

APPENDIX III: ZONING COMPLIANCE MATRICES

Zoning Matrix 1: RM5 – for Street Townhouses (Front Load Units) onto a Public Road (Blocks 23, 24, 25)

Table 4.11.1	RM5 ZONE (Street Townhouses) Zone Regulations	RM5 Required	Provided & Proposed	Clarifications & Rationale for Street Townhouses
3.0	MINIMUM LOT AREAS			
3.1	Lot Area – Interior lot (min)	200 m ²	145.0 m ²	For All interior lots, to provide for more efficient and compact layout that will help to achieve density targets. Units front onto public road, which will provide for additional area to the front of the unit with landscaping.
3.2	Lot Area – Corner lot (min)	280 m ²	248.0 m ²	1 corner lot, due to sight triangle provided and public road, which will provide for additional areas for landscaping.
4.0	MINIMUM FRONTAGES			
4.1	Lot Frontage – Interior lot (min)	6.8 m	6.0 m	To provide for more compact and efficient layout of townhouse product, which helps to achieve the density for the Ninth Line Character Area.
4.2	Lot Frontage – Corner Lot (min)	9.8 m	9.8 m	
5-8	MINIMUM SETBACKS			
5.0	Front Yard to Building (min)	4.5 m ⁽¹⁾	2.7 m	For 1 Corner Lot at the pinch point of due to the sight triangle (5m x 5m). Setback to rest of unit and the garage; and All others lots is at 6.0 m
5.1	Garage face to Front Lot Line to (min)	6.0 m	6.0 m	
6.0	Exterior Side Yard to Building (min)	4.5 m ⁽¹⁾	3.3 m	For 1 Corner Lot, at a pinch point due to the irregular shape of the property. The building setback tapers from 4.5 m at rear towards the front (minor area impacted).
6.1	Garage face to Exterior Lot Line (min)	6.0 m	3.8 m	For 1 Corner Lot at the pinch point due to Sight Triangle (5m x 5m); Rest is at 6.0 m
	Interior Side Yard – Attached Side (min)	0.0 m	0.0 m	
7.2	Interior Side Yard – Unattached Side (min)	1.5 m ⁽¹⁾	1.5 m	
7.3	Interior Side Yard – Garage on Unattached Side (min)	1.2 m ⁽¹⁾	n/a	
8.0	Rear Yard (min)	7.5 m ⁽¹⁾	5.8 m	The public road boulevard provides for additional landscape area/unit. Additional private amenity is provided through a second storey balcony in the rear yard.
9 - 11	BUILDING & LANDSCAPING			
9.0	Height (max)	10.7 m & 3 storeys	15.0 m, & 3 storeys, mezzanine	All lots (to potential peak of roof with leeway for potential changes in elevation/grading)
10.0	Landscaped Area (min) - of the Lot area	25%	23 %	For 6 internal units to increase variety of streetscape. Other 13 units are above 25%.
11.0	Gross Floor Area – Residential (max) - of the Lot Area	75%	150 %	Compact and efficient layout provides for more affordable housing options and helps to achieve desired density. May include an optional ground floor guest suite.
12	PARKING AREAS			
12.2	Parking Spaces (min)	2 per unit ⁽³⁾⁽⁴⁾	2	
12.3	Driveway Width (max)	5.2 m ⁽⁴⁾	6.4 m	For 1 Corner lot with a double car garage. Rest is at 3.0 m

Zoning Matrix 2: RM6 zone – for Dual Frontage Townhouses on a Public Road and rear-lane access to CEC Road (Blocks 1, 2, 3)

***Please note that the City of Mississauga does not have a zoning category for dual-front townhouses, nor does it have one for units that have frontage on a public street, with driveways that are accessed via a CEC road. The RM6 zone was suggested by Planning staff for these units.*

