

4.15 RA1 TO RA5 ZONES (APARTMENTS)

4.15.1 RA1 to RA5 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations.

Table 4.15.1 - RA1 to RA5 Permitted Uses and Zone Regulations
(0325-2008), (0308-2011), (0174-2017), (0181-2018/LPAT Order 2019 February 15)

Column	A	B	C	D	E	F
Line 1.0	ZONES	RA1	RA2	RA3	RA4	RA5
PERMITTED USES						
2.0	RESIDENTIAL					
2.1	Apartment	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
2.2	Long-Term Care Building	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
2.3	Retirement Building	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾
ZONE REGULATIONS						
3.0	MINIMUM LOT FRONTAGE	30.0 m				
4.0	MINIMUM FLOOR SPACE INDEX - APARTMENT ZONE	0.4	0.5	0.5	1.0	1.9
5.0	MAXIMUM FLOOR SPACE INDEX - APARTMENT ZONE	0.9	1.0	1.0	1.8	2.9
6.0	MAXIMUM GROSS FLOOR AREA - APARTMENT ZONE PER STOREY FOR EACH STOREY ABOVE 12 STOREYS	n/a	n/a	n/a	1 000 m ²	1 000 m ²
7.0	MAXIMUM HEIGHT	13.0 m ⁽²⁾ and 4 storeys	26.0 m ⁽²⁾ and 8 storeys	38.0 m ⁽²⁾ and 12 storeys	56.0 m ⁽²⁾ and 18 storeys	77.0 m ⁽²⁾ and 25 storeys
8.0	MINIMUM FRONT AND EXTERIOR SIDE YARDS					
8.1	For that portion of the dwelling with a height less than or equal to 13.0 m	7.5 m ⁽³⁾				
8.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m	8.5 m ⁽³⁾				
8.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m	9.5 m ⁽³⁾				
8.4	For that portion of the dwelling with a height greater than 26.0 m	10.5 m ⁽³⁾				

Table 4.15.1 continued on next page

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Column	A	B	C	D	E	F
Line 1.0	ZONES	RA1	RA2	RA3	RA4	RA5
Table 4.15.1 continued from previous page						
9.0	MINIMUM INTERIOR SIDE YARD					
9.1	For that portion of the dwelling with a height less than or equal to 13.0 m			4.5 m ⁽³⁾		
9.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m			6.0 m ⁽³⁾		
9.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m			7.5 m ⁽³⁾		
9.4	For that portion of the dwelling with a height greater than 26.0 m			9.0 m ⁽³⁾		
9.5	Where an interior side lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof			4.5 m ⁽³⁾		
9.6	Where an interior lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached			7.5 m plus 1.0 m for each additional 1.0 m of dwelling height , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m ⁽³⁾		
10.0	MINIMUM REAR YARD					
10.1	For that portion of the dwelling with a height less than or equal to 13.0 m			7.5 m ⁽³⁾		
10.2	For that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m			10.0 m ⁽³⁾		
10.3	For that portion of the dwelling with a height greater than 20.0 m and less than or equal to 26.0 m			12.5 m ⁽³⁾		
10.4	For that portion of the dwelling with a height greater than 26.0 m			15.0 m ⁽³⁾		
10.5	Where a rear lot line , or any portion thereof, abuts an Apartment, Institutional, Office, Commercial, Employment, or Utility Zone, or any combination of zones thereof			4.5 m ⁽³⁾		
10.6	Where a rear lot line , or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached			7.5 m plus 1.0 m for each additional 1.0 m of dwelling height , or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m ⁽³⁾		

Table 4.15.1 continued on next page

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Column	A	B	C	D	E	F
Line 1.0	ZONES	RA1	RA2	RA3	RA4	RA5
Table 4.15.1 continued from previous page						
11.0	ENCROACHMENTS AND PROJECTIONS					
11.1	deleted by 0174-2017					
11.1	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard			1.0 m		
11.2	Maximum encroachment into a required yard of a porch, balcony located on the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m			1.8 m		
11.3	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects			1.0 m		
12.0	MINIMUM ABOVE GRADE SEPARATION BETWEEN BUILDINGS					
12.1	For that portion of dwelling with a height less than or equal to 13.0 m			3.0 m		
12.2	For that portion of dwelling with a height 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 height 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 height greater than 26.0 m			15.0 m		
13.0	PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES					
13.1	Minimum parking spaces			✓ ⁽⁴⁾		
13.2	Minimum setback from surface parking spaces or aisles to a street line			4.5 m		
13.3	Minimum setback from surface parking spaces or aisles to any other lot line			3.0 m		
13.4	Minimum setback from a parking structure above or partially above finished grade to any lot line			7.5 m		
13.5	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line			3.0 m		
13.6	Minimum setback from a waste enclosure/loading area to a street line			10.0 m		

Table 4.15.1 continued on next page

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Column		A	B	C	D	E	F
Line 1.0	ZONES		RA1	RA2	RA3	RA4	RA5
Table 4.15.1 continued from previous page							
13.7	Minimum setback from a waste enclosure/loading area to a zone permitting detached dwelling and/or semi-detached				10.0 m		
14.0	CONDOMINIUM ROADS AND AISLES						
14.1	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				✓		
15.0	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA						
15.1	Minimum landscaped area				40% of the lot area		
15.2	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with an Open Space, Greenlands and/or a Residential Zone with the exception of an Apartment Zone				4.5 m ⁽⁶⁾		
15.3	Minimum depth of a landscaped buffer along any other lot line				3.0 m ⁽⁵⁾⁽⁶⁾		
15.4	Minimum amenity area				The greater of 5.6 m ² per dwelling unit or 10% of the site area		
15.5	Minimum percentage of total required amenity area to be provided in one contiguous area				50%		
15.6	Minimum amenity area to be provided outside at grade				55.0 m ²		
16.0	ACCESSORY BUILDINGS AND STRUCTURES				✓ ⁽⁷⁾		

- NOTES:**
- (1) See also Articles 4.1.15.1 and 4.1.15.2 of this By-law.
 - (2) See also Subsection 4.1.21 of this By-law.
 - (3) See also Subsection 4.1.7 and 4.1.8 of this By-law.
 - (4) See Part 3 of this By-law.
 - (5) See also Article 4.1.15.4 of this By-law.
 - (6) See also Subsection 2.1.25 of this By-law.
 - (7) See Subsection 4.1.2 of this By-law.

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4.15.2 RA1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.15.2.1	Exception: RA1-1	Map # 06, 11, 14, 16, 17, 20, 21, 23, 27, 28, 48E, 56	By-law: OMB Order 2008 August 29, 0174-2017
In a RA1-1 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.1.1	Minimum floor space index - apartment zone		0.5
4.15.2.1.2	Maximum floor space index - apartment zone		1.0
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA1-1 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirement:			
(1) that notice of Council's intention to pass a by-law to remove the holding symbol from the subject lands is provided in accordance with the provisions of Section 36 of the <i>Planning Act</i> , as amended.			

