

**Part 4 - Residential Zones**

**4.15.6 RA5 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.15.6.1	Exception: RA5-1	Map # 20	By-law:
In a RA5-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.1.1	Minimum <b>floor space index - apartment dwelling zone</b>		0.5
4.15.6.1.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.2

4.15.6.2	Exception: RA5-2	Map #	By-law:
In a RA5-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.2.1	Minimum <b>floor space index - apartment dwelling zone</b>		0.7
4.15.6.2.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.0

4.15.6.3	Exception: RA5-3	Map # 21	By-law:
In a RA5-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.3.1	Minimum <b>floor space index - apartment dwelling zone</b>		0.8
4.15.6.3.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.4

4.15.6.4	Exception: RA5-4	Map # 14, 15, 21, 29, 37W	By-law:
In a RA5-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.4.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.4.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.5

4.15.6.5	Exception: RA5-5	Map #	By-law:
In a RA5-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.5.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.2
4.15.6.5.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.5

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4.15.6.6	Exception: RA5-6	Map # 05	By-law:
In a RA5-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.6.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.6.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.8

4.15.6.7	Exception: RA5-7	Map # 10	By-law:
In a RA5-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.7.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.7.2	Maximum <b>floor space index - apartment dwelling zone</b>		2.5

4.15.6.8	Exception: RA5-8	Map # 21	By-law:
In a RA5-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.8.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.5
4.15.6.8.2	Maximum <b>floor space index - apartment dwelling zone</b>		2.0

4.15.6.9	Exception: RA5-9	Map # 22, 24	By-law:
In a RA5-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.9.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.5
4.15.6.9.2	Maximum <b>floor space index - apartment dwelling zone</b>		3.0

4.15.6.10	Exception: RA5-10	Map # 22	By-law:
In a RA5-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.10.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.9
4.15.6.10.2	Maximum <b>floor space index - apartment dwelling zone</b>		2.9

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4.15.6.11	Exception: RA5-11	Map # 29	By-law:
In a RA5-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.11.1	Maximum number of <b>dwelling units</b>		359
4.15.6.11.2	Minimum <b>floor space index - apartment dwelling zone</b>		1.9
4.15.6.11.3	Maximum <b>floor space index - apartment dwelling zone</b>		3.9
4.15.6.11.4	Maximum <b>height</b>		37 <b>storeys</b>

4.15.6.12	Exception: RA5-12	Map # 06	By-law:
In a RA5-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.12.1	(1) <b>Townhouse Dwelling</b> (2) <b>Recreation Building</b> (3) <b>Swimming Pool</b>		
<b>Regulations</b>			
4.15.6.12.2	<b>Apartment Dwelling:</b>		
	(1) minimum <b>floor space index - apartment dwelling zone</b>		1.0
	(2) maximum <b>floor space index - apartment dwelling zone</b>		1.1
	(3) maximum <b>height</b>		22 <b>storeys</b>
4.15.6.12.3	<b>Townhouse Dwelling:</b>		
	(1) the regulations of Lines 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply		
	(2) maximum number of townhouse <b>dwelling units</b>		5

4.15.6.13	Exception: RA5-13	Map # 29	By-law:
In a RA5-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.13.1	Maximum number of <b>dwelling units</b>		332
4.15.6.13.2	Minimum <b>floor space index - apartment dwelling zone</b>		1.9
4.15.6.13.3	Maximum <b>floor space index - apartment dwelling zone</b>		3.6

4.15.6.14	Exception: RA5-14	Map # 21	By-law:
In a RA5-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.14.1	Minimum <b>floor space index - apartment dwelling zone</b>		0.15
4.15.6.14.2	Maximum <b>floor space index - apartment dwelling zone</b>		0.50
4.15.6.14.3	Minimum <b>landscaped area</b>		67.5% of the <b>lot area</b>
4.15.6.14.4	Maximum <b>height</b>		29 <b>storeys</b>

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4.15.6.15	Exception: RA5-15	Map # 22	By-law:
In a RA5-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.15.1	Maximum number of <b>dwelling units</b>		224
4.15.6.15.2	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.15.3	Maximum <b>floor space index - apartment dwelling zone</b>		2.1
4.15.6.15.4	Maximum <b>height</b>		23 <b>storeys</b>

4.15.6.16	Exception: RA5-16	Map # 22	By-law: OMB Order 2009 January 23
In a RA5-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.16.1	The provisions contained in Subsection 2.1.14 and the regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.16.2	Maximum number of <b>dwelling units</b> in Buildable Area 'A' identified on Schedule RA5-16 of this Exception		300
4.15.6.16.3	Maximum number of <b>dwelling units</b> in Buildable Area 'B' identified on Schedule RA5-16 of this Exception		279
4.15.6.16.4	Maximum number of <b>dwelling units</b> in Buildable Area 'C' identified on Schedule RA5-16 of this Exception		330
4.15.6.16.5	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'A' identified on Schedule RA5-16 of this Exception		22 900 m <sup>2</sup>
4.15.6.16.6	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'B' identified on Schedule RA5-16 of this Exception		22 380 m <sup>2</sup>
4.15.6.16.7	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'C' identified on Schedule RA5-16 of this Exception		24 200 m <sup>2</sup>
4.15.6.16.8	Maximum projection of an unenclosed <b>balcony</b> , outside Buildable Area 'B' identified on Schedule RA5-16 of this Exception		1.5 m
4.15.6.16.9	Minimum resident <b>parking spaces per dwelling unit</b>		1.10
4.15.6.16.10	Minimum visitor <b>parking spaces per dwelling unit</b>		0.15
4.15.6.16.11	Vehicular access to or from lands zoned RA5-16 by means of Omeath Court shall not be permitted		
4.15.6.16.12	Notwithstanding Sentence 4.15.6.16.11, vehicular access to or from lands zoned RA5-16 by means of Omeath Court shall be permitted on a temporary basis until April 1, 2009		
4.15.6.16.13	All site development plans shall comply with Schedule RA5-16 of this Exception		



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4.15.6.17	Exception: RA5-17	Map # 22	By-law:
In a RA5-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.17.1	Maximum number of <b>dwelling units</b> per hectare		185
4.15.6.17.2	Minimum <b>floor space index - apartment dwelling zone</b>		1.00
4.15.6.17.3	Maximum <b>floor space index - apartment dwelling zone</b>		1.75
4.15.6.17.4	Maximum <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		300 m <sup>2</sup>
4.15.6.17.5	Minimum <b>landscaped area</b>		67.5% of the <b>lot area</b>
4.15.6.17.6	Maximum <b>height</b>		27 <b>storeys</b>
4.15.6.17.7	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>		4.0

