

Zoning Comparison Table for RM5 Zone

Provision	Required by ZBL 225- 2007, as amended	Proposed in Draft By-law <i>Standard public street lots</i>	Proposed in Draft By- law <i>Rear lane lots</i>	Justification for Deviation from Parent Zone
Street Townhouse – RM5 Zone				
Lot area – Interior lot Corner lot	200 m ² 280 m ²	144 m ² 200 m ²	100 m ² 140 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. 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 townhouse product, so several deviations from the parent “RM5” zone are required. The</i></p>
Lot Frontage – Interior lot Corner lot	6.8 m 9.8 m	6.0 m 9.0 m	6.0 m 9.0 m	
Front yard Garage face	4.5 m 6.0 m	3.0 m 5.5 m	3.0 m 0.3 m	
Exterior Side yard Garage face	4.5 m 6.0 m	3.0 m 5.5 m	0.6 m where side yard abuts a Lane 0.3 m	
Interior side yard – Attached side Unattached side Attached garage – unattached side	0.0 m 1.5 m 1.2 m	0.0 m 1.2 m 1.2 m	0.0 m 1.2 m 1.2 m	
Rear yard	7.5 m	6.0 m Balcony may encroach max 3.1 m into required rear yard	0.3 m	
Height	10.7 m and 3 storeys	15.0 m and 3 storeys plus mezzanine	15.0 m and 3 storeys plus mezzanine	
Minimum Landscaped area	20% of lot area	20% of lot area	5 % of lot area	
Maximum Gross Floor Area - residential	0.75 times the lot area	1.6 times the lot area	2.0 times the lot area	

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Attached garage	Required	Required	Required	<p><i>proposed site-specific provisions are appropriate for the various built forms to interact and complement each other on a pedestrian scale.</i></p> <p><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></p>
Parking spaces	2	2	2	
Maximum driveway width	5.2 m	5.2 m 6.9 m corner lot	5.2 m 6.9 m corner lot	
Accessory buildings & Structures	Permitted	Permitted	Permitted	