4.15.2.2	Exception: RA1-2	Map # 08, 17	By-law: 0174-2017
In a RA1-2 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.2.1	Minimum floor space index - apartment zone		0.7
4.15.2.2.2	Maximum floor space index - apartment zone		1.0

4.15.2.3	Exception: RA1-3	Map #	By-law: 0174-2017
In a RA1-3 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.3.1	Minimum floor space index - apartment zone		0.8
4.15.2.3.2	Maximum floor space index - apartment zone		1.4

4.15.2.4	Exception: RA1-4	Map # 08, 23, 26, 38W, 39E	By-law: 0174-2017
In a RA1-4 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.4.1	Minimum floor space index - apartment zone		1.0
4.15.2.4.2	Maximum floor space index - apartment zone		1.5

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4.15.2.5	Exception: RA1-5	Map # 14	By-law: 0174-2017
In a RA1-5 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.5.1	Minimum floor space index - apartment zone		0.5
4.15.2.5.2	Maximum floor space index - apartment zone		1.5

4.15.2.6	Exception: RA1-6	Map # 08, 38W	By-law: 0174-2017, 0174-2018
In a RA1-6 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.6.1	Minimum floor space index - apartment zone		1.0
4.15.2.6.2	Maximum floor space index - apartment zone		1.8

4.15.2.7	Exception: RA1-7	Map #	By-law: 0174-2017
In a RA1-7 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.7.1	Minimum floor space index - apartment zone		1.0
4.15.2.7.2	Maximum floor space index - apartment zone		2.1

4.15.2.8	Exception: RA1-8	Map #	By-law: 0174-2017
In a RA1-8 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.8.1	Minimum floor space index - apartment zone		1.5
4.15.2.8.2	Maximum floor space index - apartment zone		2.0

4.15.2.9	Exception: RA1-9	Map #	By-law: 0174-2017
In a RA1-9 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.9.1	Minimum floor space index - apartment zone		1.5
4.15.2.9.2	Maximum floor space index - apartment zone		2.9

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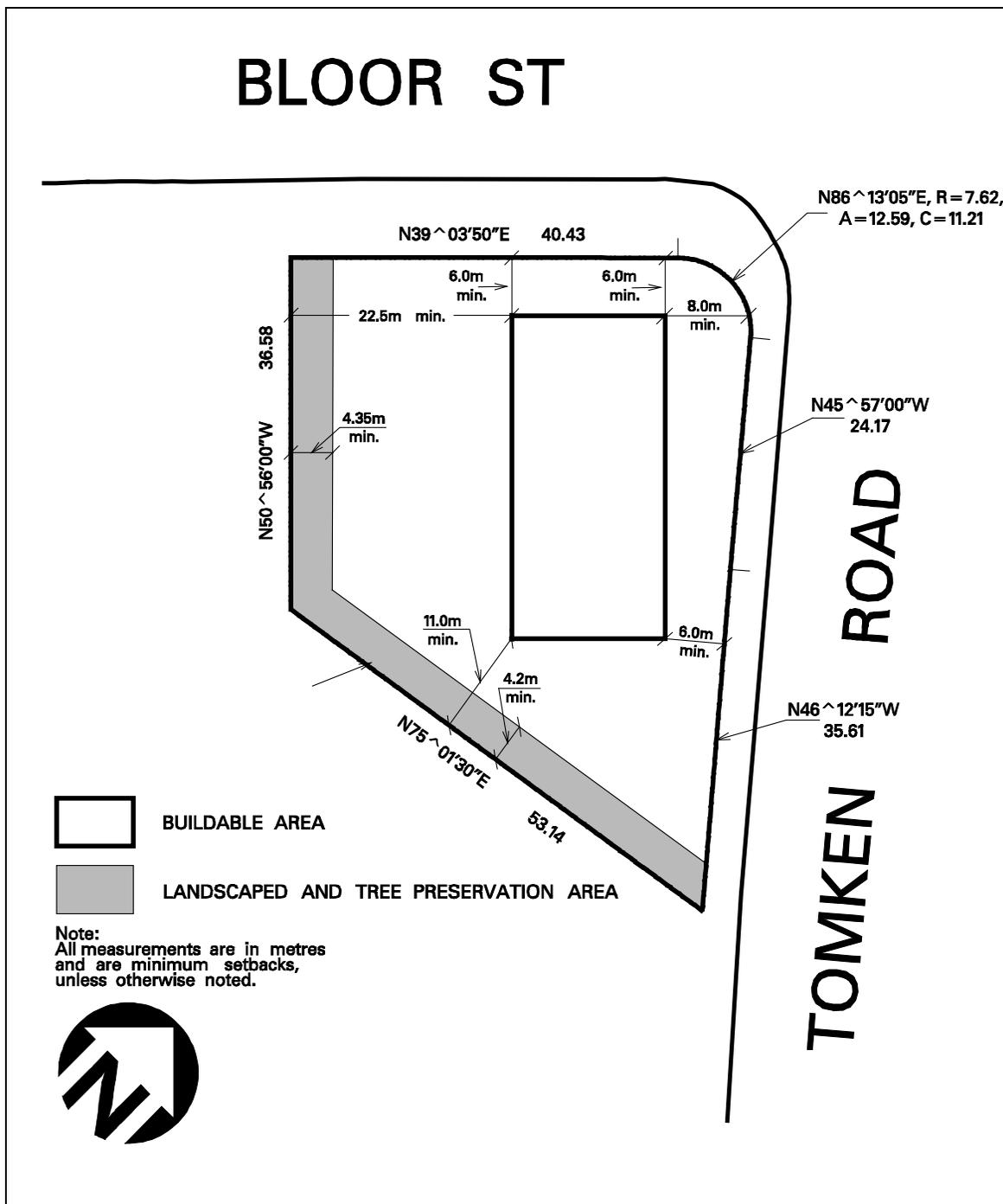
4.15.2.10	Exception: RA1-10	Map #	By-law: 0174-2017
In a RA1-10 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.10.1	Minimum floor space index - apartment zone		1.9
4.15.2.10.2	Maximum floor space index - apartment zone		2.9

4.15.2.11	Exception: RA1-11	Map #	By-law: 0174-2017, <i>deleted by 0031-2018</i>

4.15.2.12	Exception: RA1-12	Map # 20	By-law: 0174-2017
In a RA1-12 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.12.1	Maximum number of dwelling units		85
4.15.2.12.2	Minimum floor space index - apartment zone		1.20
4.15.2.12.3	Maximum floor space index - apartment zone		1.65
4.15.2.12.4	Maximum height		11.9 m
4.15.2.12.5	All site development plans shall comply with Schedule RA1-12 of this Exception		

