

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, 0073-2022
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

Part 4 - Residential Zones

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

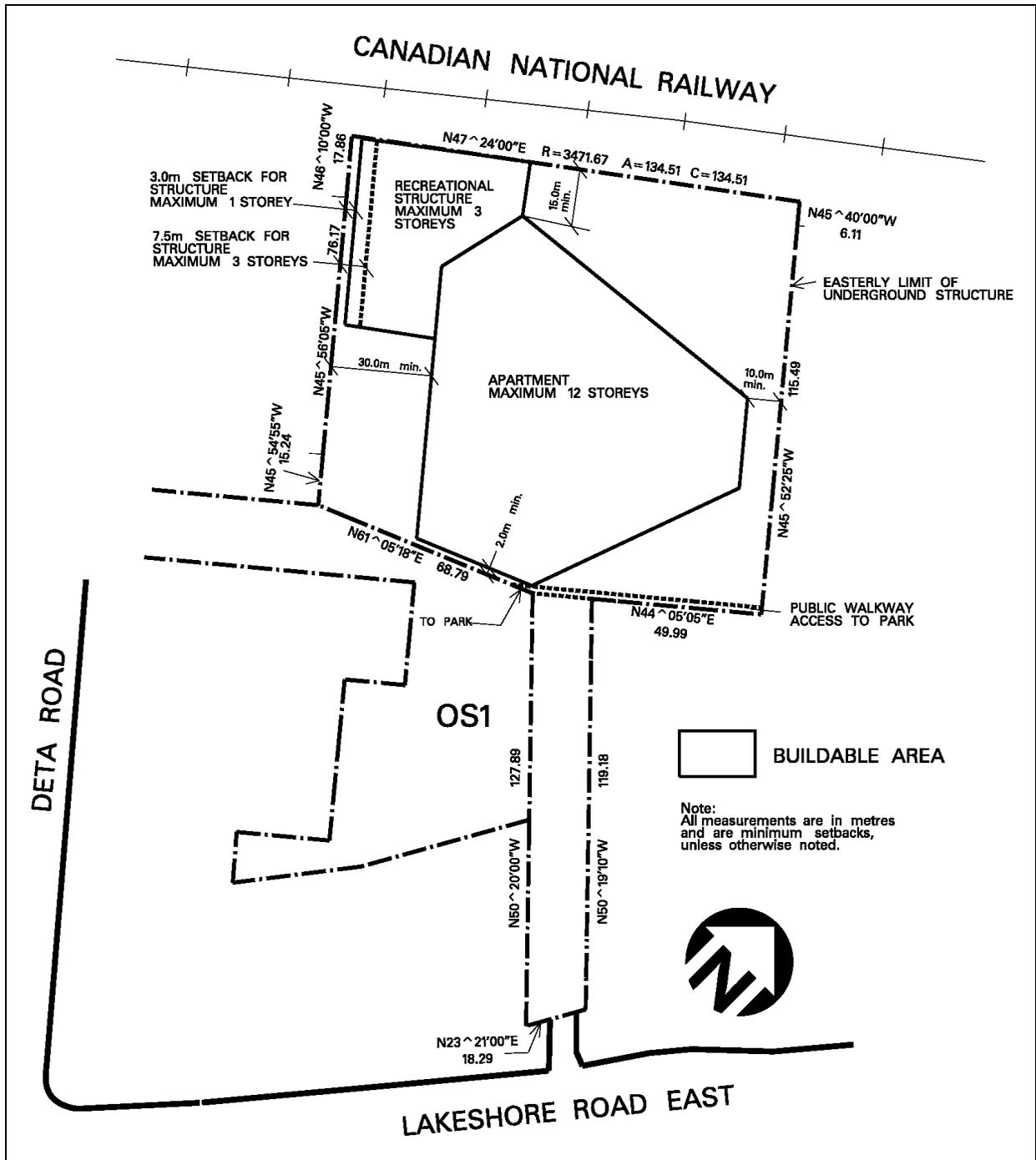
4.15.4.9	Exception: RA3-9	Map #	By-law: 0174-2017
In a RA3-9 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.9.1	Minimum floor space index - apartment zone		1.5
4.15.4.9.2	Maximum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

Part 4 - Residential Zones

4.15.4.11	Exception: RA3-11	Map # 14	By-law: 0174-2017, 0121-2020/LPAT Order 2021 March 11
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:			
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 O1-11		

