

Zoning Comparison Table for R5 Zone

| Provision | Required by ZBL 225-2007, as amended | Proposed in Draft Amending By-law | Justification for Deviation from Parent Zone |
|------------------------------------------|-----------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Detached Dwelling – R5 Zone | | <i>All Rear Lane lots</i> | |
| Lot area – Interior lot | 295 m ² | 160 m ² | <p><i>Relief is required from respective parent zones in order to facilitate the proposed development and accommodate a mix and range of housing types and built forms. The proposed Zoning By-law Amendment to implement the proposed Draft Plan of Subdivision emphasizes a walkable community with compact built form, and a mix/range of housing types and sizes to address the “missing middle”, which are elements of the Ninth Line Study Area and Ninth Line Character Area policies.</i></p> <p><i>The proposed development is a unique situation compared to current development in Mississauga, where a community is being planned comprehensively, at the Draft Plan level. Although the City’s zoning provisions for stacked and back to back townhouse zones (RM9, RM10, RM11 and RM12) have been recently updated, these updates were envisioned for infilling and redevelopment of existing sites, not greenfield development. Therefore, deviations are required.</i></p> <p><i>Furthermore, the current Zoning By-law does not appreciate rear lane</i></p> |
| Corner lot | 415 m ² | 160 m ² | |
| Lot Frontage – Interior lot | 9.75 m | 10.7 m | |
| Corner lot | 13.5 m | 10.7 m | |
| Lot coverage | 40% of lot area | 75% of lot area | |
| Front yard – Interior lot | 4.5 m | 3.0 m (Ninth Line) | |
| Corner lot | 4.5 m | 3.0 m (Ninth Line) | |
| Garage face – Interior lot | 6.0 m | Garage face abuts rear lane | |
| Corner lot | 6.0 m | Garage face abuts rear lane | |
| Exterior Side yard | 4.5 m | 3.0 m | |
| Garage face | 6.0 m | | |
| Interior side yard – Interior lot | 1.2 m on one side 0.61 m on the other side | 1.2 m on one side 0.60 m on the other side | |
| Corner lot | 1.2 m | 0.6 m | |
| Rear yard – Interior Lot | 7.5 m | 0.3 m | |
| Corner lot | 7.5 m | 0.3 m (all rear yards abut public lane) | |
| Height | 10.7 m | 15.0 m and 3 storeys plus mezzanine | |

Zoning Comparison Table for R5 Zone

| | | | |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum projection of a garage beyond either main front entrance or main entry feature where provided | 2.5 m | Not Applicable. Garage is accessed by a rear lane | <i>townhouse product, so several deviations from the parent "RM5" zone are required. The proposed site-specific provisions are appropriate for the various built forms to interact and complement each other on a pedestrian scale.</i> <i>The Subject Lands are required to achieve a density target of 129 people and jobs per hectare at a height range of 3-6 storeys throughout the entire development and therefore a variety of unit types and sizes are proposed.</i> |
| Where main entry feature provided, maximum projection of a garage beyond main front entrance | 5.0 m | Not Applicable. Garage is accessed by a rear lane | |
| Attached garage | Required | Required One attached garage and one carport permitted | |
| Parking spaces | 2 | 2 | |
| Maximum driveway width | Width of garage door opening plus 2.0 m to maximum of 6.0 m. Where no garage door, maximum 6.0 m | 9.4 m (includes width of Garage + width of carport) | |
| Minimum landscaped soft area in yard containing driveway | 30% of front yard and/or exterior side yard | 10% of rear yard. Singles do not have front driveway | |
| Accessory buildings & Structures | Permitted | Not permitted There is no front or rear yard space for it. | |