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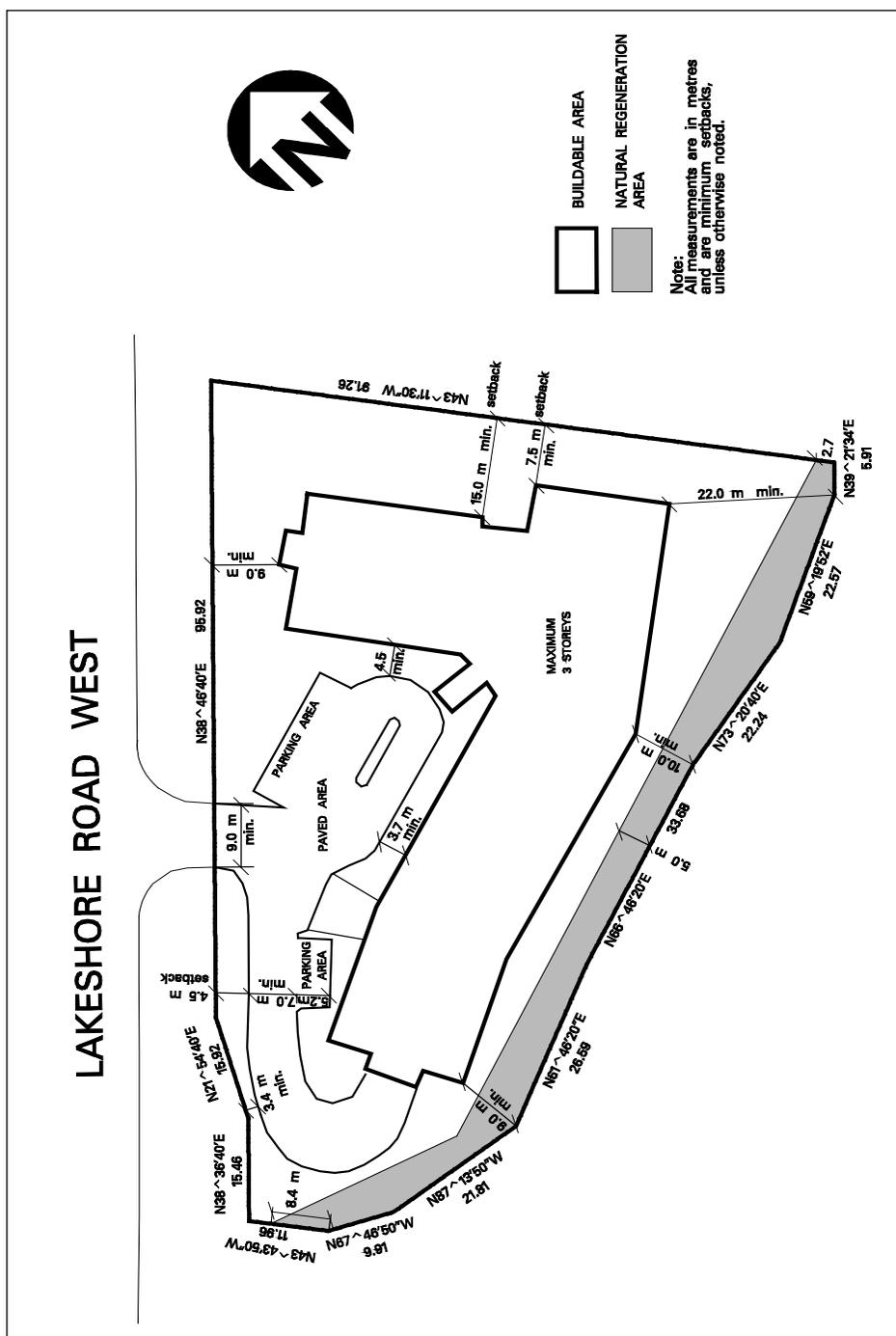
4.15.2.13	Exception: RA1-13	Map # 20	By-law: 0174-2017
<p>In a RA1-13 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.2.13.1	Maximum number of dwelling units		10
4.15.2.13.2	Minimum floor space index - apartment zone		0.37
4.15.2.13.3	Maximum floor space index - apartment zone		0.40
4.15.2.13.4	Maximum height		8.75 m
4.15.2.13.5	All site development plans shall comply with Schedule RA1-13 of this Exception		



Schedule RA1-13
Map 20

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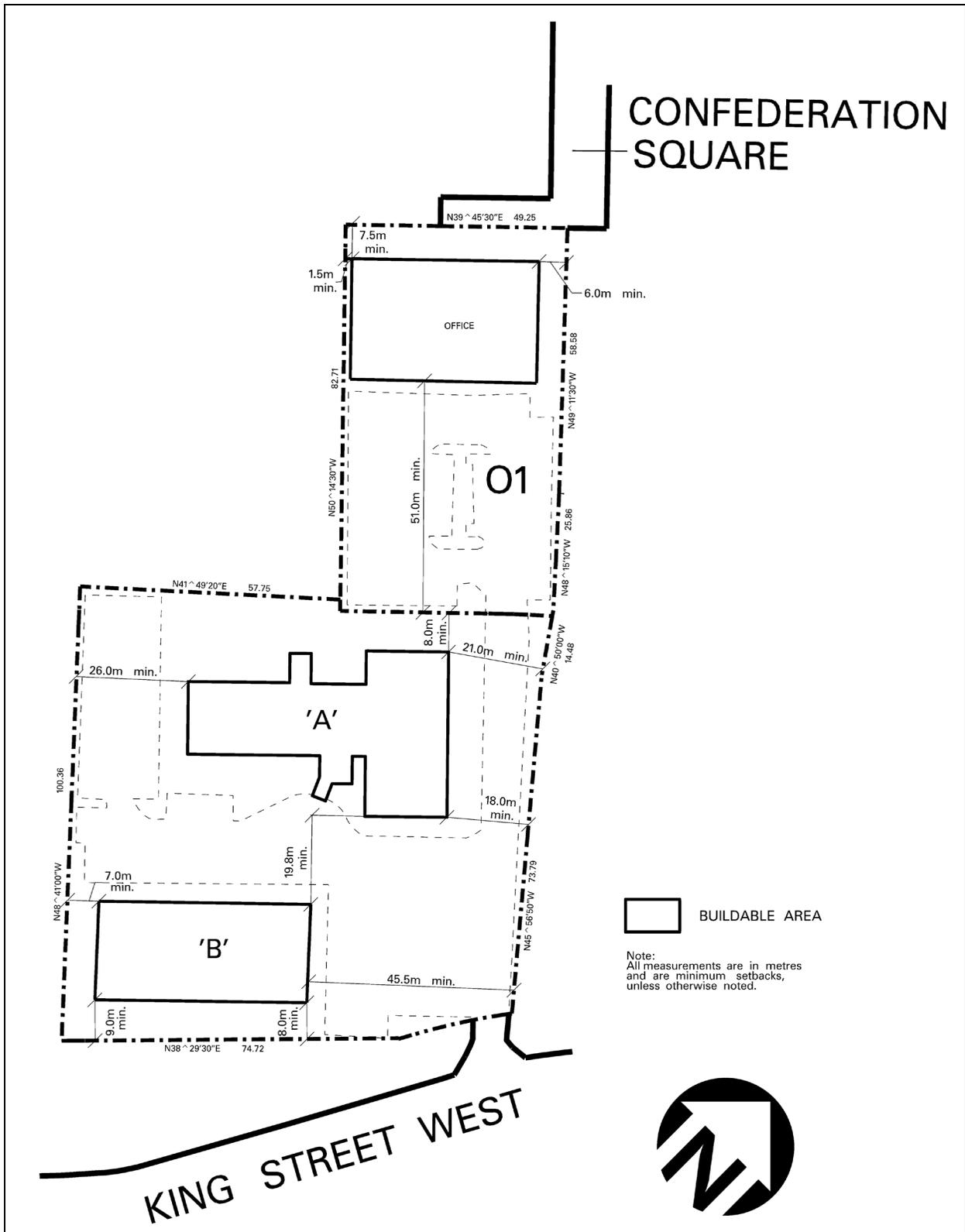
4.15.2.14	Exception: RA1-14	Map # 03	By-law: 0174-2017
In a RA1-14 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.2.14.1	(1)	Private chapel, library and/or recreation/fitness area accessory to a permitted use	
Regulations			
4.15.2.14.2	Maximum number of dwelling units		76
4.15.2.14.3	Minimum floor space index - apartment zone		0.5
4.15.2.14.4	Maximum floor space index - apartment zone		1.3
4.15.2.14.5	Maximum total gross floor area of a private chapel, library and/or recreation/fitness area		370 m ²
4.15.2.14.6	Maximum height		3 storeys
4.15.2.14.7	All site development plans shall comply with Schedule RA1-14 of this Exception		