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC – Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Dual Front Towns
3.1	Lot Area (min) – Interior Lot	115 m ²	145.0 m ²	
3.2	Lot Area (min) – CEC Corner Lot	190 m ²	200.0 m ²	
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.4 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	9.9 m	
5.0	Dwelling Unit Width (min)	5.0 m ⁽²⁾	6.4 m	
6.0	FRONT YARD - SETBACKS			
6.1	Front Yard to Interior lot (min)	4.5 m ⁽³⁾	3.0 m	<i>For 10 units fronting Street ‘A’. The public road boulevard provides adequate landscaping in front. A dual-front unit is intended to provide a more pedestrian friendly and urban environment with a shorter front yard setback.</i>
6.1	Front Yard to CEC – corner lot (min)	4.5 m ⁽³⁾	2.3 m	<i>Units front a Public Road, the pinch point at the curve of 1 unit is reduced, but boulevard provides adequate setback.</i>
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	5.5 m	<i>Dual Front units, with garage at rear lane that accommodates for a 3rd parking space. No impact to other units in the Condominium with minor reduction.</i>
7.0	EXTERIOR SIDE YARD - SETBACKS			
7.1	Exterior Side Lot Line that is a street line of a 20.0m ROW or greater (min)	7.5 m ⁽³⁾	2.8 m	<i>For 1 corner unit at the pinch point of Block 1. The public road boulevard provides for adequate landscaped area and the reduced side yard provides consistency of built form with the rest of the community.</i>
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m ⁽³⁾	n/a	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	4.6 m	
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	n/a	
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	n/a	<i>Garages are internal to unit</i>
8.0	INTERIOR SIDE YARD - SETBACKS			
8.1	Attached Side (min)	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	n/a	
9.0	REAR YARD - SETBACKS			
9.1	Interior lot / CEC corner lot (min)	7.5 m	3.0 m	<i>For 1 corner unit by curve of rear lane (CEC Road B). All units have 5.5m to rear lane from the garage, which serves as sufficient space for a passenger vehicle.</i>
9.2	Wing wall (min)	3.0 m	n/a	
10-11	BUILDING & LANDSCAPING			

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC – Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Dual Front Towns
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	All lots (to potential peak of roof with leeway for potential changes in elevation/grading)
11.0	Landscaped Area (min) of Lot Area	25%	18 %	For internal units. The boulevard on public road provides for adequate landscape area in front of units.
12.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS			
12.1	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front & exterior side yards (max)	1.5 m ⁽³⁾	2.1 m	Porch on exterior side yard to 20 m public road
12.2	Encroachment of an awning, window, chimney , pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required front and exterior side yards (max)	0.6 m ⁽³⁾	0.6 m	
12.3	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey or awning into the required rear yard (max)	5.0 m ⁽³⁾	2.5 m	
12.4	For a lot with a townhouse requiring a 0.0 m interior side yard , the setback to the interior side yard lot line from a porch or deck inclusive of stairs permitted in the rear yard , shall also be 0.0 m (max)	0.0 m	0.0 m	
12.5	Encroachment of a balcony , window, chimney , pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required rear yard (max)	1.0 m ⁽³⁾	1.0 m	
12.6	Setback of a townhouse to a CEC - visitor parking space (min)	3.3 m	6.0 m	
12.7	Setback of a townhouse to a CEC – amenity area (min)	1.5 m	23 m	
13.0	ATTACHED GARAGE , PARKING AND DRIVEWAY			
13.3	Parking Spaces (min)	2 per unit ⁽⁵⁾⁽⁶⁾	3	2 in tandem within garage, 1 on driveway
13.4	Visitor Parking Spaces (min)	0.25 per unit ⁽⁵⁾	0.25 / unit	3 rd parking space on driveway may be used for visitors (in addition to the 0.25 per unit provided in condo)
13.5	Driveway width (max)	3.0 m ⁽⁷⁾	3.5 m	To accommodate larger & slightly wider tandem garages in these innovative townhouse units
14.0	CEC – ROAD , AISLES AND SIDEWALKS			
14.1	Width of a CEC - road (min)	7.0 m ⁽⁸⁾	7.0 m	
14.2	Width of a CEC - road abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	n/a	
14.4	Width of a sidewalk (min)	2.0 m	n/a	Within boulevard of public roads

