

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: 0174-2017
In a RA5-1 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.1.1	Minimum floor space index - apartment zone		0.5
4.15.6.1.2	Maximum floor space index - apartment zone		1.2

4.15.6.2	Exception: RA5-2	Map #	By-law: 0174-2017
In a RA5-2 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.2.1	Minimum floor space index - apartment zone		0.7
4.15.6.2.2	Maximum floor space index - apartment zone		1.0

4.15.6.3	Exception: RA5-3	Map # 21	By-law: 0174-2017, 0122-2022
In a RA5-3 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.3.1	Minimum floor space index - apartment zone		0.8
4.15.6.3.2	Maximum floor space index - apartment zone		1.4

4.15.6.4	Exception: RA5-4	Map # 14, 15, 21, 29, 37W	By-law: 0174-2017
In a RA5-4 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.4.1	Minimum floor space index - apartment zone		1.0
4.15.6.4.2	Maximum floor space index - apartment zone		1.5

4.15.6.5	Exception: RA5-5	Map #	By-law: 0174-2017
In a RA5-5 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.5.1	Minimum floor space index - apartment zone		1.2
4.15.6.5.2	Maximum floor space index - apartment zone		1.5

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4.15.6.6	Exception: RA5-6	Map # 05	By-law: 0174-2017
In a RA5-6 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.6.1	Minimum floor space index - apartment zone		1.0
4.15.6.6.2	Maximum floor space index - apartment zone		1.8

4.15.6.7	Exception: RA5-7	Map # 10	By-law: 0174-2017
In a RA5-7 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.7.1	Minimum floor space index - apartment zone		1.0
4.15.6.7.2	Maximum floor space index - apartment zone		2.5

4.15.6.8	Exception: RA5-8	Map # 21	By-law: 0174-2017
In a RA5-8 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.8.1	Minimum floor space index - apartment zone		1.5
4.15.6.8.2	Maximum floor space index - apartment zone		2.0

4.15.6.9	Exception: RA5-9	Map # 22, 24	By-law: 0174-2017
In a RA5-9 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.9.1	Minimum floor space index - apartment zone		1.5
4.15.6.9.2	Maximum floor space index - apartment zone		3.0

4.15.6.10	Exception: RA5-10	Map # 22	By-law: 0174-2017
In a RA5-10 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.10.1	Minimum floor space index - apartment zone		1.9
4.15.6.10.2	Maximum floor space index - apartment zone		2.9

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4.15.6.11	Exception: RA5-11	Map # 29	By-law: 0174-2017
In a RA5-11 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.11.1	Maximum number of dwelling units		359
4.15.6.11.2	Minimum floor space index - apartment zone		1.9
4.15.6.11.3	Maximum floor space index - apartment zone		3.9
4.15.6.11.4	Maximum height		37 storeys

4.15.6.12	Exception: RA5-12	Map # 06	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA5-12 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.12.1	(1) Townhouse (2) Recreation Building (3) Swimming Pool		
Regulations			
4.15.6.12.2	Apartment:		
	(1) minimum floor space index - apartment zone		1.0
	(2) maximum floor space index - apartment zone		1.1
	(3) maximum height		22 storeys
4.15.6.12.3	Townhouse:		
	(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 dwelling units		5

4.15.6.13	Exception: RA5-13	Map # 29	By-law: 0174-2017
In a RA5-13 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.13.1	Maximum number of dwelling units		332
4.15.6.13.2	Minimum floor space index - apartment zone		1.9
4.15.6.13.3	Maximum floor space index - apartment zone		3.6

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4.15.6.14	Exception: RA5-14	Map # 21	By-law: 0174-2017
In a RA5-14 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.14.1	Minimum floor space index - apartment zone		0.15
4.15.6.14.2	Maximum floor space index - apartment zone		0.50
4.15.6.14.3	Minimum landscaped area		67.5% of the lot area
4.15.6.14.4	Maximum height		29 storeys

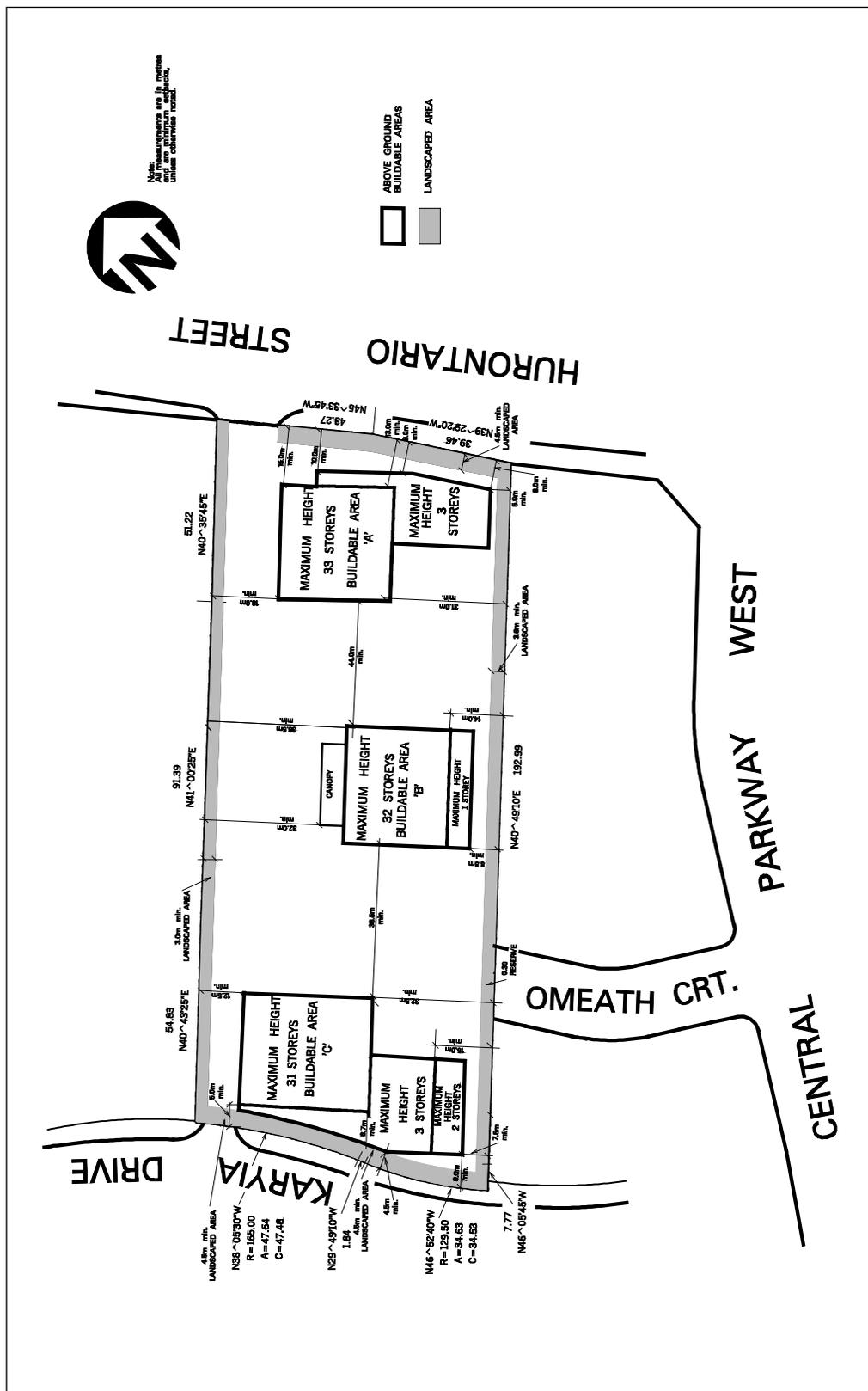
4.15.6.15	Exception: RA5-15	Map # 22	By-law: 0174-2017
In a RA5-15 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.15.1	Maximum number of dwelling units		224
4.15.6.15.2	Minimum floor space index - apartment zone		1.0
4.15.6.15.3	Maximum floor space index - apartment zone		2.1
4.15.6.15.4	Maximum height		23 storeys

4.15.6.16	Exception: RA5-16	Map # 22	By-law: OMB Order 2009 January 23, 0174-2017, 0208-2022
In a RA5-16 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
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 dwelling units in Buildable Area 'A' identified on Schedule RA5-16 of this Exception		300
4.15.6.16.3	Maximum number of dwelling units in Buildable Area 'B' identified on Schedule RA5-16 of this Exception		279
4.15.6.16.4	Maximum number of dwelling units in Buildable Area 'C' identified on Schedule RA5-16 of this Exception		330
4.15.6.16.5	Maximum gross floor area - apartment zone in Buildable Area 'A' identified on Schedule RA5-16 of this Exception		22 900 m ²
4.15.6.16.6	Maximum gross floor area - apartment zone in Buildable Area 'B' identified on Schedule RA5-16 of this Exception		22 380 m ²
4.15.6.16.7	Maximum gross floor area - apartment zone in Buildable Area 'C' identified on Schedule RA5-16 of this Exception		24 200 m ²
4.15.6.16.8	Maximum projection of an unenclosed balcony , outside Buildable Area 'B' identified on Schedule RA5-16 of this Exception		1.5 m
4.15.6.16.9	Minimum resident parking spaces per dwelling unit		1.10

Exception RA5-16 continued on next page

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4.15.6.16	Exception: RA5-16	Map # 22	By-law: OMB Order 2009 January 23, 0174-2017, 0208-2022
Exception RA5-16 continued from previous page			
4.15.6.16.10	Minimum visitor parking spaces per dwelling unit		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 of this Exception, 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		



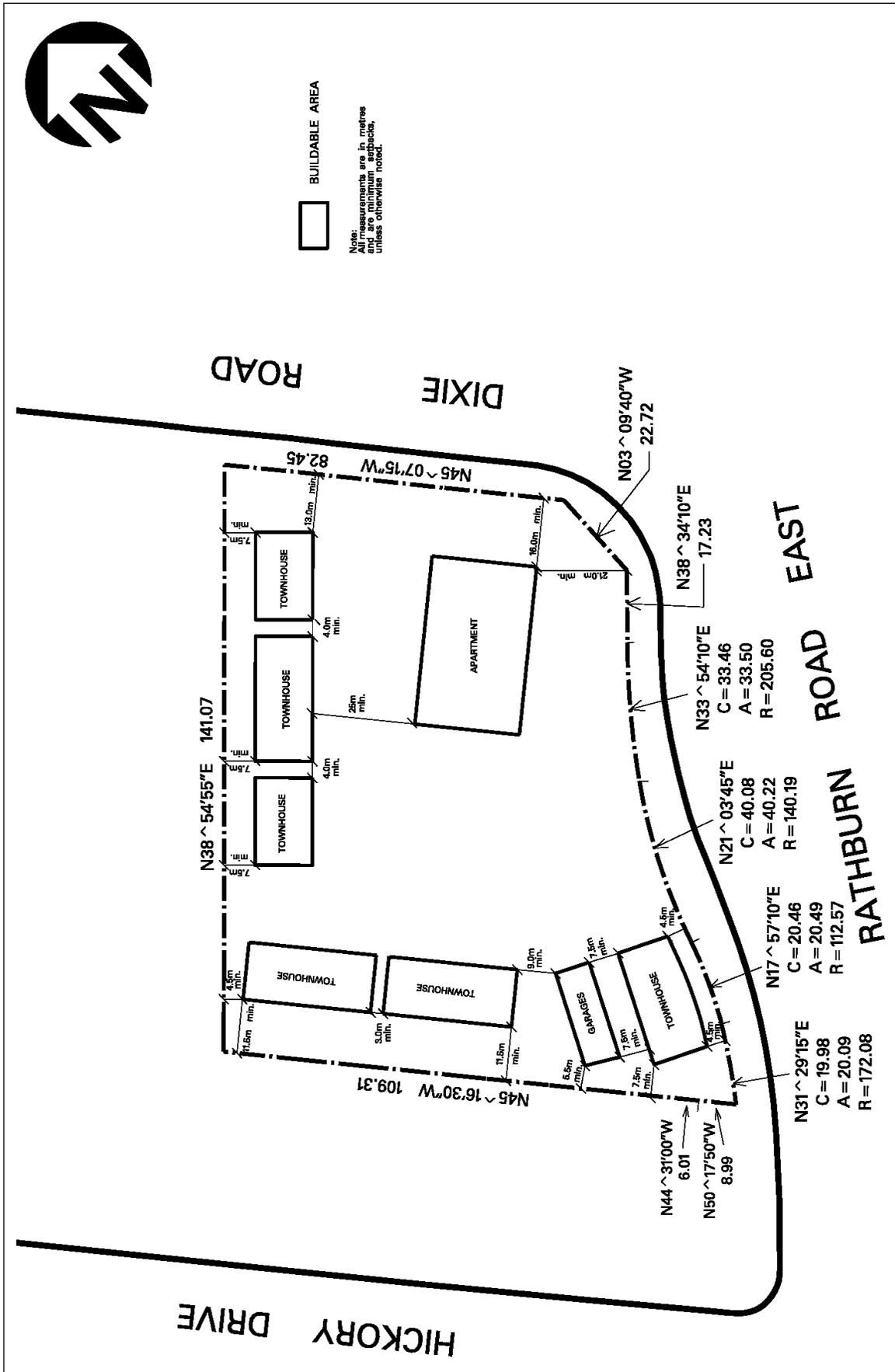
Schedule RA5-16
Map 22

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4.15.6.17	Exception: RA5-17	Map # 22	By-law: 0174-2017
In a RA5-17 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.17.1	Maximum number of dwelling units per hectare		185
4.15.6.17.2	Minimum floor space index - apartment zone		1.00
4.15.6.17.3	Maximum floor space index - apartment zone		1.75
4.15.6.17.4	Maximum gross floor area - non-residential used for accessory uses		300 m ²
4.15.6.17.5	Minimum landscaped area		67.5% of the lot area
4.15.6.17.6	Maximum height		27 storeys
4.15.6.17.7	Minimum number of parking spaces per 100 m ² gross floor area - non-residential		4.0

4.15.6.18	Exception: RA5-18	Map # 21	By-law: 0174-2017
In a RA5-18 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.18.1	Minimum floor space index - apartment zone		1.5
4.15.6.18.2	Maximum floor space index - apartment zone		2.0
4.15.6.18.3	Maximum height		33 storeys

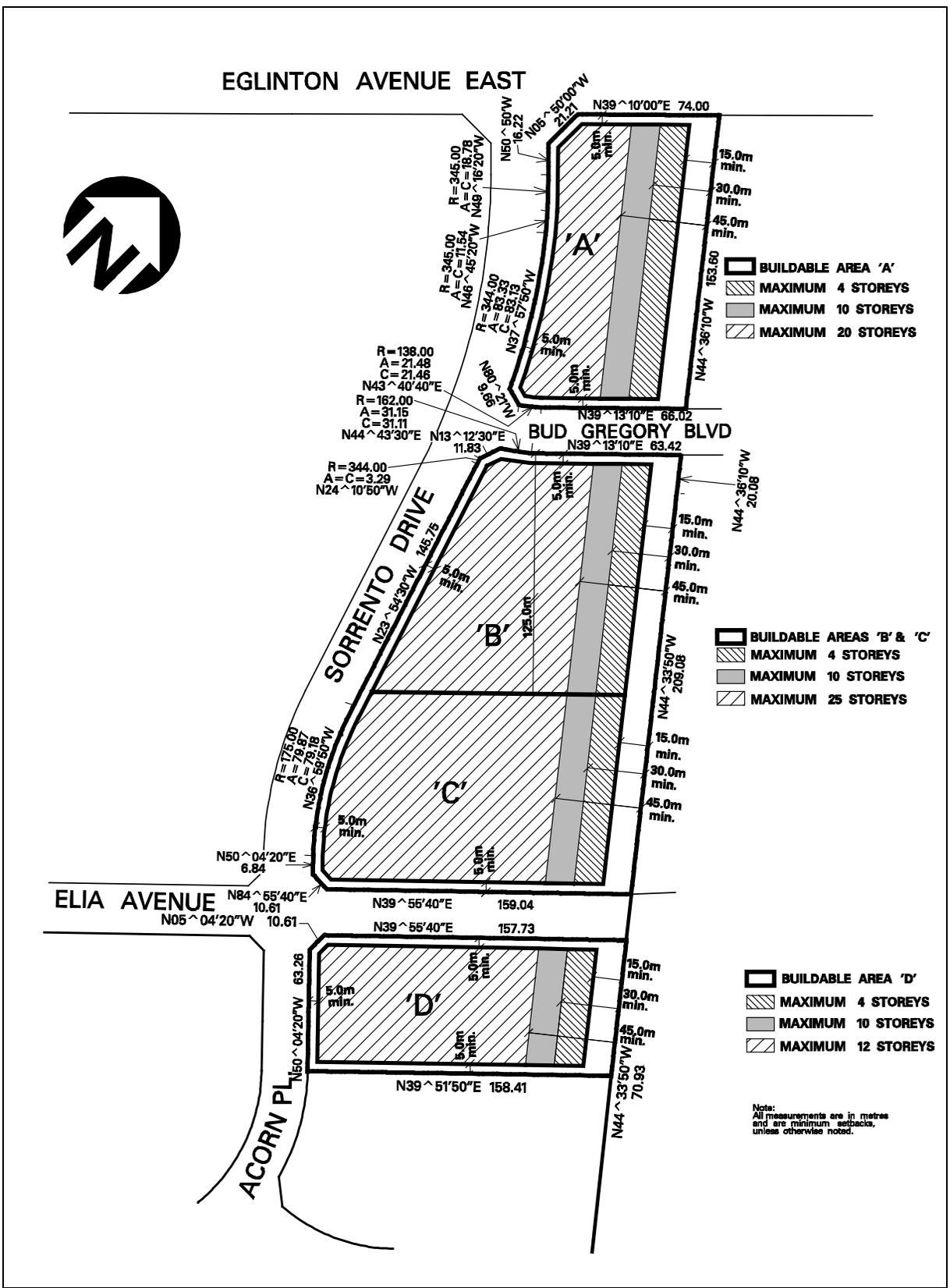
4.15.6.19	Exception: RA5-19	Map # 27	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA5-19 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.6.19.1	(1) Townhouse		
Regulations			
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 gross floor area		1.53 times the lot area
4.15.6.19.4	Minimum landscaped area		50% of the lot area
4.15.6.19.5	Apartment:		
	(1) maximum number of apartment dwelling units		189
	(2) maximum height		20 storeys
4.15.6.19.6	Townhouse:		
	(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 dwelling units		31
4.15.6.19.7	All site development plans shall comply with Schedule RA5-19 of this Exception		