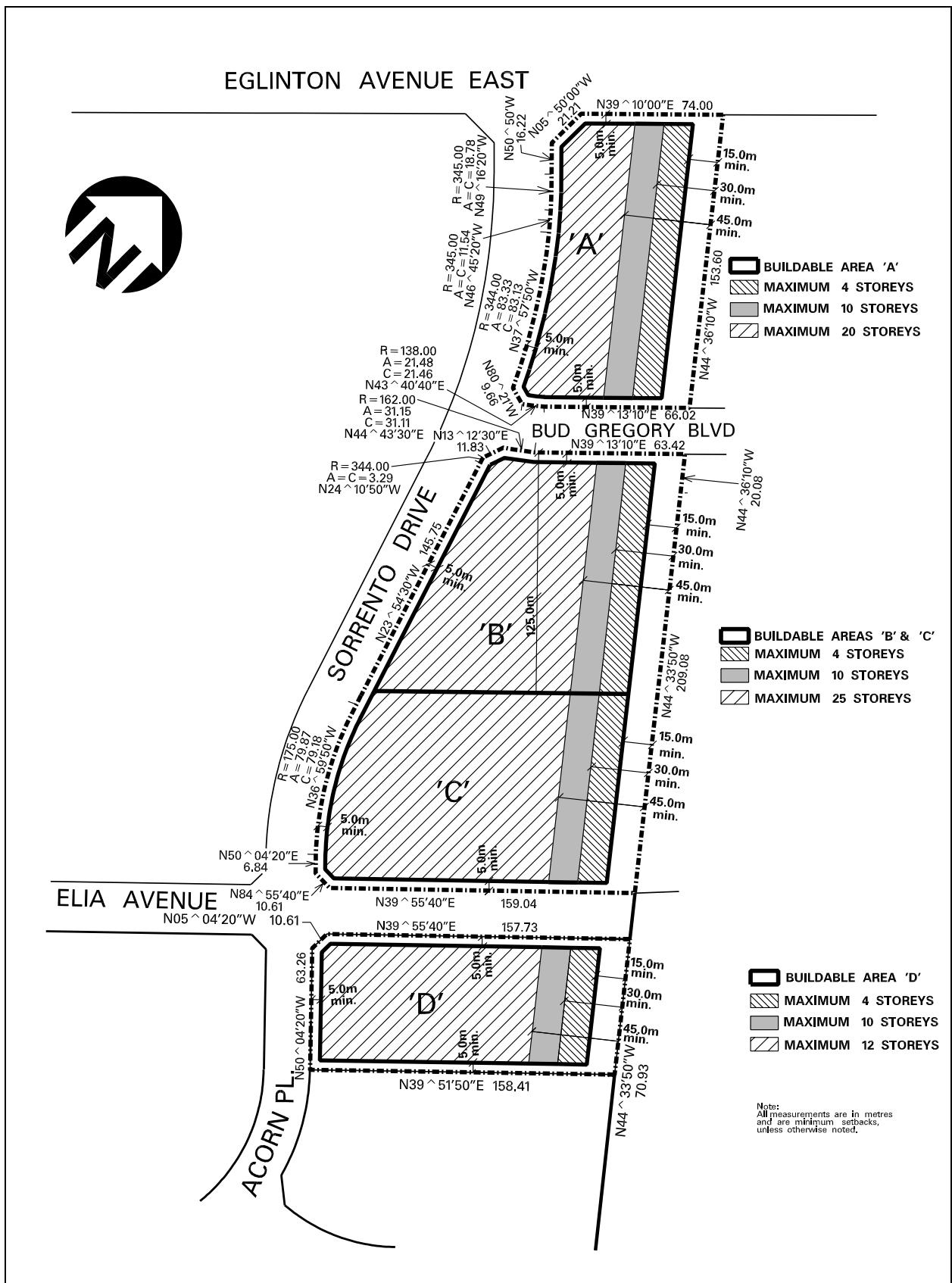
4.15.6.18	Exception: RA5-18	Map # 21	By-law:
In a RA5-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.18.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.5
4.15.6.18.2	Maximum <b>floor space index - apartment dwelling zone</b>		2.0
4.15.6.18.3	Maximum <b>height</b>		33 <b>storeys</b>

4.15.6.19	Exception: RA5-19	Map # 27	By-law:
In a RA5-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.6.19.1	(1) <b>Townhouse Dwelling</b>		
<b>Regulations</b>			
4.15.6.19.2	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.19.3	Maximum <b>gross floor area</b>		1.53 times the <b>lot area</b>
4.15.6.19.4	Minimum <b>landscaped area</b>		50% of the <b>lot area</b>
4.15.6.19.5	<b>Apartment Dwelling:</b>		
	(1) maximum number of apartment <b>dwelling units</b>		189
	(2) maximum <b>height</b>		20 <b>storeys</b>
4.15.6.19.6	<b>Townhouse Dwelling:</b>		
	(1) the regulations of Lines 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply		
	(2) maximum number of townhouse <b>dwelling units</b>		31
4.15.6.19.7	All site development plans shall comply with Schedule RA5-19 of this Exception		



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4.15.6.20	Exception: RA5-20	Map # 28	By-law:
In a RA5-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.20.1	The provisions contained in Subsection 2.1.14 and the regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.20.2	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'A' identified on Schedule RA5-20 of this Exception		37 990 m <sup>2</sup>
4.15.6.20.3	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'B' identified on Schedule RA5-20 of this Exception		47 850 m <sup>2</sup>
4.15.6.20.4	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'C' identified on Schedule RA5-20 of this Exception		29 700 m <sup>2</sup>
4.15.6.20.5	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'D' identified on Schedule RA5-20 of this Exception		20 340 m <sup>2</sup>
4.15.6.20.6	A <b>parking structure</b> completely below finished grade may project outside the buildable area identified on Schedule RA5-20 of this Exception		
4.15.6.20.7	Minimum setback from a <b>parking structure</b> completely below finished grade to all lands zoned RM4 and RM5-24		5.0 m
4.15.6.20.8	All site development plans shall comply with Schedule RA5-20 of this Exception		



Schedule RA5-20  
Map 28

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4.15.6.21	Exception: RA5-21	Map # 20	By-law:
In a RA5-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.21.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.2
4.15.6.21.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.5
4.15.6.21.3	Maximum <b>height</b>		27 storeys

4.15.6.22	Exception: RA5-22	Map # 32	By-law:
In a RA5-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.22.1	Minimum number of <b>dwelling units</b> per hectare		114
4.15.6.22.2	Maximum number of <b>dwelling units</b> per hectare		247
4.15.6.22.3	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.22.4	Maximum <b>floor space index - apartment dwelling zone</b>		2.5
4.15.6.22.5	Minimum setback to Glen Erin Drive		18.3 m
4.15.6.22.6	Minimum setback to all lands zoned RA1-29		15.2 m

4.15.6.23	Exception: RA5-23	Map # 36W	By-law:
In a RA5-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.23.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.23.2	Maximum <b>gross floor area - apartment dwelling zone</b>		21 000 m <sup>2</sup>
4.15.6.23.3	Minimum <b>landscaped area</b>		45% of the <b>lot area</b>
4.15.6.23.4	The <b>lot line</b> abutting Hurontario Street shall be deemed to be the <b>front lot line</b>		
4.15.6.23.5	Minimum <b>front yard</b>		20.0 m
4.15.6.23.6	Minimum <b>exterior side yard</b>		5.0 m
4.15.6.23.7	Minimum <b>interior side yard</b>		4.0 m
4.15.6.23.8	Minimum <b>rear yard</b>		20.0 m