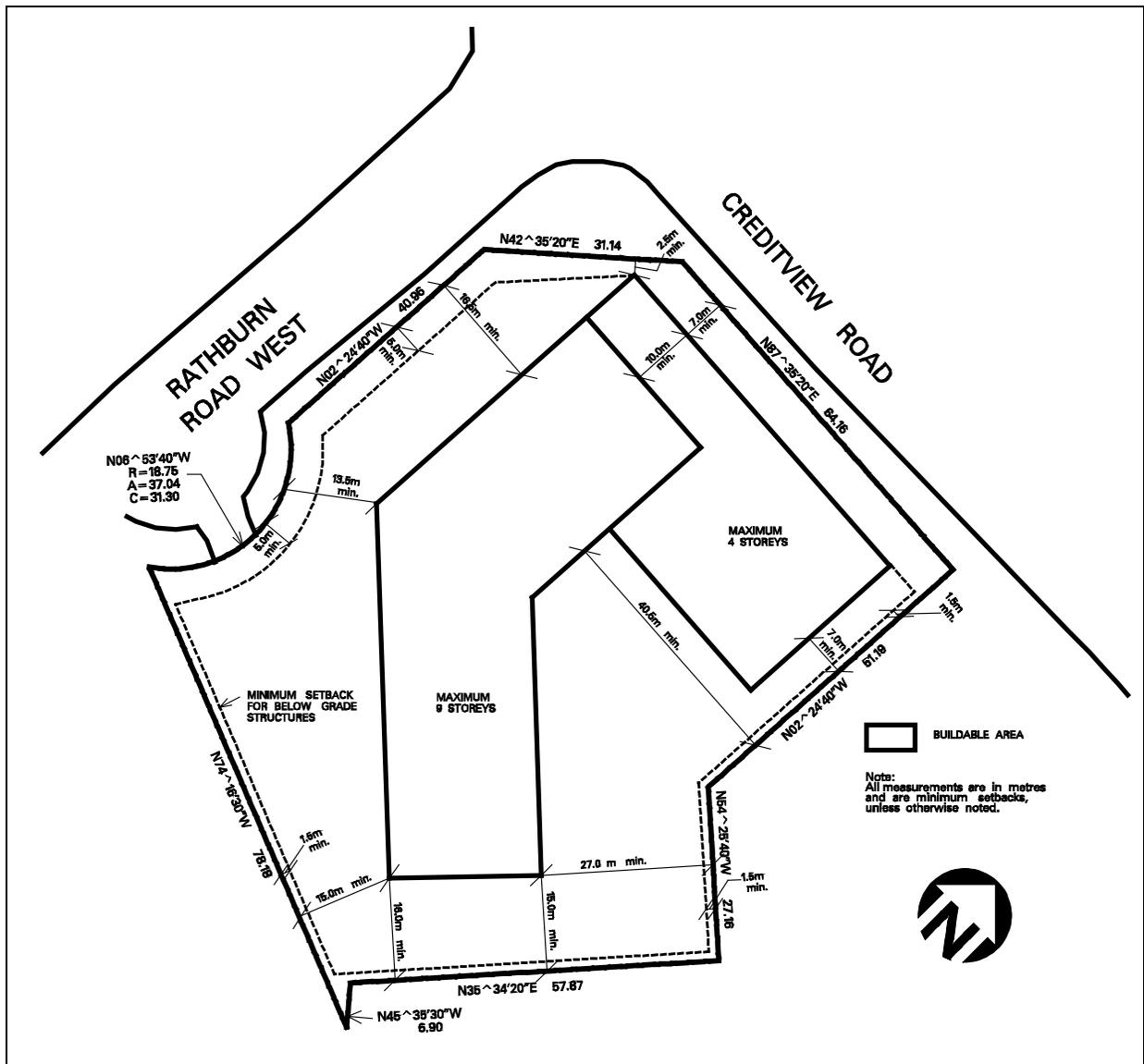
4.15.4.12	Exception: RA3-12	Map # 05	By-law: 0174-2017
In a RA3-12 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.12.1	Maximum number of dwelling units		210
4.15.4.12.2	Minimum floor 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		



