3 storeys</u>		the lesser of 10.7 m or <u>and 3 storeys</u>			
35.	Subsection 4.15.1	Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations							Clarifies that the maximum height in metres and in storeys both apply.
		Line	ZONES	RA1	RA2	RA3	RA4	RA5	
		7.0	MAXIMUM HEIGHT	The lesser of 13.0 m ⁽²⁾ <u>and or</u> 4 storeys	The lesser of 26.0 m ⁽²⁾ <u>and or</u> 8 storeys	The lesser of 38.0 m ⁽²⁾ <u>and or</u> 12 storeys	The lesser of 56.0 m ⁽²⁾ <u>and or</u> 18 storeys	The lesser of 77.0 m ⁽²⁾ <u>and or</u> 25 storeys	
36.	4.15.6.37	Exception: RA5-37							Changes reflect the lands transferred between the City and the property owner.
	Schedule RA5-37	Show the lands conveyed to the property owner as part of Area 'A' on Schedule RA5-37, with the Greenbelt Overlay on the lands within the floodplain, and the lands conveyed to the City as G1.							
37.	4.15.6.38	Exception: RA5-38							Clarifies that the minimum distance separation from a restaurant/take-out restaurant to a Residential Zone does not apply to a restaurant permitted in the apartment dwelling in the RA5-38 zone.
	Sentence 4.15.6.38.3	The provisions contained in Subsection 2.1.14, Sentence 3.1.1.4.3 and 3.1.1.4.4 and the regulations of <u>Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 and</u> Lines 4.0, 5.0, 11.1, 15.2, 15.3, 15.4, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply							
38.	4.15.6.40	Exception: RA5-40							Clarifies that the maximum height in metres and in storeys both apply.
	Schedule RA5-40	Revise the Maximum Height on Exception Schedule RA5-40 as follows: lesser of 4 storeys <u>and or</u> 13.85 m lesser of 3 storeys <u>and or</u> 10.50 m lesser of 19 storeys <u>and or</u> 59.65 m lesser of 16 storeys <u>and or</u> 49.65 m lesser of 13 storeys <u>and or</u> 40.40 m lesser of 24 storeys <u>and or</u> 74.40 m lesser of 21 storeys <u>and or</u> 64.40 m lesser of 18 storeys <u>and or</u> 55.15 m							

B/L	SECTION NUMBER	PROPOSED REVISION				COMMENT/EXPLANATION		
Part 5: Office Zone								
39.	Subsection 5.2.1	Table 5.2.1 - O Zone Permitted Uses and Zone Regulations				Clarifies that the maximum height in metres and in storeys both apply.		
		Line	ZONE	O				
		8.0	MAXIMUM BUILDING HEIGHT	the lesser of 19.0 m or <u>and</u> 6 storeys				
40.	5.2.2.7	Exception: O-7				Clarifies that for mixed office-apartment development, the uses are interchangeable.		
	Clause 5.2.2.7.4(4)	the maximum density/gross floor area - non-residential permitted in Clauses 5.2.2.7.4(1) and (2) of this Exception <u>are interchangeable and</u> shall be calculated on the basis that each dwelling unit shall be deemed to occupy 20.34 m ² of the total gross floor area - non-residential for all buildings and structures, or parts thereof, which are used for offices and retail commercial uses accessory to an office						
Part 6: Commercial Zones								
41.	Subsection 6.2.1	Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations					Clarifies that the maximum height in metres and in storeys both apply.	
		Line 11.1	C1	C2	C3	C4		C5
		MAXIMUM HEIGHT Sloped roof	the lesser of 10.7 m <u>and</u> or 2 storeys	the lesser of 20.0 m or <u>and</u> or 4 storeys	the lesser of 20.0 m <u>and</u> or 4 storeys	the lesser of 16.0 m <u>and</u> or 3 storeys		the lesser of 6.0 m <u>and</u> or 2 storeys
		MAXIMUM HEIGHT Flat roof	the lesser of 9.0 m <u>and</u> or 2 storeys	the lesser of 16.5 m <u>and</u> or 4 storeys	the lesser of 16.5 m <u>and</u> or 4 storeys	the lesser of 12.5 m <u>and</u> or 3 storeys		the lesser of 6.0 m <u>and</u> or 2 storeys
42.	Exception #	Exceptions: R1-36, R3-48, R15-1, R15-3, R15-5, R15-7, RM2-45, RM2-46, RM4-5, RM4-19, RM4-20, RM4-23, RM4-34, RM4-69, RA2-25, RA2-33, C4-5, C4-9, C4-15, C4-36, C4-37, C4-48				Clarifies that the maximum height in metres and in storeys both apply. An example of the change in wording is shown. The actual maximum height in metres and the number of storeys will be retained in each Exception Zone.		
	Sentence #	Maximum height		the lesser of 10.7 m or <u>and</u> 3 storeys				

