

Part 4 - Residential Zones

4.15.4 RA3 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.15.4.1	Exception: RA3-1	Map # 19, 20	By-law: 0174-2017
In a RA3-1 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.1.1	Minimum floor space index - apartment zone		0.5
4.15.4.1.2	Maximum floor space index - apartment zone		1.2

4.15.4.2	Exception: RA3-2	Map # 17	By-law: 0174-2017
In a RA3-2 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.2.1	Minimum floor space index - apartment zone		0.7
4.15.4.2.2	Maximum floor space index - apartment zone		1.0

4.15.4.3	Exception: RA3-3	Map # 24, 59	By-law: 0174-2017
In a RA3-3 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.3.1	Minimum floor space index - apartment zone		0.8
4.15.4.3.2	Maximum floor space index - apartment zone		1.4

4.15.4.4	Exception: RA3-4	Map # 46W	By-law: 0174-2017
In a RA3-4 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.4.1	Minimum floor space index - apartment zone		1.0
4.15.4.4.2	Maximum floor space index - apartment zone		1.3

4.15.4.5	Exception: RA3-5	Map # 14, 25, 32, 38E, 48E	By-law: 0174-2017
In a RA3-5 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.5.1	Minimum floor space index - apartment zone		1.0
4.15.4.5.2	Maximum floor space index - apartment zone		1.5

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4.15.4.6	Exception: RA3-6	Map # 26	By-law: 0174-2017
In a RA3-6 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.6.1	Minimum floor space index - apartment zone		1.0
4.15.4.6.2	Maximum floor space index - apartment zone		1.8

4.15.4.7	Exception: RA3-7	Map # 10	By-law: 0174-2017
In a RA3-7 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.7.1	Minimum floor space index - apartment zone		1.0
4.15.4.7.2	Maximum floor space index - apartment zone		2.5

4.15.4.8	Exception: RA3-8	Map # 14, 15, 21, 22, 28, 37E	By-law: 0174-2017
In a RA3-8 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.8.1	Minimum floor space index - apartment zone		1.5
4.15.4.8.2	Maximum floor space index - apartment zone		2.0

4.15.4.9	Exception: RA3-9	Map #	By-law: 0174-2017
In a RA3-9 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.9.1	Minimum floor space index - apartment zone		1.5
4.15.4.9.2	Maximum floor space index - apartment zone		2.9

4.15.4.10	Exception: RA3-10	Map #	By-law: 0174-2017
In a RA3-10 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.10.1	Minimum floor space index - apartment zone		1.9
4.15.4.10.2	Maximum floor space index - apartment zone		2.9