Schedule RA3-12
Map 05

Part 4 - Residential Zones

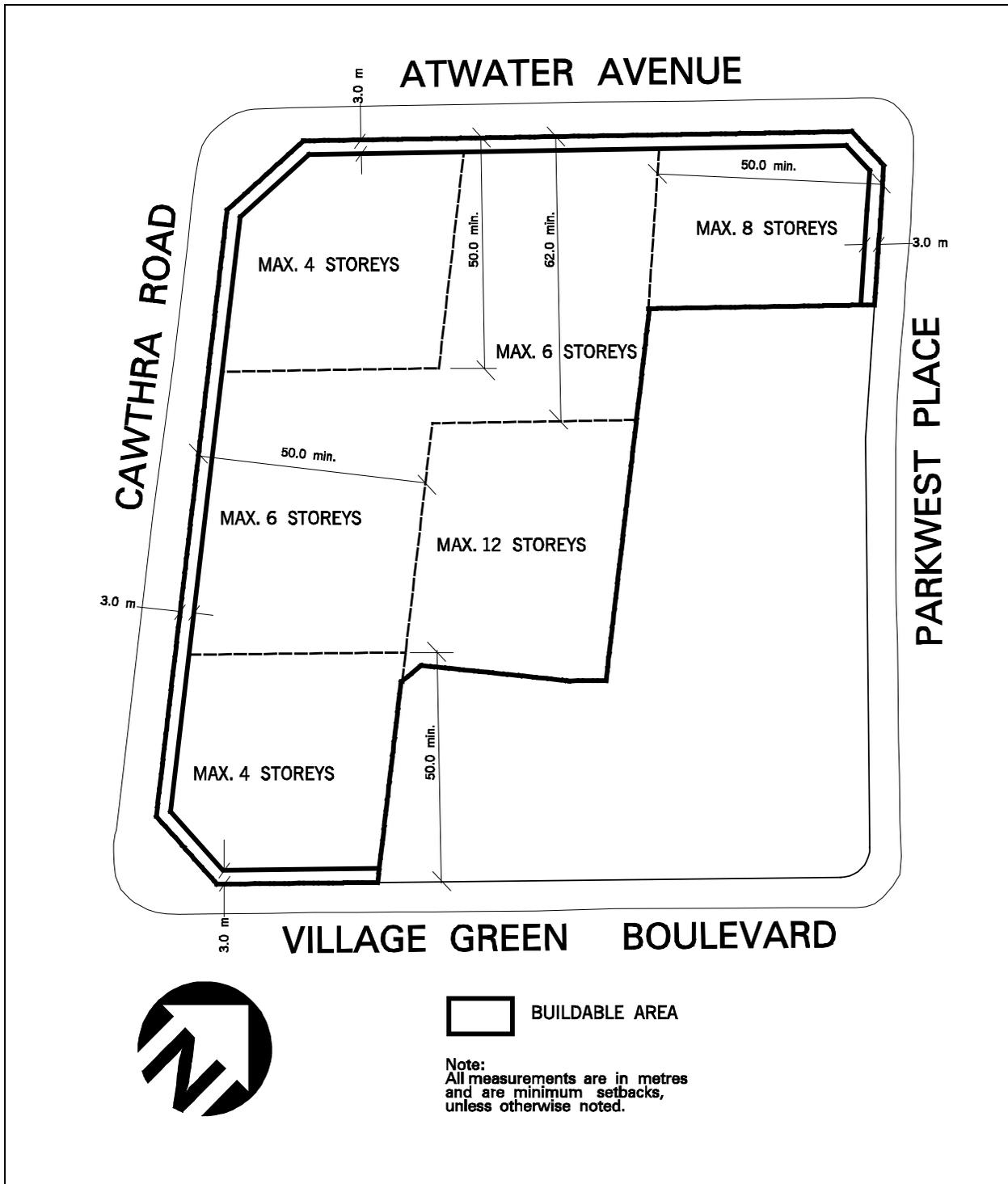
4.15.4.13	Exception: RA3-13	Map # 30	By-law: 0174-2017
<p>In a RA3-13 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.4.13.1	Maximum number of dwelling units		211
4.15.4.13.2	Minimum 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

Part 4 - Residential Zones

