

Draft Zoning By-law Amendment Chart  
49 South Service Road, City of Mississauga

Zone Regulations		RA5 Zone Requirement	RA5-XX Zone Proposed
2.0	Permitted Uses	Residential Uses: Apartment Long-Term Care Building Retirement Building	--
3.0	Minimum <b>Lot Frontage</b>	30.0 m	--
4.0	Minimum <b>Floor Space Index- Apartment Zone</b>	1.9	--
5.0	Maximum <b>Floor Space Index- Apartment Zone</b>	2.9	4.9
6.0	Maximum <b>Gross Floor Area- Apartment Zone Per Storey</b> For Each <b>Storey</b> Above 12 <b>Storeys</b>	1,000 m <sup>2</sup>	--
7.0	Maximum <b>Height</b>	77.0 m and 25 <b>Storeys</b>	85.0 m and 26 <b>storeys</b> (excluding mechanical penthouse)
8.0	Minimum <b>Front and Exterior Side Yards</b>		
8.1	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m	7.5 m	7.5 m front yard setback 5 m exterior side yard setback
8.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	8.5 m	7.5 m front yard setback 5 m exterior side yard setback
8.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m	9.5 m	9.5 m front yard setback 5 m exterior side yard setback
8.4	For that portion of the dwelling with a <b>height</b> greater than 26.0 m	10.5 m	10.5 m front yard setback 5 m exterior side yard setback
9.0	Minimum <b>Interior Side Yard</b>		
9.1	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m	4.5 m	--
9.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	6.0 m	--
9.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m	7.5 m	--

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9.4	For that portion of the dwelling with a height greater than 26.0 m	9.0 m	--
9.5	Where an <b>interior side lot line</b> , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	--
9.6	Where an <b>interior lot line</b> , or any portion thereof, abuts a zone permitting <b>detached and/or semi-detached</b>	7.5 m plus 1.0 m for each additional 1.0 m of dwelling <b>height</b> , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	--
10.0	<b>Minimum Rear Yard</b>		
10.1	For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m	7.5 m	--
10.2	For that portion of the dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	10.0 m	--
10.3	For that portion of the dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m	12.5 m	--
10.4	For that portion of the dwelling with a <b>height</b> greater than 26.0 m	15.0 m	--
10.5	Where a <b>rear lot line</b> , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof	4.5 m	--
10.6	Where a rear lot line, or any portion thereof, abuts a zone permitting <b>detached and/or semi-detached</b>	7.5 m plus 1.0 m for each additional 1.0 m of dwelling <b>height</b> , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m	--
11.0	<b>Encroachments and Projections</b>		
11.1	Maximum encroachment of a <b>balcony</b> located above the <b>first storey</b> , sunroom, window, <b>chimney</b> , pilaster, cornice, balustrade or roof eaves into a required <b>yard</b>	1.0 m	2.25 m
11.2	Maximum encroachment into a required <b>yard</b> of a <b>porch, balcony</b> located on the <b>first storey</b> , staircase, landing or awning,	1.8 m	2.25 m

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	provided that each shall have a maximum width of 6.0 m		
11.3	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects	1.0 m	2.25 m
12.0	Minimum Above Grade Separation Between <b>Buildings</b>		
12.1	For that portion of dwelling with a <b>height</b> less than or equal to 13.0 m	3.0 m	--
12.2	For that portion of dwelling with a <b>height</b> greater than 13.0 m and less than or equal to 20.0 m	9.0 m	--
12.3	For that portion of dwelling with a <b>height</b> greater than 20.0 m and less than or equal to 26.0 m	12.0 m	--
12.4	For that portion of dwelling with a <b>height</b> greater than 26.0 m	15.0 m	--
13.0	Parking, Loading, Servicing Area and <b>Parking Structures</b>		
13.1	Minimum <b>parking spaces</b>	<b>Condominium Apartment Precinct 2</b> 0.9 resident space per unit 0.2 visitor spaces per unit	0.29 resident space per unit 0.1 visitor spaces per unit
13.2	Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to a <b>street line</b>	4.5 m	--
13.3	Minimum setback from surface <b>parking spaces</b> or <b>aisles</b> to any other <b>lot line</b>	3.0 m	--
13.4	Minimum setback from a <b>parking structure</b> above or partially above finished grade to any <b>lot line</b>	7.5 m	--
13.5	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b>	3.0 m	1.0 m
13.6	Minimum setback from a waste enclosure/loading area to a <b>street line</b>	10.0 m	0.0 m
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting <b>detached and/or semi-detached</b>	10.0 m	--
14.0	Condominium Roads and Aisles		

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14.1	<b>Condominium roads and aisles</b> are permitted to be shared with abutting lands zoned to permit <b>back to back</b> and <b>stacked townhouses, townhouses or apartments</b> , or any combination thereof	✓	--
15.0	Minimum <b>Landscaped Area, Landscape Buffer and Amenity Area</b>		
15.1	Minimum <b>landscaped area</b>	40% of the <b>lot area</b>	--
15.2	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b> and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an <b>Apartment Zone</b>	4.5 m	0.0 m
15.3	Minimum depth of a <b>landscaped buffer</b> along any other <b>lot line</b>	3.0 m	1.5 m
15.4	Minimum <b>amenity area</b>	The greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the site area	3.50 m <sup>2</sup> per <b>dwelling unit</b>
15.5	Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area	50%	0%
15.6	Minimum <b>amenity area</b> to be provided outside at grade	55.0 m <sup>2</sup>	0 m <sup>2</sup>
16.0	<b>Accessory buildings and structures</b>	✓	✓
<b>Zone Regulations</b>		<b>General Requirement</b>	<b>RA5-XX Zone Proposed</b>
3.1.4.5	<b>Required Number of Loading Spaces for Apartment and/or Retirement Buildings</b>  One <b>loading space</b> per <b>apartment</b> and/or <b>retirement building</b> containing a minimum of 30 <b>dwelling units</b> , shall be required	1 space	--