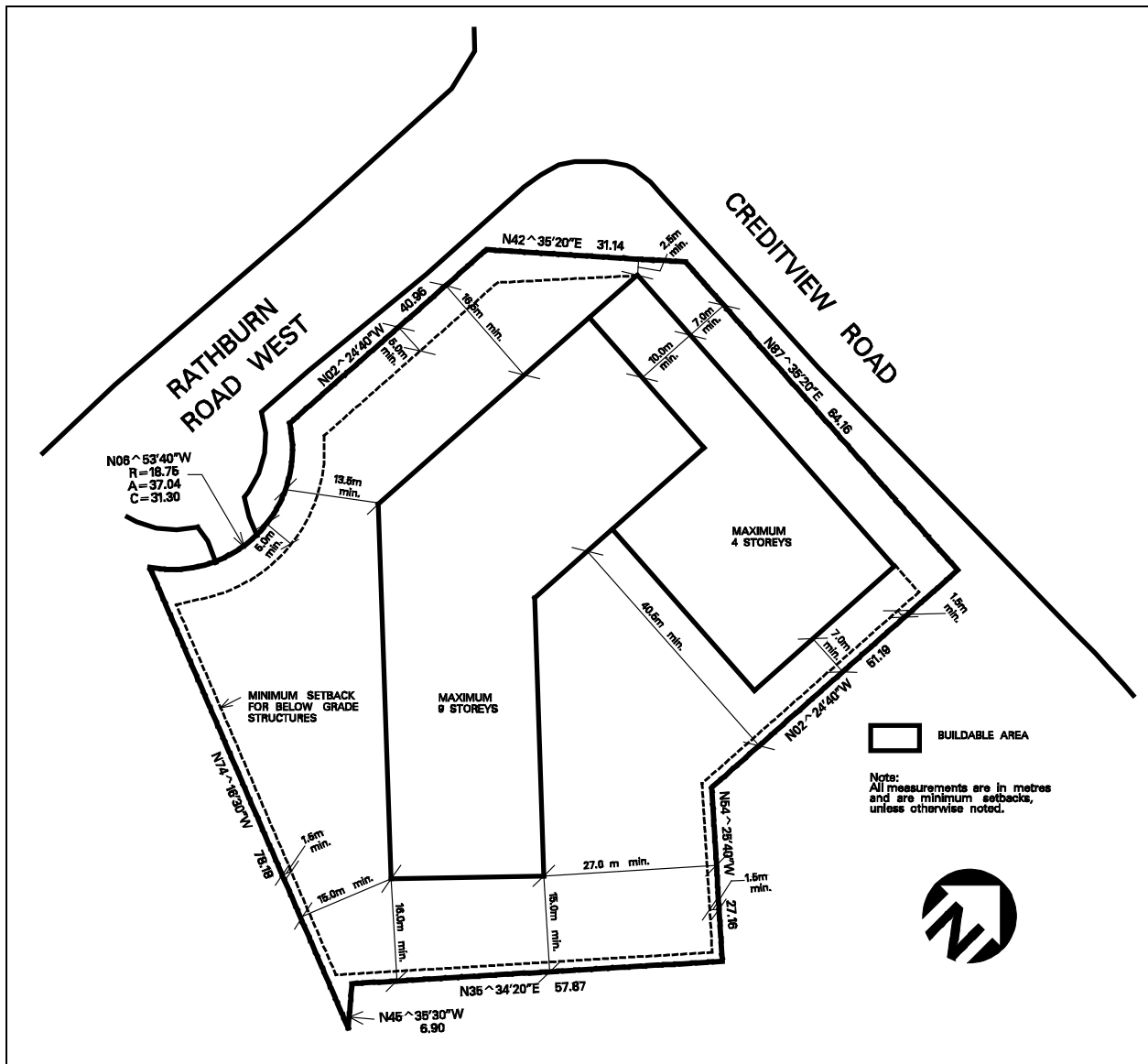
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4.15.4.11	Exception: RA3-11	Map # 14	By-law: 0174-2017
<p>In a RA3-11 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.4.11.1	Maximum number of dwelling units		130
4.15.4.11.2	Minimum floor space index - apartment zone		1.0
4.15.4.11.3	Maximum floor space index - apartment zone		1.5
4.15.4.11.4	Access shall be permitted from lands zoned O-11		

4.15.4.12	Exception: RA3-12	Map # 05	By-law: 0174-2017
<p>In a RA3-12 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.4.12.1	Maximum number of dwelling units		210
4.15.4.12.2	Minimum floor space index - apartment zone		1.1
4.15.4.12.3	Maximum floor space index - apartment zone		1.5
4.15.4.12.4	All site development plans shall comply with Schedule RA3-12 of this Exception		