Schedule RA5-19
Map 27

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4.15.6.20	Exception: RA5-20	Map # 28	By-law: 0174-2017, 0208-2022
In a RA5-20 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
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 gross floor area - apartment zone in Buildable Area 'A' identified on Schedule RA5-20 of this Exception		37 990 m ²
4.15.6.20.3	Maximum gross floor area - apartment zone in Buildable Area 'B' identified on Schedule RA5-20 of this Exception		47 850 m ²
4.15.6.20.4	Maximum gross floor area - apartment zone in Buildable Area 'C' identified on Schedule RA5-20 of this Exception		29 700 m ²
4.15.6.20.5	Maximum gross floor area - apartment zone in Buildable Area 'D' identified on Schedule RA5-20 of this Exception		20 340 m ²
4.15.6.20.6	A parking structure 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 parking structure 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: 0174-2017
In a RA5-21 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.21.1	Minimum floor space index - apartment zone		1.2
4.15.6.21.2	Maximum floor space index - apartment zone		1.5
4.15.6.21.3	Maximum height		27 storeys

4.15.6.22	Exception: RA5-22	Map # 32	By-law: 0174-2017
In a RA5-22 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.22.1	Minimum number of dwelling units per hectare		114
4.15.6.22.2	Maximum number of dwelling units per hectare		247
4.15.6.22.3	Minimum floor space index - apartment zone		1.0
4.15.6.22.4	Maximum floor space index - apartment zone		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: 0178-2015/OMB Order 2017 December 15, 0174-2017, 0072-2018, 0179-2018, 0111-2019/ LPAT Order 2021 March 09
In a RA5-23 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.23.1	(1) Retail Store (2) Service Establishment (3) Financial Institution		
Regulations			
4.15.6.23.2	The provisions contained in Subsection 2.1.14, Article 4.1.15.1 and the regulations of Lines 11.1 and 11.2 contained in Table 4.15.1, of this By-law shall not apply		
4.15.6.23.3	Maximum number of dwelling units		404
4.15.6.23.4	The uses contained in Sentence 4.15.6.23.1 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		
4.15.6.23.5	Uses contained in Sentence 4.15.6.23.1 of this Exception on the first storey shall be within an area having a minimum depth of 10.0 m measured from the streetwall abutting Hurontario Street		
4.15.6.23.6	The lot line abutting Hurontario Street shall be deemed to be the front lot line		

Exception RA5-23 continued on next page

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4.15.6.23	Exception: RA5-23	Map # 36W	By-law: 0178-2015/OMB Order 2017 December 15, 0174-2017, 0072-2018, 0179-2018, 0111-2019/ LPAT Order 2021 March 09
Exception RA5-23 continued from previous page			
4.15.6.23.7	Minimum front yard:		
	(1)	for that portion of the dwelling with a height less than or equal to 12.0 m	3.0 m
	(2)	for that portion of the dwelling with a height greater than 12.0 m	13.0 m
4.15.6.23.8	Minimum exterior side yard:		
	(1)	for that portion of the dwelling with a height equal to 6.5 m	3.0 m
	(2)	for that portion of the dwelling with a height greater than 6.5 m	4.5 m
4.15.6.23.9	Minimum interior side yard:		
	(1)	for that portion of the dwelling containing a residential use with a height equal to 6.5 m	4.5 m
	(2)	for that portion of a building, structure or part thereof, with uses contained in Sentence 4.15.6.23.1 of this Exception	3.0 m
	(3)	for that portion of the dwelling with a height greater than 6.5 m	23.0 m
4.15.6.23.10	Minimum rear yard:		
	(1)	for that portion of the dwelling with a height equal to 6.5 m	3.0 m
	(2)	for that portion of the dwelling with a height greater than 6.5 m	37.0 m
4.15.6.23.11	Minimum landscaped area		22% of lot area
4.15.6.23.12	Indoor amenity area accessory to an apartment, long-term care building or retirement building , shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street		
4.15.6.23.13	Minimum floor space index - apartment zone		2.9
4.15.6.23.14	Maximum floor space index - apartment zone		5.1
4.15.6.23.15	Maximum gross floor area - apartment zone		29 200 m ²
4.15.6.23.16	Minimum height of a building, structure or part thereof		6.5 m
4.15.6.23.17	Maximum height		33 storeys
4.15.6.23.18	Main front entrance for uses contained in Sentence 4.15.6.23.1 of this Exception and located on the first storey shall face Hurontario Street		
4.15.6.23.19	Main front entrance of an apartment, long-term care building or retirement building shall face Nahani Way		
4.15.6.23.20	Minimum setback from a parking structure completely below finished grade to a street line		0.0 m
4.15.6.23.21	Minimum vertical depth		1.0 m
4.15.6.23.22	A driveway, aisle, parking area or loading space shall not be permitted between a wall of a building or structure , or part thereof and the lot line abutting Hurontario Street and Nahani Way		
4.15.6.23.23	Minimum number of resident parking spaces per studio condominium apartment dwelling unit		0.8

Exception RA5-23 continued on next page

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4.15.6.23	Exception: RA5-23	Map # 36W	By-law: 0178-2015/OMB Order 2017 December 15, 0174-2017, 0072-2018, 0179-2018, 0111-2019/ LPAT Order 2021 March 09
Exception RA5-23 continued from previous page			
4.15.6.23.24	Minimum number of resident parking spaces per one-bedroom condominium apartment dwelling unit		0.9
4.15.6.23.25	Minimum number of resident parking spaces per two-bedroom condominium apartment dwelling unit		1.0
4.15.6.23.26	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit		1.2
4.15.6.23.27	Minimum number of visitor parking spaces per condominium apartment dwelling unit		0.10
4.15.6.23.28	For the visitor parking space component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.10 visitor parking spaces per unit or Parking required for all non-residential uses		
4.15.6.23.29	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses contained in Sentence 4.15.6.23.1 of this Exception		4.3
4.15.6.23.30	Minimum depth of a landscaped buffer abutting all lot lines		3.0 m
4.15.6.23.31	A sidewalk having a maximum width of 1.5 m is permitted abutting the interior side lot line within the required landscaped buffer		
4.15.6.23.32	"Vertical Depth" means the distance between the finished grade level of the lands measured to the top of the roof membrane of a below grade parking structure		

4.15.6.24	Exception: RA5-24	Map # 22	By-law: 0174-2017
In a RA5-24 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.24.1	Minimum floor space index - apartment zone		1.5
4.15.6.24.2	Maximum floor space index - apartment zone		3.5
4.15.6.24.3	Maximum height		22 storeys

4.15.6.25	Exception: RA5-25	Map # 08	By-law: 0174-2017
In a RA5-25 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.25.1	Minimum floor space index - apartment zone		1.0
4.15.6.25.2	Maximum floor space index - apartment zone		1.8
4.15.6.25.3	Maximum height		20 storeys

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4.15.6.26	Exception: RA5-26	Map # 37E	By-law: 0174-2017
In a RA5-26 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.26.1	Maximum number of dwelling units per hectare		197
4.15.6.26.2	Minimum floor space index - apartment zone		1.0
4.15.6.26.3	Maximum floor space index - apartment zone		4.18
4.15.6.26.4	Minimum landscaped area		55% of the lot area
4.15.6.26.5	Maximum percentage of required resident parking spaces that may be tandem		10%
4.15.6.26.6	Maximum height		20 storeys

4.15.6.27	Exception: RA5-27	Map # 08	By-law: 0174-2017
In a RA5-27 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.27.1	Minimum floor space index - apartment zone		1.0
4.15.6.27.2	Maximum floor space index - apartment zone		4.0
4.15.6.27.3	Maximum height		28 storeys

4.15.6.28	Exception: RA5-28	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0217-2023
In a RA5-28 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.28.1	(1) Office (2) Medical Office (3) Accessory Commercial Uses		
Regulations			
4.15.6.28.2	The provisions contained in Subsection 4.1.15 of this By-law shall not apply		
4.15.6.28.3	Minimum floor space index - apartment zone		1.9
4.15.6.28.4	Maximum floor space index - apartment zone		3.6
4.15.6.28.5	Maximum gross floor area - non-residential used for accessory commercial uses		1 422 m ²
4.15.6.28.6	Accessory commercial uses shall be located wholly within a building, structure or part thereof used for an apartment, office and/or medical office		
4.15.6.28.7	Maximum height		34 storeys
4.15.6.28.8	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for accessory commercial uses except a restaurant		3.2
4.15.6.28.9	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a restaurant		10.0

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4.15.6.28	Exception: RA5-28	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0217-2023
Exception RA5-28 continued from previous page			
4.15.6.28.10	Apartment:		
	(1) maximum number of dwelling units per hectare		250
4.15.6.28.11	Office and medical office:		
	(1) minimum number of parking spaces per 100 m ² gross floor area - non-residential for an office		3.2
	(2) minimum number of parking spaces for a medical office		5.0 spaces per physician, dentist, drugless practitioner or health professional
4.15.6.28.12	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		
4.15.6.28.13	"Accessory Commercial Uses" means a retail store, financial institution, service establishment, private club, fitness club, restaurant and/or commercial school		

4.15.6.29	Exception: RA5-29	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0217-2023
In a RA5-29 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.29.1	(1) Office		
	(2) Medical Office		
	(3) Accessory Commercial Uses		
Regulations			
4.15.6.29.2	The provisions contained in Subsection 4.1.15 of this By-law shall not apply		
4.15.6.29.3	Maximum gross floor area - non-residential used for accessory commercial uses		1 422 m ²
4.15.6.29.4	Accessory commercial uses shall be located wholly within a building, structure or part thereof used for an apartment, office and/or medical office		
4.15.6.29.5	Maximum height		34 storeys
4.15.6.29.6	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for accessory commercial uses except a restaurant		3.2
4.15.6.29.7	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a restaurant		10.0
4.15.6.29.8	Apartment:		
	(1) maximum number of dwelling units per hectare		250

Exception RA5-29 continued on next page

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4.15.6.29	Exception: RA5-29	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0217-2023
Exception RA5-29 continued from previous page			
4.15.6.29.9	Office and medical office:		
	(1)	minimum number of parking spaces per 100 m ² gross floor area - non-residential for an office	3.2
	(2)	minimum number of parking spaces for a medical office	5.0 spaces per physician, dentist, drugless practitioner or health professional
4.15.6.29.10	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		
4.15.6.29.11	"Accessory Commercial Uses" means a retail store, financial institution, service establishment, private club, fitness club, restaurant and/or commercial school		

4.15.6.30	Exception: RA5-30	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0217-2023
In a RA5-30 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.30.1	(1)	Office	
	(2)	Medical Office	
	(3)	Overnight Accommodation	
	(4)	Accessory commercial uses to an office or medical office	
	(5)	Accessory commercial uses to overnight accommodation	
Regulations			
4.15.6.30.2	The provisions contained in Subsection 4.1.15 of this By-law shall not apply		
4.15.6.30.3	Minimum floor space index - apartment zone		1.9
4.15.6.30.4	Maximum floor space index - apartment zone		2.9
4.15.6.30.5	Maximum gross floor area - non-residential used for accessory commercial uses to an office or medical office		4 092 m ²
4.15.6.30.6	Accessory commercial uses to an office or medical office shall be located wholly within a building, structure or part thereof used for an office and/or medical office		
4.15.6.30.7	Accessory commercial uses to overnight accommodation shall be located wholly within a building, structure or part thereof used for overnight accommodation		
4.15.6.30.8	Apartment:		
	(1)	the provisions contained in Subsection 4.1.15 of this By-law shall apply	
	(2)	maximum number of dwelling units	220
	(3)	maximum percentage of resident parking spaces that may be tandem	25%

Exception RA5-30 continued on next page

Part 4 - Residential Zones

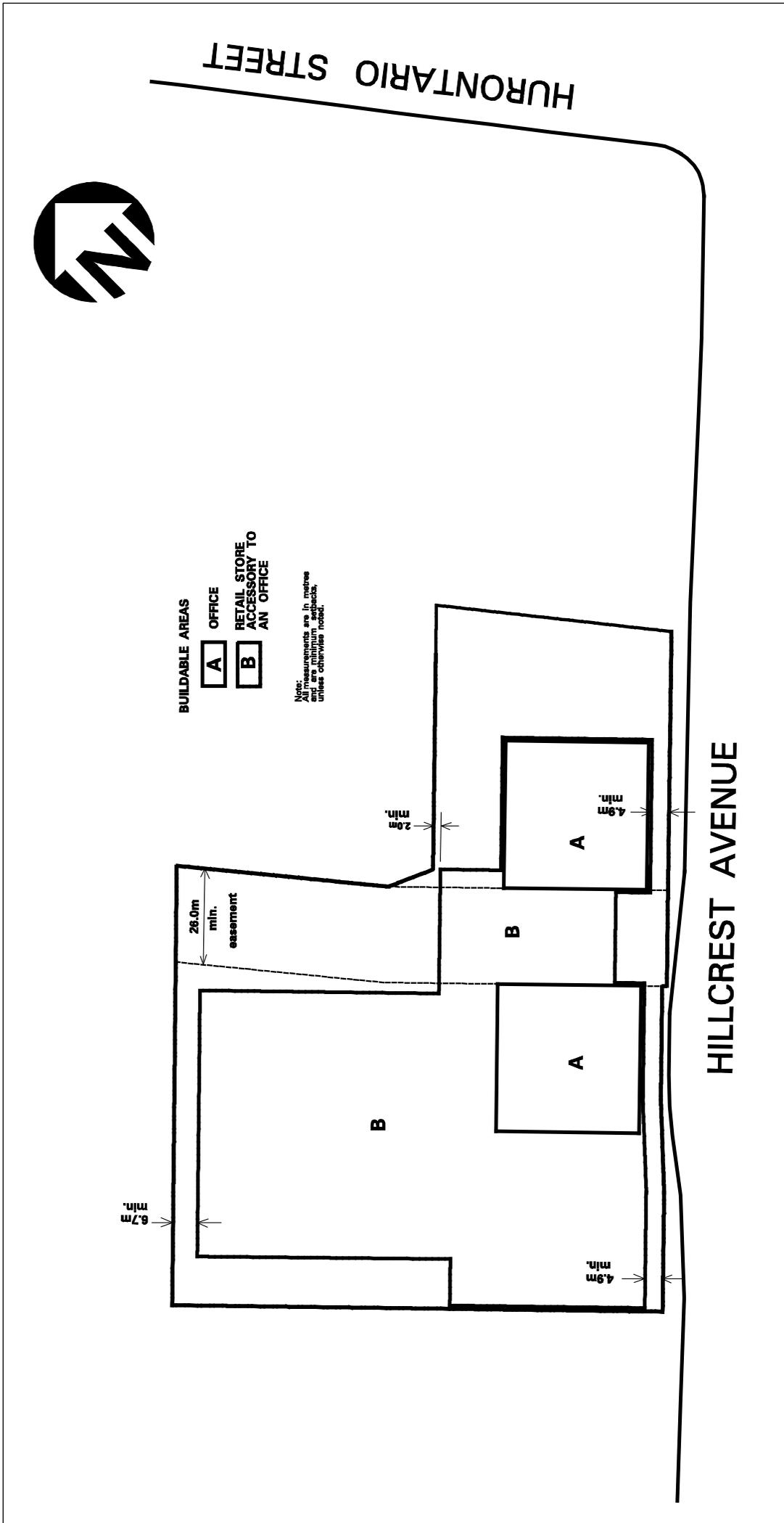
4.15.6.30	Exception: RA5-30	Map # 29	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0217-2023
Exception RA5-30 continued from previous page			
4.15.6.30.9	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		
4.15.6.30.10	"Accessory Commercial Uses to an Office or Medical Office" means a retail store, restaurant, convenience restaurant, service establishment, repair establishment, financial institution, fitness club, commercial school and/or private school		
4.15.6.30.11	"Accessory Commercial Uses to Overnight Accommodation" means a convenience store and service establishment		

4.15.6.31	Exception: RA5-31	Map # 36W	By-law: 0174-2017
In a RA5-31 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.31.1	Minimum floor space index - apartment zone		1.9
4.15.6.31.2	Maximum floor space index - apartment zone		2.4
4.15.6.31.3	Minimum landscaped area		35% of the lot area
4.15.6.31.4	Minimum setback to a lot line		5.0 m

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

Part 4 - Residential Zones

4.15.6.33	Exception: RA5-33	Map # 22	By-law: 0111-2019/LPAT Order 2021 March 09, 0121-2020/LPAT Order 2021 March 11
<p>In a RA5-33 zone the applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
<p>Permitted Uses</p>			
4.15.6.33.1	<p>Lands zoned RA5-33 shall only be used for the following:</p> <ol style="list-style-type: none"> (1) Office (2) Retail Commercial Uses Accessory to an Office 		
<p>Regulations</p>			
4.15.6.33.2	<p>An office shall comply with the O1 zone regulations contained in Subsection 5.2.1 of this By-law except that:</p> <ol style="list-style-type: none"> (1) the provisions of Line 7.0 contained in Table 5.2.1 of this By-law shall not apply (2) maximum total gross floor area - non-residential 61 439 m² (3) maximum gross floor area - non-residential used for retail commercial uses accessory to an office 9 290 m² (4) maximum height 20 storeys (5) minimum number of parking spaces per 100 m² gross floor area - non-residential used for retail commercial uses accessory to an office 5.4 (6) minimum number of parking spaces per 100 m² gross floor area - non-residential used for a retail commercial use accessory to an office, where a minimum of 30 719 m² of gross floor area - non-residential used for an office exists on lands zoned RA5-33 0 (7) "Retail Commercial Uses Accessory to an Office" means a retail store, financial institution, service establishment, office, recreational establishment, restaurant, take-out restaurant and/or entertainment establishment (8) all site development plans shall comply with Schedule RA5-33 of this Exception 		