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

Part 4 - Residential Zones

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

Part 4 - Residential Zones

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

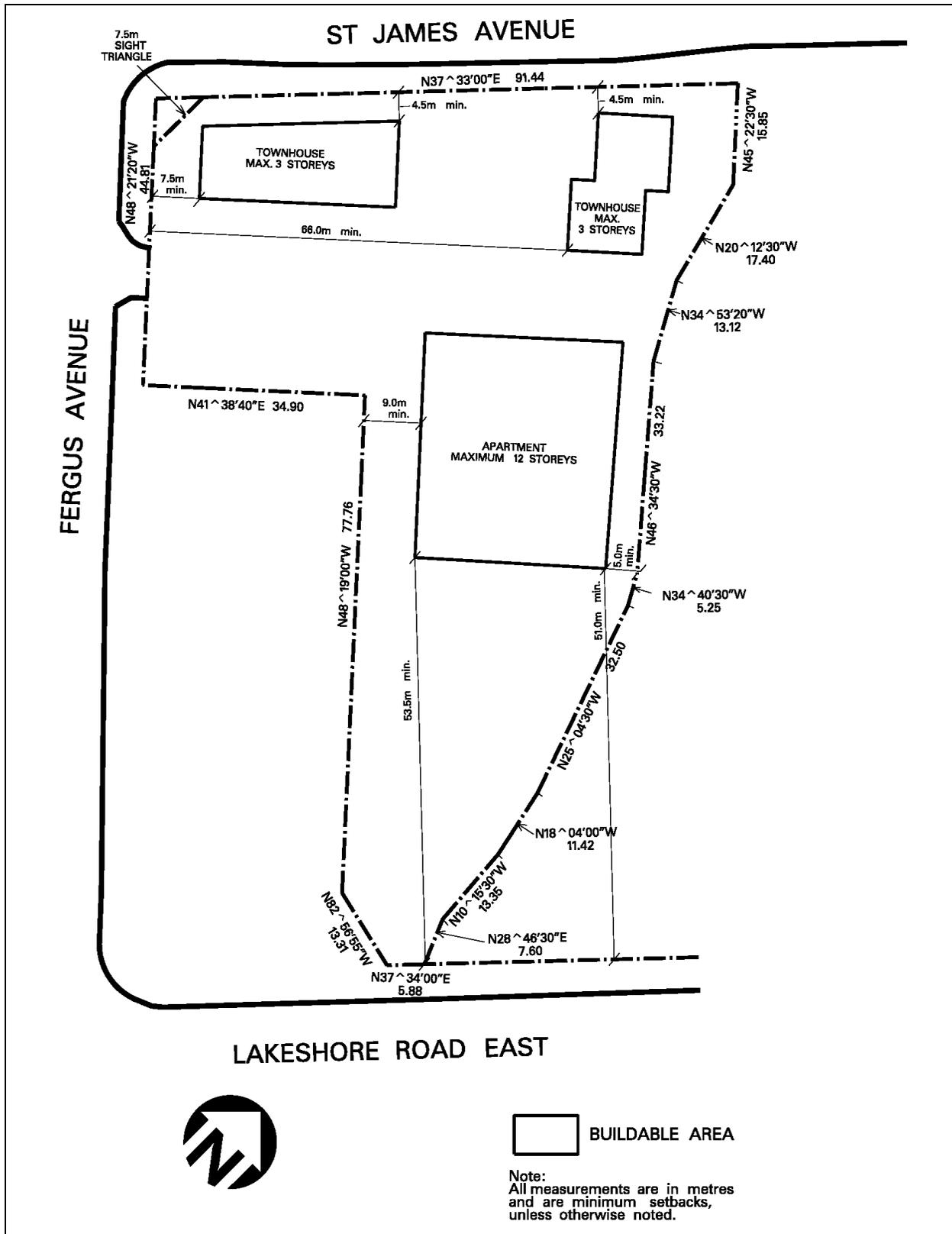
4.15.4.20	Exception: RA3-20	Map #	By-law: 0325-2008, 0190-2009, 0174-2017, 0121-2020/LPAT Order 2021 March 11, <i>deleted by OLT Order 2023 June 05</i>