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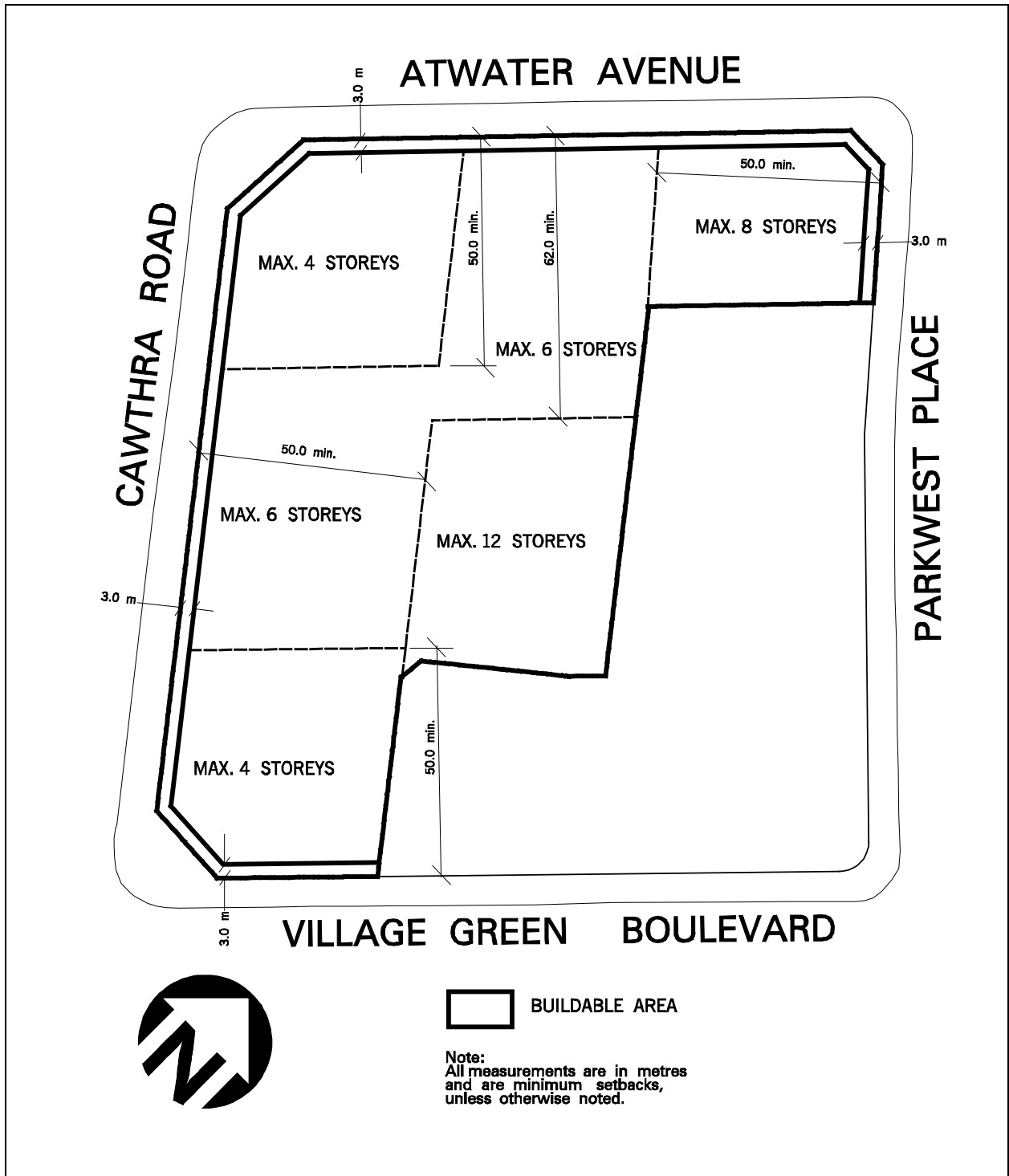
4.15.4.13	Exception: RA3-13	Map # 30	By-law: 0174-2017
<p>In a RA3-13 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.4.13.1	Maximum number of dwelling units		211
4.15.4.13.2	Minimum floor space index - apartment zone		0.5
4.15.4.13.3	Maximum floor space index - apartment zone		1.9
4.15.4.13.4	Maximum height		9 storeys
4.15.4.13.5	All site development plans shall comply with Schedule RA3-13 of this Exception		