Schedule RA1-14
Map 03

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4.15.2.15	Exception: RA1-15	Map # 15	By-law: 0174-2017, 0121-2020/LPAT Order 2021 March 11, 0208-2022
In a RA1-15 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.15.1	Maximum number of dwelling units in Buildable Area 'A' identified on Schedule RA1-15 of this Exception		80
4.15.2.15.2	Maximum number of dwelling units in Buildable Area 'B' identified on Schedule RA1-15 of this Exception		55
4.15.2.15.3	Minimum floor space index - apartment zone		0.5
4.15.2.15.4	Maximum floor space index - apartment zone		1.0
4.15.2.15.5	Minimum lot frontage where a lot abuts King Street West		25.0 m
4.15.2.15.6	Minimum lot frontage - all other lots		0.0 m
4.15.2.15.7	Minimum number of resident parking spaces per apartment dwelling unit		0.65
4.15.2.15.8	Minimum number of visitor parking spaces per apartment dwelling unit		0.20
4.15.2.15.9	Maximum number of required parking spaces that may be provided on abutting lands zoned O1		3
4.15.2.15.10	All site development plans shall comply with Schedule RA1-15 of this Exception		



Schedule RA1-15
Map 15

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4.15.2.16	Exception: RA1-16	Map # 36W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA1-16 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.2.16.1	(1) Townhouse (2) Back to Back and Stacked Townhouses		
Regulations			
4.15.2.16.2	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.2.16.3	Maximum number of dwelling units per hectare		57
4.15.2.16.4	Maximum gross floor area		0.55 times the lot area
4.15.2.16.5	Minimum landscaped area		45% of the lot area
4.15.2.16.6	Minimum setback to Hurontario Street		14.0 m
4.15.2.16.7	Minimum setback to Bristol Road East		7.5 m
4.15.2.16.8	Apartment:		
	(1) minimum dwelling unit area		48 m ²
	(2) minimum apartment separation excluding stairwells		14.0 m
4.15.2.16.9	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 number of townhouse dwelling units		50
4.15.2.16.10	Back to Back and Stacked Townhouses:		
	(1) the regulations of Sentence 4.13A.2.14.11 contained in Exception Table 4.13A.2.14 of this By-law shall apply		
	(2) minimum number of back to back and stacked townhouse dwelling units		50

4.15.2.17	Exception: RA1-17	Map # 39E	By-law: 0174-2017
In a RA1-17 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.17.1	Maximum number of dwelling units		23
4.15.2.17.2	Minimum depth of a landscaped buffer abutting the southerly lot line		1.5 m
4.15.2.17.3	Minimum floor space index - apartment zone		0.70
4.15.2.17.4	Maximum floor space index - apartment zone		0.77
4.15.2.17.5	Minimum front yard		4.2 m
4.15.2.17.6	Minimum interior side yard		5.0 m
4.15.2.17.7	Minimum rear yard		17.5 m
4.15.2.17.8	Maximum height		3 storeys
4.15.2.17.9	Minimum number of resident parking spaces per dwelling unit		1.26
4.15.2.17.10	Minimum number of visitor parking spaces per dwelling unit		0.17

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4.15.2.18	Exception: RA1-18	Map # 18	By-law: 0174-2017
In a RA1-18 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.18.1	Minimum floor space index - apartment zone		0.50
4.15.2.18.2	Maximum floor space index - apartment zone		0.52
4.15.2.18.3	Maximum height		3 storeys

4.15.2.19	Exception: RA1-19	Map # 20	By-law:
In a RA1-19 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.19.1	Maximum number of dwelling units		40
4.15.2.19.2	Minimum front yard		11.0 m
4.15.2.19.3	Minimum northerly interior side yard		15.0 m
4.15.2.19.4	Minimum southerly interior side yard		4.0 m
4.15.2.19.5	Minimum rear yard		6.0 m
4.15.2.19.6	An exhaust ventilation unit may encroach into an interior side yard		
4.15.2.19.7	Maximum height		3 storeys
4.15.2.19.8	Minimum number of resident and staff parking spaces per dwelling unit		0.20

4.15.2.20	Exception: RA1-20	Map # 29	By-law: 0174-2017
In a RA1-20 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.15.2.20.1	Lands zoned RA1-20 shall only be used for the following:		
	(1) Sky-Light Apartment Dwelling		
Regulations			
4.15.2.20.2	The regulations of Lines 2.0 to 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.2.20.3	Maximum number of dwelling units		120
4.15.2.20.4	Minimum floor space index - apartment zone		1.00
4.15.2.20.5	Maximum floor space index - apartment zone		1.05
4.15.2.20.6	Minimum landscaped area		40% of the lot area
4.15.2.20.7	Minimum westerly interior side yard		1.0 m
4.15.2.20.8	Minimum setback from a dwelling to Eglinton Avenue West		6.2 m
4.15.2.20.9	Minimum setback from a balcony to Eglinton Avenue West		6.0 m
4.15.2.20.10	Minimum setback from stairs and patios to Eglinton Avenue West		4.0 m