Schedule RA5-33
Map 22

Part 4 - Residential Zones

4.15.6.34	Exception: RA5-34	Map # 32	By-law: 0174-2017
In a RA5-34 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.34.1	Minimum number of dwelling units per hectare		114
4.15.6.34.2	Maximum number of dwelling units per hectare		247
4.15.6.34.3	Minimum floor space index - apartment zone		1.0
4.15.6.34.4	Maximum floor space index - apartment zone		2.5

4.15.6.35	Exception: RA5-35	Map # 22	By-law: 0174-2017
In a RA5-35 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.6.35.1	Minimum floor space index - apartment zone		1.5
4.15.6.35.2	Maximum floor space index - apartment zone		4.0
4.15.6.35.3	Maximum height		22 storeys

4.15.6.36	Exception: RA5-36	Map # 32	By-law: 0325-2008, 0174-2017
In a RA5-36 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
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 dwelling units per hectare		114
4.15.6.36.3	Maximum number of dwelling units per hectare		247
4.15.6.36.4	Minimum floor space index - apartment zone		1.0
4.15.6.36.5	Maximum floor space index - apartment zone		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 aisle width		6.0 m
4.15.6.36.10	Minimum number of resident parking spaces		876
4.15.6.36.11	Minimum number of visitor parking spaces		160
4.15.6.36.12	For the purposes of this By-law, all lands zoned RA5-36 shall be considered one lot		

Part 4 - Residential Zones

4.15.6.37	Exception: RA5-37	Map # 39E	By-law: 0308-2011, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, LPAT Order 2021 March 18, 0208-2022, 0217-2023
In a RA5-37 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.37.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Outdoor patio accessory to a restaurant or take-out restaurant (5) Veterinary Clinic (6) Service Establishment (7) Commercial School (8) Financial Institution (9) Medical Office (10) Office (11) Recreational Establishment (12) University/College (13) Outdoor Market (14) Parking Lot		
Regulations			
4.15.6.37.2	The provisions contained in Subsections 2.1.13, 2.1.14, Table 4.1.2.2, Subsection 4.1.15 and the regulations of Lines 11.1 and 11.2 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.37.3	The uses contained in Clauses 4.15.6.37.1(1) to 4.15.6.37.1(12) of this Exception shall only be located on the first two storeys of an apartment and a retirement building		
4.15.6.37.4	Maximum number of dwelling units and retirement dwelling units		911
4.15.6.37.5	Maximum number of retirement dwelling units that may contain full culinary facilities located within a retirement building		140
4.15.6.37.6	For the purpose of this By-law, all lands zoned RA5-37 shall be considered one lot		
4.15.6.37.7	Maximum floor space index - apartment zone		3.4
4.15.6.37.8	Maximum gross floor area - non-residential used for any use or combination of uses contained in Sentence 4.15.6.37.1 of this Exception		15 274 m ²
4.15.6.37.9	Maximum height of all buildings located in Area 'A' identified on Schedule RA5-37(1) of this Exception		89.0 m and 25 storeys
4.15.6.37.10	Maximum height of all buildings and structures , or parts thereof located in Area 'B' identified on Schedule RA5-37(1) of this Exception shall be identified on Schedule RA5-37(2) of this Exception		
4.15.6.37.11	Maximum height of all plant material located in Area 'B' identified on Schedule RA5-37(1) of this Exception shall not exceed the upper limit of the two metre restriction zone identified on Schedule RA5-37(2) of this Exception		
4.15.6.37.12	Minimum distance between the floor of an outdoor amenity area and/or balcony and the maximum flight path identified on Schedule RA5-37(2) of this Exception		4.5 m

Exception RA5-37 continued on next page

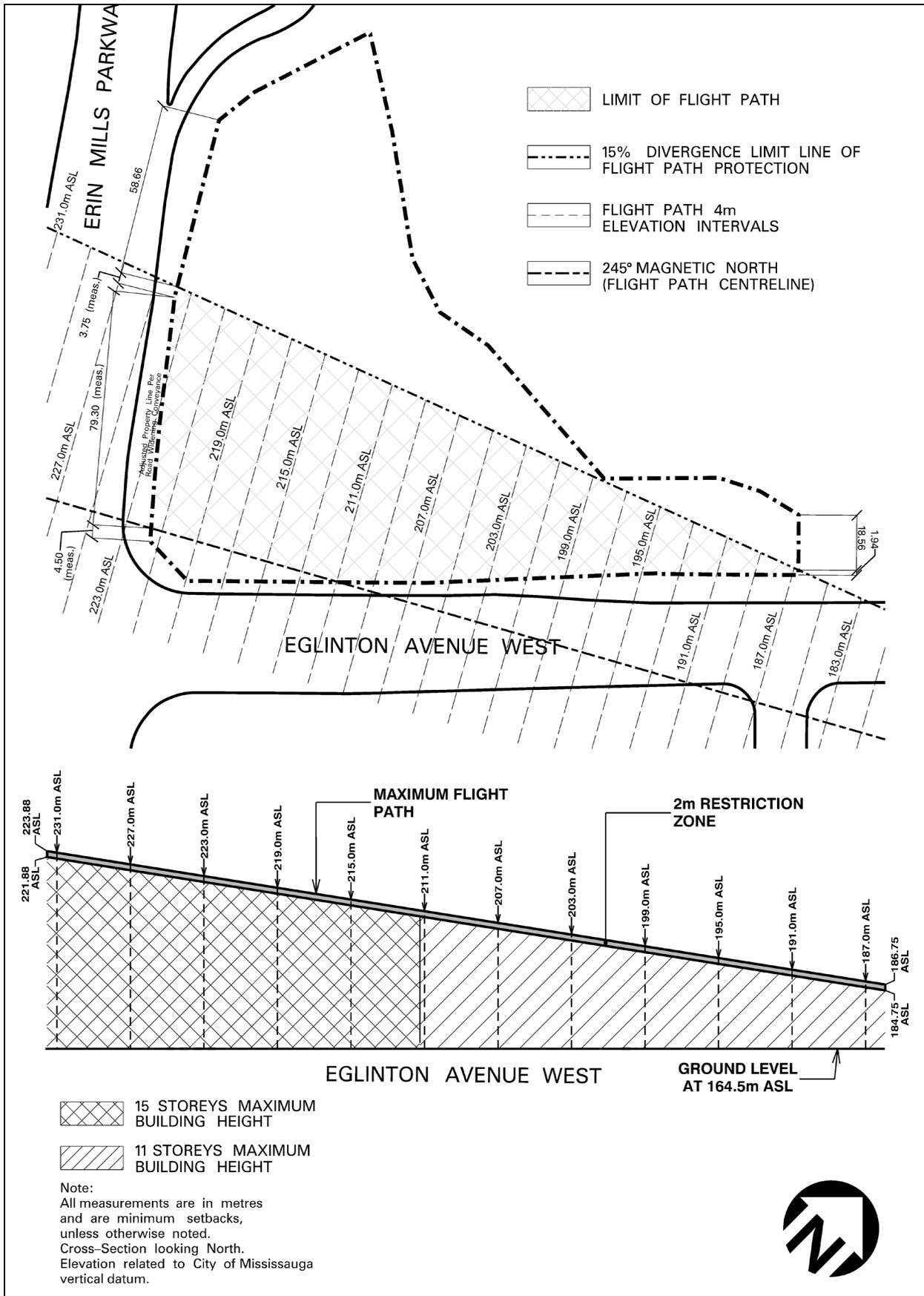
Part 4 - Residential Zones

4.15.6.37	Exception: RA5-37	Map # 39E	By-law: 0308-2011, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, LPAT Order 2021 March 18, 0208-2022, 0217-2023
Exception RA5-37 continued from previous page			
4.15.6.37.13	For the purpose of this Exception, height and storeys of a building, structure , or part thereof shall be measured from the part of the building that has its floor closest to the geodetic point elevation of 164.5 m ASL, and this floor shall be considered the first storey, identified on Schedule RA5-37(1) of this Exception		
4.15.6.37.14	For the purpose of this Exception, storeys shall be measured from the first storey of a building, structure , or part thereof		
4.15.6.37.15	Maximum projection of a balcony outside the buildable area , measured from the outermost face or faces of the building from which the balcony projects in both Area 'A' and Area 'B'		2.6 m
4.15.6.37.16	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		1.0
4.15.6.37.17	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		1.1
4.15.6.37.18	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		1.2
4.15.6.37.19	Minimum number of visitor parking spaces per dwelling unit and retirement dwelling unit		0.15
4.15.6.37.20	Minimum number of resident parking spaces per retirement dwelling unit		0.18
4.15.6.37.21	Minimum number of resident parking spaces per retirement dwelling unit with full culinary facilities in a retirement building		0.45
4.15.6.37.22	Resident tandem parking spaces shall be permitted		
4.15.6.37.23	Maximum number of resident tandem parking spaces		10% of total required resident parking spaces
4.15.6.37.24	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses For a restaurant greater than 220 m ² , parking shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.37.25	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses contained in Clauses 4.15.6.37.1(1) and 4.15.6.37.1(6) of this Exception		4.3
4.15.6.37.26	Ventilation shafts, canopies, awnings, walkways, windscreens, porches and patios shall be permitted to encroach into a landscaped buffer abutting Erin Mills Parkway		
4.15.6.37.27	Minimum percentage of total required amenity area to be provided in one contiguous area		35%
4.15.6.37.28	Minimum amenity area		4.0 m ² per dwelling unit

Exception RA5-37 continued on next page

4.15.6.37	Exception: RA5-37	Map # 39E	By-law: 0308-2011, 0174-2017, 0111-2019/ LPAT Order 2021 March 09, LPAT Order 2021 March 18, 0208-2022, 0217-2023
Exception RA5-37 continued from previous page			
4.15.6.37.29	Minimum amenity area to be provided outside at grade		55.0 m ²
4.15.6.37.30	Accessory buildings and structures shall be permitted outside the buildable area identified on Schedule RA5-37(1) of this Exception and shall have a maximum combined area occupied of 150 m ² and a maximum height of 3.5 m		
4.15.6.37.31	"First Storey" means the storey of a building, structure , or part thereof, that has its floor closest to the geodetic point elevation of 164.5 m ASL identified on Schedule RA5-37(1) of this Exception, and its ceiling more than 1.8 m above the geodetic point elevation of 164.5 m ASL		
4.15.6.37.32	All site development plans shall comply with Schedules RA5-37(1) and RA5-37(2) of this Exception		
Section 37 Financial Contribution			
<p>Pursuant to section 37(3) 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 where:</p> <ol style="list-style-type: none"> (1) the owner of the lands zoned RA5-37 enters into an agreement with The Corporation of the City of Mississauga ("City") for the provision of certain facilities, services or matters in return for the increased height and density of the development; (2) the agreement is registered on title to the lands zoned RA5-37; (3) the owner pays to the City the sum of \$660,000 to be used toward the implementation of affordable housing initiatives, a multi-use trail and outdoor fitness equipment surrounding the City's stormwater management pond adjacent to the site, and upgrades to Forest Hill Park and/or Manor Hill Park. 			

Part 4 - Residential Zones



Schedule RA5-37(2)
 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, 0126-2015, 0174-2017, 0086-2018, 0111-2019/LPAT Order 2021 March 09, 0208-2022, 0217-2023
In a RA5-38 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.15.6.38.1	The following additional uses shall be permitted within an apartment in Buildable Area 'A' identified on Schedule RA5-38 of this Exception:		
	<ul style="list-style-type: none"> (1) Office (2) Medical Office (3) Retail Store (4) Financial Institution (5) Restaurant (6) Take-out Restaurant (7) Outdoor patio accessory to a restaurant or take-out restaurant (8) Service Establishment 		
Uses Not Permitted			
4.15.6.38.2	<ul style="list-style-type: none"> (1) Long-Term Care Building (2) A retirement building in Buildable Area 'A' identified on Schedule RA5-38 of this Exception (3) An apartment in Buildable Area 'B' identified on Schedule RA5-38 of this Exception 		
Regulations			
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 4.0, 5.0, 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 dwelling units in Buildable Area 'A' identified on Schedule RA5-38 of this Exception		214
4.15.6.38.5	Maximum number of dwelling units in Buildable Area 'B' identified on Schedule RA5-38 of this Exception		150
4.15.6.38.6	Maximum gross floor area - apartment zone for all uses located in Buildable Area 'A' identified on Schedule RA5-38 of this Exception		31 505 m ²
4.15.6.38.7	Maximum gross floor area - apartment zone in Buildable Area 'B' identified on Schedule RA5-38 of this Exception		17 505 m ²
4.15.6.38.8	Minimum gross floor area - non-residential allocated to any combination of permitted uses contained in Sentence 4.15.6.38.1 of this Exception		800 m ²
4.15.6.38.9	Maximum gross floor area - non-residential used for any combination of permitted uses contained in Sentence 4.15.6.38.1 of this Exception		1 150 m ²
4.15.6.38.10	Maximum gross floor area - non-residential for all financial institutions contained in Sentence 4.15.6.38.1 of this Exception		300 m ²
4.15.6.38.11	Maximum gross floor area - non-residential for any combination of restaurants and take-out restaurants contained in Sentence 4.15.6.38.1 of this Exception		200 m ²
4.15.6.38.12	Maximum gross floor area - non-residential for all medical offices contained in Sentence 4.15.6.38.1 of this Exception		100 m ²

Exception RA5-38 continued on next page

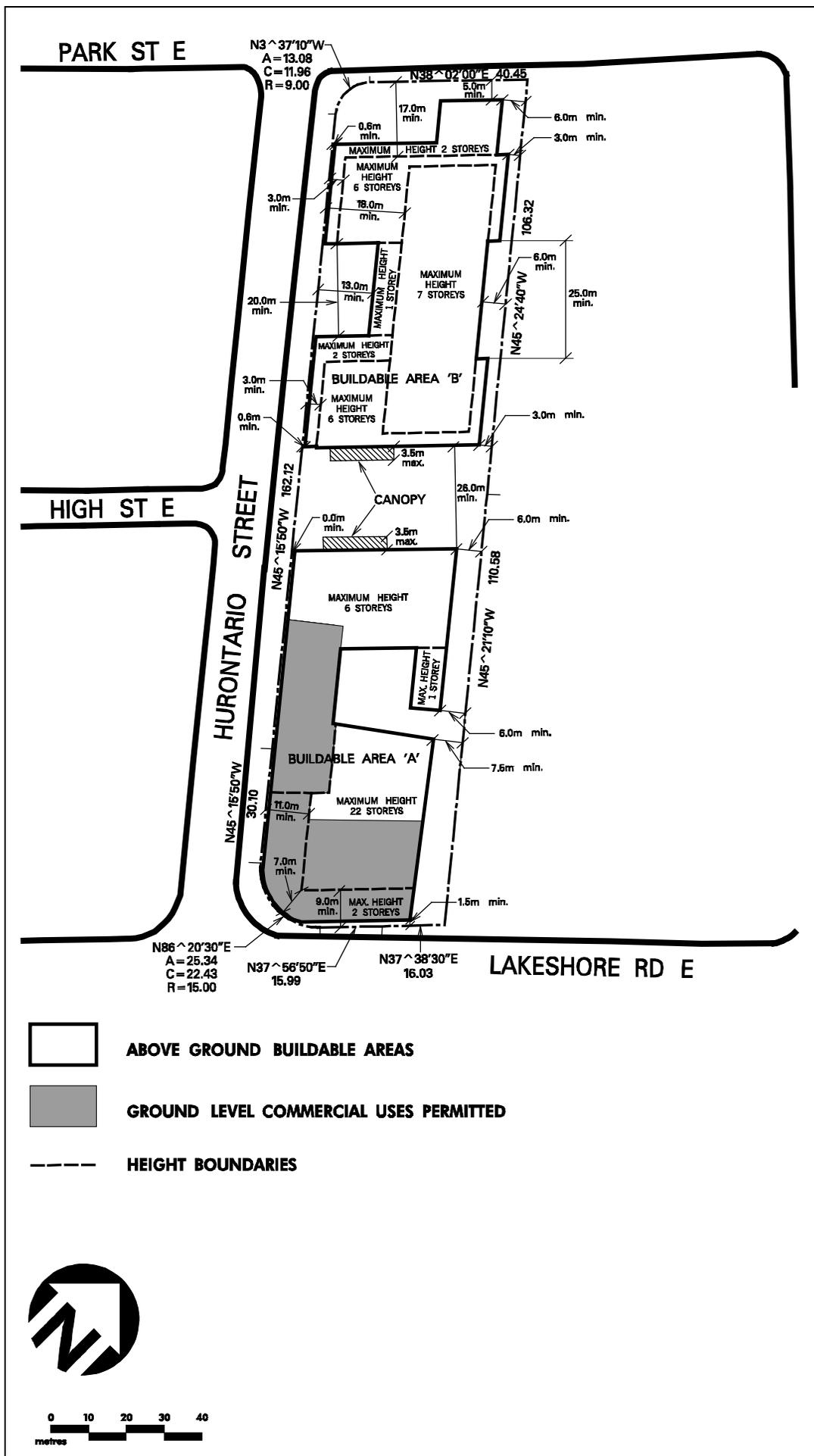
Part 4 - Residential Zones

4.15.6.38	Exception: RA5-38	Map # 07	By-law: OMB Order 2008 April 09, 0135-2008, 0308-2011, 0126-2015, 0174-2017, 0086-2018, 0111-2019/LPAT Order 2021 March 09, 0208-2022, 0217-2023
Exception RA5-38 continued from previous page			
4.15.6.38.13	The uses permitted in Sentence 4.15.6.38.1 of this Exception 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 of this Exception may be used for an apartment		
4.15.6.38.14	Minimum landscaped area		25% of the lot area
4.15.6.38.15	For the purposes of this By-law, all lands zoned RA5-38 shall be considered one lot		
4.15.6.38.16	The lot line abutting Hurontario Street shall be deemed to be the front lot line		
4.15.6.38.17	Minimum setback to underground parking structures from all lot lines		0.0 m
4.15.6.38.18	Minimum setback to motor vehicle surface parking and loading facilities from a front lot line or exterior side lot line		5.0 m
4.15.6.38.19	Unless otherwise identified on Schedule RA5-38 of this Exception, maximum projection of a canopy or balcony outside the buildable area identified on Schedule RA5-38 of this Exception		1.1 m
4.15.6.38.20	Minimum number of resident parking spaces per one-bedroom condominium apartment dwelling unit		1.1
4.15.6.38.21	Minimum number of resident parking spaces per two-bedroom condominium apartment dwelling unit		1.3
4.15.6.38.22	Minimum number of visitor parking spaces per condominium apartment dwelling unit		0.19
4.15.6.38.23	Minimum number of resident parking spaces per retirement dwelling unit		0.4
4.15.6.38.24	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a medical office, retail store, service establishment, financial institution, restaurant or take-out restaurant		4.0
4.15.6.38.25	In addition to the minimum parking required by this By-law, minimum number of additional parking spaces for lands zoned C4-3		20
4.15.6.38.26	Retail sales accessory to the uses permitted in Sentence 4.15.6.38.1 of this Exception are permitted within a yard abutting Lakeshore Road East as a temporary use for the period of three years from the date of enactment and passing of this By-law (May 9, 2018)		
4.15.6.38.27	All site development plans shall comply with Schedule RA5-38 of this Exception		

Exception RA5-38 continued on next page

4.15.6.38	Exception: RA5-38	Map # 07	By-law: OMB Order 2008 April 09, 0135-2008, 0308-2011, 0126-2015, 0174-2017, 0086-2018, 0111-2019/LPAT Order 2021 March 09, 0208-2022, 0217-2023
Exception RA5-38 continued from previous page			
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 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; (2) the registration of the agreement on title to the lands zoned RA5-38; and, (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. 			