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4.15.6.24	Exception: RA5-24	Map # 22	By-law:
In a RA5-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.24.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.5
4.15.6.24.2	Maximum <b>floor space index - apartment dwelling zone</b>		3.5
4.15.6.24.3	Maximum <b>height</b>		22 storeys

4.15.6.25	Exception: RA5-25	Map # 08	By-law:
In a RA5-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.25.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.25.2	Maximum <b>floor space index - apartment dwelling zone</b>		1.8
4.15.6.25.3	Maximum <b>height</b>		20 storeys

4.15.6.26	Exception: RA5-26	Map # 37E	By-law:
In a RA5-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.26.1	Maximum number of <b>dwelling units</b> per hectare		197
4.15.6.26.2	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.26.3	Maximum <b>floor space index - apartment dwelling zone</b>		4.18
4.15.6.26.4	Minimum <b>landscaped area</b>		55% of the <b>lot area</b>
4.15.6.26.5	Maximum percentage of required resident <b>parking spaces</b> that may be tandem		10%
4.15.6.26.6	Maximum <b>height</b>		20 storeys

4.15.6.27	Exception: RA5-27	Map # 08	By-law:
In a RA5-27 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.27.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.27.2	Maximum <b>floor space index - apartment dwelling zone</b>		4.0
4.15.6.27.3	Maximum <b>height</b>		28 storeys

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4.15.6.28	Exception: RA5-28	Map # 29	By-law:
In a RA5-28 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.28.1	(1) <b>Office</b> (2) <b>Medical Office</b> (3) Accessory Commercial Uses		
<b>Regulations</b>			
4.15.6.28.2	The provisions contained in Subsection 4.1.15 and Line 1.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
4.15.6.28.3	Minimum <b>floor space index - apartment dwelling zone</b>		1.9
4.15.6.28.4	Maximum <b>floor space index - apartment dwelling zone</b>		3.6
4.15.6.28.5	Maximum <b>gross floor area - non-residential</b> used for accessory commercial uses		1 422 m <sup>2</sup>
4.15.6.28.6	Accessory commercial uses shall be located wholly within a <b>building, structure</b> or part thereof used for an <b>apartment dwelling, office</b> and/or <b>medical office</b>		
4.15.6.28.7	Maximum <b>height</b>		34 storeys
4.15.6.28.8	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for accessory commercial uses except a <b>restaurant</b>		3.2
4.15.6.28.9	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>restaurant</b>		10.0
4.15.6.28.10	<b>Apartment Dwelling:</b>		
	(1) maximum number of <b>dwelling units</b> per hectare		250
4.15.6.28.11	<b>Office and medical office:</b>		
	(1) minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for an <b>office</b>		3.2
	(2) minimum number of <b>parking spaces</b> for a <b>medical office</b>		5.0 spaces per <b>physician, dentist, drugless practitioner or health professional</b>
4.15.6.28.12	"Accessory Commercial Uses" means a <b>retail store, financial institution, personal service establishment, private club, fitness club, restaurant</b> and/or <b>commercial school</b>		

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4.15.6.29	Exception: RA5-29	Map # 29	By-law:
In a RA5-29 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.6.29.1	(1) <b>Office</b> (2) <b>Medical Office</b> (3) Accessory Commercial Uses		
<b>Regulations</b>			
4.15.6.29.2	The provisions contained in Subsection 4.1.15 and Line 1.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
4.15.6.29.3	Maximum <b>gross floor area - non-residential</b> used for accessory commercial uses		1 422 m <sup>2</sup>
4.15.6.29.4	Accessory commercial uses shall be located wholly within a <b>building, structure</b> or part thereof used for an <b>apartment dwelling, office</b> and/or <b>medical office</b>		
4.15.6.29.5	Maximum <b>height</b>		34 storeys
4.15.6.29.6	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for accessory commercial uses except a <b>restaurant</b>		3.2
4.15.6.29.7	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>restaurant</b>		10.0
4.15.6.29.8	<b>Apartment Dwelling:</b> (1) maximum number of <b>dwelling units</b> per hectare		250
4.15.6.29.9	<b>Office and medical office:</b> (1) minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for an <b>office</b> (2) minimum number of <b>parking spaces</b> for a <b>medical office</b>		3.2 5.0 spaces per <b>physician, dentist, drugless practitioner or health professional</b>
4.15.6.29.10	"Accessory Commercial Uses" means a <b>retail store, financial institution, personal service establishment, private club, fitness club, restaurant</b> and/or <b>commercial school</b>		