Exception RA1-20 continued on next page

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4.15.2.20	Exception: RA1-20	Map # 29	By-law: 0174-2017
Exception RA1-20 continued from previous page			
4.15.2.20.11	Minimum setback from a dwelling to Guildwood Way		5.0 m
4.15.2.20.12	Minimum setback from stairs and patios to Guildwood Way		2.7 m
4.15.2.20.13	Minimum dwelling separation		2.9 m
4.15.2.20.14	Minimum number of parking spaces per one-bedroom dwelling unit		1.18
4.15.2.20.15	Minimum number of parking spaces per two-bedroom dwelling unit		1.20
4.15.2.20.16	Minimum number of parking spaces per three-bedroom dwelling unit		1.50
4.15.2.20.17	Minimum number of visitor parking spaces per dwelling unit		0.20
4.15.2.20.18	Minimum setback from a parking structure completely below finished grade to a lot line		0.0 m
4.15.2.20.19	"Sky-light Apartment Dwelling" means a building or structure not exceeding three and one half storeys in height above established grade , excluding any mechanical penthouse, and where each dwelling unit has direct access below established grade , at the ground level or through a common entrance at the first or second storey		

4.15.2.21	Exception: RA1-21	Map # 14	By-law: 0174-2017
In a RA1-21 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.21.1	The provisions contained in Subsection 2.1.24 of this By-law shall apply		
4.15.2.21.2	Maximum number of dwelling units		96
4.15.2.21.3	Maximum floor space index - apartment zone		0.55

4.15.2.22	Exception: RA1-22	Map # 39E	By-law: 0174-2017
In a RA1-22 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.22.1	The regulations of Lines 4.0, 5.0 and 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.2.22.2	Maximum number of dwelling units		6
4.15.2.22.3	Maximum gross floor area - apartment zone		0.6 times the lot area
4.15.2.22.4	Minimum front yard		4.6 m
4.15.2.22.5	Minimum interior side yard		1.8 m
4.15.2.22.6	Maximum height		2 storeys
4.15.2.22.7	Maximum encroachment of a porch into a required front yard		1.5 m
4.15.2.22.8	Maximum width of access		5.2 m

Exception RA1-22 continued on next page

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4.15.2.22	Exception: RA1-22	Map # 39E	By-law: 0174-2017
Exception RA1-22 continued from previous page			
4.15.2.22.9	Minimum setback from surface parking spaces to a lot line		1.5 m
4.15.2.22.10	A detached garage is permitted accessory to a dwelling		
4.15.2.22.11	Maximum gross floor area of a detached garage		38 m ²
4.15.2.22.12	Minimum setback of a detached garage to a lot line		1.2 m

4.15.2.23	Exception: RA1-23	Map # 15	By-law:
In a RA1-23 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.15.2.23.1	Lands zoned RA1-23 shall only be used for the following:		
	(1)	Day Care	
	(2)	Private Club	

4.15.2.24	Exception: RA1-24	Map # 08	By-law:
In a RA1-24 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.15.2.24.1	Lands zoned RA1-24 shall only be used for the following:		
	(1)	Detached dwelling legally existing on the date of passing of this By-law	
	(2)	Office within an existing detached dwelling	
Regulation			
4.15.2.24.2	A detached dwelling and an office within a detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law		

4.15.2.25	Exception: RA1-25	Map # 08, 15, 19, 23, 26, 36W, 38W, 40E, 46E	By-law: 0174-2017
In a RA1-25 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.25.1	Minimum floor space index - apartment zone		0.3
4.15.2.25.2	Maximum floor space index - apartment zone		0.5

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4.15.2.26	Exception: RA1-26	Map # 08, 39E	By-law: 0174-2017
In a RA1-26 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.2.26.1	Minimum floor space index - apartment zone		0.5
4.15.2.26.2	Maximum floor space index - apartment zone		0.8

4.15.2.27	Exception: RA1-27	Map # 06, 08, 15, 22	By-law: 0058-2018, 0050-2013/LPAT Order 2020 June 08
In a RA1-27 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.15.2.27.1	Lands zoned RA1-27 shall only be used for the following:		
	(1)	Public School	
	(2)	Day Care	
Regulations			
4.15.2.27.2	A public school shall comply with the provisions contained in Article 2.1.9.1 of this By-law		
4.15.2.27.3	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.15.2.28	Exception: RA1-28	Map # 08, 15, 22, 27	By-law:
In a RA1-28 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.15.2.28.1	Lands zoned RA1-28 shall only be used for the following:		
	(1)	Place of Religious Assembly	
	(2)	Day Care	
Regulations			
4.15.2.28.2	A place of religious assembly shall comply with the provisions contained in Article 2.1.9.3 of this By-law		
4.15.2.28.3	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.15.2.29	Exception: RA1-29	Map # 22, 30, 32	By-law:
In a RA1-29 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.15.2.29.1	Lands zoned RA1-29 shall only be used for the following:		
	(1)	Essential Emergency Service	
Regulation			
4.15.2.29.2	An essential emergency service shall comply with the provisions contained in Article 2.1.9.5 of this By-law		