Schedule RA3-13
Map 30

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4.15.4.14	Exception: RA3-14	Map # 06	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-14 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.4.14.1	(1) Townhouse (2) Street Townhouse (3) Back to Back and Stacked Townhouses		
Regulations			
4.15.4.14.2	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.14.3	Maximum number of dwelling units		410
4.15.4.14.4	Maximum percentage of required parking spaces that may be tandem		20%
4.15.4.14.5	Apartment: (1) minimum setback between surface parking spaces and an apartment		6.0 m
4.15.4.14.6	Townhouse: (1) the regulations of Lines 8.0 to 9.6 contained in Table 4.10.1 of this By-law shall apply (2) the regulations of Lines 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply (3) minimum setback to garage face		6.0 m
4.15.4.14.7	A street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law except that: (1) minimum lot area - interior lot		185 m ²
4.15.4.14.8	Back to Back and Stacked Townhouses: (1) minimum setback between surface parking spaces and a back to back and stacked townhouse		6.0 m
4.15.4.14.9	All site development plans shall comply with Schedule RA3-14 of this Exception		



Schedule RA3-14
Map 06

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4.15.4.15	Exception: RA3-15	Map # 54W	By-law: 0174-2017
In a RA3-15 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.15.1	Minimum floor space index - apartment zone		0.5
4.15.4.15.2	Maximum floor space index - apartment zone		1.0
4.15.4.15.3	Maximum height		10 storeys

4.15.4.16	Exception: RA3-16	Map # 15, 21	By-law: 0174-2017
In a RA3-16 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.16.1	Minimum floor space index - apartment zone		0.5
4.15.4.16.2	Maximum floor space index - apartment zone		1.5
4.15.4.16.3	Maximum height		9 storeys

4.15.4.17	Exception: RA3-17	Map # 15	By-law: 0174-2017
In a RA3-17 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.17.1	Minimum floor space index - apartment zone		0.5
4.15.4.17.2	Maximum floor space index - apartment zone		1.5
4.15.4.17.3	Maximum height		10 storeys

4.15.4.18	Exception: RA3-18	Map # 21	By-law: 0174-2017
In a RA3-18 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.18.1	Minimum floor space index - apartment zone		0.5
4.15.4.18.2	Maximum floor space index - apartment zone		1.5
4.15.4.18.3	Maximum height		11 storeys

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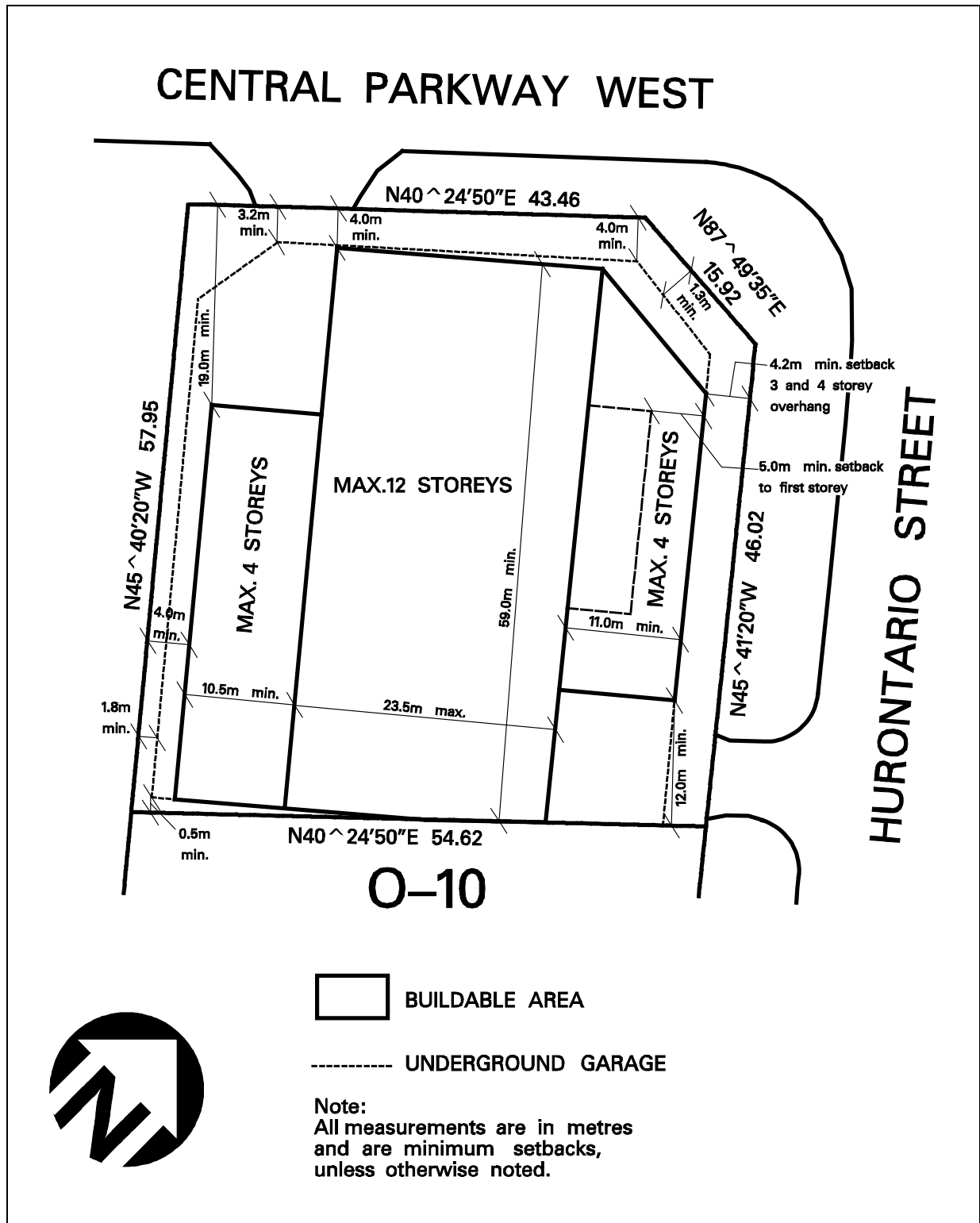
4.15.4.19	Exception: RA3-19	Map # 21	By-law: 0174-2017
In a RA3-19 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.19.1	Minimum floor space index - apartment zone		0.5
4.15.4.19.2	Maximum floor space index - apartment zone		1.5

