

1575 Hurontario Street

City File No.:
OZ17-21

Type of Application: Official Plan Amendment, Zoning By-law Amendment

Type of Use: Residential (Townhouses)

Existing Zone: Residential 1-1 (R1-1)

Proposed Zone: Residential Multiple, Townhouse 4 – Special Exception Zone (RM4 – XXX)

	Zoning Standard/Regulation	General Provision - Section	Parent Zone - Section	Required Zoning Standard/Regulation	Proposed Zoning Standard/Regulation	
Zone Regulations <i>(...notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply)</i>						
General Provisions for All Zones (Part 2)	Minimum Separation Distance	2.1.2	N/A	N/A	N/A - See Internal Setbacks Section	
	Centreline Setbacks	2.1.14	N/A	Pursuant to 2.1.14	Regulation to not apply.	
	Rooftop Balcony	2.1.30	N/A	1.2m	To be determined.	
Parking, Loading and Stacking (Part 3)	Parking Requirement(s)	3.1.2 Table 3.1.2.1	N/A	2.0 resident spaces 0.25 visitor spaces	2.0 resident spaces 0.20 visitor spaces**	
	Parking Space Dimensions	3.1.1.4.1	N/A	2.6 m and a minimum length of 5.2 m, exclusive of any aisle or driveway.	2.5m width and 5.2m length minimum **	
Parent Zone (RM4 – Table 4.10.1) (PART 4 - Residential Zone)	Permitted Uses <i>(...in addition to those uses permitted in "ZONE", the uses in "Proposed Zoning Standard/Regulation" shall also be permitted on lands zoned "RM4-XXX")</i>					
	N/A – No relief required. Proposed Townhouse use is permitted under proposed RM4 zone.					
	Zone Regulations <i>(...notwithstanding the Section(s) outlined in "Required Zoning Standard/Regulation" of the below, the following standards as shown in "Proposed Zoning Standard/Regulation" shall apply)</i>					
	Lot Regulations					
	Lot Area	N/A	3.0	200m ²	N/A- complies	
	Lot Frontage	N/A	4.0	30.0m	N/A – 30.62m provided	
	Minimum Landscape Area	N/A	6.0	40% of lot area	30% provided**	
Minimum Lot Line Setbacks						

From the front, side and/or rear wall of a townhouse inclusive of stairs to a street line of a designated right-of-way 20.0 m or greater identified in Subsection 2.1.14 of this By-law	N/A	7.1	7.5m	N/A – Setback to Hurontario (Front lot line) is 10.24m provided to side of Townhouse fronting Hurontario (West side)
From the front and/or side wall of a townhouse to all other street lines	N/A	7.2	4.5m	N/A – See Internal Setbacks (below)
From the rear wall of a townhouse to all other street lines	N/A	7.3	7.5m	N/A – See Internal Setbacks (below)
From the side wall of a townhouse to a lot line that is not a street line	N/A	7.4	2.5m	11.83m provided to the rear lot line (not considered a streetline for the purpose of this by-law)
From the rear wall of a townhouse to a lot line that is not a street line	N/A	7.5	7.5m	6.5m provided at most restrictive point**
From the garage face to a street	N/A	7.6	6.0m	N/A – not relevant in this instance
From a wing wall attached to a townhouse to a lot line	N/A	7.7	3.0m	N/A
From heating and/or air conditioning equipment to a lot line	N/A	7.8	1.2m	N/A
Minimum Internal Setbacks				
From a front and/or side wall of townhouse to a condominium road, sidewalk or visitor parking space	N/A	8.1	4.5m	0.0m provided**
From a garage face to a condominium road or sidewalk	N/A	8.2	6.0m	N/A – not relevant in this instance
From a side wall of townhouse to a side wall of another dwelling	N/A	8.3	3.0m	7.3m provided (see “other” for relief required)
From a side wall of townhouse to an internal walkway	N/A	8.4	1.5m	0.0m provided**
From a rear wall of townhouse to a side wall of another dwelling	N/A	8.5	10m	N/A – not relevant in this instance
From a rear wall of townhouse to a rear wall of another dwelling	N/A	8.6	15m	N/A – not relevant in this instance
Building Regulations				
Building Height (Maximum)	N/A	10.0	10.7m and 3 storeys	10.7m and 3 storeys provided
Dwelling Unit Width	N/A	5.0	5.0m	N/A – 5.49 provided
Maximum Projections				
Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the front and/or side wall of a townhouse	N/A	9.1	1.6 m	N/A – 1.2m provided
Porch or deck located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, attached to the rear wall of a townhouse	N/A	9.2	5.0 m	N/A – 1.5m provided
Platform with or without direct access to the ground with a driveway, condominium road and/or aisle beneath, attached to the rear wall of a townhouse	N/A	9.3	6.0 m	N/A – not relevant in this instance
An awning attached to the front and/or side wall of a townhouse	N/A	9.4	0.6 m	N/A – not relevant in this instance
Balcony attached to the front, side and/or rear wall of a townhouse	N/A	9.5	1.0 m	N/A – not relevant in this instance
Window, chimney, pilaster or corbel, window well, and stairs with a maximum of three risers, attached to the front, side, and/or rear wall of a townhouse	N/A	9.6	0.6m	To be determined, after grading.
Attached Garage, Parking and Driveway				

	Attached Garage	N/A	N/A	Permitted	N/A – not relevant in this instance
	Minimum Parking Spaces	N/A	11.2	See Part 3 of this By-law. See also Subsection 4.1.9 of this By-law. Described above under “General Provisions”	
	Minimum Visitor Parking Spaces	N/A	11.3	See Part 3 of this By-law. Described above under “General Provisions”	
	Parking Spaces & Parking Structures				
	Minimum setback between a visitor parking space and a street	N/A	12.1	4.5m	N/A – not relevant in this instance
	Minimum setback between a visitor parking space and any other lot line	N/A	12.2	3.0m	N/A – not relevant in this instance
	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	N/A	12.3	6.0m	0.3m provided from ramp to UG structure at north property line**
	Minimum setback of a parking structure constructed completely below finished grade to any lot line	N/A	12.4	3.0m	1.0m provided from outer wall of UG structure to north property line**
	Condo Roads, Aisles and Sidewalks				
	Minimum width of a condominium road/aisle	N/A	13.1	7.0m	7.0m provided
	Minimum width of a condominium road/aisle with an abutting parallel visitor parking space	N/A	13.2	6.0m	N/A – not relevant in this instance
	Condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back and stacked townhouses, townhouses or apartments, or any combination thereof	N/A	13.3	Permitted	N/A – not relevant in this instance
	Minimum width of a sidewalk	N/A	13.4	2.0m	1.3m provided**
	Accessory Buildings and Structures	N/A	14	Permitted	N/A
Other	For the purposes of this by-law, Hurontario shall be considered the front lot line.				
	Internal Setbacks (Minimum) Section 8.3 - 0.0m when a wall coincides with a common wall between two dwellings				
	Drive aisles (underground) shall have a minimum width of 6.0m				
	Stairs used to access the underground parking lot shall be setback a minimum of 4.0m from any lot line				

Notes: Nothing in this document precludes our ability to add and/or change provisions throughout the planning process. GSAI reserves the right to review any final by-laws prior to approval.

“N/A” – indicates Not Applicable or Compliance achieved/no relief to the City of Mississauga Zoning By-law (0225-2007) is required.

** Denotes where relief from the City of Mississauga Zoning By-law (0225-2007) is required.