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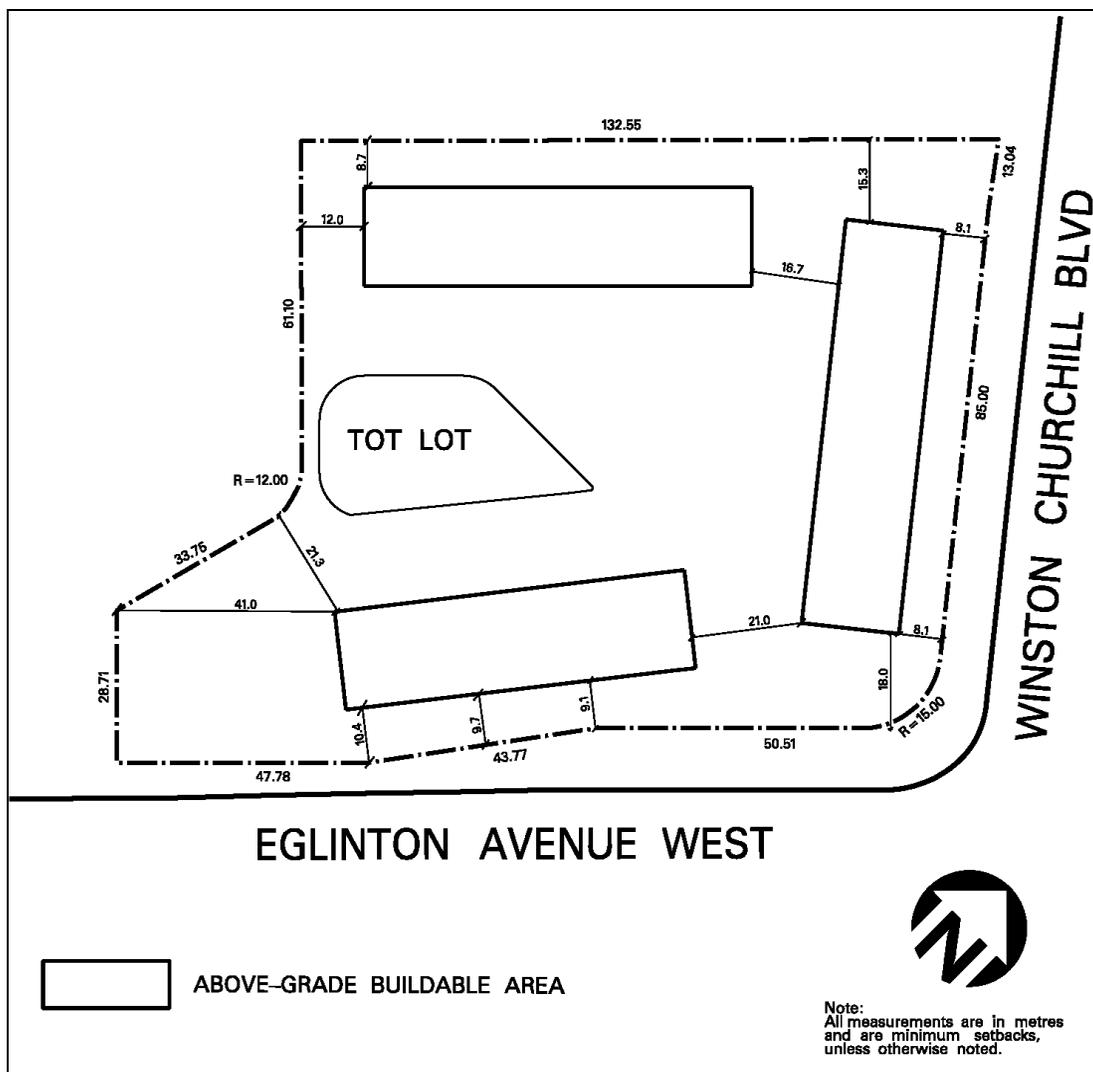
4.15.2.30	Exception: RA1-30	Map # 15	By-law:
In a RA1-30 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.15.2.30.1	Lands zoned RA1-30 shall only be used for the following:		
	(1)	Private School	
	(2)	Day Care	
Regulations			
4.15.2.30.2	A private school shall comply with the provisions contained in Article 2.1.9.2 of this By-law		
4.15.2.30.3	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.15.2.31	Exception: RA1-31	Map # 39E	By-law: 0174-2017
In a RA1-31 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.31.1	The regulations of Lines 4.0, 5.0 and 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.2.31.2	Maximum number of dwelling units		6
4.15.2.31.3	Maximum gross floor area - apartment zone		0.6 times the lot area
4.15.2.31.4	Minimum front yard		4.6 m
4.15.2.31.5	Minimum interior side yard		2.5 m
4.15.2.31.6	Minimum rear yard		10.5 m
4.15.2.31.7	Maximum height		2 storeys
4.15.2.31.8	Maximum encroachment of a porch into a required front yard		1.5 m
4.15.2.31.9	Minimum setback from surface parking spaces to a lot line		1.5 m
4.15.2.31.10	A detached garage is permitted accessory to a dwelling		
4.15.2.31.11	Maximum gross floor area of a detached garage		38 m ²
4.15.2.31.12	Minimum setback of a detached garage to a lot line		1.2 m

4.15.2.32	Exception: RA1-32	Map # 46W	By-law:
In a RA1-32 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.15.2.32.1	Lands zoned RA1-32 shall only be used for the following:		
	(1)	Day Care	
Regulation			
4.15.2.32.2	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

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4.15.2.33	Exception: RA1-33	Map # 57	By-law: <i>deleted by OMB Order 2009 October 07, 0165-2012, 0174-2017, 0208-2022</i>
In a RA1-33 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.33.1	Maximum floor space index - apartment zone		1.07
4.15.2.33.2	Maximum number of dwelling units on all lands zoned RA1-33		178
4.15.2.33.3	Maximum height		15.5 m and 4 storeys
4.15.2.33.4	Maximum projection of a balcony outside the buildable area identified on Schedule RA1-33 of this Exception		2.0 m
4.15.2.33.5	Maximum projection of a bay window outside the buildable area identified on Schedule RA1-33 of this Exception		1.5 m
4.15.2.33.6	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		1.0
4.15.2.33.7	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		1.3
4.15.2.33.8	Minimum number of visitor parking spaces per apartment dwelling unit		0.18
4.15.2.33.9	Driveways are permitted to be shared with abutting lands		
4.15.2.33.10	Minimum depth of a landscaped buffer between Eglinton Avenue West and a parking area		2.6 m
4.15.2.33.11	All site development plans shall comply with Schedule RA1-33 of this Exception		



Schedule RA1-33
Map 57

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4.15.2.34	Exception: RA1-34	Map # 56	By-law: 0174-2017, <i>deleted by 0058-2018, 0105-2023</i>
In a RA1-34 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.34.1	The regulations of Line 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.2.34.2	Minimum lot frontage		27.0 m
4.15.2.34.3	Maximum height		14.3 m and 4 storeys
4.15.2.34.4	Minimum front and exterior side yards		3.0 m
4.15.2.34.5	Minimum interior side yard where an interior lot line, or any portion thereof, abuts a zone permitting detached dwelling and/or semi-detached		9.0 m
4.15.2.34.6	Maximum encroachment of a balcony located above the first storey into a required yard		1.5 m
4.15.2.34.7	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects		1.5 m
4.15.2.34.8	Minimum setback from a rooftop balcony that contains an amenity area to the north and west exterior edge of a building or structure		3.0 m
4.15.2.34.9	Minimum setback from a waste enclosure/loading area to a zone permitting detached dwelling and/or semi-detached		3.0 m
4.15.2.34.10	Minimum driveway width		6.0 m
4.15.2.34.11	Minimum landscaped area		25% of the lot area
4.15.2.34.12	Minimum depth of a landscaped buffer		2.8 m
4.15.2.34.13	Minimum amenity area		260 m ²

4.15.2.35	Exception: RA1-35	Map # 08	By-law: 0181-2018/LPAT Order 2019 February 15
In a RA1-35 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.15.2.35.1	Lands zoned RA1-35 shall only be used for the following: (1) Stacked townhouse legally existing on the date of passing of this By-law		
Regulations			
4.15.2.35.2	The enlargement of an existing dwelling, existing accessory buildings and structures and new accessory buildings and structures shall be permitted in compliance with the following: (1) a stacked townhouse shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law (2) accessory buildings and structures on all lots zoned RA1-35 shall comply with the regulations contained in Subsection 4.1.2 of this By-law		