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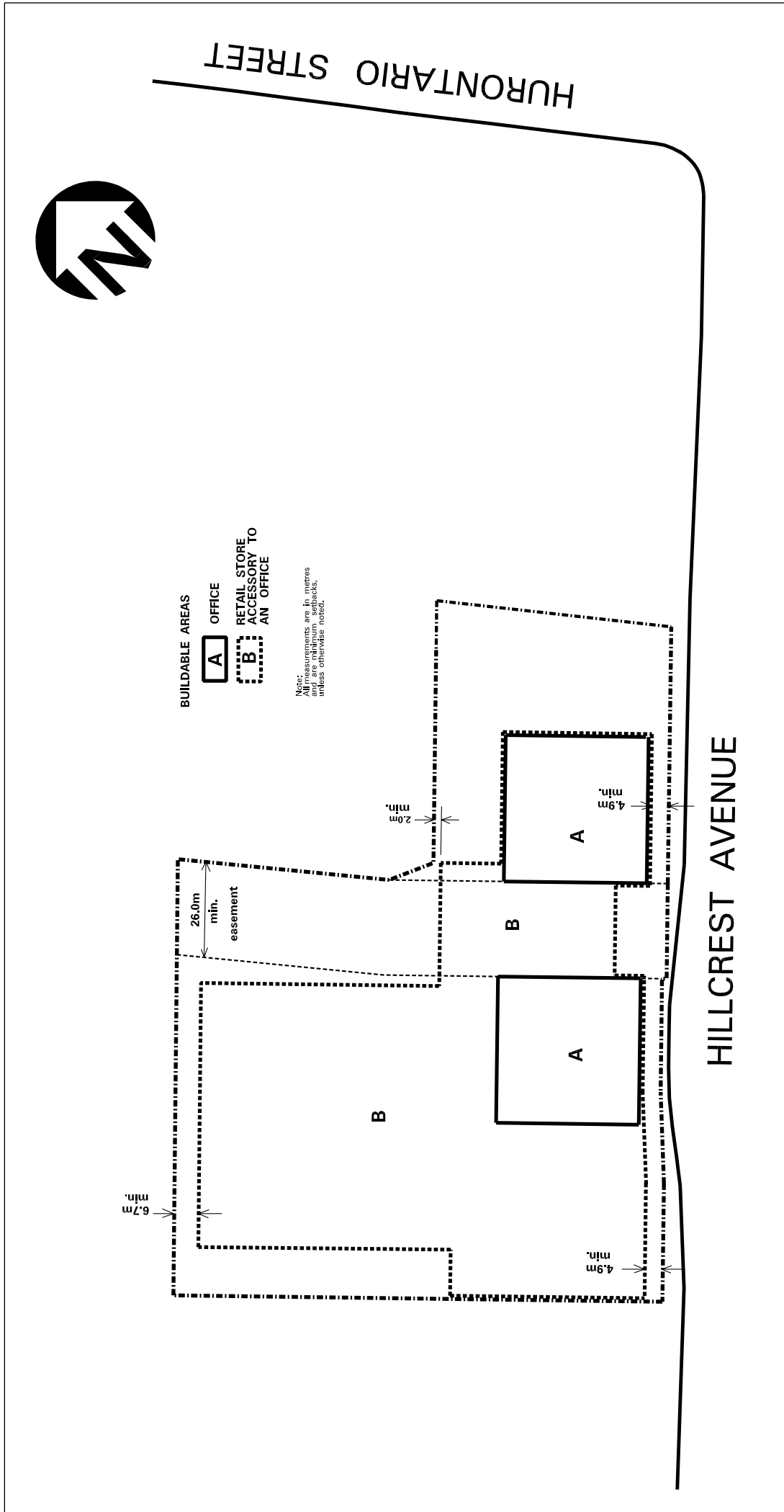
4.15.6.30	Exception: RA5-30	Map # 29	By-law:
<p>In a RA5-30 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
4.15.6.30.1	(1) <b>Office</b> (2) <b>Medical Office</b> (3) <b>Overnight Accommodation</b> (4) Accessory commercial uses to an office or medical office (5) Accessory commercial uses to overnight accommodation		
<b>Regulations</b>			
4.15.6.30.2	The provisions contained in Subsection 4.1.15 and Line 1.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
4.15.6.30.3	Minimum <b>floor space index - apartment dwelling zone</b>		1.9
4.15.6.30.4	Maximum <b>floor space index - apartment dwelling zone</b>		2.9
4.15.6.30.5	Maximum <b>gross floor area - non-residential</b> used for accessory commercial uses to an office or medical office		4 092 m <sup>2</sup>
4.15.6.30.6	Accessory commercial uses to an office or medical office shall be located wholly within a <b>building, structure</b> or part thereof used for an <b>office</b> and/or <b>medical office</b>		
4.15.6.30.7	Accessory commercial uses to overnight accommodation shall be located wholly within a <b>building, structure</b> or part thereof used for <b>overnight accommodation</b>		
4.15.6.30.8	<b>Apartment Dwelling:</b> (1) the provisions of Subsection 4.1.15 of this By-law shall apply (2) maximum number of <b>dwelling units</b> (3) maximum percentage of resident <b>parking spaces</b> that may be tandem		220 25%
4.15.6.30.9	"Accessory Commercial Uses to an Office or Medical Office" means a <b>retail store, restaurant, convenience restaurant, personal service establishment, repair establishment, financial institution, fitness club, commercial school</b> and/or <b>private school</b>		
4.15.6.30.10	"Accessory Commercial Uses to Overnight Accommodation" means a convenience store and <b>personal service establishment</b>		

4.15.6.31	Exception: RA5-31	Map # 36W	By-law:
<p>In a RA5-31 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.15.6.31.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.9
4.15.6.31.2	Maximum <b>floor space index - apartment dwelling zone</b>		2.4
4.15.6.31.3	Minimum <b>landscaped area</b>		35% of the <b>lot area</b>
4.15.6.31.4	Minimum setback to a <b>lot line</b>		5.0 m

**Part 4 - Residential Zones**

4.15.6.32	Exception: RA5-32	Map # 05	By-law:
<p>In a RA5-32 zone the applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Use</b>			
4.15.6.32.1 Lands zoned RA5-32 shall only be used for the following:			
<p>(1) <b>Landscaped area</b> accessory to the permitted <b>uses</b> on abutting lands zoned RA5-6</p>			

4.15.6.33	Exception: RA5-33	Map # 22	By-law:
<p>In a RA5-33 zone the applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
4.15.6.33.1 Lands zoned RA5-33 shall only be used for the following:			
<p>(1) <b>Office</b></p> <p>(2) Retail commercial uses accessory to an office</p>			
<b>Regulations</b>			
4.15.6.33.2 An <b>office</b> shall comply with the O zone regulations contained in Subsection 5.2.1 of this By-law except that:			
<p>(1) the provisions of Line 7.0 contained in Table 5.2.1 of this By-law shall not apply</p> <p>(2) maximum total <b>gross floor area - non-residential</b> 61 439 m<sup>2</sup></p> <p>(3) maximum <b>gross floor area - non-residential</b> used for retail commercial uses accessory to an office 9 290 m<sup>2</sup></p> <p>(4) maximum <b>height</b> 20 <b>storeys</b></p> <p>(5) minimum number of <b>parking spaces</b> per 100 m<sup>2</sup> <b>gross floor area - non-residential</b> used for retail commercial uses accessory to an office 5.4</p> <p>(6) minimum number of <b>parking spaces</b> per 100 m<sup>2</sup> <b>gross floor area - non-residential</b> used for a retail commercial use accessory to an office, where a minimum of 30 719 m<sup>2</sup> of <b>gross floor area - non-residential</b> used for an office exists on lands zoned RA5-33 0</p> <p>(7) "Retail Commercial Uses Accessory to an Office" means a <b>retail store, financial institution, personal service establishment, office, recreational establishment, restaurant, take-out restaurant</b> and/or <b>entertainment establishment</b></p> <p>(8) all site development plans shall comply with Schedule RA5-33 of this Exception</p>			



Schedule RA5-33  
Map 22

**Part 4 - Residential Zones**

4.15.6.34	Exception: RA5-34	Map # 32	By-law:
In a RA5-34 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.34.1	Minimum number of <b>dwelling units</b> per hectare		114
4.15.6.34.2	Maximum number of <b>dwelling units</b> per hectare		247
4.15.6.34.3	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.34.4	Maximum <b>floor space index - apartment dwelling zone</b>		2.5