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

Part 4 - Residential Zones

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

Part 4 - Residential Zones

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

Part 4 - Residential Zones

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	The provisions contained in Subsection 2.1.14 and the regulations of Line 15.2 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.28.3	A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		
4.15.4.28.4	Maximum number of apartment dwelling units		250
4.15.4.28.5	Maximum number of townhouse dwelling units		38
4.15.4.28.6	Minimum floor space index - apartment zone		1.0
4.15.4.28.7	Maximum floor space index - apartment zone		1.77
4.15.4.28.8	For the purposes of floor space index - apartment zone in Sentences 4.15.4.28.6 and 4.15.4.28.7 of this Exception, all lands zoned RA3-28 shall be considered one lot		
4.15.4.28.9	Minimum setback to Creditview Road and Eglinton Avenue West		4.5 m
4.15.4.28.10	Minimum number of resident parking spaces for rental apartments		190
4.15.4.28.11	Minimum number of visitor parking spaces for rental apartments		50
4.15.4.28.12	Minimum landscaped area		45% of the lot area

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

Part 4 - Residential Zones

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

Part 4 - Residential Zones

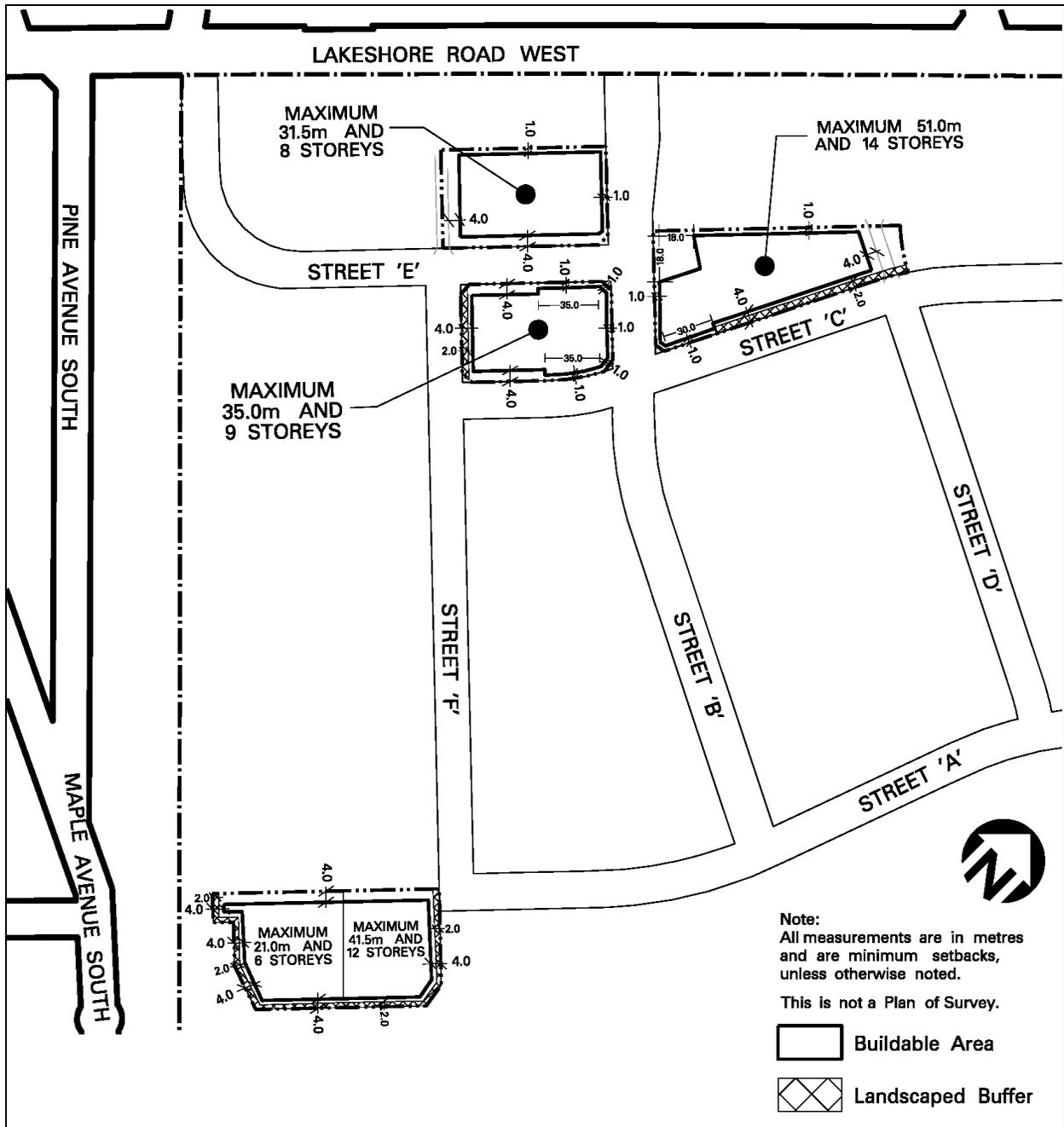
4.15.4.33	Exception: RA3-33	Map # 24	By-law: 0174-2017
In a RA3-33 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.33.1	Maximum number of dwelling units		176
4.15.4.33.2	Minimum floor 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