4.15.4.20	Exception: RA3-20	Map # 22	By-law: 0325-2008, 0190-2009, 0174-2017
In a RA3-20 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.4.20.1	(1) Parking required for abutting lands zoned O-10		
Regulations			
4.15.4.20.2	Maximum total number of dwelling units		135
4.15.4.20.3	Maximum number of apartment dwelling units		88
4.15.4.20.4	Maximum number of retirement dwelling units		20
4.15.4.20.5	For the purpose of calculating the number of retirement dwelling units , two retirement building bedrooms shall equal one retirement dwelling unit		
4.15.4.20.6	Maximum number of long-term care dwelling units		27
4.15.4.20.7	For the purpose of calculating the number of long-term care dwelling units , two long-term care beds shall equal one long-term care dwelling unit		
4.15.4.20.8	Minimum floor space index - apartment zone		1.0
4.15.4.20.9	Maximum floor space index - apartment zone		3.75
4.15.4.20.10	Maximum gross floor area - non-residential of accessory uses permitted in Article 4.1.15.1 of this By-law		145 m ²
4.15.4.20.11	Minimum number of resident/staff parking spaces per apartment dwelling unit		0.20
4.15.4.20.12	Minimum number of resident parking spaces per condominium apartment dwelling unit		1.00
4.15.4.20.13	Minimum number of resident parking spaces per retirement dwelling unit		0.50
4.15.4.20.14	Minimum number of parking spaces per staff in a retirement dwelling		0.85
4.15.4.20.15	Minimum number of visitor parking spaces per retirement dwelling unit		0.25
4.15.4.20.16	Minimum number of parking spaces per staff in a long-term care dwelling		0.85
4.15.4.20.17	Minimum number of visitor parking spaces per bed in a long-term care dwelling		0.25

Exception RA3-20 continued on next page

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4.15.4.20	Exception: RA3-20	Map # 22	By-law: 0325-2008, 0190-2009, 0174-2017
Exception RA3-20 continued from previous page			
4.15.4.20.18	Maximum number of required parking spaces that may be tandem		20
4.15.4.20.19	Number of parking spaces required for abutting lands zoned O-10		25
4.15.4.20.20	All site development plans shall comply with Schedule RA3-20 of this Exception		