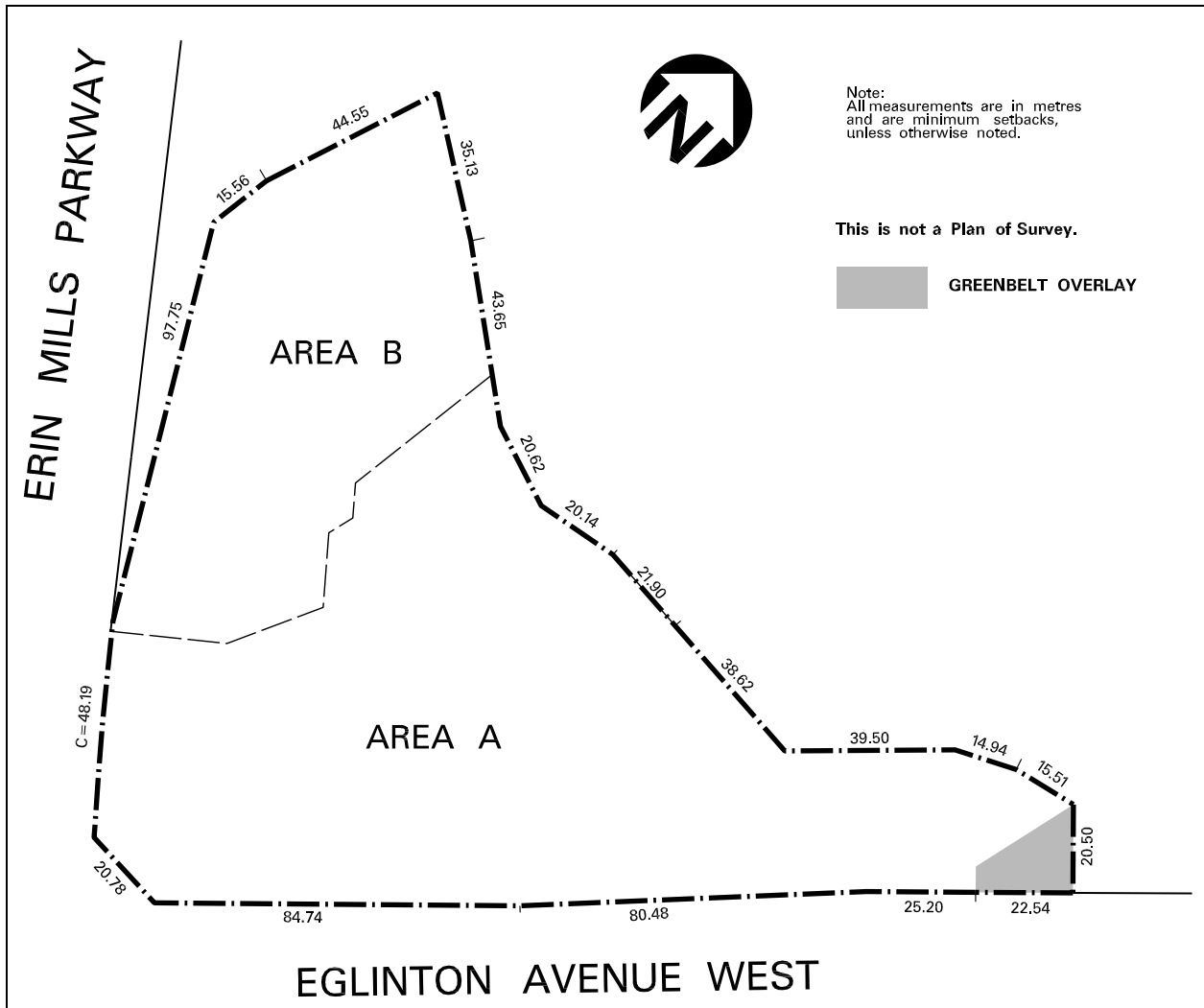
4.15.6.35	Exception: RA5-35	Map # 22	By-law:
In a RA5-35 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.35.1	Minimum <b>floor space index - apartment dwelling zone</b>		1.5
4.15.6.35.2	Maximum <b>floor space index - apartment dwelling zone</b>		4.0
4.15.6.35.3	Maximum <b>height</b>		22 storeys

4.15.6.36	Exception: RA5-36	Map # 32	By-law: 0325-2008
In a RA5-36 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.36.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.6.36.2	Minimum number of <b>dwelling units</b> per hectare		114
4.15.6.36.3	Maximum number of <b>dwelling units</b> per hectare		247
4.15.6.36.4	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.36.5	Maximum <b>floor space index - apartment dwelling zone</b>		2.5
4.15.6.36.6	Minimum setback to a parking structure, stairs and mechanical shafts that are above or below ground from Eglinton Avenue West		3.0 m
4.15.6.36.7	Minimum setback to a parking structure, stairs and mechanical shafts that are above or below ground from Kimbermount Avenue, Glen Erin Drive and sight triangles		2.0 m
4.15.6.36.8	Minimum setback to a parking structure, stairs and mechanical shafts that are above or below ground from the south property line		0.0 m
4.15.6.36.9	Minimum <b>aisle</b> width		6.0 m
4.15.6.36.10	Minimum number of resident <b>parking spaces</b>		876
4.15.6.36.11	Minimum number of visitor <b>parking spaces</b>		160
4.15.6.36.12	For the purposes of this By-law, all lands zoned RA5-36 shall be considered one (1) <b>lot</b>		

**Part 4 - Residential Zones**

4.15.6.37	Exception: RA5-37	Map # 39E	By-law: 0308-2011
In a RA5-37 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.37.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.6.37.2	Minimum number of <b>dwelling units</b> per hectare on all lands zoned RA5-37		114
4.15.6.37.3	Maximum total number of <b>dwelling units</b> per hectare on all lands zoned RA5-37		247
4.15.6.37.4	Maximum number of <b>dwelling units</b> per hectare in Area A identified on Schedule RA5-37 of this Exception		342
4.15.6.37.5	Minimum <b>floor space index - apartment dwelling zone</b>		1.0
4.15.6.37.6	Maximum <b>floor space index - apartment dwelling zone</b>		2.5
4.15.6.37.7	Minimum setback of a <b>building</b> to Erin Mills Parkway		14.2 m
4.15.6.37.8	Minimum setback of a <b>building</b> to Eglinton Avenue West		26.4 m
4.15.6.37.9	Minimum setback to an underground parking structure from Erin Mills Parkway		1.0 m
4.15.6.37.10	Minimum setback to an underground parking structure from Eglinton Avenue West		2.0 m
4.15.6.37.11	Minimum setback to a <b>parking area</b> from Eglinton Avenue West		2.5 m
4.15.6.37.12	Minimum setback to a <b>parking area</b> from Erin Mills Parkway		1.5 m
4.15.6.37.13	Minimum number of resident and visitor <b>parking spaces</b> in Area A identified on Schedule RA5-37 of this Exception		455
4.15.6.37.14	Minimum number of resident and visitor <b>parking spaces</b> in Area B identified on Schedule RA5-37 of this Exception		446
4.15.6.37.15	Maximum number of <b>tandem parking spaces</b> in Area A identified on Schedule RA5-37 of this Exception, provided that each pair of <b>tandem parking spaces</b> is allocated to one <b>dwelling unit</b>		34
4.15.6.37.16	Maximum number of <b>tandem parking spaces</b> in Area B identified on Schedule RA5-37 of this Exception, provided that each pair of <b>tandem parking spaces</b> is allocated to one <b>dwelling unit</b>		34
4.15.6.37.17	All site development plans shall comply with Schedule RA5-37 of this Exception		