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, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RA5-39 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.6.39.1	(1)	Townhouse	
Regulations			
4.15.6.39.2	For the purposes of this By-law, all lands zoned RA5-39 shall be considered one lot		
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 floor space index - apartment zone		2.56
4.15.6.39.6	Maximum number of townhouse dwelling units		18
4.15.6.39.7	Minimum amenity area		1 120 m ²
4.15.6.39.8	Minimum setback to underground parking structures from all lot lines		0.0 m
4.15.6.39.9	Maximum projection of a canopy, porch or balcony , 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 parking spaces per rental apartment dwelling unit		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

4.15.6.39	Exception: RA5-39	Map # 26	By-law: 0408-2008, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
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Exception RA5-39 continued from previous page

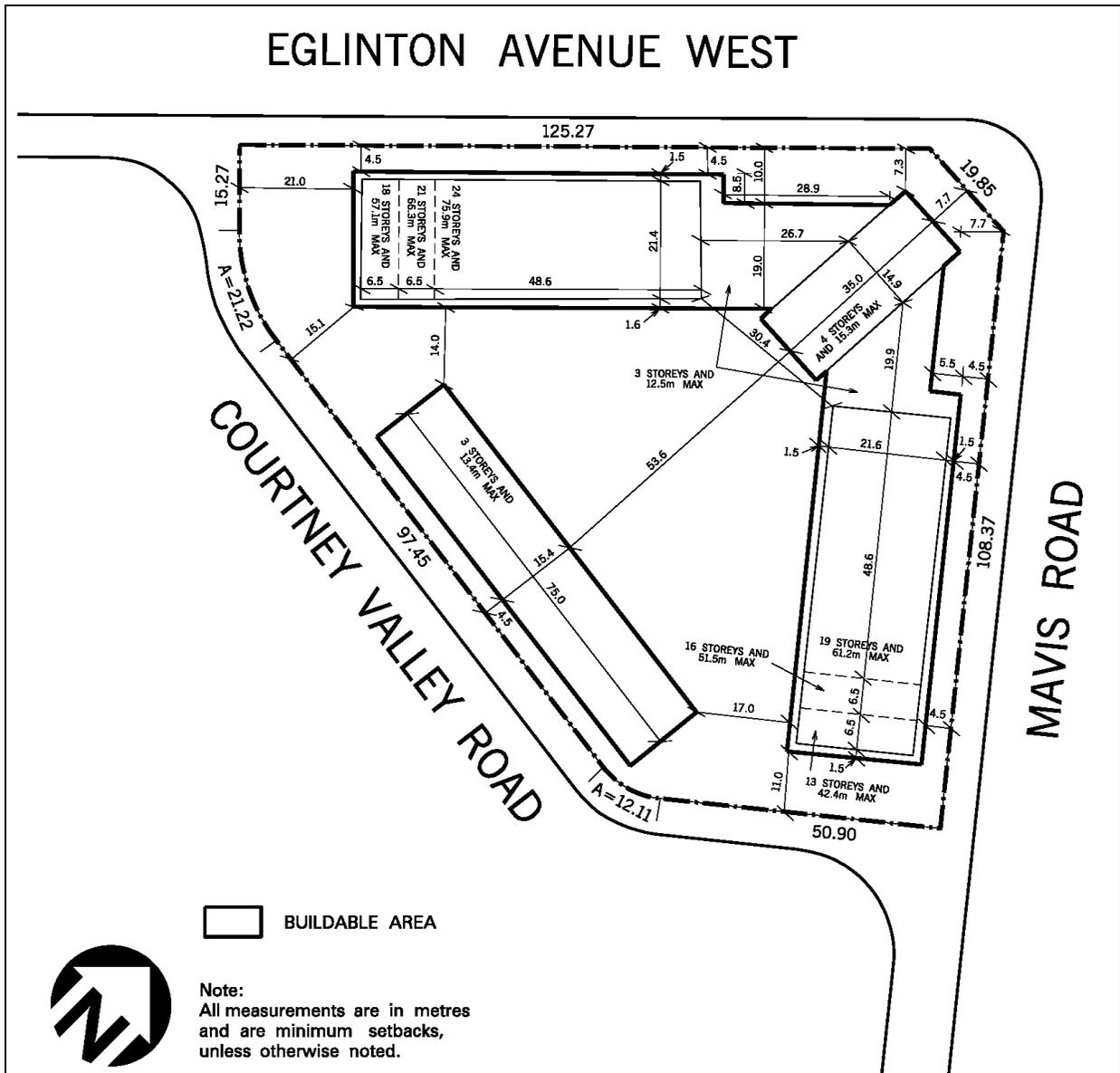
Holding Provision

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;

- (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;
- (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;
- (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:
 - (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;
 - (3.2) the incorporation of all requirements/conditions prior to Site Plan approval and warning clauses as outlined in any technical studies or reports;
 - (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;
 - (3.4) the implementation of on-site storm water management techniques into the design and construction of the site works and services as necessary;
 - (3.5) encroachment agreement for all proposed private landscaping works proposed within the municipal boulevards (PUCC approval required);
 - (3.6) private maintenance agreement for the underground storm water storage facility (servicing rental condominium buildings) as part of the first phase of development;
 - (3.7) such other provisions the City may require in relation to the development of these lands.
- (4) satisfactory arrangements with the Transportation and Works Department for the appropriate storm sewer connections required to service the lands;
- (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;
- (6) the submission of required fees and/or securities for the following: acoustical barrier; street tree planting; tree preservation; and trail sign contribution;
- (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.

Part 4 - Residential Zones

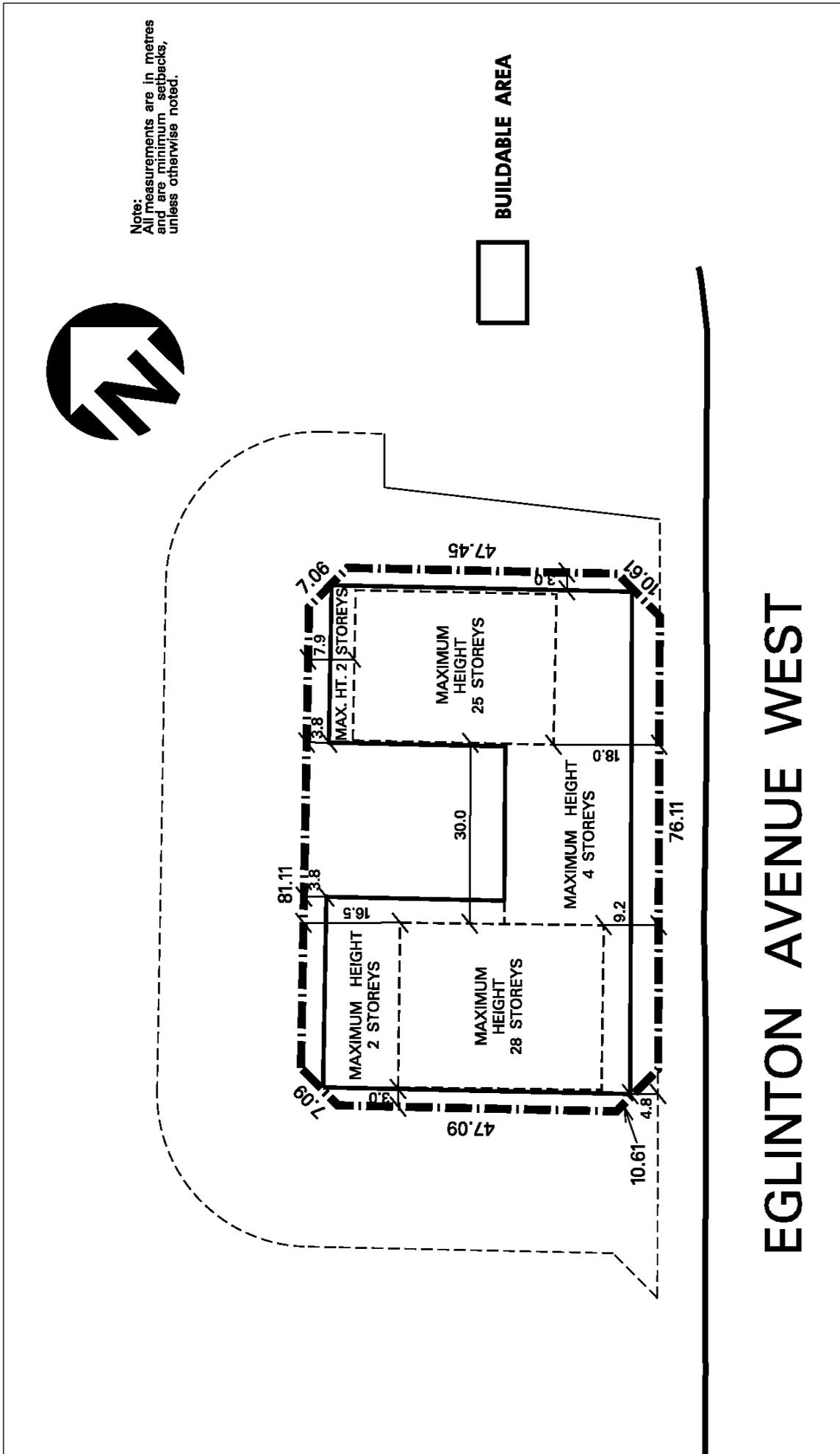
4.15.6.40	Exception: RA5-40	Map # 30	By-law: 0184-2008, 0308-2011, 0174-2017, OMB Order 2017 November 10, 0181-2018/LPAT Order 2019 February 15, 0158-2023
In a RA5-40 zone the applicable regulations shall be as specified for a RA5 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.15.6.40.1	Lands zoned RA5-40 shall only be used for the following:		
	(1) Apartment		
	(2) Townhouse		
Regulations			
4.15.6.40.2	The regulations of Lines 6.0, 11.1, 11.2 and 11.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.40.3	Minimum number of dwelling units		212
4.15.6.40.4	Maximum number of dwelling units		668
4.15.6.40.5	Maximum floor space index - apartment zone		3.93
4.15.6.40.6	Minimum resident parking spaces per one-bedroom condominium apartment dwelling unit		1.13
4.15.6.40.7	Minimum resident parking spaces per two-bedroom condominium apartment dwelling unit		1.27
4.15.6.40.8	Minimum visitor parking spaces per condominium apartment dwelling unit and townhouse dwelling unit		0.15
4.15.6.40.9	Minimum setback from a parking structure completely below finished grade, inclusive of external above grade access stairwells, to any lot line		0.3 m
4.15.6.40.10	Maximum encroachment of architectural features such as but not limited to eaves, parapets and bay windows into the setbacks identified on Schedule RA5-40 of this Exception		1.2 m
4.15.6.40.11	Maximum encroachment of patios, planters and fencing into a landscaped buffer abutting Mavis Road and Eglinton Avenue West		3.2 m
4.15.6.40.12	Maximum encroachment of patios and planters into a landscaped buffer and building setback abutting Courtney Valley Road		3.5 m
4.15.6.40.13	Minimum percentage of total required amenity area to be provided in one contiguous area		22%
4.15.6.40.14	All site development plans shall comply with Schedule RA5-40 of this Exception		



Schedule RA5-40
Map 30

Part 4 - Residential Zones

4.15.6.41	Exception: RA5-41	Map # 37E	By-law: OMB Order 2011 August 12, 0174-2017
In a RA5-41 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Regulations			
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 floor space index - apartment zone		7.5
4.15.6.41.4	Maximum height of mechanical or architectural appurtenances located on the roof of an apartment		12.0 m
4.15.6.41.5	The lot line abutting Eglinton Avenue West shall be deemed to be the front lot line		
4.15.6.41.6	Minimum setback from a parking structure to any lot line		0.0 m
4.15.6.41.7	Maximum encroachment of a staircase or landing into a required front yard , 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 yard , 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 front yard , provided that it shall have a maximum width of 8.0 m		4.8 m
4.15.6.41.10	Minimum landscaped area		24% of the lot area
4.15.6.41.11	Minimum depth of a landscaped buffer abutting a lot line that is a street line		3.0 m
4.15.6.41.12	For the purpose of this Exception, a landscaped buffer may contain canopies, pavers, bicycle racks, stairs and landings, in addition to stairs and vents appurtenant to a parking structure		
4.15.6.41.13	Minimum amenity area		2 400 m ²
4.15.6.41.14	Minimum number of resident parking spaces per one-bedroom and two-bedroom condominium apartment dwelling unit		1.1
4.15.6.41.15	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit		1.2
4.15.6.41.16	Minimum number of visitor parking spaces per condominium apartment dwelling unit		0.15
4.15.6.41.17	All site development plans shall comply with Schedule RA5-41 of this Exception		



EGLINTON AVENUE WEST

Schedule RA5-41
Map 37E

Part 4 - Residential Zones

4.15.6.42	Exception: RA5-42	Map # 37E	By-law: 0275-2012, 0243-2014, 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0276-2021, 0217-2023								
In a RA5-42 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:											
Additional Permitted Uses											
4.15.6.42.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Veterinary Clinic (5) Service Establishment (6) Financial Institution (7) Medical Office - Restricted (8) Office										
Regulations											
4.15.6.42.2	The provisions contained in Subsection 2.1.14, Article 4.1.15.1 and the regulations of Lines 4.0, 13.6, 15.4, and 15.5 contained in Table 4.15.1 of this By-law shall not apply										
4.15.6.42.3	Dwelling units shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street										
4.15.6.42.4	Indoor amenity areas within an apartment, long-term care building or retirement building shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street										
4.15.6.42.5	The uses contained in Sentence 4.15.6.42.1 of this Exception shall not be permitted above the third storey										
4.15.6.42.6	The uses contained in Sentence 4.15.6.42.1 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										
4.15.6.42.7	Maximum number of dwelling units on all lands zoned RA5-42		1 395								
4.15.6.42.8	Maximum floor space index - apartment zone on all lands zoned RA5-42		7.6								
4.15.6.42.9	Minimum gross floor area - non-residential used for uses contained in Sentence 4.15.6.42.1 of this Exception per building in Area 'C' identified on Schedule RA5-42 of this Exception:										
	<table border="1"> <thead> <tr> <th>Building</th> <th>Minimum Gross Floor Area - Non-Residential</th> </tr> </thead> <tbody> <tr> <td align="center">1</td> <td align="center">0</td> </tr> <tr> <td align="center">2 including six storey podium</td> <td align="center">3 000 m²</td> </tr> <tr> <td align="center">3 including eight storey podium</td> <td align="center">5 000 m²</td> </tr> </tbody> </table>	Building	Minimum Gross Floor Area - Non-Residential	1	0	2 including six storey podium	3 000 m ²	3 including eight storey podium	5 000 m ²		
Building	Minimum Gross Floor Area - Non-Residential										
1	0										
2 including six storey podium	3 000 m ²										
3 including eight storey podium	5 000 m ²										
4.15.6.42.10	Maximum gross floor area - apartment zone per storey for each storey above eight storeys		750 m ²								