Part 4 - Residential Zones

4.15.4.35	Exception: RA3-35	Map # 40E	By-law: 0174-2017
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:			
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

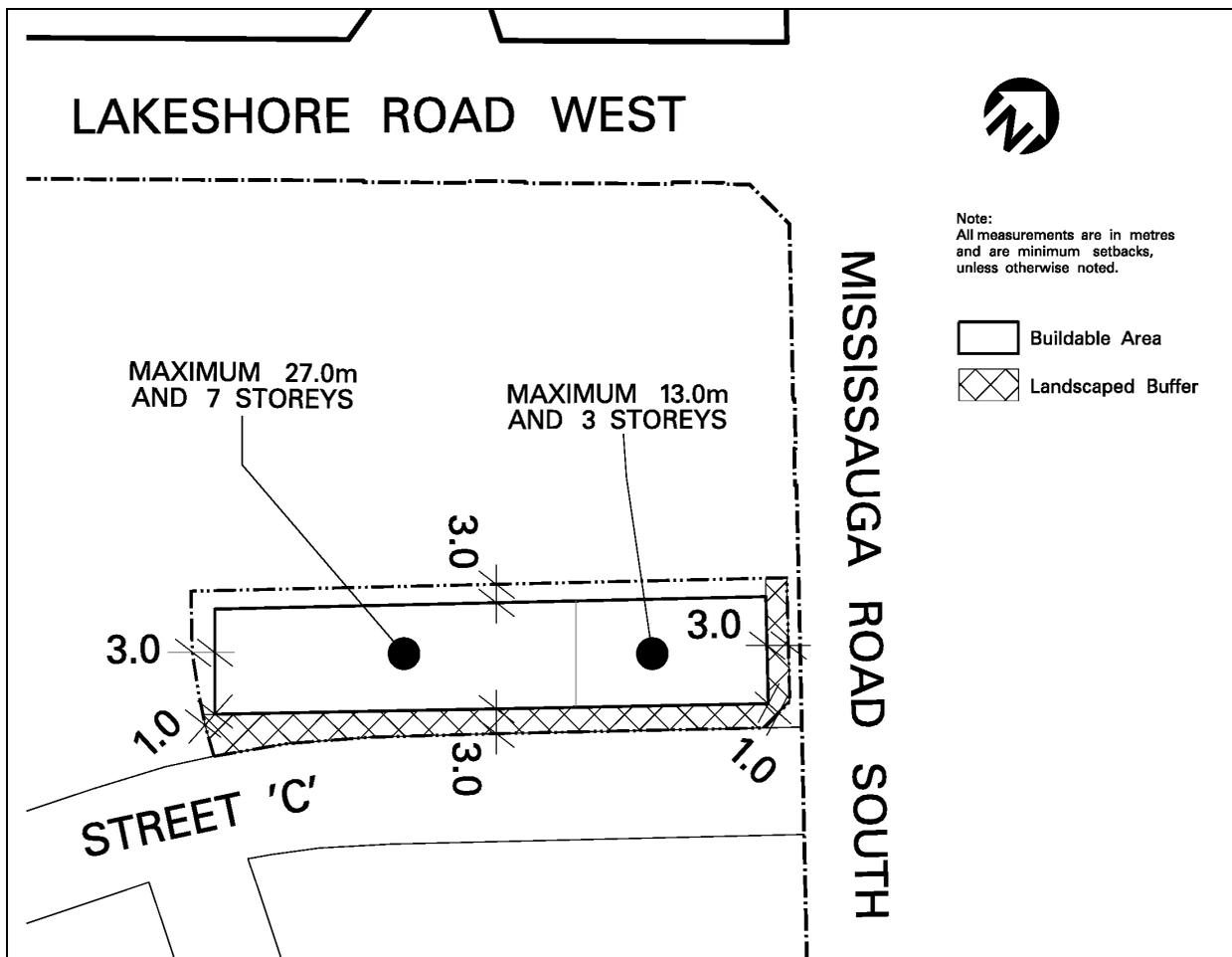
4.15.4.36	Exception: RA3-36	Map # 08	By-law: LPAT Order 2019 November 15
In a RA3-36 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.4.36.1	(1) Hospice (2) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (3) Outdoor Market (4) Custom Workshop (5) Cogeneration Facility		
Regulations			
4.15.4.36.2	Uses contained in Clauses 4.15.4.36.1(1), 4.15.4.36.1(2), 4.15.4.36.1(4) and 4.15.4.36.1(5) of this Exception shall only be located within a building, structure or part thereof, used for an apartment, long-term care building, retirement building or any combination thereof		
4.15.4.36.3	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.36.4	Maximum floor space index - apartment zone on all lands zoned RA3-36		3.6
4.15.4.36.5	Minimum landscaped area		30% of the lot area
4.15.4.36.6	Minimum setback of a parking structure constructed completely below finished grade to any lot line		1.0 m
4.15.4.36.7	Minimum number of resident parking spaces per apartment dwelling unit		1.0
4.15.4.36.8	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.4.36.9	Minimum number of parking spaces per retirement dwelling unit		0.3
4.15.4.36.10	Minimum number of parking spaces per long-term care bed		0.3
4.15.4.36.11	All site development plans shall comply with Schedule RA3-36 of this Exception		