Part 4 - Residential Zones



**Schedule RA5-37**  
Map 39E

**Part 4 - Residential Zones**

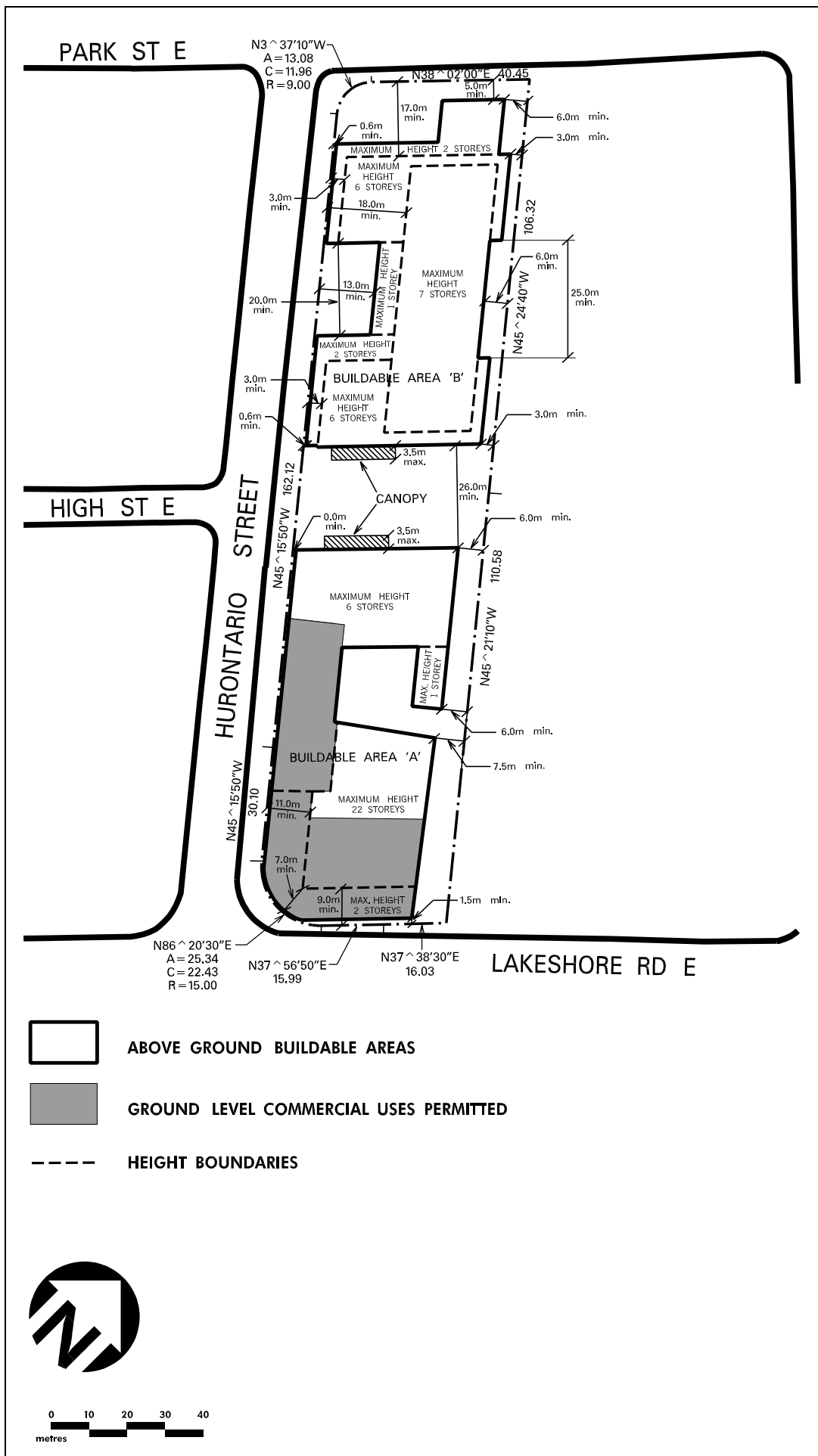
4.15.6.38	Exception: RA5-38	Map # 07	By-law: OMB Order 2008 April 09, 0135-2008, 0308-2011
In a RA5-38 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
4.15.6.38.1	The following additional <b>uses</b> shall be permitted within an <b>apartment dwelling</b> in Buildable Area 'A' identified on Schedule RA5-38 of this Exception:		
	<ul style="list-style-type: none"> <li>(1) <b>Office</b></li> <li>(2) <b>Medical Office</b></li> <li>(3) <b>Retail Store</b></li> <li>(4) <b>Financial Institution</b></li> <li>(5) <b>Restaurant</b></li> <li>(6) <b>Take-out Restaurant</b></li> <li>(7) Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b></li> <li>(8) <b>Personal Service Establishment</b></li> </ul>		
<b>Uses Not Permitted</b>			
4.15.6.38.2	<ul style="list-style-type: none"> <li>(1) <b>Long-Term Care Dwelling</b></li> <li>(2) A <b>retirement dwelling</b> in Buildable Area 'A' identified on Schedule RA5-38 of this Exception</li> <li>(3) An <b>apartment dwelling</b> in Buildable Area 'B' identified on Schedule RA5-38 of this Exception</li> </ul>		
<b>Regulations</b>			
4.15.6.38.3	The provisions contained in Subsection 2.1.14, Sentences 3.1.1.4.3 and 3.1.1.4.4 and the regulations of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 and Lines 4.0, 5.0, 11.1, 15.2, 15.3, 15.4, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.38.4	Maximum number of <b>dwelling units</b> in Buildable Area 'A' identified on Schedule RA5-38 of this Exception		214
4.15.6.38.5	Maximum number of <b>dwelling units</b> in Buildable Area 'B' identified on Schedule RA5-38 of this Exception		150
4.15.6.38.6	Maximum <b>gross floor area - apartment dwelling zone</b> for all <b>uses</b> located in Buildable Area 'A' identified on Schedule RA5-38 of this Exception		31 505 m <sup>2</sup>
4.15.6.38.7	Maximum <b>gross floor area - apartment dwelling zone</b> in Buildable Area 'B' identified on Schedule RA5-38 of this Exception		17 505 m <sup>2</sup>
4.15.6.38.8	Minimum <b>gross floor area - non-residential</b> allocated to any combination of permitted <b>uses</b> contained in Sentence 4.15.6.38.1		800 m <sup>2</sup>
4.15.6.38.9	Maximum <b>gross floor area - non-residential</b> used for any combination of permitted <b>uses</b> contained in Sentence 4.15.6.38.1		1 150 m <sup>2</sup>
4.15.6.38.10	Maximum <b>gross floor area - non-residential</b> for all <b>financial institutions</b> contained in Sentence 4.15.6.38.1		300 m <sup>2</sup>
4.15.6.38.11	Maximum <b>gross floor area - non-residential</b> for any combination of <b>restaurants</b> and <b>take-out restaurants</b> contained in Sentence 4.15.6.38.1		200 m <sup>2</sup>
4.15.6.38.12	Maximum <b>gross floor area - non-residential</b> for all <b>medical offices</b> contained in Sentence 4.15.6.38.1		100 m <sup>2</sup>
4.15.6.38.13	The <b>uses</b> permitted in Sentence 4.15.6.38.1 shall be located on the ground floor within the shaded area of Buildable Area 'A' identified on Schedule RA5-38 of this Exception. Any portion of the shaded area not required to satisfy Sentence 4.15.6.38.8 may be used for an <b>apartment dwelling</b>		