Exception RA1-35 continued on next page

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4.15.2.35	Exception: RA1-35	Map # 08	By-law: 0181-2018/LPAT Order 2019 February 15
Exception RA1-35 continued from previous page			
4.15.2.35.2 (continued)	(3)	maximum gross floor area - residential	1.0 times the lot area
	(4)	minimum interior side yard	3.0 m on one side of the dwelling and 4.2 m on the other side of the dwelling
	(5)	minimum landscaped area	30% of total lot area
	(6)	maximum driveway width	Lesser of 8.5 m or 50% of lot frontage
	(7)	minimum aisle width	6.0 m

4.15.2.36	Exception: RA1-36	Map # 08	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA1-36 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.15.2.36.1	Lands zoned RA1-36 shall only be used for the following:		
	(1)	Detached dwelling legally existing on the date of passing of this By-law	
	(2)	Semi-detached legally existing on the date of passing of this By-law	
	(3)	Duplex legally existing on the date of passing of this By-law	
	(4)	Triplex legally existing on the date of passing of this By-law	
	(5)	Stacked townhouse legally existing on the date of passing of this By-law	
Regulations			
4.15.2.36.2	The enlargement of an existing dwelling, existing accessory buildings and structures and new accessory buildings and structures shall be permitted in compliance with the following:		
	(1)	a detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law	
	(2)	a semi-detached shall comply with the RM2 zone regulations contained in Subsection 4.8.1 of this By-law	
	(3)	a duplex and triplex shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law	
	(4)	a stacked townhouse shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law	
	(5)	accessory buildings and structures on all lots zoned RA1-36 shall comply with the regulations contained in Subsection 4.1.2 of this By-law	
	(6)	maximum gross floor area - residential	1.0 times the lot area

Exception RA1-36 continued on next page

Part 4 - Residential Zones

4.15.2.36	Exception: RA1-36	Map # 08	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RA1-36 continued from previous page			
4.15.2.36.2 (continued)	(7)	minimum interior side yard	3.0 m on one side of the dwelling and 4.2 m on the other side of the dwelling
	(8)	minimum landscaped area	30% of total lot area
	(9)	maximum driveway width	Lesser of 8.5 m or 50% of lot frontage
	(10)	minimum aisle width	6.0 m

4.15.2.37	Exception: RA1-37	Map # 57	By-law: 0365-2007, 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RA1-37 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.2.37.1	(1)	Sky-light Apartment Dwelling	
	(2)	Back to Back and Stacked Townhouses	
	(3)	Townhouse	
Regulations			
4.15.2.37.2	(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 and of this By-law shall not apply	
	(2)	Minimum number of dwelling units per hectare	45
	(3)	Maximum number of dwelling units per hectare	100
	(4)	Commercial motor vehicle , trailer and recreational vehicle parking shall not be permitted	
4.15.2.37.3	Apartment and Sky-light Apartment Dwelling:		
	(1)	apartment and sky-light apartment dwellings shall only be permitted in Buildable Area 'A' identified on Schedule RA1-37 of this Exception	
	(2)	maximum height in Buildable Area 'A' identified on Schedule RA1-37 of this Exception	16.5 m
	(3)	maximum encroachment permitted outside that portion of Buildable Area 'A' facing a street , identified on Schedule RA1-37 of this Exception	1.5 m
	(4)	minimum number of resident parking spaces per one-bedroom sky-light apartment dwelling unit	1.0
	(5)	minimum number of resident parking spaces per two-bedroom sky-light apartment dwelling unit	1.3
	(6)	minimum number of resident parking spaces per three-bedroom sky-light apartment dwelling unit	1.4

Exception RA1-37 continued on next page

Part 4 - Residential Zones

4.15.2.37	Exception: RA1-37	Map # 57	By-law: 0365-2007, 0325-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
Exception RA1-37 continued from previous page			
4.15.2.37.3 (continued)	(7)	minimum number of visitor parking spaces per sky-light apartment dwelling unit	0.15
	(8)	"Sky-light Apartment Dwelling" means a building or structure where each dwelling unit has an independent entrance at the ground level only or through a common entrance at the ground level or at the first storey above ground	
4.15.2.37.4	<p>A back to back and stacked townhouse shall comply with the RM8-14 zone regulations contained in Exception Table 4.13A.2.14 of this By-law except that:</p> <p>(1) the regulations of Sentences 4.13A.2.14.3 and 4.13A.2.14.4 contained in Exception Table 4.13A.2.14 of this By-law shall not apply</p> <p>(2) back to back and stacked townhouses shall only be permitted in Buildable Area 'B' identified on Schedule RA1-37 of this Exception</p> <p>(3) maximum height in Buildable Area 'B' identified on Schedule RA1-37 of this Exception</p> <p>(4) maximum encroachment permitted outside that portion of Buildable Area 'B' facing a condominium road, identified on Schedule RA1-37 of this Exception</p> <p>(5) minimum setback from garage face of a dwelling to a condominium road or sidewalk</p> <p>(6) minimum number of resident parking spaces per one-bedroom dwelling unit</p> <p>(7) minimum number of resident parking spaces per two-bedroom dwelling unit</p> <p>(8) minimum number of resident parking spaces per three-bedroom dwelling unit</p> <p>(9) minimum number of visitor parking spaces per dwelling unit</p>		
4.15.2.37.5	<p>A townhouse shall comply with the RM8-14 zone regulations contained in Exception Table 4.13A.2.14 of this By-law except that:</p> <p>(1) the regulations of Sentences 4.13A.2.14.3 and 4.13A.2.14.4 contained in Exception Table 4.13A.2.14 of this By-law shall not apply</p> <p>(2) townhouses shall only be permitted in Buildable Area 'C' identified on Schedule RA1-37 of this Exception</p> <p>(3) maximum height in Buildable Area 'C' identified on Schedule RA1-37 of this Exception</p> <p>(4) maximum encroachment permitted outside that portion of Buildable Area 'C' facing a street, identified on Schedule RA1-37 of this Exception</p> <p>(5) minimum number of visitor parking spaces per townhouse dwelling unit</p>		
4.15.2.37.6	All site development plans shall comply with Schedule RA1-37 of this Exception		