Exception RA5-42 continued on next page

Part 4 - Residential Zones

4.15.6.42	Exception: RA5-42	Map # 37E	By-law: 0275-2012, 0243-2014, 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0276-2021, 0217-2023
Exception RA5-42 continued from previous page			
4.15.6.42.11	Notwithstanding any other provisions of this By-law, the calculation of height for an apartment, long-term care building and retirement building shall be exclusive of mechanical or architectural appurtenances, located on the roof of a building provided that the maximum height of the top of such elements is no higher than 9.0 m above the height limit otherwise applicable		
4.15.6.42.12	Notwithstanding Sentence 4.15.6.42.31 of this Exception, the calculation of height of a podium associated with an apartment, long-term care building and retirement building shall be exclusive of any stairwell or stair enclosures used to access amenity space and located on the roof of a building provided that the maximum height of the top of such stair enclosures is no higher than 3.5 m above the height limit otherwise applicable		
4.15.6.42.13	For the purposes of this By-law, all lands zoned RA5-42 shall be considered one lot		
4.15.6.42.14	Notwithstanding Sentence 4.15.6.42.31 of this Exception, 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		2.5 m
4.15.6.42.15	Notwithstanding Sentence 4.15.6.42.31 of this Exception, maximum projection of a canopy measured from the outermost face or faces of the exterior building wall of a podium		2.5 m
4.15.6.42.16	Notwithstanding Sentence 4.15.6.42.31 of this Exception, maximum projection of architectural elements from the outermost face or faces of the exterior building wall		2.5 m
4.15.6.42.17	Minimum number of resident parking spaces per one-bedroom and two-bedroom apartment dwelling units		1.1
4.15.6.42.18	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		1.2
4.15.6.42.19	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.6.42.20	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses , except restaurant and take-out restaurant Parking for restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.42.21	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses identified in Sentence 4.15.6.42.1 of this Exception, except Clauses 4.15.6.42.1(2) and 4.15.6.42.1(3) of this Exception		4.3
4.15.6.42.22	Minimum setback from a parking structure completely below finished grade to a street line within Areas 'A' and 'B' identified on Schedule RA5-42 of this Exception		0.0 m

Exception RA5-42 continued on next page

Part 4 - Residential Zones

4.15.6.42	Exception: RA5-42	Map # 37E	By-law: 0275-2012, 0243-2014, 0174-2017, 0111-2019/LPAT Order 2021 March 09, 0276-2021, 0217-2023
Exception RA5-42 continued from previous page			
4.15.6.42.23	Minimum setback from a parking structure completely below finished grade to a street line within Area 'C' identified on Schedule RA5-42 of this Exception		1.0 m
4.15.6.42.24	Notwithstanding Sentence 4.15.6.42.31 of this Exception, external access stairwells providing access to a parking structure completely below finished grade may be permitted within a required yard within Area 'C' adjacent to Little Creek Road		
4.15.6.42.25	Maximum length of a streetwall that may be set back beyond the build-to-area identified on Schedule RA5-42 of this Exception up to a maximum of 7.5 m		20%
4.15.6.42.26	Maximum length of a streetwall that may be set back beyond the build-to-area identified on Schedule RA5-42 of this Exception		5%
4.15.6.42.27	Minimum landscaped area		25% of lot area
4.15.6.42.28	Minimum vertical depth		1.0 m
4.15.6.42.29	"Podium" means the base of a building, structure or part thereof, located at or above established grade , that projects from the tower portion of the building		
4.15.6.42.30	"Vertical Depth" means the landscaped soft area between the finished grade level of the lands measured to the top of the roof membrane of a below grade parking structure		
4.15.6.42.31	All site development plans shall comply with Schedule RA5-42 of this Exception		

Part 4 - Residential Zones

4.15.6.43	Exception: RA5-43	Map # 37E	By-law: 0275-2012, 0174-2017, 0224-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2021, 0111-2019/LPAT Order 2021 March 09, 0217-2023						
In a RA5-43 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:									
Additional Permitted Uses									
4.15.6.43.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Service Establishment (5) Financial Institution (6) Medical Office - Restricted (7) Office								
Regulations									
4.15.6.43.2	The provisions contained in Subsections 2.1.14 and 4.1.15 and the regulations of Lines 13.6 and 15.5 contained in Table 4.15.1 of this By-law shall not apply								
4.15.6.43.3	Maximum number of dwelling units on all lands zoned RA5-43		874						
4.15.6.43.4	For the purposes of this By-law, all lands zoned RA5-43 shall be considered one lot								
4.15.6.43.5	The uses contained in Sentence 4.15.6.43.1 of this Exception shall only be permitted within a building, structure , or part thereof, used for an apartment, long-term care building, retirement building , or any combination thereof								
4.15.6.43.6	Uses contained in Sentence 4.15.6.43.1 of this Exception shall not be permitted above the third storey								
4.15.6.43.7	Dwelling units shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street								
4.15.6.43.8	Indoor amenity areas within an apartment, long-term care building or retirement building , shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street								
4.15.6.43.9	Minimum floor space index - apartment zone in each of Areas 'A1' and 'A2' identified on Schedule RA5-43 of this Exception		2.9						
4.15.6.43.10	Maximum floor space index - apartment zone for all lands zoned RA5-43		4.8						
4.15.6.43.11	Minimum gross floor area - non-residential used for uses contained in Sentence 4.15.6.43.1 of this Exception in Areas 'A1' and 'A2' identified on Schedule RA5-43 of this Exception:								
	<table border="1"> <thead> <tr> <th>Area</th> <th>Minimum Gross Floor Area - Non-Residential</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>230 m²</td> </tr> <tr> <td>A2</td> <td>900 m²</td> </tr> </tbody> </table>	Area	Minimum Gross Floor Area - Non-Residential	A1	230 m ²	A2	900 m ²		
Area	Minimum Gross Floor Area - Non-Residential								
A1	230 m ²								
A2	900 m ²								
4.15.6.43.12	Maximum gross floor area - apartment zone per storey for each storey above six storeys in Area 'A2' identified on Schedule RA5-43 of this Exception		750 m ²						

Exception RA5-43 continued on next page

Part 4 - Residential Zones

4.15.6.43	Exception: RA5-43	Map # 37E	By-law: 0275-2012, 0174-2017, 0224-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2021, 0111-2019/LPAT Order 2021 March 09, 0217-2023															
Exception RA5-43 continued from previous next page																		
4.15.6.43.13	Minimum and maximum building height and height of a podium on all buildings and structures in Areas 'A1' and 'A2' identified on Schedule RA5-43 of this Exception shall comply with the following:																	
	<table border="1"> <thead> <tr> <th>Area</th> <th>Minimum Building Height</th> <th>Maximum Building Height</th> <th>Minimum Height of a Podium</th> <th>Maximum Height of a Podium</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>5 storeys</td> <td>34 storeys</td> <td>1 storeys</td> <td>4 storeys</td> </tr> <tr> <td>A2</td> <td>10 storeys</td> <td>35 storeys</td> <td>1 storeys</td> <td>6 storeys</td> </tr> </tbody> </table>	Area	Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium	A1	5 storeys	34 storeys	1 storeys	4 storeys	A2	10 storeys	35 storeys	1 storeys	6 storeys		
Area	Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium														
A1	5 storeys	34 storeys	1 storeys	4 storeys														
A2	10 storeys	35 storeys	1 storeys	6 storeys														
4.15.6.43.14	Minimum setback from a sidewalk unless otherwise identified on Schedule RA5-43 of this Exception		3.0 m															
4.15.6.43.15	Minimum setback from a private road identified on Schedule RA5-43 of this Exception		3.0 m															
4.15.6.43.16	Minimum setback from a parking structure completely below finished grade to a street line in Area 'A1' identified on Schedule RA5-43 of this Exception		0.0 m															
4.15.6.43.17	Minimum setback from a parking structure completely below finished grade to a street line in Area 'A2' identified on Schedule RA5-43 of this Exception		1.0 m															
4.15.6.43.18	Minimum vertical depth		1.0 m															
4.15.6.43.19	A building shall be located at the build-to-line in Area 'A1' identified on Schedule RA5-43 of this Exception																	
4.15.6.43.20	Notwithstanding Sentence 4.15.6.43.19 of this Exception, a maximum of 20% of the length of a streetwall may be set back beyond the build-to-line in Area 'A1' identified on Schedule RA5-43 of this Exception, up to a maximum of 7.5 m																	
4.15.6.43.21	Notwithstanding Sentences 4.15.6.43.19 and 4.15.6.43.20 of this Exception, a maximum of 5% of the length of a streetwall may be set back beyond the build-to-line in Area 'A1' identified on Schedule RA5-43 of this Exception																	
4.15.6.43.22	Notwithstanding Sentence 4.15.6.43.44 of this Exception, maximum encroachment of a balcony located above the first storey into a required yard		2.5 m															
4.15.6.43.23	Notwithstanding Sentence 4.15.6.43.44 of this Exception, 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		2.5 m															
4.15.6.43.24	Notwithstanding Sentence 4.15.6.43.44 of this Exception, maximum encroachment of a canopy into a required yard		2.5 m															
4.15.6.43.25	Notwithstanding Sentence 4.15.6.43.44 of this Exception, maximum projection of a canopy measured from the outermost face or faces of a podium		2.5 m															
4.15.6.43.26	Notwithstanding Sentence 4.15.6.43.44 of this Exception, maximum encroachment of architectural elements into a required yard		2.5 m															

Exception RA5-43 continued on next page

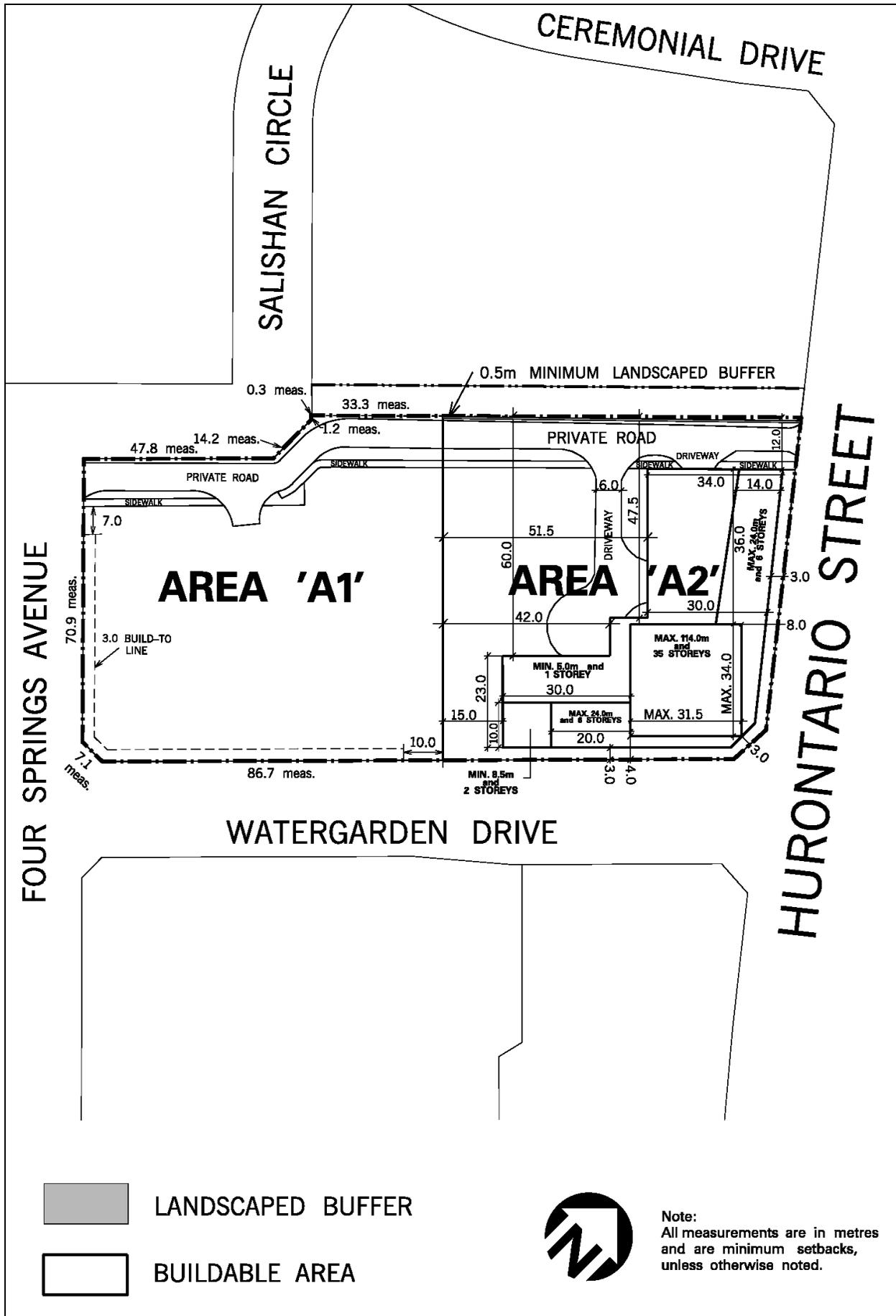
Part 4 - Residential Zones

4.15.6.43	Exception: RA5-43	Map # 37E	By-law: 0275-2012, 0174-2017, 0224-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2021, 0111-2019/LPAT Order 2021 March 09, 0217-2023
Exception RA5-43 continued from previous next page			
4.15.6.43.27	Notwithstanding Sentence 4.15.6.43.44 of this Exception, maximum projection of architectural elements measured from the outermost face or faces of the building from which the architectural elements project		2.5 m
4.15.6.43.28	Private road or driveway access shall not be permitted to Salishan Circle		
4.15.6.43.29	Minimum number of resident parking spaces per one-bedroom and two-bedroom condominium apartment dwelling units		1.1
4.15.6.43.30	Minimum number of resident parking spaces per three-bedroom condominium apartment dwelling unit		1.2
4.15.6.43.31	Minimum number of visitor parking spaces per condominium apartment dwelling unit		0.15
4.15.6.43.32	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses , except restaurant and take-out restaurant Parking for restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.6.43.33	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses contained in Sentence 4.15.6.43.1 of this Exception, except Clauses 4.15.6.43.1(2) and 4.15.6.43.1(3) of this Exception		4.3
4.15.6.43.34	Minimum setback from a surface parking space to Hurontario Street		25.0 m
4.15.6.43.35	Minimum landscaped area		25% of lot area
4.15.6.43.36	Main front entrance of buildings in Areas 'A1' and 'A2' identified on Schedule RA5-43 of this Exception, shall face a street		
4.15.6.43.37	Minimum above grade separation between buildings in Area 'A1' identified on Schedule RA5-43 of this Exception for that portion of the building above 10 storeys		26.5 m
4.15.6.43.38	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings shall be exclusive of mechanical or architectural appurtenances, located on the roof of a building provided that the maximum height of the top of such elements is no higher than 9.0 m above the height limit otherwise applicable		
4.15.6.43.39	Notwithstanding Sentence 4.15.6.43.44 of this Exception, external access stairwells providing access to a parking structure completely below finished grade may be permitted but not within a required yard adjacent to Hurontario Street or Watergarden Drive		

Exception RA5-43 continued on next page

Part 4 - Residential Zones

4.15.6.43	Exception: RA5-43	Map # 37E	By-law: 0275-2012, 0174-2017, 0224-2017, 0181-2018/LPAT Order 2019 February 15, 0050-2021, 0111-2019/LPAT Order 2021 March 09, 0217-2023
Exception RA5-43 continued from previous next page			
4.15.6.43.40	Notwithstanding Sentence 4.15.6.43.44 of this Exception, the calculation of height of a podium associated with apartment, long-term care and retirement buildings shall be exclusive of any stairwell or stairs enclosure used to access amenity space and located on the roof of a building provided that the maximum height of the top of such stairwell or stairs enclosure is no higher than 3.5 m above the height limit otherwise applicable		
4.15.6.43.41	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.43.42	"Podium" means the low-rise base of a building or structure located at or above established grade , that projects from the building		
4.15.6.43.43	"Vertical Depth" means the soft landscaped area between the finished grade level of the lands measured to the top of the roof membrane of a below grade parking structure		
4.15.6.43.44	All site development plans shall comply with Schedule RA5-43 of this Exception		



Schedule RA5-43
Map 37E

Part 4 - Residential Zones

4.15.6.44	Exception: RA5-44	Map # 36W	By-law: 0088-2013/OMB Order 2013 November 18, 0174-2017, 0187-2020, 0111-2019/LPAT Order 2021 March 09, 0144-2022, 0143-2023, 0217-2023
In a RA5-44 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.44.1	(1) Office (2) Medical Office - Restricted (3) Retail Store (4) Financial Institution (5) Restaurant (6) Take-out Restaurant (7) Service Establishment		
Regulations			
4.15.6.44.2	The provisions contained in Subsection 2.1.14 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.44.3	For the purposes of this By-law, all lands zoned RA5-44 shall be considered one lot		
4.15.6.44.4	Maximum number of dwelling units on all lands zoned RA5-44		1 265
4.15.6.44.5	The uses contained in Sentence 4.15.6.44.1 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		
4.15.6.44.6	Minimum total gross floor area - non-residential used for uses contained in Sentence 4.15.6.44.1 of this Exception, on all lands zoned RA5-44		2 280 m ²
4.15.6.44.7	Maximum total gross floor area - non-residential used for uses contained in Sentence 4.15.6.44.1 of this Exception, on all lands zoned RA5-44		6 300 m ²
4.15.6.44.8	Uses contained in Clauses 4.15.6.44.1(1) and 4.15.6.44.1(2) of this Exception shall not be permitted above the third storey		
4.15.6.44.9	Uses contained in Clauses 4.15.6.44.1(3) to 4.15.6.44.1(7) of this Exception shall not be permitted above the second storey		
4.15.6.44.10	The lot line abutting Hurontario Street shall be deemed to be the front lot line		
4.15.6.44.11	Apartment dwelling units shall not be permitted on the first storey		
4.15.6.44.12	Indoor amenity areas accessory to an apartment, long-term care building or retirement building , shall not be permitted on the first storey within 10.0 m of the lot line abutting Hurontario Street		
4.15.6.44.13	Minimum floor space index - apartment zone on all lands zoned RA5-44		2.9
4.15.6.44.14	Maximum floor space index - apartment zone on all lands zoned RA5-44		7.26

Exception RA5-44 continued on next page

4.15.6.44	Exception: RA5-44	Map # 36W	By-law: 0088-2013/OMB Order 2013 November 18, 0174-2017, 0187-2020, 0111-2019/LPAT Order 2021 March 09, 0144-2022, 0143-2023, 0217-2023
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Exception RA5-44 continued from previous page