Schedule RA3-36
Map 08

Part 4 - Residential Zones

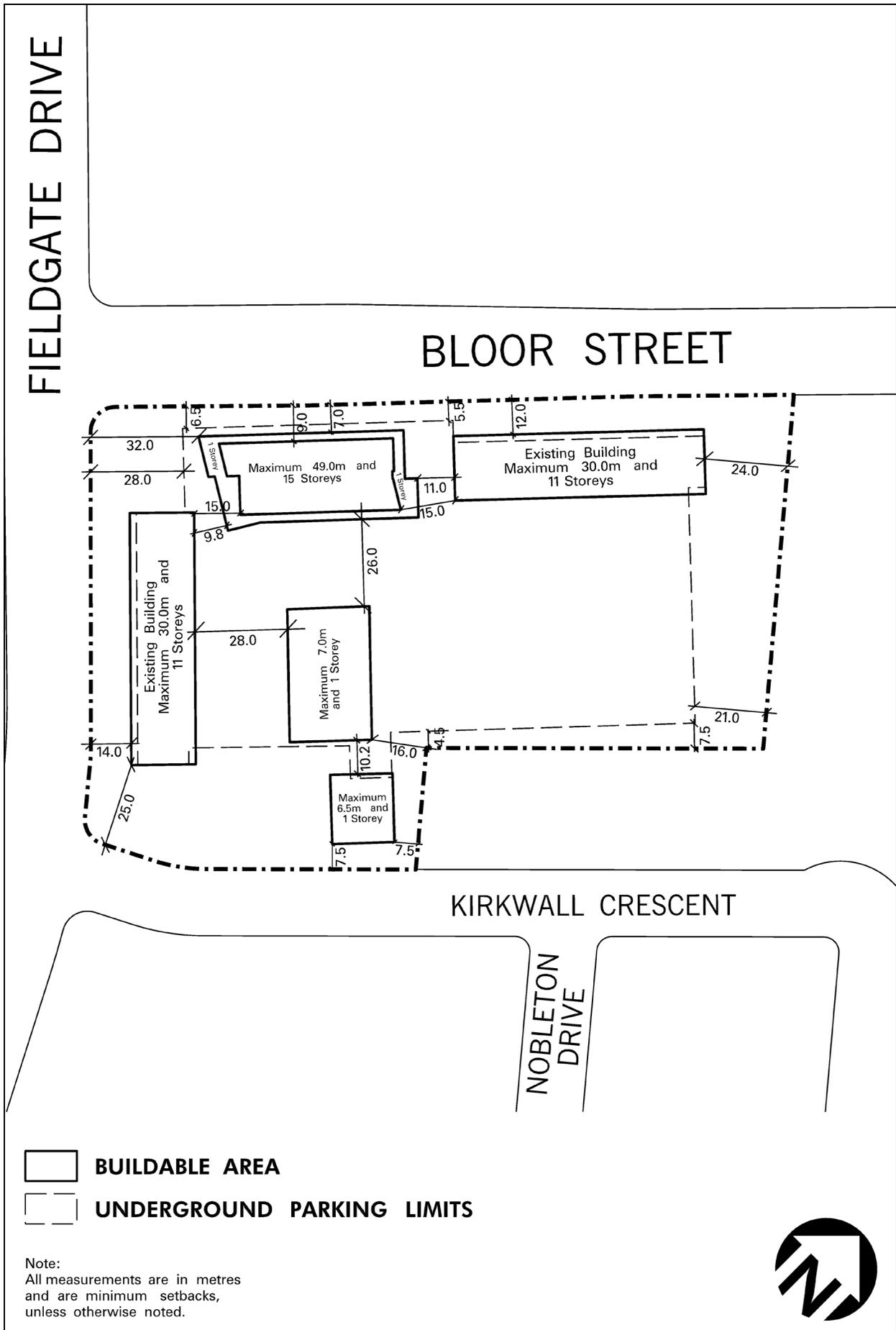
4.15.4.37	Exception: RA3-37	Map # 08	By-law: LPAT Order 2019 November 15
In a RA3-37 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.37.1	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.37.2	Maximum floor space index - apartment zone	4.2	
4.15.4.37.3	Minimum landscaped area	30% of the lot area	
4.15.4.37.4	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m	
4.15.4.37.5	Minimum number of resident parking spaces per rental apartment dwelling unit	0.6	
4.15.4.37.6	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.4.37.7	Minimum number of parking spaces per retirement dwelling unit	0.3	
4.15.4.37.8	Minimum number of parking spaces per long-term care bed	0.3	
4.15.4.37.9	All site development plans shall comply with Schedule RA3-37 of this Exception		