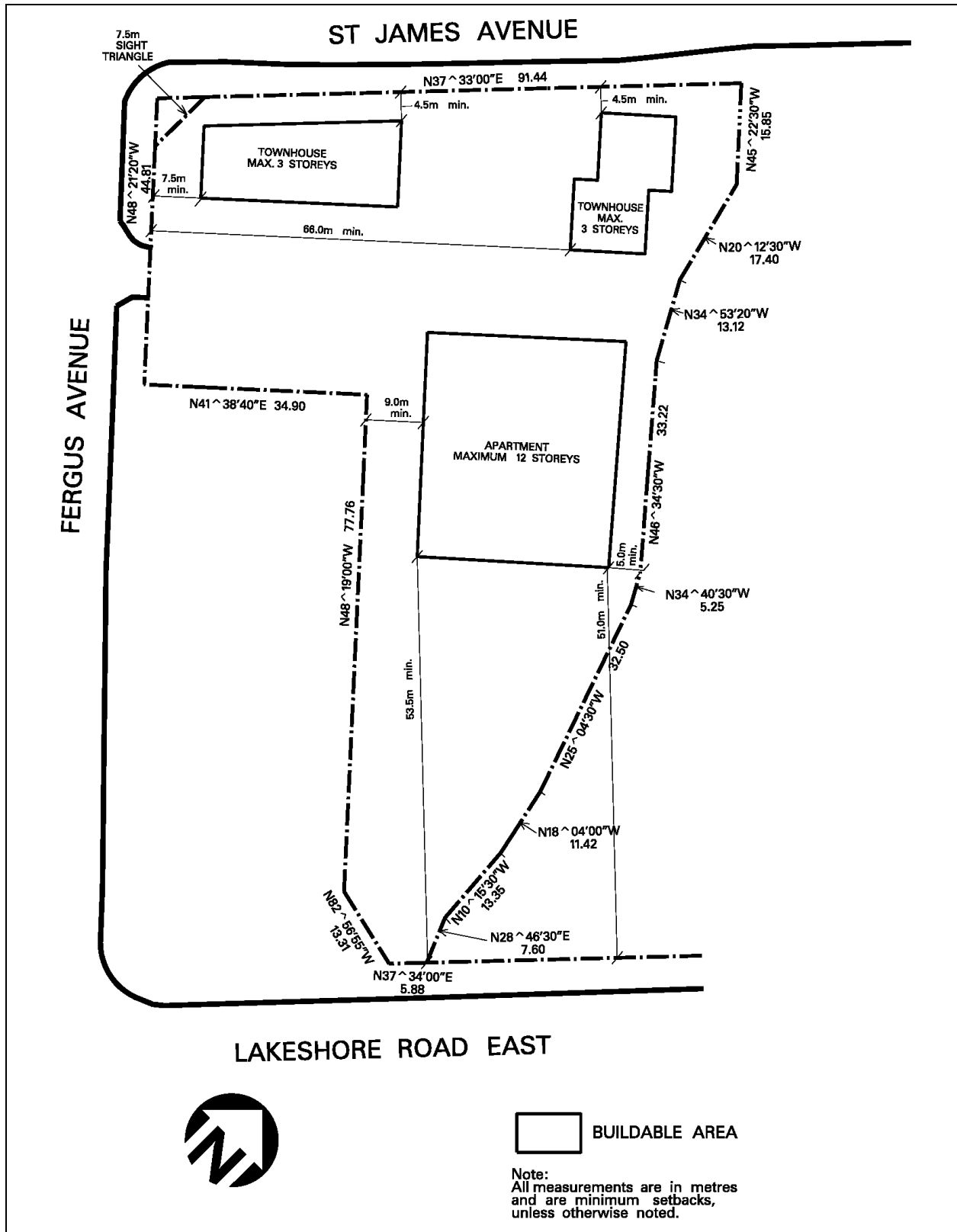
Schedule RA3-20
Map 22

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4.15.4.21	Exception: RA3-21	Map # 19	By-law: 0174-2017
In a RA3-21 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.21.1	Minimum floor space index - apartment zone		0.5
4.15.4.21.2	Maximum floor space index - apartment zone		0.8