4.15.6.44.15 Minimum and maximum **building height** and height of a podium of all **buildings** and **structures** in Areas 'A' to 'D' identified on Schedule RA5-44 of this Exception shall comply with the following:

Area	Minimum Building Height	Maximum Building Height	Minimum Height of a Podium	Maximum Height of a Podium
A	6 storeys and 20.0 m	33 storeys and 104.0 m	3 storeys and 10.0 m	6 storeys and 20.0 m
B	3 storeys and 10.0 m	6 storeys and 20.0 m	3 storeys and 10.0 m	6 storeys and 20.0 m
C	6 storeys and 20.0 m	38 storeys and 123.0 m	3 storeys and 10.0 m	6 storeys and 20.0 m
D	6 storeys and 20.0 m	23 storeys and 75.0 m	3 storeys and 10.0 m	6 storeys and 20.0 m

4.15.6.44.16 A **building** or **structure** shall be located at the applicable **build-to-line** identified on Schedule RA5-44 of this Exception

4.15.6.44.17 Notwithstanding Sentences 4.15.6.44.16 and 4.15.6.44.43 of this Exception, a maximum of 35% of the length of a northerly **streetwall** may be set back beyond the applicable **build-to-line** identified on Schedule RA5-44 of this Exception, up to a maximum of 7.5 m

4.15.6.44.18 Notwithstanding Sentences 4.15.6.44.16 and 4.15.6.44.17 of this Exception, a maximum of 5% of the length of a **streetwall** may be set back beyond the applicable **build-to-line** identified on Schedule RA5-44 of this Exception

4.15.6.44.19 Minimum setback from the exterior face of a podium to a **building, structure** or part thereof, located above the podium in Areas 'A', 'B' and 'D' identified on Schedule RA5-44 of this Exception 2.5 m

4.15.6.44.20 Where the height of the podium exceeds four **storeys**, minimum setback from the fourth **storey** of the exterior face of a podium to the fifth and/or sixth **storeys** of the exterior face of a podium 2.5 m

4.15.6.44.21 **Main front entrances** shall face a **street**

4.15.6.44.22 Minimum above grade separation between **buildings** for that portion of the **building** above six **storeys** 28.0 m

4.15.6.44.23 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

4.15.6.44.24 Minimum vertical depth 1.0 m

4.15.6.44.25 An at grade **driveway, aisle, parking area** or **loading space** shall not be permitted between a wall of a **building** or **structure**, or part thereof and the **lot line** abutting a **street**

4.15.6.44.26 Minimum setback from a surface **parking space** to Hurontario Street 25.0 m

Exception RA5-44 continued on next page

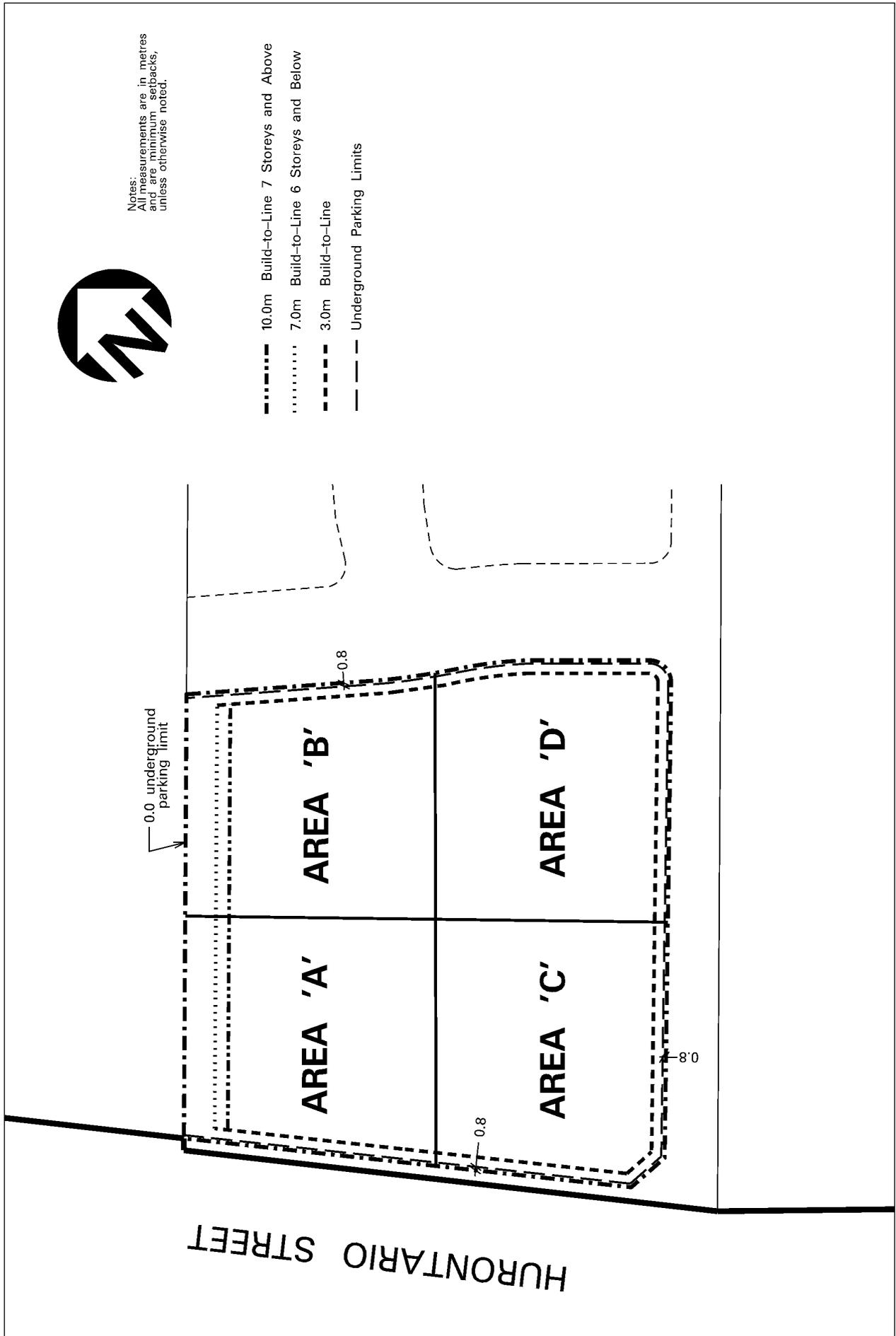
Part 4 - Residential Zones

4.15.6.44	Exception: RA5-44	Map # 36W	By-law: 0088-2013/OMB Order 2013 November 18, 0174-2017, 0187-2020, 0111-2019/LPAT Order 2021 March 09, 0144-2022, 0143-2023, 0217-2023
Exception RA5-44 continued from previous page			
4.15.6.44.27	Minimum number of resident parking spaces per one-bedroom, two-bedroom and three-bedroom condominium apartment dwelling units		0.80
4.15.6.44.28	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for uses contained in Sentence 4.15.6.44.1 of this Exception		3.0
4.15.6.44.29	Minimum number of visitor parking spaces per condominium apartment dwelling unit		0.15
4.15.6.44.30	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses, except restaurant and take-out restaurant</p> <p>Restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.6.44.31	Minimum landscaped area		12% of the lot area
4.15.6.44.32	A walkway is permitted within a landscaped buffer abutting Hurontario Street		
4.15.6.44.33	A walkway, stairs and ventilation shafts to a parking structure are permitted in a landscaped buffer abutting the northerly property line		
4.15.6.44.34	Minimum amenity area		4.0 m ² per dwelling unit
4.15.6.44.35	For the purposes of this Exception, a northerly wall identified on Schedule RA5-44 of this Exception as a build-to-line shall be considered a streetwall		
4.15.6.44.36	Notwithstanding Sentences 4.15.6.44.16 and 4.15.6.44.43 of this Exception, a maximum of 45% of the length of a streetwall abutting Hurontario Street may be set back beyond the applicable build-to-line identified on Schedule RA5-44 of this Exception, up to a maximum of 7.5 m		
4.15.6.44.37	Notwithstanding Sentences 4.15.6.44.16 and 4.15.6.44.43 of this Exception, a maximum of 100% of the length of a streetwall abutting Armdale Road may be set back beyond the applicable build-to-line identified on Schedule RA5-44 of this Exception, up to a maximum of 7.5 m		
4.15.6.44.38	Notwithstanding Sentences 4.15.6.44.16 and 4.15.6.44.43 of this Exception, a maximum of 50% of the length of a streetwall abutting Belbin Street may be set back beyond the applicable build-to-line identified on Schedule RA5-44 of this Exception, up to a maximum of 7.5 m		

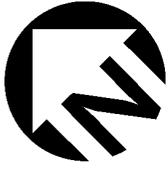
Exception RA5-44 continued on next page

Part 4 - Residential Zones

4.15.6.44	Exception: RA5-44	Map # 36W	By-law: 0088-2013/OMB Order 2013 November 18, 0174-2017, 0187-2020, 0111-2019/LPAT Order 2021 March 09, 0144-2022, 0143-2023, 0217-2023
Exception RA5-44 continued from previous page			
4.15.6.44.39	Minimum setback from the exterior face of a podium to a building, structure or part thereof, located above the podium in Area 'C' identified on Schedule RA5-44 of this Exception		1.0 m
4.15.6.44.40	"Podium" means the base of a building or structure located at or above established grade , that projects from the building		
4.15.6.44.41	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.44.42	"Vertical Depth" means the distance between the finished grade level of the lands measured to the top of the roof membrane of a below grade parking structure		
4.15.6.44.43	All site development plans shall comply with Schedule RA5-44 of this Exception		



Notes:
All measurements are in metres
and are minimum setbacks,
unless otherwise noted.



- 10.0m Build-to-Line 7 Storeys and Above
- 7.0m Build-to-Line 6 Storeys and Below
- - - 3.0m Build-to-Line
- - - - - Underground Parking Limits

Schedule RA5-44
Map 36W

Part 4 - Residential Zones

4.15.6.45	Exception: RA5-45	Map # 08	By-law: 0103-2017, 0174-2017
In a RA5-45 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.6.45.1	(1) Semi-Detached		
Regulations			
4.15.6.45.2	Minimum lot frontage		25.0 m
4.15.6.45.3	Maximum floor space index - apartment zone		4.3
4.15.6.45.4	Maximum height		15 storeys
4.15.6.45.5	Maximum number of apartment dwelling units		69
4.15.6.45.6	Maximum number of semi-detached dwelling units		2
4.15.6.45.7	Minimum front yard		4.0 m
4.15.6.45.8	Minimum exterior side yard		2.9 m
4.15.6.45.9	Minimum interior side yard to a semi-detached		2.9 m
4.15.6.45.10	Minimum interior side yard to an apartment		3.2 m
4.15.6.45.11	Minimum rear yard		6.9 m
4.15.6.45.12	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		1.8 m
4.15.6.45.13	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 into a required rear yard		1.8 m
4.15.6.45.14	Stairs, landings, planters, canopies, ventilation shafts and bicycle racks shall be permitted to encroach into a required yard and landscaped buffer		
4.15.6.45.15	Minimum separation between buildings		5.9 m
4.15.6.45.16	Minimum number of resident parking spaces per dwelling unit		1.0
4.15.6.45.17	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.6.45.18	Minimum setback from a parking structure completely below finished grade to any lot line		0.2 m
4.15.6.45.19	Minimum landscaped area		30%
4.15.6.45.20	Minimum depth of a landscaped buffer abutting High Street East		4.0 m
4.15.6.45.21	Minimum depth of a landscaped buffer abutting Ann Street		2.9 m
4.15.6.45.22	Minimum depth of a landscaped buffer along an interior side lot line		0.0 m
4.15.6.45.23	Minimum depth of a landscaped buffer along a rear lot line		0.5 m
4.15.6.45.24	Minimum amenity area		340 m ²

Exception RA5-45 continued on next page

Part 4 - Residential Zones

4.15.6.45	Exception: RA5-45	Map # 08	By-law: 0103-2017, 0174-2017
Exception RA5-45 continued from previous page			
Section 37 Financial Contribution			
Pursuant to section 37(3) 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 where:			
<ol style="list-style-type: none"> (1) the owner of the lands zoned RA5-45 enters 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 increased height and density of the development; (2) the agreement is registered on title to the lands zoned RA5-45; (3) the owner pays the City the sum of \$300,000 to be used toward the redevelopment of the Port Credit Cenotaph Park and/or renovations to the West Bank Totem Pole and/or the installation of a commemorative statue relating to the history of Port Credit at J.J. Plaus Park. 			

4.15.6.46	Exception: RA5-46	Map # 22	By-law: 0155-2016/ OMB Order 2017 January 11, 0174-2017, 0179-2018, 0125-2022, 0208-2022
In a RA5-46 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.46.1	<ol style="list-style-type: none"> (1) Day Care (2) Retail Store 		
Regulations			
4.15.6.46.2	The provisions contained in Subsection 2.1.14, Articles 2.1.9.4, 4.1.15.1 and the regulations of Lines 11.1, 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.46.3	For the purposes of this By-law, all lands zoned RA5-46 shall be considered one lot		
4.15.6.46.4	The uses contained in Sentence 4.15.6.46.1 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		
4.15.6.46.5	Maximum total number of dwelling units in Buildable Area 'A' identified on Schedule RA5-46 of this Exception	350	
4.15.6.46.6	Maximum total number of dwelling units in Buildable Area 'B' identified on Schedule RA5-46 of this Exception	411	
4.15.6.46.7	Maximum total number of dwelling units in Buildable Areas 'C1' to 'C4' identified on Schedule RA5-46 of this Exception	614	
4.15.6.46.8	Maximum floor space index - apartment zone , measured over the lot area prior to road widening(s)	8.2	
4.15.6.46.9	Maximum total gross floor area - apartment zone in Buildable Area 'A' identified on Schedule RA5-46 of this Exception	24 450 m ²	
4.15.6.46.10	Maximum total gross floor area - apartment zone in Buildable Area 'B' identified on Schedule RA5-46 of this Exception	28 500 m ²	