Zoning Matrix 3: RM6 zone – for Front Load Townhouses on a CEC Road (Blocks 4 to 17)

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Front Load Towns
3.1	Lot Area (min) – Interior Lot	115 m ²	145.0 m ²	
3.2	Lot Area (min) – CEC Corner Lot	190 m ²	228.0 m ²	
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.0 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	9.9 m	
5.0	Dwelling Unit Width (min)	5.0 m ⁽²⁾	6.0 m	
6.0	FRONT YARD - SETBACKS			
6.1	Front Yard to Interior lot (min)	4.5 m ⁽³⁾	4.8 m	To building
6.1	Front Yard to CEC – corner lot (min)	4.5 m ⁽³⁾	3.0 m	For 1 corner lot at pinch point of curve (Block 9)
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	6.0 m	
7.0	EXTERIOR SIDE YARD - SETBACKS			
7.1	Exterior Side Lot Line that is a street line of a 20.0m ROW or greater (min)	7.5 m ⁽³⁾	3.4 m	For 2 units beside Street A. Boulevard provides adequate landscaping buffer.
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m ⁽³⁾	n/a	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	3.7 m	For 1 unit at pinch point to CEC visitor parking (Block 4)
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	3.0 m	For 1 corner lot at pinch point of curve (Block 9)
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	6.0 m	
8.0	INTERIOR SIDE YARD - SETBACKS			
8.1	Attached Side (min)	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	1.5 m	For 1 unit at pinch point (Block 10)
9.0	REAR YARD - SETBACKS			
9.1	Interior lot / CEC corner lot (min)	7.5 m	6.0 m	For 2 rows of units, to accommodate additional landscape buffer to woodlot and Public Road. Allows for more efficient and compact layout to achieve desired density.
9.2	Wing wall (min)	3.0 m	n/a	
10-11	BUILDING & LANDSCAPING			
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	All lots (to potential peak of roof with leeway for potential changes in elevation/grading)
11.0	Landscaped Area (min) of Lot Area	25%	24 %	For few lots with front porch and turned stairs. Does not include rear yard area below 2 nd storey balcony.
12.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS			
12.1	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front & exterior side yards (max)	1.5 m ⁽³⁾	3.0 m	For few units with raised porch and turned stairs (into the required Front yard). This adds variety to the streetscape and contributes to the notion of “eyes on the street”. When viewed in context of all units in a block, the raised porches and turned stairs achieves an attractive streetscape.
12.2	Encroachment of an awning, window, chimney, pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required front and exterior side yards (max)	0.6 m ⁽³⁾	3.0 m	

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Front Load Towns
12.3	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey or awning into the required rear yard (max)	5.0 m ⁽³⁾	2.5 m	
12.4	For a lot with a townhouse requiring a 0.0 m interior side yard , the setback to the interior side yard lot line from a porch or deck inclusive of stairs permitted in the rear yard , shall also be 0.0 m (max)	0.0 m	0.0 m	
12.5	Encroachment of a balcony , window, chimney , pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required rear yard (max)	1.0 m ⁽³⁾	2.5 m	<i>All units, for 2nd storey balcony.</i>
12.6	Setback of a townhouse to a CEC - visitor parking space (min)	3.3 m	4.5 m	
12.7	Setback of a townhouse to a CEC – amenity area (min)	1.5 m	1.5 m	
13.0	ATTACHED GARAGE, PARKING AND DRIVEWAY			
13.3	Parking Spaces (min)	2 per unit ⁽⁵⁾⁽⁶⁾	2	<i>Corner lots with 3 parking spaces (2 within a double car garage, 1 on driveway)</i>
13.4	Visitor Parking Spaces (min)	0.25 per unit ⁽⁵⁾	0.25 / unit	
13.5	Driveway width (max)	3.0 m ⁽⁷⁾	6.1 m	<i>For corner lots with double garage. Others at 3.0 m</i>
14.0	CEC – ROAD, AISLES AND SIDEWALKS			
14.1	Width of a CEC - road (min)	7.0 m ⁽⁸⁾	7.0 m	
14.2	Width of a CEC - road abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	6.0 m	
14.4	Width of a sidewalk (min)	2.0 m	1.5 m	<i>Consistent with B2B and Subdivision</i>