B/L	SECTION NUMBER	PROPOSED REVISION							COMMENT/EXPLANATION
Part 7: City Centre Zones									
43.	Subsection 7.2.1	Table 7.2.1 - CC1 to CC4 and CCOS Permitted Uses and Zone Regulations							Clarifies that a Staff/Student Residence, operated by a university, college or hospital, is permitted in City Centre.
		Line	USES	CC1	CC2	CC3	CC4	CCOS	
		2.11A	Staff/Student Residence	✓	✓	✓	✓		
44.	7.2.2.1	Exception: CC1-1							Corrects typographical error.
	Sentence 7.2.2.1.1	Maximum <u>Minimum</u> height 6.1 m							
Part 8: Employment Zones									
45.	8.2.3.11	Exception: E2-11							Deletes redundancy - a place of religious assembly is a permitted use in an E2 zone under Table 2.1.9.3 of the By-law.
	Clause 8.2.3.11.1(1)	(1)	Place of Religious Assembly						
		(2) (1)	Uses Accessory to a Place of Religious Assembly						
		(3) (2)	Private School						
Part 11: Parkway Belt									
46.	11.2.2.1	Exception: PB1-1							Clarifies that Active Recreational Uses are permitted on the site (Municipal Park P-302).
	Clause 11.2.2.1.1(1)	(1)	<u>Active Recreational Use</u>						
		(1) (2)	Accessory Commercial Uses						
47.	11.2.2.6	Exception: PB1-6							Clarifies that Active Recreational Uses are permitted on the property (Iceland).
	Clause 11.2.2.6.1(1)	(1)	<u>Active Recreational Use</u>						
		(1) (2)	Accessory Uses to an Arena						
		(2) (3)	Office						
		(3) (4)	Medical Office						
Part 12: Other - Utility, Institutional, Development, Buffer and Airport Zones									
48.	12.2.3.2	Exception: I-2							Deletes redundancy - a cogeneration facility is permitted accessory to a permitted use in an Institutional Zone under Article 12.2.1.1 of the By-law.
	Clause 12.2.3.2.1(1)	(1)	Cogeneration facility accessory to a permitted use						
49.	12.2.3.3	Exception: I-3							Deletes redundancy - a cogeneration facility is permitted accessory to a permitted use in an Institutional Zone under Article 12.2.1.1 of the By-law.
	Clause 12.2.3.3.1(1)	(1)	Cogeneration facility accessory to a permitted use						
		(2) (1)	Parking for lands zoned I-4						

B/L	SECTION NUMBER	PROPOSED REVISION		COMMENT/EXPLANATION
50.	12.2.3.5	Exception: I-5		Deletes redundancy - a cogeneration facility is permitted accessory to a permitted use in an Institutional Zone under Article 12.2.1.1 of the By-law.
	Clause 12.2.3.5.1(1)	(1)	Cogeneration facility accessory to a permitted use	
Format				
51.	Format for Housekeeping By-law	The greyed out text, identified in Items 1 to 50 inclusive of this By-law, is for information purposes only and does not form part of the amendments contained in this By-law.		Clarifies the format used to identify the amendments in the Housekeeping By-law.
Part 13: Zoning Maps				
52.	Map 04	Change the zoning of the lands located at 2201 Lakeshore Road West from E3 to E3-1		In Southdown By-law 0396-2009, lands fronting onto the main arterial roads were rezoned from E3 to E3-1 to permit existing uses to continue and to restrict certain uses. Change to be consistent with other properties in Southdown District.
53.	Map 07	Change the zoning of the lands located on the west side of Cayuga Avenue, north of Forest Avenue from RM7-4 to RM7.		Change to correct a mapping error and reflect the existing use of the properties.
54.	Map 39E	Change the zoning of the lands transferred to the property owner from the City from G1 to RA5-37, with the lands within the floodplain subject to the Greenbelt Overlay. Change the zoning of the lands transferred to the City from the property owner from RA5-37 to G1.		Changes reflect the actual extent of the lands owned by the property owner and the lands owned by the City as a result of a land transfer.