Exception RA5-46 continued on next page

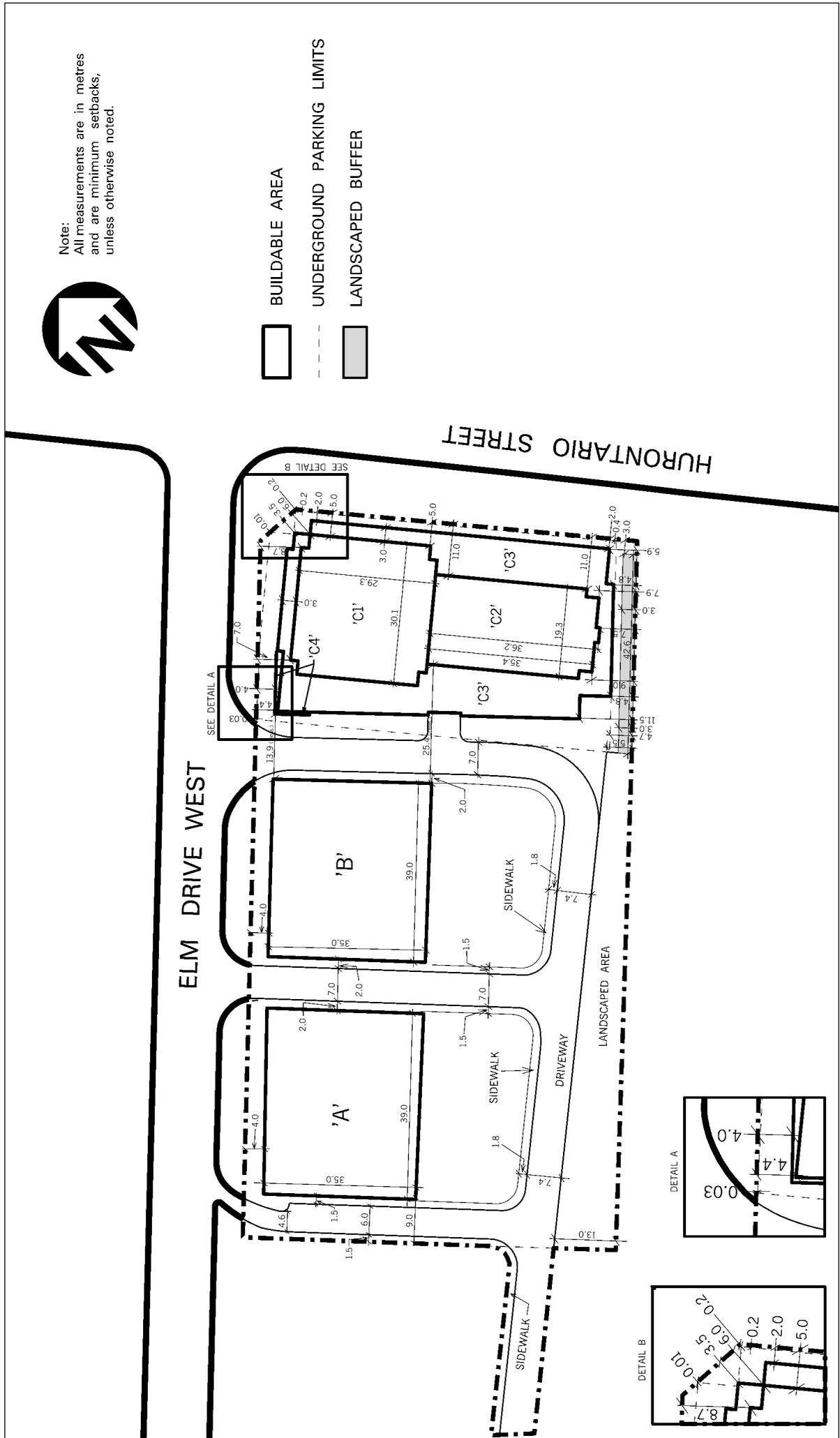
Part 4 - Residential Zones

4.15.6.46	Exception: RA5-46	Map # 22	By-law: 0155-2016/ OMB Order 2017 January 11, 0174-2017, 0179-2018, 0125-2022, 0208-2022																																			
Exception RA5-46 continued from previous page																																						
4.15.6.46.11	Maximum total gross floor area - apartment zone in Buildable Areas 'C1' to 'C4' identified on Schedule RA5-46 of this Exception		42 500 m ²																																			
4.15.6.46.12	A day care shall only be permitted within the first storey in Buildable Area 'A' identified on Schedule RA5-46 of this Exception																																					
4.15.6.46.13	A retail store shall only be permitted within the first storey in Buildable Areas 'C1' and 'C2' identified on Schedule RA5-46 of this Exception																																					
4.15.6.46.14	Maximum gross floor area - non-residential for a day care		510 m ²																																			
4.15.6.46.15	Minimum floor area for bicycle parking		900 m ²																																			
4.15.6.46.16	Minimum and maximum building heights and tower floor plates of all buildings and structures in Buildable Areas 'A' to 'C4' identified on Schedule RA5-46 of this Exception shall comply with the following:																																					
	<table border="1"> <thead> <tr> <th>Area</th> <th>Maximum Building Height</th> <th>Maximum Tower Floor Plate</th> <th>Minimum Height of a Podium</th> <th>Maximum Height of a Podium</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>118.0 m and 35 storeys</td> <td>750 m²</td> <td>9.1 m and 2 storeys</td> <td>14.0 m and 3 storeys</td> </tr> <tr> <td>B</td> <td>134.0 m and 40 storeys</td> <td>750 m²</td> <td>9.1 m and 2 storeys</td> <td>14.0 m and 3 storeys</td> </tr> <tr> <td>C1</td> <td>176.4 m and 50 storeys</td> <td>805.5 m²</td> <td></td> <td></td> </tr> <tr> <td>C2</td> <td>42.0 m and 12 storeys</td> <td></td> <td></td> <td></td> </tr> <tr> <td>C3</td> <td></td> <td></td> <td></td> <td>20.3 m and 5 storeys</td> </tr> <tr> <td>C4</td> <td></td> <td></td> <td></td> <td>16.4 m and 4 storeys</td> </tr> </tbody> </table>	Area	Maximum Building Height	Maximum Tower Floor Plate	Minimum Height of a Podium	Maximum Height of a Podium	A	118.0 m and 35 storeys	750 m ²	9.1 m and 2 storeys	14.0 m and 3 storeys	B	134.0 m and 40 storeys	750 m ²	9.1 m and 2 storeys	14.0 m and 3 storeys	C1	176.4 m and 50 storeys	805.5 m ²			C2	42.0 m and 12 storeys				C3				20.3 m and 5 storeys	C4				16.4 m and 4 storeys		
Area	Maximum Building Height	Maximum Tower Floor Plate	Minimum Height of a Podium	Maximum Height of a Podium																																		
A	118.0 m and 35 storeys	750 m ²	9.1 m and 2 storeys	14.0 m and 3 storeys																																		
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C1	176.4 m and 50 storeys	805.5 m ²																																				
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C3				20.3 m and 5 storeys																																		
C4				16.4 m and 4 storeys																																		
4.15.6.46.17	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		2.0 m for a porch, landing or awning , and a further 1.0 m for a staircase																																			
4.15.6.46.18	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		1.53 m																																			
4.15.6.46.19	Minimum above grade separation distance between the tower floor plate, excluding balconies , in Buildable Areas 'A' and 'B' identified on Schedule RA5-46 of this Exception		22.5 m																																			
4.15.6.46.20	Minimum above grade separation distance between the tower floor plate in Buildable Areas 'B' and 'C1' identified on Schedule RA5-46 of this Exception		22.5 m																																			
4.15.6.46.21	Minimum setback from surface parking spaces or aisles to a street line		1.5 m																																			
4.15.6.46.22	Minimum number of resident parking spaces per studio dwelling unit		0.8																																			
4.15.6.46.23	Minimum number of resident parking spaces per one-bedroom dwelling unit		0.9																																			
4.15.6.46.24	Minimum number of resident parking spaces per two-bedroom dwelling unit		1.0																																			

Exception RA5-46 continued on next page

Part 4 - Residential Zones

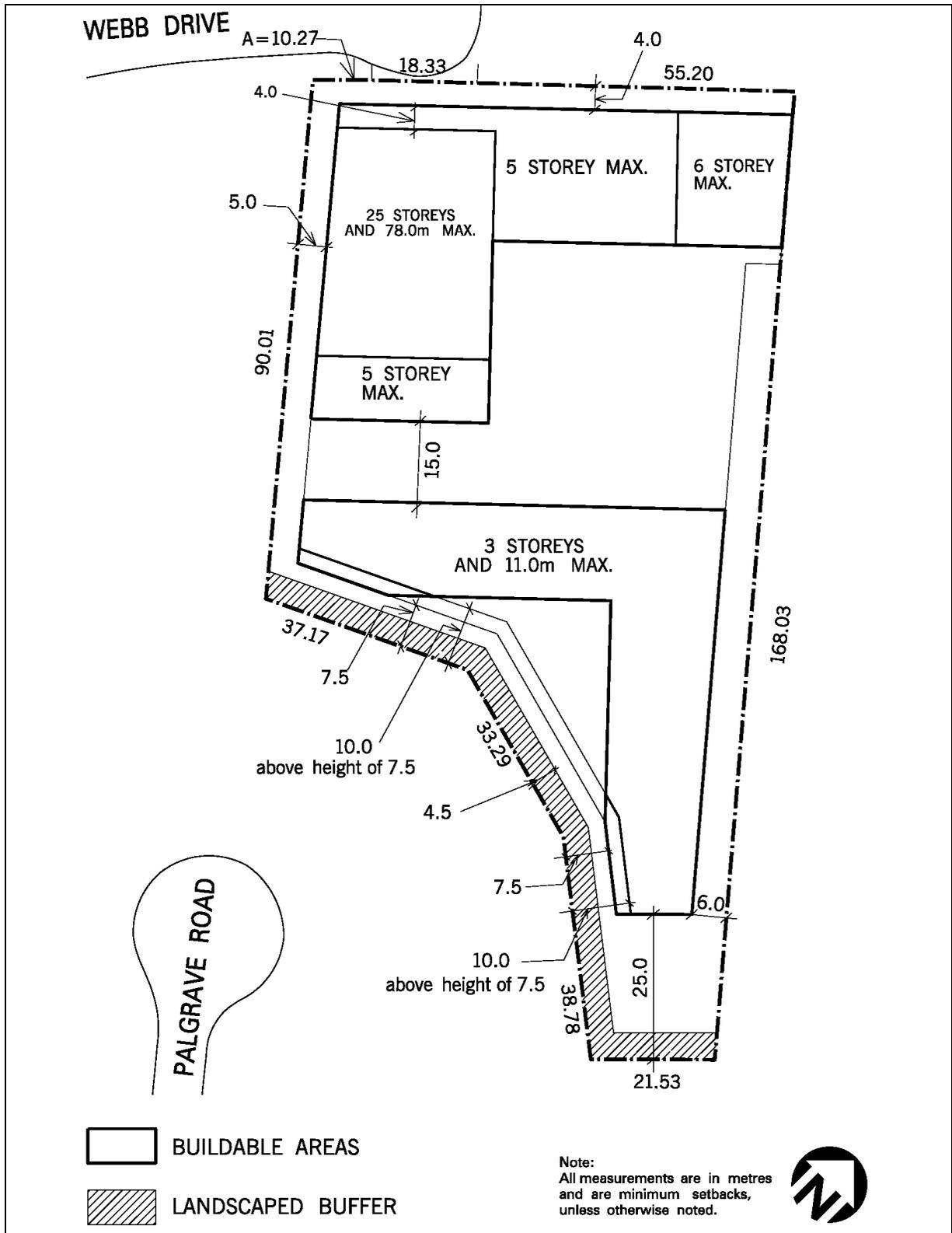
4.15.6.46	Exception: RA5-46	Map # 22	By-law: 0155-2016/ OMB Order 2017 January 11, 0174-2017, 0179-2018, 0125-2022, 0208-2022
Exception RA5-46 continued from previous page			
4.15.6.46.25	Minimum number of resident parking spaces per three-bedroom dwelling unit		1.3
4.15.6.46.26	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.6.46.27	Minimum number of parking spaces for a day care in Buildable Area 'A' identified on Schedule RA5-46 of this Exception		4
4.15.6.46.28	Minimum number of parking spaces for all retail stores combined in Buildable Areas 'C1' and 'C2' identified on Schedule RA5-46 of this Exception		7
4.15.6.46.29	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line unless otherwise identified on Schedule RA5-46 of this Exception		0.0 m
4.15.6.46.30	Minimum landscaped area		30% of lot area
4.15.6.46.31	Minimum amenity area		2.0 m ² per dwelling unit
4.15.6.46.32	Minimum percentage of total required amenity area to be provided in one contiguous area		20%
4.15.6.46.33	"Podium" means the base of a building or structure located at or above established grade , that projects from the building		
4.15.6.46.34	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.46.35	All site development plans shall comply with Schedule RA5-46 of this Exception		
Section 37 Financial Contribution			
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O 1990, c.P.13, as amended, the height and density of development provided by this Exception shall be permitted subject to the owner of the lands zoned RA5-46 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.P.13, as amended. This agreement shall be registered on title to the lands zoned RA5-46 and shall require the owner to:</p> <p>(1) perform works and/or make payment to the City the sum of \$3,020,000 to be applied toward improvements to the adjacent, future city park, other parks within the surrounding Neighbourhood and public realm projects within the Downtown Character Areas, and be in compliance with all other terms and conditions of the agreement.</p>			



Schedule RA5-46
Map 22

Part 4 - Residential Zones

4.15.6.47	Exception: RA5-47	Map # 22	By-law: 0156-2016, 0174-2017, 0181-2018/LPAT Order 2019 February 15
<p>In a RA5-47 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
<p>Additional Permitted Use</p>			
<p>4.15.6.47.1 (1) Back to Back and Stacked Townhouses</p>			
<p>Regulations</p>			
<p>4.15.6.47.2 The regulations of Lines 4.0, 11.1, 15.2, and 15.3 contained in Table 4.15.1 of this By-law shall not apply</p>			
4.15.6.47.3	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	4.0 m	
4.15.6.47.4	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	1.2 m	
4.15.6.47.5	Minimum number of resident parking spaces per apartment dwelling unit and back to back and stacked townhouse dwelling unit	1.0	
4.15.6.47.6	Minimum number of visitor parking spaces per apartment dwelling unit and back to back and stacked townhouse dwelling unit	0.15	
4.15.6.47.7	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	0.0 m	
<p>4.15.6.47.8 All site development plans shall comply with Schedule RA5-47 of this Exception</p>			
<p>Holding Provision</p>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-47 by further amendment to Map 22 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ul style="list-style-type: none"> (1) satisfactory arrangements with Alectra Inc., for connection to a hydro substation on nearby lands; (2) delivery of an executed development agreement and servicing agreement in a form satisfactory to the City of Mississauga which provide for: <ul style="list-style-type: none"> (2.1) the design of Webb Drive abutting the property; and (2.2) detailed landscape plans for the unopened Palgrave Road right-of-way. 			
<p>Section 37 Financial Contribution</p>			
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O 1990, c.P.13, as amended, the height and density of development provided by this Exception shall be permitted subject to the owner of the lands zoned H-RA5-47 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.P.13, as amended. This agreement shall be registered on title to the lands zoned H-RA5-47 and shall require the owner to:</p> <ul style="list-style-type: none"> (1) make payment to the City the sum of \$60,000 to be used by the City toward a public art piece to be incorporated into the future Palgrave Road pedestrian connection. 			



Schedule RA5-47
Map 22

Part 4 - Residential Zones

4.15.6.48	Exception: RA5-48	Map # 32	By-law: 0199-2016, 0174-2017, 0179-2018, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
In a RA5-48 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.48.1	(1) Townhouse (2) Retail Store (3) Restaurant (4) Take-out Restaurant (5) Outdoor patio accessory to a restaurant or take-out restaurant (6) Service Establishment (7) Commercial School (8) Financial Institution (9) Medical Office (10) Office (11) Recreational Establishment (12) Outdoor Farmers' Market		
Regulations			
4.15.6.48.2	The regulations contained in Table 2.1.2.1.1, Subsection 2.1.14 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.48.3	Maximum floor space index - apartment zone		3.2
4.15.6.48.4	Maximum number of dwelling units per hectare		403
4.15.6.48.5	Maximum gross floor area - non-residential used for a retail store, restaurant, take-out restaurant, service establishment, commercial school, financial institution, medical office, office and recreational establishment or any combination thereof		4 000 m ²
4.15.6.48.6	Retail store, restaurant, take-out restaurant, service establishment, commercial school, financial institution, medical office, office and recreational establishment will only be permitted in the first three storeys of the apartment abutting Erin Mills Parkway		
4.15.6.48.7	Maximum gross floor area - apartment zone per storey for each storey above 12 storeys for apartment abutting Erin Mills Parkway		2 000 m ²
4.15.6.48.8	Maximum height for apartment abutting Erin Mills Parkway		70.0 m and 19 storeys
4.15.6.48.9	For the purpose of this By-law, all lands zoned RA5-48 shall be considered one lot		
4.15.6.48.10	For the purpose of this By-law, Erin Mills Parkway shall be deemed to be the front lot line		
4.15.6.48.11	Minimum front yard		11.0 m
4.15.6.48.12	Minimum exterior side yard		8.0 m
4.15.6.48.13	Minimum interior side yard		11.0 m
4.15.6.48.14	Minimum rear yard		9.0 m
4.15.6.48.15	Maximum encroachment into an interior side yard of a porch, balcony located on the first storey , staircase, landing or awning		3.7 m
4.15.6.48.16	Maximum projection of a balcony for the first five storeys measured from the outermost face or faces of the building from which the balcony projects		3.6 m

Exception RA5-48 continued on next page

Part 4 - Residential Zones

4.15.6.48	Exception: RA5-48	Map # 32	By-law: 0199-2016, 0174-2017, 0179-2018, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09
Exception RA5-48 continued from previous page			
4.15.6.48.17	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to exterior side yard and rear lot lines		0.7 m
4.15.6.48.18	Minimum depth of a landscaped buffer abutting an interior side lot line		4.0 m
4.15.6.48.19	Maximum width of a multi-use trail permitted within a required landscaped buffer abutting a lot line that is a street line		3.0 m
4.15.6.48.20	Minimum percentage of total required amenity area to be provided in one contiguous area		29%
4.15.6.48.21	Minimum number of resident parking spaces per studio, one-bedroom and two-bedroom apartment dwelling unit		1.1
4.15.6.48.22	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		1.2
4.15.6.48.23	Minimum number of resident parking spaces per townhouse dwelling unit		1.4
4.15.6.48.24	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.6.48.25	Minimum number parking spaces per 100 m ² gross floor area for a retail store		4.3
4.15.6.48.26	Notwithstanding Sentences 3.1.1.4.1, 3.1.1.4.3, 3.1.1.4.4, and 3.1.1.5.1 of this By-law, 16 required parking spaces shall be deemed to comply with this By-law		
4.15.6.48.27	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for a retail store, restaurant, take-out restaurant, service establishment, commercial school, financial institution, medical office, office and recreational establishment		
Section 37 Financial Contribution			
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 the owner of the lands zoned RA5-48 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, as amended. This agreement shall be registered on title to the lands zoned RA5-48 and shall require the owner to:			
(1) make payment to the City the sum of \$492,667 to be used by the City toward upgrades to Crawford Green Park and John C. Pallett Park, and/or affordable housing initiatives and/or a contribution towards the 'Backyard Farm and Market' and/or streetscape upgrades which may include street related art.			