Footnotes to RM6 Zoning Table

- (2) Measured from the exterior of outside walls and the midpoint of interior walls.
- (3) Subsections 4.1.7 and 4.1.8 (Setbacks to Greenland Zones) = N/A.
- (4) Subsection 4.1.12 (Attached Garage Regulations).
- (5) Part 3 of this By-law (Parking Regulations).
- (6) Article 4.1.14.1 (CEC - visitor parking spaces shall be provided within a common element area).
- (7) Article 4.1.9.1 (Gen. Regulations for Residential Driveways and Parking).
- (8) Article 4.1.14.2 (width of paved CEC - road measured perpendicular to curbs or visitor parking space).
- (9) Subsection 4.1.2 (Gen. Regulations for Residential Second Units).

Zoning Matrix 4: RM11 – for Back-to-Back Townhouses on a CEC Road (Blocks 18 to 22)

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Provided & Proposed	Clarifications & Rationale for B2B Towns
3.1	Lot Frontage – Interior Lot (min)	5.0 m	6.4 m	
3.2	Lot Frontage – CEC - corner Lot (min)	8.3 m	11.5 m	
4.0	Dwelling Unit Width (min)	5.0 m	6.4 m	
5.1	Dwelling Height - Sloped Roof (max)	15.0 m ⁽¹⁾ 3 storeys	15.0 m 3 storeys	<i>Storeys includes a mezzanine level</i>
6.0	MINIMUM FRONT YARD			
6.1	Interior lot / CEC – corner lot (min)	4.5 m ⁽³⁾	3.0 m	<i>Pinch point at curve of corner lot</i>
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	6.0 m	6.0 m	
7.0	MINIMUM EXTERIOR SIDE YARD			
7.1	Lot with an Exterior Side Lot Line that is street line (min)	7.5 m ⁽³⁾	4.2 m	<i>Pinch point to sidewalk on corner lot</i>
7.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	7.5 m ⁽³⁾	n/a	
8.0	MINIMUM INTERIOR SIDE YARD			
8.1	Attached side (min)	0.0 m	0.0 m	
8.2	Unattached side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Where interior side lot line abuts a CEC – landscape buffer (min)	4.5 m	n/a	
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS			
9.1	Encroachment of an awning, window, chimney, pilaster or corbel, window well into the required front and exterior side yards (max)	0.6 m ⁽³⁾	n/a	
9.2	Projection of a balcony or deck, exclusive of stairs, from the outermost face or faces of the building (max)	2.0 m	1.9 m	
9.3	Setback from a lot with any side lot line abutting a CEC – road (min)	4.5 m	5.0 m	
9.4	Setback from a lot with any side lot line abutting a CEC – sidewalk (min)	1.5 m	4.2 m	
9.5	Setback from a porch, exclusive of stairs, located at and accessible from the first storey, to a CEC - road, sidewalk or parking space (min)	2.5 m	1.8 m	<i>To allow for slightly deeper porches on select units. This provides additional private amenity space, adds variety to facades, and contributes to an attractive streetscape.</i>
9.6	Setback from a side wall of a building to a CEC - road, sidewalk or parking space (min)	3.0 m	4.2 m	
9.7	Setback of a building to a CEC - amenity area (min)	1.5 m	12.0 m	
9.8	Setback between a parking space and a street (min)	3.0 m	n/a	
10	ATTACHED GARAGE, PARKING AND DRIVEWAY			
10.2	Parking spaces (min)	2 ⁽⁵⁾	2	
10.3	Visitor parking spaces (min)	0.25 per unit ⁽⁶⁾	0.25 per unit	
10.4	Driveway width (max)	2.6 m ⁽⁷⁾	3.2 m	<i>Parts of some driveways. All units at 3.0 m</i>
11	LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE			
11.1	Required Landscaped Soft Area per lot (min)	3.0 m ²	3.2 m ²	<i>All units</i>
11.2	Contiguous private outdoor space per lot (min)	6.0 m ²	8.4 m ²	<i>Includes balconies</i>