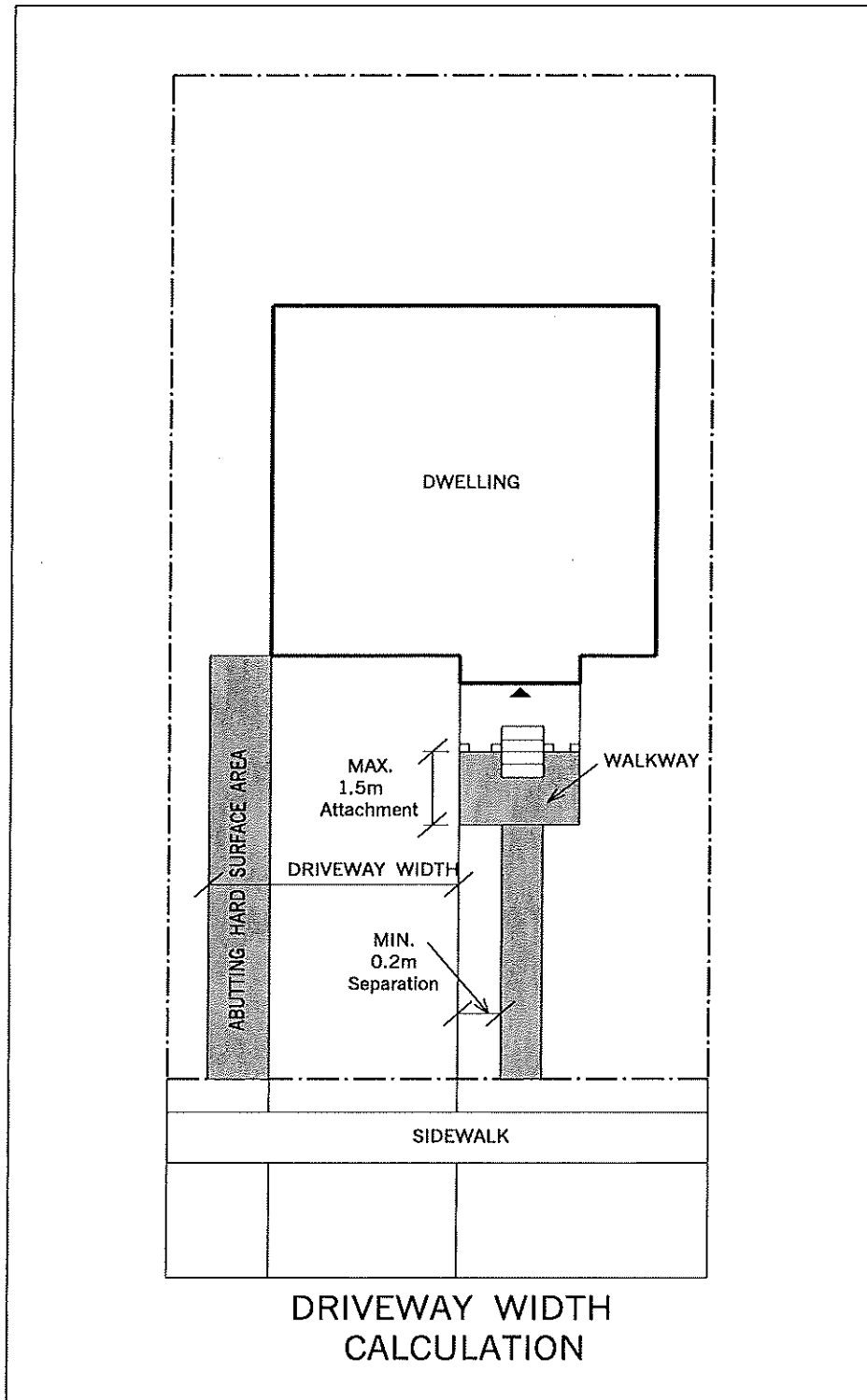


Illustration No. 14

DRIVEWAY WIDTH CALCULATION

Note: The above illustrations are for clarification and convenience only and do not form part of this By-law. The Definitions and General Provisions parts of this By-law must be referenced.

ERIN MILLS PARKWAY



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey.