4.15.4.22	Exception: RA3-22	Map # 36W	By-law: 0174-2017
In a RA3-22 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.22.1	Maximum number of dwelling units		68
4.15.4.22.2	Minimum floor space index - apartment zone		1.9
4.15.4.22.3	Maximum floor space index - apartment zone		2.9
4.15.4.22.4	Maximum height		9 storeys

4.15.4.23	Exception: RA3-23	Map # 06	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-23 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.4.23.1	(1) Townhouse		
Regulations			
4.15.4.23.2	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.23.3	Apartment:		
	(1)	maximum number of apartment dwelling units	112
	(2)	minimum number of resident parking spaces per apartment dwelling unit	1.10
	(3)	minimum number of visitor parking spaces per apartment dwelling unit	0.23
4.15.4.23.4	Townhouse:		
	(1)	the regulations of Lines 8.0 to 9.6 contained in Table 4.10.1 of this By-law shall apply	
	(2)	the regulations of Lines 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply	
	(3)	maximum number of townhouse dwelling units	10
	(4)	minimum number of resident parking spaces per townhouse dwelling unit	1.10
	(5)	minimum number of visitor parking spaces per townhouse dwelling unit	0.23
4.15.4.23.5	All site development plans shall comply with Schedule RA3-23 of this Exception		



Schedule RA3-23
Map 06

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4.15.4.24	Exception: RA3-24	Map # 08	By-law: 0174-2017
In a RA3-24 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.24.1	Minimum floor space index - apartment zone		1.0
4.15.4.24.2	Maximum floor space index - apartment zone		2.5

4.15.4.25	Exception: RA3-25	Map # 08	By-law: 0174-2017
In a RA3-25 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.25.1	Minimum floor space index - apartment zone		1.0
4.15.4.25.2	Maximum floor space index - apartment zone		2.5
4.15.4.25.3	Maximum height		11 storeys

4.15.4.26	Exception: RA3-26	Map # 08	By-law: 0174-2017
In a RA3-26 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.26.1	Minimum floor space index - apartment zone		1.0
4.15.4.26.2	Maximum floor space index - apartment zone		2.5
4.15.4.26.3	Maximum height		10 storeys

4.15.4.27	Exception: RA3-27	Map # 11	By-law: 0174-2017
In a RA3-27 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.27.1	Minimum floor space index - apartment zone		0.3
4.15.4.27.2	Maximum floor space index - apartment zone		0.5

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4.15.4.28	Exception: RA3-28	Map # 30	By-law: OMB Order 2010 May 05, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-28 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.4.28.1	(1) Townhouse		
Regulations			
4.15.4.28.2	Maximum number of apartment dwelling units		250
4.15.4.28.3	Maximum number of townhouse dwelling units		38
4.15.4.28.4	Minimum floor space index - apartment zone		1.0
4.15.4.28.5	Maximum floor space index - apartment zone		1.77
4.15.4.28.6	A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		
4.15.4.28.7	Minimum landscaped area		45% of the lot area
4.15.4.28.8	Minimum setback to Creditview Road and Eglinton Avenue West		4.5 m
4.15.4.28.9	Minimum number of resident parking spaces for rental apartments		190
4.15.4.28.10	Minimum number of visitor parking spaces for rental apartments		50
4.15.4.28.11	For the purposes of floor space index - apartment zone in Lines 4.15.4.28.4 and 4.15.4.28.5 of this Exception, all lands zoned RA3-28 shall be considered one lot		
4.15.4.28.12	The provisions contained in Subsection 2.1.14 and the regulations of Line 15.2 in Table 4.15.1 contained in Subsection 4.15.1 of this By-law shall not apply		