Part 4 - Residential Zones

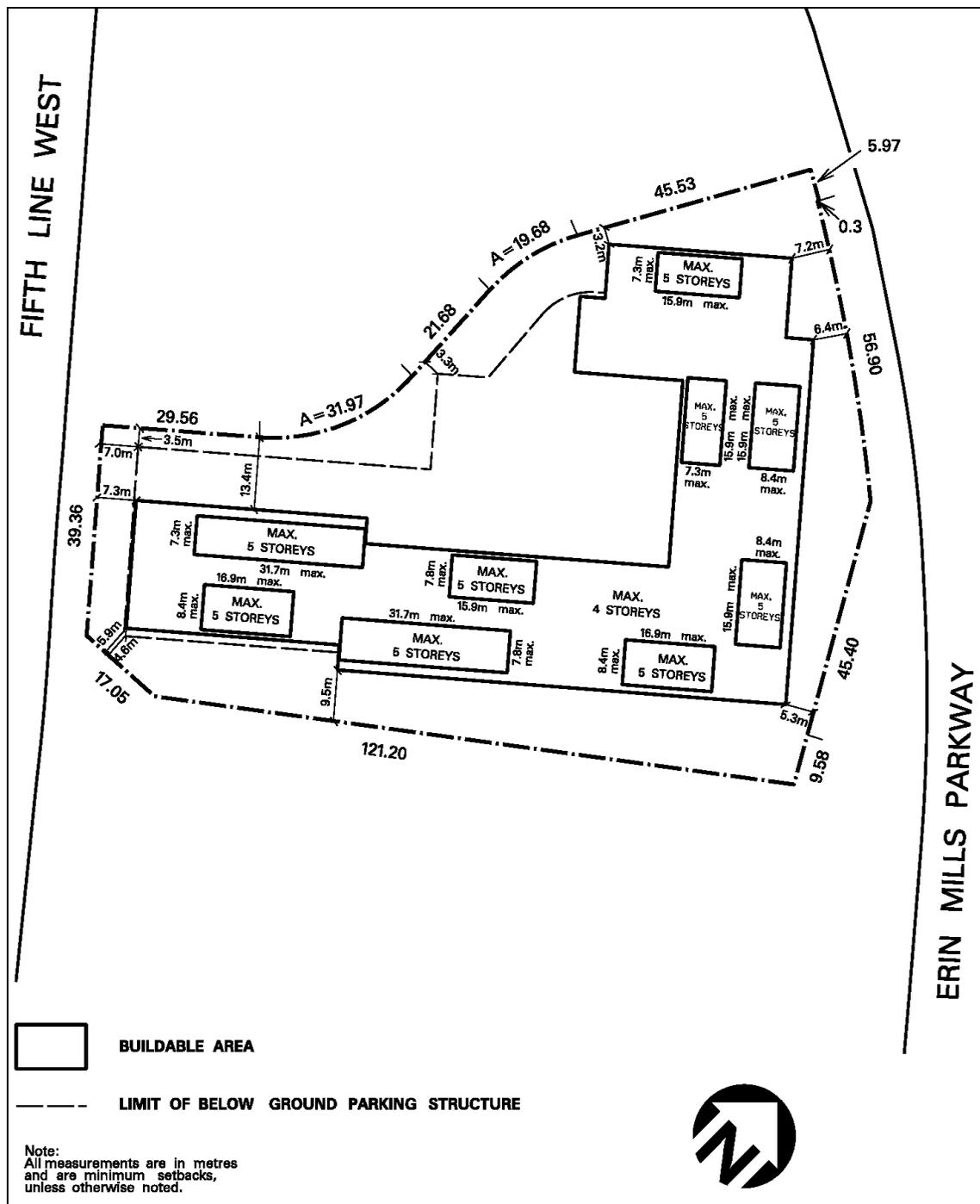
4.15.2.38	Exception: RA1-38	Map # 57	By-law: 0365-2007
In a RA1-38 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.38.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.2.38.2	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.2.38.3	Minimum number of dwelling units per hectare		45
4.15.2.38.4	Maximum number of dwelling units per hectare		138
4.15.2.38.5	Minimum front yard		6.0 m
4.15.2.38.6	Minimum exterior side yard		6.0 m
4.15.2.38.7	Minimum interior side yard		4.5 m
4.15.2.38.8	Minimum rear yard		4.5 m
4.15.2.38.9	Maximum height		16.5 m
4.15.2.38.10	Commercial motor vehicle , trailer and recreational vehicle parking shall not be permitted		

4.15.2.39	Exception: RA1-39	Map # 08	By-law: 0325-2008
In a RA1-39 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.15.2.39.1	Lands zoned RA1-39 shall only be used for the following:		
	(1)	Parking, access and landscaped area for lands zoned C4-2	

4.15.2.40	Exception: RA1-40	Map # 22	By-law: OMB Order 2008 November 10
In a RA1-40 zone the applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.15.2.40.1	Lands zoned RA1-40 shall only be used for the following:		
	(1)	The existing legal non-conforming uses	
Regulation			
4.15.2.40.2	Enlargement or redevelopment of the existing buildings or structures shall not be permitted		

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4.15.2.41	Exception: RA1-41	Map # 25	By-law: 0181-2012, 0174-2017
In a RA1-41 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.2.41.1	Maximum number of dwelling units		154
4.15.2.41.2	Maximum floor space index - apartment zone		1.45
4.15.2.41.3	Maximum gross floor area - apartment zone		15 920 m ²
4.15.2.41.4	Maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard		1.5 m
4.15.2.41.5	Maximum height of the four storey portions of the building		14.5 m
4.15.2.41.6	Maximum height of the five storey portions of the building		17.0 m
4.15.2.41.7	Driveways and aisles may be shared with abutting lands to the north		
4.15.2.41.8	All site development plans shall comply with Schedule RA1-41 of this Exception		



Schedule RA1-41
Map 25

Part 4 - Residential Zones

4.15.2.42	Exception: RA1-42	Map # 07	By-law: 0051-2014, 0174-2017
<p>In a RA1-42 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.2.42.1	Maximum floor space index - apartment zone		1.46
4.15.2.42.2	Maximum height		4 storeys
4.15.2.42.3	Minimum front yard		4.5 m
4.15.2.42.4	Minimum exterior side yard		4.5 m
4.15.2.42.5	Minimum interior side yard		9.0 m
4.15.2.42.6	Minimum setback to a sight triangle		0.0 m
4.15.2.42.7	Minimum number of resident parking spaces per one-bedroom dwelling unit		1.2
4.15.2.42.8	Minimum number of resident parking spaces per two-bedroom dwelling unit		1.3
4.15.2.42.9	Maximum number of resident tandem parking spaces permitted		30
4.15.2.42.10	Minimum setback from surface parking spaces or aisles to a street line		3.0 m
4.15.2.42.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line		1.5 m
4.15.2.42.12	Stairs, walkways, planters and ventilation shafts are permitted to encroach into a required yard and landscaped buffer		
Section 37 Financial Contribution			
<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"> (1) the owner of the lands zoned RA1-42 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 the development granted by this Exception as provided by section 37 (3) of the <i>Planning Act</i>, R.S.O. 1990, c.P13; (2) the registration of the agreement on title to the lands zoned RA1-42; and, (3) the payment to the City by the owner of the lands zoned RA1-42 of the sum of \$160,000.00 to be applied towards the installation of bicycle lanes and compliance with all other terms and conditions of the agreement referred to in paragraphs (1) and (2) above. 			