GREENBELT OVERLAY

AREA B

AREA A

THIS IS SCHEDULE "RA5-37"

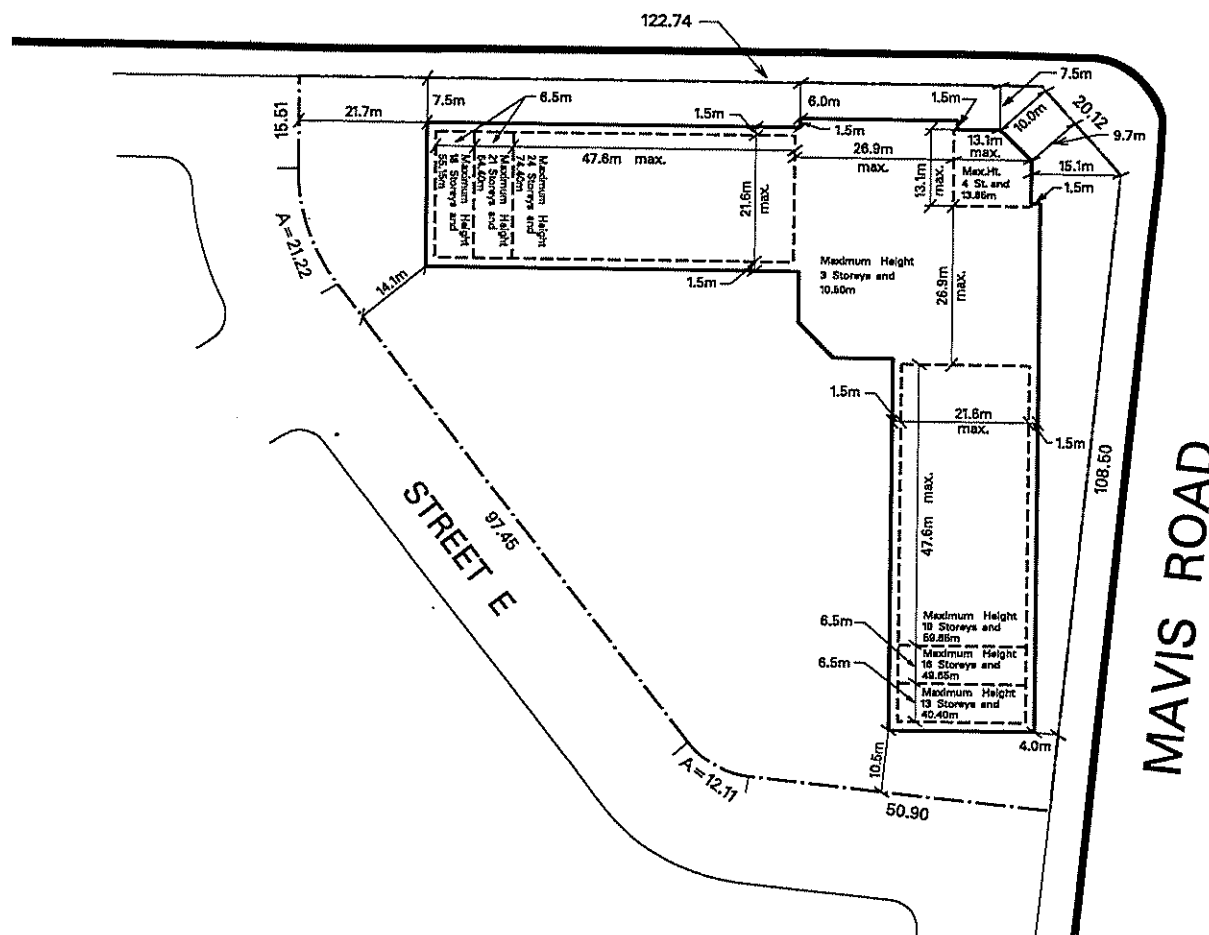
AS ATTACHED TO BY-LAW _____

PASSED BY COUNCIL ON _____

EGLINTON AVENUE WEST

UNAPPROVED DRAFT

Item #36



Note:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.

This is not a Plan of Survey. Dimensions are derived from available office records.

**BUILDABLE AREA**

CITY OF MISSISSAUGA

THIS IS SCHEDULE "RA5-40"

AS ATTACHED TO BY-LAW

PASSED BY COUNCIL ON

THIS IS SCHEDULE "RA5-40"
AS ATTACHED TO BY-LAW _____