**Exception RA5-38 continued on next page**

**Part 4 - Residential Zones**

4.15.6.38	Exception: RA5-38	Map # 07	By-law: OMB Order 2008 April 09, 0135-2008, 0308-2011
<b>Exception RA5-38 continued from previous page</b>			
4.15.6.38.14	Minimum <b>landscaped area</b>		25% of the <b>lot area</b>
4.15.6.38.15	For the purposes of this By-law, all lands zoned RA5-38 shall be considered one (1) <b>lot</b>		
4.15.6.38.16	The <b>lot line</b> abutting Hurontario Street shall be deemed to be the <b>front lot line</b>		
4.15.6.38.17	Minimum setback to underground <b>parking structures</b> from all <b>lot lines</b>		0.0 m
4.15.6.38.18	Minimum setback to motor vehicle surface parking and loading facilities from a <b>front lot line</b> or <b>exterior side lot line</b>		5.0 m
4.15.6.38.19	Unless otherwise indicated on Schedule RA5-38 of this Exception, maximum projection of a canopy or <b>balcony</b> outside the buildable area identified on Schedule RA5-38 of this Exception		1.1 m
4.15.6.38.20	Minimum number of resident <b>parking spaces</b> per one-bedroom condominium apartment <b>dwelling unit</b>		1.1
4.15.6.38.21	Minimum number of resident <b>parking spaces</b> per two-bedroom condominium apartment <b>dwelling unit</b>		1.3
4.15.6.38.22	Minimum number of visitor <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.19
4.15.6.38.23	Minimum number of resident <b>parking spaces</b> per <b>retirement dwelling unit</b>		0.4
4.15.6.38.24	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area-non-residential</b> for a <b>medical office, retail store, personal service establishment, financial institution, restaurant or take-out restaurant</b>		4.0
4.15.6.38.25	In addition to the minimum parking required by this By-law, minimum number of additional <b>parking spaces</b> for lands zoned C4-3		20
4.15.6.38.26	All site development plans shall comply with Schedule RA5-38 of this Exception		
<b>Section 37 Public Benefits Contribution</b>			
<p>Pursuant to Section 37 of the <i>Planning Act</i>, R.S.O. 1990, c. P13, as amended, the height and density of development provided by this Exception shall be permitted subject to:</p> <ol style="list-style-type: none"> <li>(1) the owner of the lands zoned RA5-38 entering into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increase in height and density of development granted by this Exception as provided by Section 37 (3) of the <i>Planning Act</i>, R.S.O. 1990, c.P13;</li> <li>(2) the registration of the agreement on title to the lands zoned RA5-38; and,</li> <li>(3) the payment to the City by the owner of the lands zoned RA5-38 of the sum of one (\$1,000,000.00) million dollars to be applied towards improvements to Lions Park and compliance with all other terms and conditions of the agreement referred to in paragraphs (1) and (2) above.</li> </ol>			

Part 4 - Residential Zones



Schedule RA5-38  
Map 07

**Part 4 - Residential Zones**

4.15.6.39	Exception: RA5-39	Map # 26	By-law: 0408-2008
In a RA5-39 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.6.39.1	(1)	<b>Townhouse Dwelling</b>	
<b>Regulations</b>			
4.15.6.39.2	For the purposes of this By-law, all lands zoned RA5-39 shall be considered one (1) <b>lot</b>		
4.15.6.39.3	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.6.39.4	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.39.5	Maximum <b>floor space index - apartment dwelling zone</b>		2.56
4.15.6.39.6	Maximum number of townhouse <b>dwelling units</b>		18
4.15.6.39.7	Minimum <b>amenity area</b>		1 120 m <sup>2</sup>
4.15.6.39.8	Minimum setback to underground <b>parking structures</b> from all <b>lot lines</b>		0.0 m
4.15.6.39.9	Maximum projection of a canopy, <b>porch</b> or <b>balcony</b> , exclusive of stairs, outside the buildable area identified on Schedule RA5-39 of this Exception, unless otherwise identified on Schedule RA5-39 of this Exception		2.6 m
4.15.6.39.10	Maximum number of resident and visitor <b>parking spaces</b> per rental apartment <b>dwelling unit</b>		1.20
4.15.6.39.11	All site development plans shall comply with Schedule RA5-39 of this Exception		

**Exception RA5-39 continued on next page**

**Part 4 - Residential Zones**

4.15.6.39	Exception: RA5-39	Map # 26	By-law: 0408-2008
<b>Exception RA5-39 continued from previous page</b>			
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-39 by further amendment to Map 26 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements;</p> <ol style="list-style-type: none"> <li>(1) the submission of a site development plan and an updated acoustical report, to the satisfaction of the Corporation of the City of Mississauga (the City), for any new development on the lands;</li> <li>(2) the submission of a site development plan, to the satisfaction of the City, for modifications to the façade of the existing apartment building on the lands;</li> <li>(3) delivery of an executed Development Agreement in a form and on terms satisfactory to the City, including and without limitation provisions related to the following:             <ol style="list-style-type: none"> <li>(3.1) appropriate phasing and coordination of all development on the lands, including a restriction prohibiting construction access to and from Bough Beeches Boulevard for all phases;</li> <li>(3.2) the incorporation of all requirements/conditions prior to Site Plan approval and warning clauses as outlined in any technical studies or reports;</li> <li>(3.3) requirements for modifications to the façade of the existing apartment building, in accordance with the approved site plan for the first phase of the development;</li> <li>(3.4) the implementation of on-site storm water management techniques into the design and construction of the site works and services as necessary;</li> <li>(3.5) encroachment agreement for all proposed private landscaping works proposed within the municipal boulevards (PUCC approval required);</li> <li>(3.6) private maintenance agreement for the underground storm water storage facility (servicing rental condominium buildings) as part of the first phase of development;</li> <li>(3.7) such other provisions the City may require in relation to the development of these lands.</li> </ol> </li> <li>(4) satisfactory arrangements with the Transportation and Works Department for the appropriate storm sewer connections required to service the lands;</li> <li>(5) submission of a satisfactory preliminary detailed design, cost estimate and securities for the required modification works on the Rathburn Road East right-of-way;</li> <li>(6) the submission of required fees and/or securities for the following: acoustical barrier; street tree planting; tree preservation; and trail sign contribution;</li> <li>(7) confirmation that satisfactory arrangements have been made with the Region of Peel with regard to the following: the adequacy and provision of municipal services (water, sanitary and storm water management where applicable) to the proposed development; waste collection facilities; detailed engineering submission for the required northbound turning lane; and the conveyance of road widenings, reserves and daylight triangles.</li> </ol>			