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Provided & Proposed	Clarifications & Rationale for B2B Towns
11.3	Setback of a rooftop amenity space from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and/or semi-detached (min)	1.0 m	n/a	
12	CEC – ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS			
12.1	Width of a CEC -road (min)	7.0 m ⁽⁸⁾	7.0 m	
12.2	Width of a CEC -road with an abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	6.0 m	
12.4	Width of a sidewalk traversed by a driveway (min)	2.0 m	1.5 m	<i>All units consistent with Subdivision</i>
12.5	Width of a sidewalk not traversed by a driveway (min)	1.5 m	1.5 m	
12.6	CEC - landscaped buffer abutting any side and rear lot line (min)	3.0 m	10.0 m	
12.7	Contiguous CEC - amenity area (min) – <i>The Greater of:</i>	2.8 m ² per dwelling unit or 5% of lot area ⁽¹¹⁾	2.8 m ² per unit	<i>Communal area</i>

Footnotes to RM11 Zoning Table

- (1) **Common elements** are permitted within a common element condominium corporation.
- (2) Measured from the exterior of outside walls and the midpoint of interior walls.
- (3) See also Subsections 4.1.7 and 4.1.8 of this By-law. (*Setbacks to Greenland Zones*) = N/A.
- (4) See also Subsection 4.1.12 of this By-law.
- (5) See also Part 3 of this By-law. (*Parking Regulations*)
- (6) See also Article 4.1.14.1 of this By-law.
- (7) See also Article 4.1.9.1 of this By-law. (*Driveways and Parking Regulations*)
- (8) See also Article 4.1.14.2 of this By-law.
- (9) The calculation of **height** shall be exclusive of **structures** for rooftop access, provided that the **structure** has a maximum **height** of 3.0 m; a maximum **floor area** of 20.0 m²; and it is set back a minimum of 3.0 m from the exterior edge of the **building**.
- (10) Measured to the highest ridge of a **sloped roof**.
- (11) Excludes private outdoor space.

SITE STATISTICS TABLE: Typical per LOT / UNIT for each Zone

Product Info	RM5 & RM6 Front Load Towns			RM11 Back to Backs			RM6 Dual Front Towns		
	Interior Lot	End Lot	Corner Lot	Interior Lot	End Lot	Corner Lot	Interior Lot	End Lot	Corner Lot
Lot Area	145 m ²	188 m ²	261 m ²	88 m ²	111 m ²	152 m ²	135 m ²	172 m ²	200 m ²
Lot Frontage	6 m	7.75 m	11.0 m	6.4 m	8.1 m	11.5 m	6.4 m	8.15 m	10.0 m
GFA	212 m ²	219 m ²	212 m ²	150 m ²	153 m ²	152 m ²	202 m ²	172 m ²	209 m ²
Lot Coverage	59.2 %	47.1 %	36.6 %	85.1 %	61.9 %	45.6 %	71.2 %	57.6 %	49.5 %
Landscape Area	34.5 m ²	76.3 m ²	124.5 m ²	3.2 m ²	23.3 m ²	72.1 m ²	17.3 m ²	50.6 m ²	77.5 m ²
Bedroom Count	4	4	4	3	3	3	3	3	3

Note: There may be unique outliers to the typical unit and/or lot based on grading, elevations, etc.