Schedule RA3-37
Map 08

Part 4 - Residential Zones

4.15.4.38	Exception: RA3-38	Map # 19	By-law: 0073-2022
In a RA3-38 zone the permitted uses and applicable regulations shall be as specified for a RA3 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.4.38.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.4.38.2	Maximum floor space index - apartment zone		1.8
4.15.4.38.3	For the purposes of this By-law, all lands zoned RA3-38 shall be considered one lot		
4.15.4.38.4	The lot line abutting Bloor Street shall be deemed to be the front lot line		
4.15.4.38.5	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
4.15.4.38.6	Minimum number of resident parking spaces per rental apartment dwelling unit		0.8
4.15.4.38.7	Minimum number of visitor parking spaces per rental apartment dwelling unit		0.09
4.15.4.38.8	Minimum setback from a waste enclosure/loading area to a street line		7.5 m
4.15.4.38.9	Maximum amenity area permitted at the mechanical penthouse level		300 m ²
4.15.4.38.10	All site development plans shall comply with Schedule RA3-38 of this Exception		



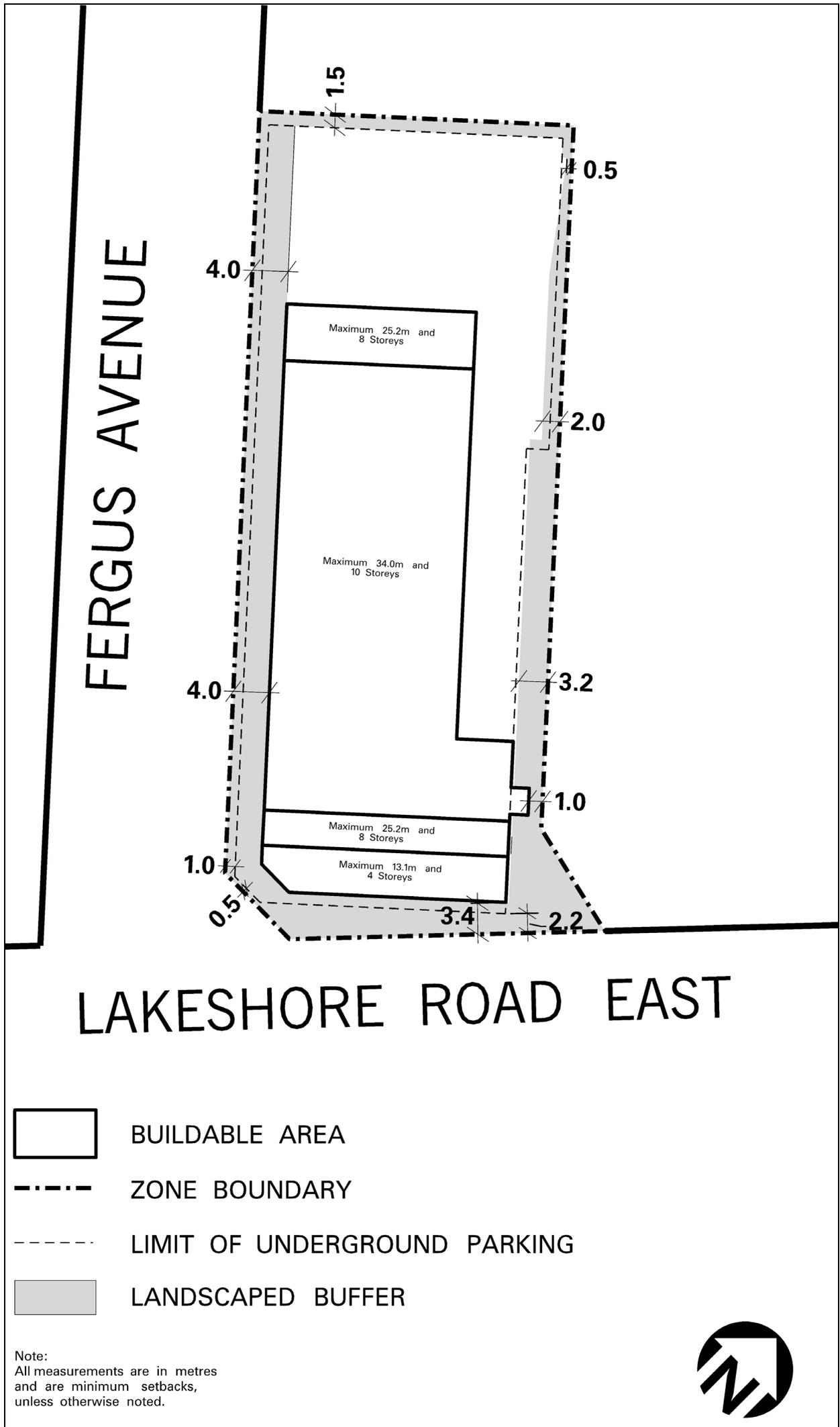
Schedule RA3-38
Map 19

Part 4 - Residential Zones

4.15.4.39	Exception: RA3-39	Map # 06	By-law: 0127-2023
<p>In a RA3-39 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			
4.15.4.39.1	Maximum floor space index - apartment zone		4.2
4.15.4.39.2	Maximum gross floor area - apartment zone		13 640 m ²
4.15.4.39.3	Maximum height		34.0 m and 10 storeys
4.15.4.39.4	Minimum front yard		3.4 m
4.15.4.39.5	Minimum exterior side yard		4.0 m
4.15.4.39.6	Minimum interior side yard		3.2 m
4.15.4.39.7	Minimum rear yard		1.5 m
4.15.4.39.8	Minimum distance between the nearest parts of any building or structure to the centreline of the right-of-way on Lakeshore Road East		18.5 m
4.15.4.39.9	Minimum setback of a rooftop balcony from all exterior edges of a building or structure		0.3 m
4.15.4.39.10	Maximum projection of a rooftop patio located above the first storey measured from the outermost face or faces of the building from which the rooftop patio projects		6.2 m
4.15.4.39.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line		0.5 m
4.15.4.39.12	Minimum landscaped area		27% of the lot area
4.15.4.39.13	Notwithstanding Sentence 4.15.4.39.20 of this Exception, walkways are permitted to traverse a landscaped buffer at an angle at least 60° but not greater than 120° measured from the front lot line		
4.15.4.39.14	Notwithstanding Sentence 4.15.4.39.20 of this Exception, walkways with a maximum width of 2.0 m are permitted to traverse a landscaped buffer at an angle at least 60° but not greater than 120° measured from the exterior side lot line		
4.15.4.39.15	Notwithstanding Sentence 4.15.4.39.20 of this Exception, one walkway with a maximum width of 3.9 m is permitted to traverse a landscaped buffer at an angle at least 60° but not greater than 120° measured from the exterior side lot line		
4.15.4.39.16	Notwithstanding Sentence 4.15.4.39.20 of this Exception, walkways with a maximum width of 2.2 m are permitted to be parallel to and within a required landscaped buffer abutting the exterior side lot line		
4.15.4.39.17	Notwithstanding Sentence 4.15.4.39.20 of this Exception, driveways are permitted to traverse a landscaped buffer from the exterior side lot line		
4.15.4.39.18	Bike racks and benches shall be permitted within a landscaped buffer abutting Lakeshore Road East		
4.15.4.39.19	Minimum amenity area		3.8 m ² per dwelling unit

Exception RA3-39 continued on next page

4.15.4.39	Exception: RA3-39	Map # 06	By-law: 0127-2023
Exception RA3-39 continued from previous page			
4.15.4.39.20	All site development plans shall comply with Schedule RA3-39 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA3-39 by further amendment to Map 06 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"> (1) completion and filing of a Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks; (2) a remedial action plan and clean up reports submitted with a reliance letter that also captures the Phase One and Phase Two Environmental Assessments to the satisfaction of The Corporation of the City of Mississauga's ("City") Transportation and Works Department; (3) completion of the Storm Sewer Use By-law Acknowledgement form that is to be submitted to the City's Transportation and Works Department; and (4) signed letter by a qualified professional regarding the suitability of fill materials and decommissioning of wells to the satisfaction of the City's Transportation and Works Department. 			



Schedule RA3-39
Map 06