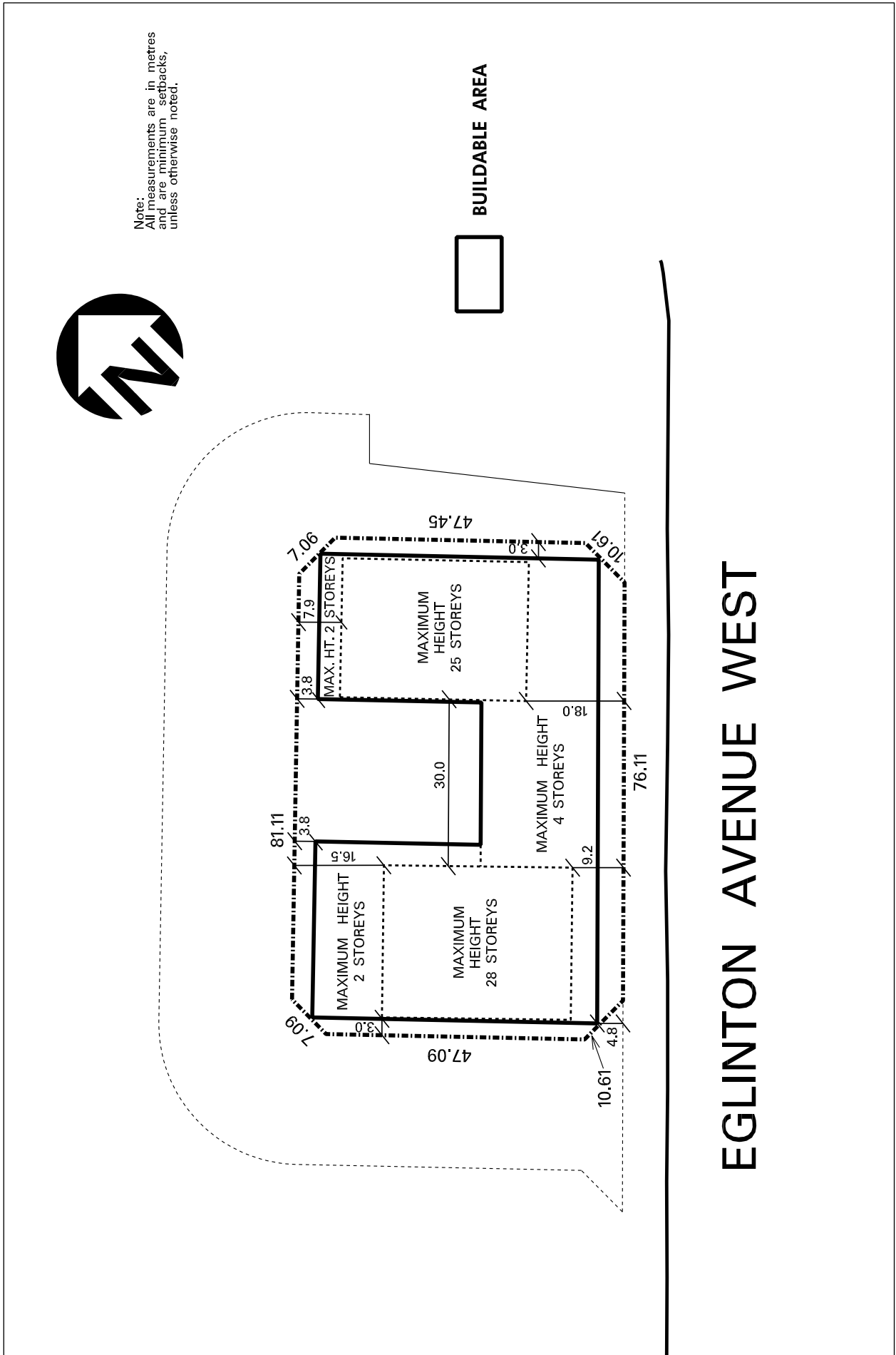
**Part 4 - Residential Zones**

4.15.6.40	Exception: RA5-40	Map # 30	By-law: 0184-2008, 0308-2011
In a RA5-40 zone the applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.15.6.40.1	Lands zoned RA5-40 shall only be used for the following:		
	(1) <b>Apartment Dwelling</b>		
<b>Regulations</b>			
4.15.6.40.2	The regulations of Line 6.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.40.3	Minimum number of <b>dwelling units</b>		212
4.15.6.40.4	Maximum number of <b>dwelling units</b>		467
4.15.6.40.5	Maximum <b>floor space index - apartment dwelling zone</b>		3.7
4.15.6.40.6	Minimum resident <b>parking spaces</b> per three-bedroom condominium apartment <b>dwelling unit</b>		1.4
4.15.6.40.7	Minimum visitor <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.15
4.15.6.40.8	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external above grade access stairwells, to any <b>lot line</b>		0.3 m
4.15.6.40.9	All site development plans shall comply with Schedule RA5-40 of this Exception		



**Part 4 - Residential Zones**

4.15.6.41	Exception: RA5-41	Map # 37E	By-law: OMB Order 2011 August 12
In a RA5-41 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.6.41.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.6.41.2	The regulations of Lines 15.5 and 15.6 in Table 4.15.1 contained in Subsection 4.15.1 of this By-law shall not apply		
4.15.6.41.3	Maximum <b>floor space index - apartment dwelling zone</b>		7.5
4.15.6.41.4	Maximum <b>height</b> of mechanical or architectural appurtenances located on the roof of an <b>apartment dwelling</b>		12.0 m
4.15.6.41.5	The <b>lot line</b> abutting Eglinton Avenue West shall be deemed to be the <b>front lot line</b>		
4.15.6.41.6	Minimum setback from a <b>parking structure</b> to any <b>lot line</b>		0.0 m
4.15.6.41.7	Maximum encroachment of a staircase or landing into a required <b>front yard</b> , provided that each shall have a maximum width of 3.0 m		4.8 m
4.15.6.41.8	Maximum encroachment of a staircase or landing into any other required <b>yard</b> , provided that each shall have a maximum width of 3.0 m		3.0 m
4.15.6.41.9	Maximum encroachment of a canopy into a required <b>front yard</b> , provided that it shall have a maximum width of 8.0 m		4.8 m
4.15.6.41.10	Minimum <b>landscaped area</b>		24% of the <b>lot area</b>
4.15.6.41.11	Minimum width of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b>		3.0 m
4.15.6.41.12	For the purpose of this Exception, a <b>landscaped buffer</b> may contain canopies, pavers, bicycle racks, stairs and landings, in addition to stairs and vents appurtenant to a <b>parking structure</b>		
4.15.6.41.13	Minimum <b>amenity area</b>		2 400 m <sup>2</sup>
4.15.6.41.14	Minimum number of resident <b>parking spaces</b> per one-bedroom and two-bedroom condominium apartment <b>dwelling unit</b>		1.1
4.15.6.41.15	Minimum number of resident <b>parking spaces</b> per three-bedroom condominium apartment <b>dwelling unit</b>		1.2
4.15.6.41.16	Minimum number of visitor <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>		0.15
4.15.6.41.17	All site development plans shall comply with Schedule RA5-41 of this Exception		



Schedule RA5-41  
Map 37E