4.15.4.29	Exception: RA3-29	Map #22	By-law: 0174-2017
In a RA3-29 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.29.1	Maximum number of dwelling units		158
4.15.4.29.2	Minimum floor space index - apartment zone		1.5
4.15.4.29.3	Maximum floor space index - apartment zone		2.9
4.15.4.29.4	Minimum number of resident and staff parking spaces per retirement dwelling unit		0.20
4.15.4.29.5	Minimum number of visitor parking spaces per retirement dwelling unit		0.25

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4.15.4.30	Exception: RA3-30	Map # 59	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-30 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.30.1	Maximum number of dwelling units		132
4.15.4.30.2	Minimum floor space index - apartment zone		0.8
4.15.4.30.3	Maximum floor space index - apartment zone		1.4
4.15.4.30.4	Minimum total number of parking spaces		186
4.15.4.30.5	Minimum number of required parking spaces that shall be visitor parking spaces provided at grade		27
4.15.4.30.6	Minimum number of required parking spaces that shall be recreational vehicle parking spaces provided at grade		4
4.15.4.30.7	Required number of resident parking spaces that shall be permitted on adjacent lands zoned RM8-3		75

4.15.4.31	Exception: RA3-31	Map # 06	By-law: 0174-2017
In a RA3-31 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.31.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.31.2	Maximum number of dwelling units		124
4.15.4.31.3	Maximum percentage of required parking spaces that may be tandem		20%
4.15.4.31.4	Minimum setback from surface parking spaces to an apartment		6.0 m

4.15.4.32	Exception: RA3-32	Map # 06	By-law: 0174-2017
In a RA3-32 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.32.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.32.2	Maximum number of dwelling units		118
4.15.4.32.3	Maximum percentage of required parking spaces that may be tandem		20%
4.15.4.32.4	Minimum setback from surface parking spaces to an apartment		6.0 m

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4.15.4.33	Exception: RA3-33	Map # 24	By-law: 0174-2017
In a RA3-33 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.33.1	Maximum number of dwelling units		176
4.15.4.33.2	Minimum floor space index - apartment zone		1.0
4.15.4.33.3	Maximum floor space index - apartment zone		1.8
4.15.4.33.4	Minimum depth of a landscaped buffer abutting the northerly interior side lot line		15.0 m
4.15.4.33.5	Minimum northerly interior side yard		30.0 m
4.15.4.33.6	Maximum height		11 storeys
4.15.4.33.7	Minimum number of resident parking spaces per dwelling unit		1.00

4.15.4.34	Exception: RA3-34	Map # 15	By-law: 0174-2017
In a RA3-34 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.34.1	Maximum number of dwelling units		120
4.15.4.34.2	Minimum floor space index - apartment zone		1.5
4.15.4.34.3	Maximum floor space index - apartment zone		2.9
4.15.4.34.4	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		0.57
4.15.4.34.5	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		0.68
4.15.4.34.6	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		0.77
4.15.4.34.7	Minimum number of visitor parking spaces per apartment dwelling unit		0.20
4.15.4.34.8	Minimum number of resident parking spaces per one-bedroom retirement dwelling unit		0.40
4.15.4.34.9	Minimum number of resident parking spaces per two-bedroom retirement dwelling unit		0.90
4.15.4.34.10	Minimum number of visitor parking spaces per retirement dwelling unit		0.10

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4.15.4.35	Exception: RA3-35	Map # 40E	By-law: 0174-2017
<p>In a RA3-35 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.4.35.1	Maximum number of dwelling units per hectare		150
4.15.4.35.2	Maximum lot coverage		15%
4.15.4.35.3	Minimum floor space index - apartment zone		1.0
4.15.4.35.4	Maximum floor space index - apartment zone		1.5
4.15.4.35.5	Minimum front yard		13.0 m
4.15.4.35.6	Minimum interior side yard		20.0 m
4.15.4.35.7	Minimum rear yard		35.0 m
4.15.4.35.8	Maximum height		10 storeys
4.15.4.35.9	Minimum setback of a parking structure completely below finished grade to a street line		3.0 m
4.15.4.35.10	Minimum setback of a parking structure completely below finished grade to any other lot line		1.5 m