Part 4 - Residential Zones

4.15.6.49	Exception: RA5-49	Map # 15	By-law: 0190-2017, 0181-2018/LPAT Order 2019 February 15
In a RA5-49 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.49.1	(1) Back to Back Townhouses (2) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law		
Regulations			
4.15.6.49.2	The provisions contained in Table 2.1.2.1.1, Subsection 2.1.14 and Article 4.1.15.1 of this By-law shall not apply		
4.15.6.49.3	For the purpose of this By-law, all lands zoned RA5-49 shall be considered one lot		
4.15.6.49.4	Back to back townhouses shall only be permitted in Area 'A' as identified on Schedule RA5-49 of this Exception		
4.15.6.49.5	Uses permitted in a C4 zone, as contained in Table 6.2.1 of this By-law, shall only be permitted within Area 'B' as identified on Schedule RA5-49 of this Exception		
4.15.6.49.6	Uses permitted in a C4 zone, as contained in Table 6.2.1 of this By-law, shall only be permitted on the first storey of an apartment		
4.15.6.49.7	Maximum floor space index - apartment zone		3.25
4.15.6.49.8	Maximum height - Area 'A'		10.7 m and 3 storeys
4.15.6.49.9	Maximum height - Area 'B'		90.0 m and 29 storeys
4.15.6.49.10	For the purpose of this By-law, Hurontario Street will be deemed to be the front lot line		
4.15.6.49.11	Minimum front yard		5.0 m
4.15.6.49.12	Minimum rear yard		6.0 m
4.15.6.49.13	Minimum interior side yard - Area 'A'		3.0 m
4.15.6.49.14	Minimum interior side yard - Area 'B'		7.5 m
4.15.6.49.15	Maximum encroachment of a roof, canopy or balcony into the required front yard		5.0 m
4.15.6.49.16	Maximum encroachment of a roof or balcony into the required interior side yard - Area 'B'		1.5 m
4.15.6.49.17	Minimum number of resident parking spaces per bachelor unit, one-bedroom and two-bedroom apartment dwelling units		1.0
4.15.6.49.18	Minimum number of resident parking spaces per three-bedroom apartment dwelling units		1.3
4.15.6.49.19	Minimum number of resident parking spaces per back to back townhouse dwelling unit		1.75
4.15.6.49.20	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.6.49.21	Minimum visitor parking spaces per back to back townhouse dwelling unit		0.25
4.15.6.49.22	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the greater of the required visitor parking spaces or the parking required for all non-residential uses		

Exception RA5-49 continued on next page

Part 4 - Residential Zones

4.15.6.49	Exception: RA5-49	Map # 15	By-law: 0190-2017, 0181-2018/LPAT Order 2019 February 15
Exception RA5-49 continued from previous page			
4.15.6.49.23	Minimum setback from an aisle to any interior lot line		0.0 m
4.15.6.49.24	Minimum setback from a parking structure completely below finished grade to any lot line		0.0 m
4.15.6.49.25	Minimum setback from a waste enclosure/loading area to a zone permitting detached dwellings or semi-detached		1.75 m
4.15.6.49.26	Minimum landscaped area		30% of the lot area
4.15.6.49.27	Minimum depth of a landscaped buffer abutting a lot line of a Residential Zone		3.0 m
4.15.6.49.28	Minimum depth of a landscaped buffer abutting any other lot line		1.5 m
4.15.6.49.29	Minimum amenity area		4.3 m ² per dwelling unit
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-49 by further amendment to Map 15 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) the submission of a site plan that provides for sufficient landscaping and buffers to adjacent properties, and a redesigned internal roadway (minimum drive aisle width of 7.0 m) with parallel parking spaces to the satisfaction of the Planning and Building Department; (2) dedication of public easements for pedestrian and vehicular access over the condominium road from the south limit of the site to the north, as well as a west to east public pedestrian easement from Grange Drive to Hurontario Street to the satisfaction of the City; (3) resolution of mitigation measures to address local transportation operational issues to the City's and Ministry of Transportation's satisfaction; (4) submission of details to confirm certain roadway and boulevard requirements for Hurontario Street and Grange Drive including streetscape design and utility plan to the satisfaction of the City; (5) submission of an updated Noise Feasibility Study regarding mitigation for the units and outdoor living areas; (6) submission of a satisfactory Functional Servicing Report to ensure adequate servicing and grading, including hydrant flow test, and Region of Peel confirmation that there is sufficient water capacity; (7) receipt of Region of Peel clearances that all PINS have been provided for the subject lands; (8) submission of a Geotechnical/Hydrogeological Investigation, to the satisfaction of the Transportation and Works Department, to assess the impact on groundwater levels by the proposed development; (9) delivery of executed Development/Servicing Agreements with the City, including provisions to complete required municipal road works and the construction of the storm sewer; (10) file a completed Record of Site Condition to the satisfaction of the Ministry of Environment; 			

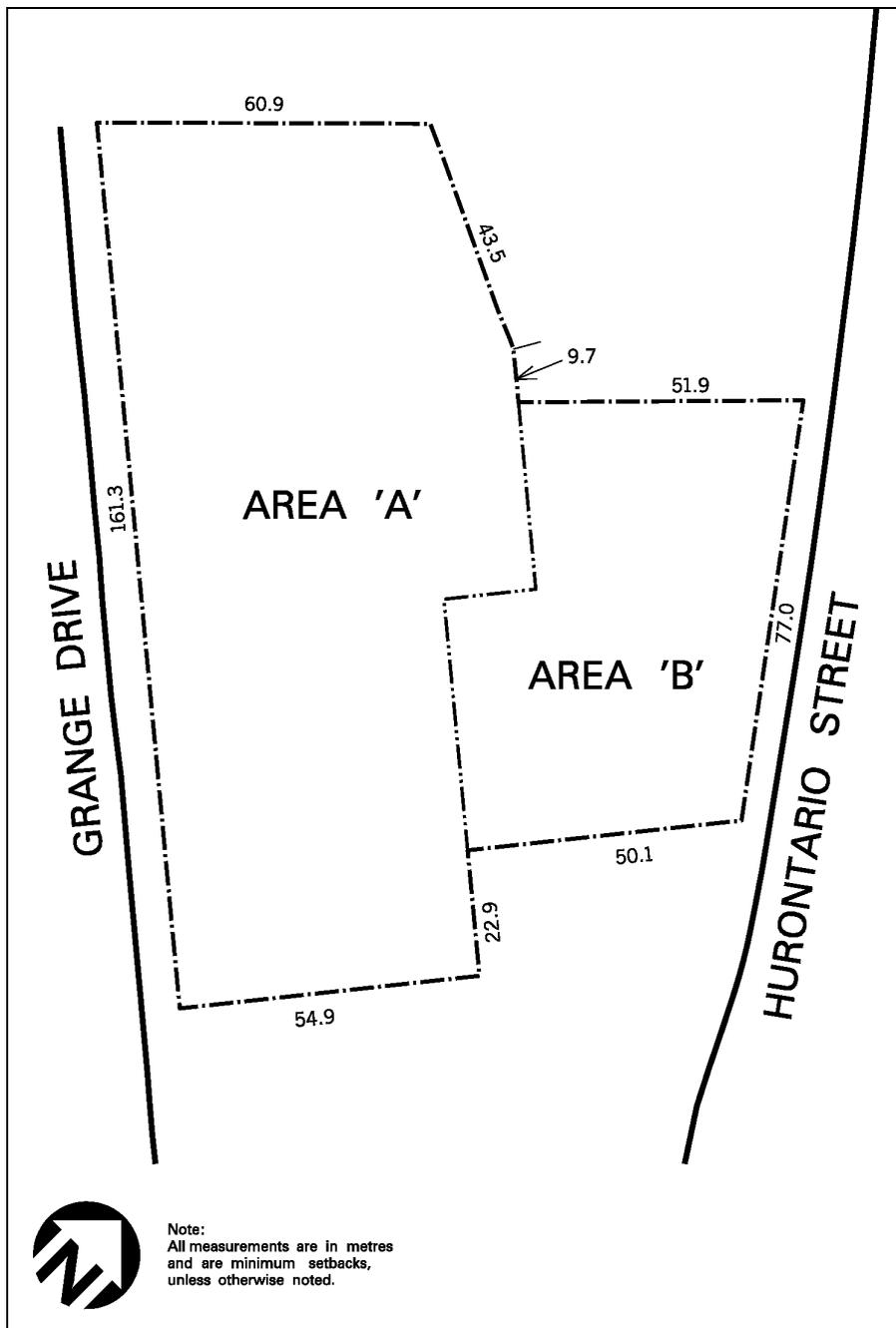
Exception RA5-49 continued on next page

Part 4 - Residential Zones

4.15.6.49	Exception: RA5-49	Map # 15	By-law: 0190-2017, 0181-2018/LPAT Order 2019 February 15
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Exception RA5-49 continued from previous page

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| Holding Provision (continued) | <ul style="list-style-type: none"> (11) submission of an Air Quality Report to the satisfaction of the Transportation and Works Department; (12) submission of a Phase II Environmental Site Assessment to the satisfaction of the Transportation and Works Department; (13) submission of a Letter of Reliance for Environmental Site Assessments to the satisfaction of the Transportation and Works Department; (14) provision of a Section 37 Agreement including any community benefits; (15) establishment of any necessary easements; (16) provision of any required securities and fees; (17) receipt of clearance from the Ministry of Tourism, Culture and Sport on Archaeological Assessment; (18) clearance from the Peel District School Board that satisfactory arrangements have been made for the provision and distribution of educational facilities; and, (19) receipt of the necessary approvals from Ministry of Transportation and Metrolinx. |
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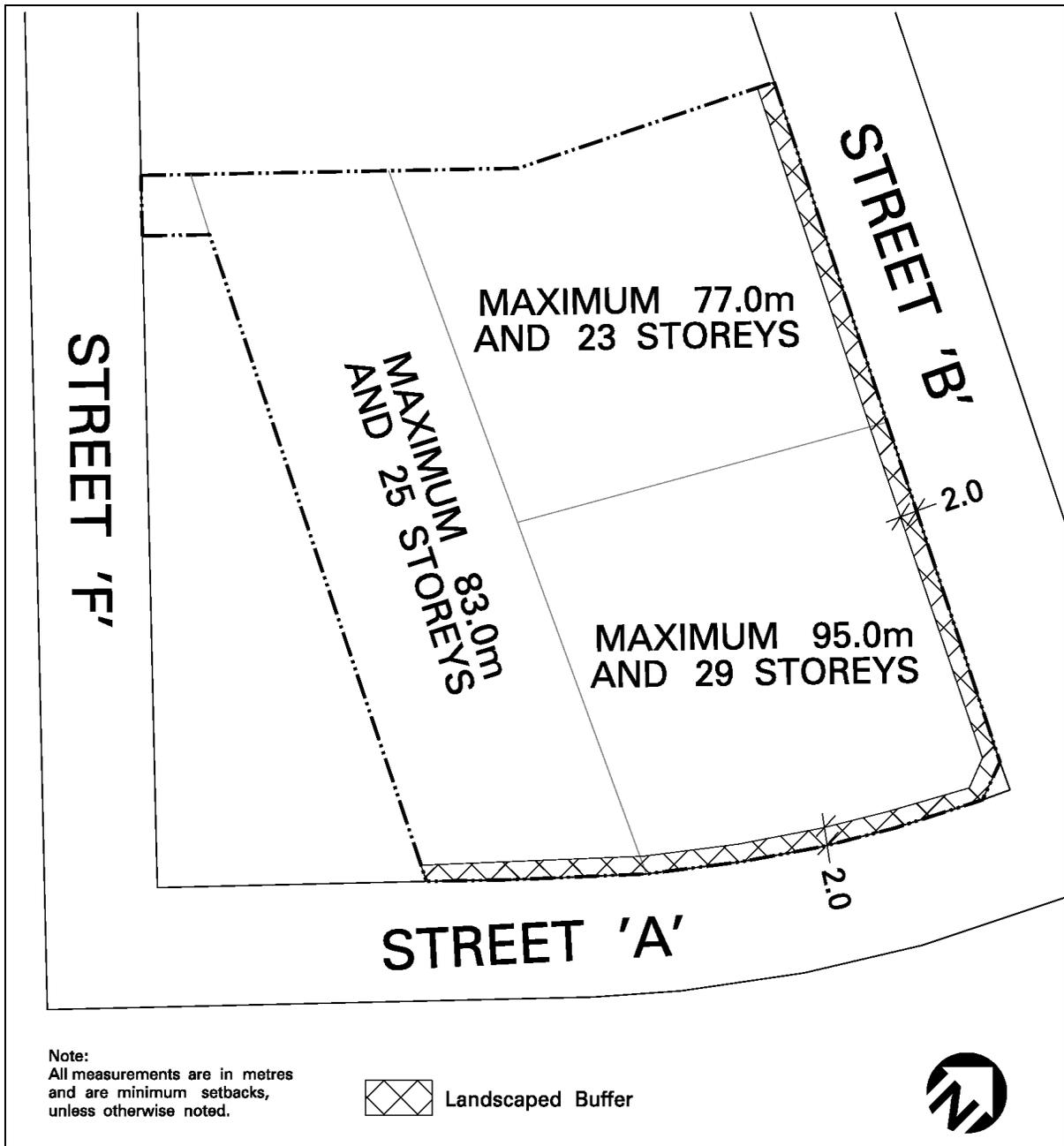
Schedule RA5-49
Map 15

Part 4 - Residential Zones

4.15.6.50	Exception: RA5-50	Map # 27	By-law: 0173-2018, 0181-2018/LPAT Order 2019 February 15, 0082-2020
In a RA5-50 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.6.50.1	(1) Stacked Townhouse		
Regulations			
4.15.6.50.2	Maximum floor space index - apartment zone		3.2
4.15.6.50.3	For the purposes of this By-law, all lands zoned RA5-50 shall be considered one lot		
4.15.6.50.4	Maximum height		48.0 m and 14 storeys
4.15.6.50.5	Maximum encroachment of a balcony located above the first storey		1.5 m
4.15.6.50.6	Maximum encroachment of a balcony, porch, landing or awning located on the first storey into a required yard		2.0 m
4.15.6.50.7	Maximum encroachment of a staircase located on the first storey into a required yard		3.0 m
4.15.6.50.8	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		1.15
4.15.6.50.9	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		1.2
4.15.6.50.10	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		1.3
4.15.6.50.11	Minimum number of resident parking spaces per two-bedroom stacked townhouse dwelling unit		1.4
4.15.6.50.12	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.6.50.13	Minimum number of car-share parking spaces		2
4.15.6.50.14	Minimum setback from surface parking spaces or aisles to a street line		0.0 m
4.15.6.50.15	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairs, to any rear lot line		0.0 m
4.15.6.50.16	Minimum setback from a waste enclosure/loading area to a zone permitting detached dwellings		7.0 m
4.15.6.50.17	Condominium roads, driveways and aisles may be shared with all lands that abut a RA5-50 zone		
4.15.6.50.18	Minimum landscaped area		35%
4.15.6.50.19	Minimum depth of a landscaped buffer abutting a street line		0.0 m
4.15.6.50.20	Minimum depth of a landscaped buffer abutting a Residential Zone		3.0 m
4.15.6.50.21	Minimum amenity area to be provided outside at grade		220 m ²
4.15.6.50.22	"Car-Share Parking Space" means a parking space allocated for the exclusive use of a car-sharing organization		

Part 4 - Residential Zones

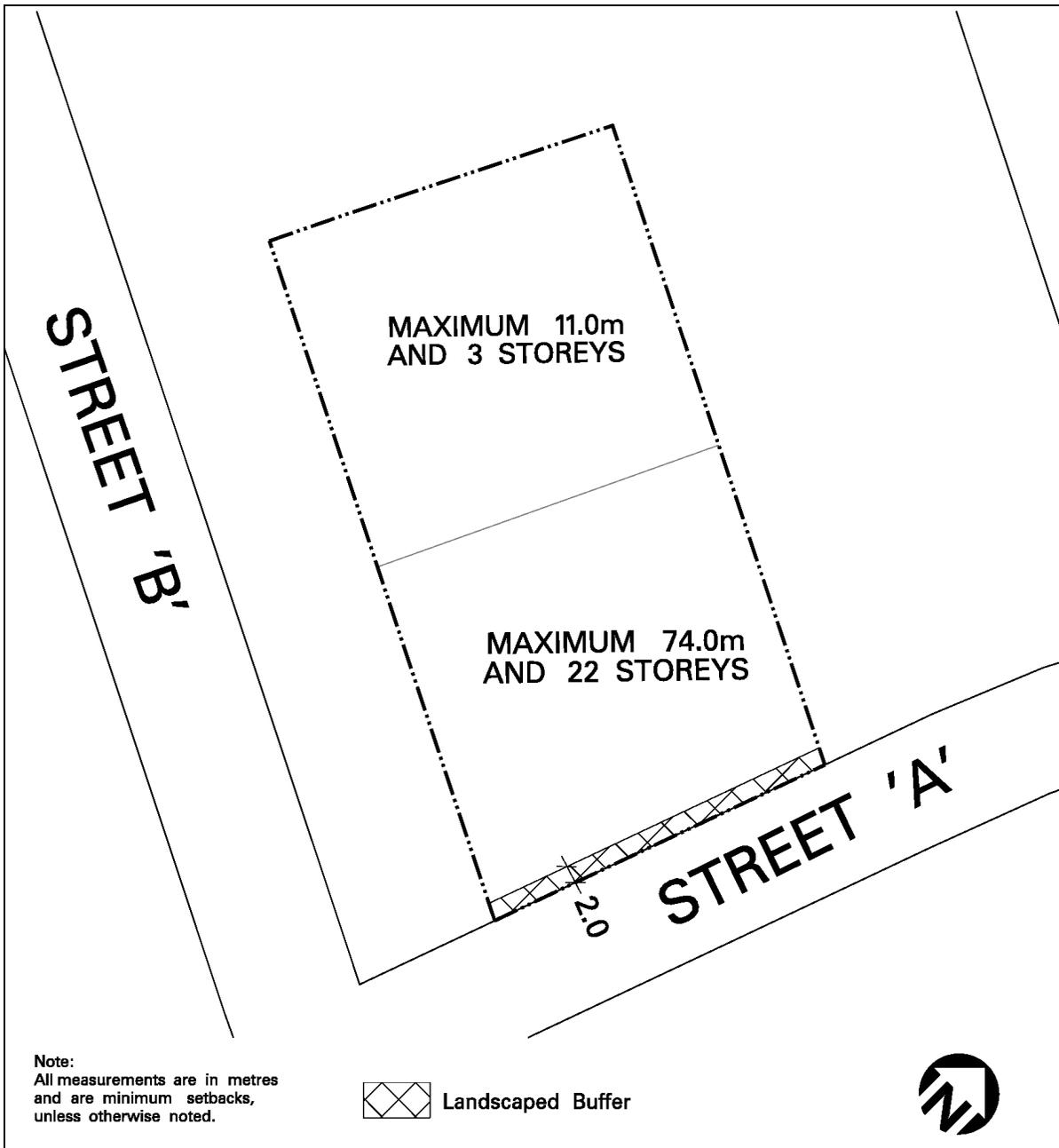
4.15.6.51	Exception: RA5-51	Map # 08	By-law: LPAT Order 2019 November 15
<p>In a RA5-51 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.51.1	(1) Hospice (2) Uses 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			
4.15.6.51.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.51.3	For the purpose of this By-law, all lands zoned RA5-51 shall be considered one lot		
4.15.6.51.4	Uses contained in Clauses 4.15.6.51.1(2) and 4.15.6.51.1(4) of this Exception shall not be permitted above the first storey		
4.15.6.51.5	Maximum floor space index - apartment zone		7.8
4.15.6.51.6	Minimum landscaped area		30% of the lot area
4.15.6.51.7	Minimum setback to a lot line for the portion of the building with a height less than or equal to six storeys		4.0 m
4.15.6.51.8	Minimum setback to a lot line for the portion of the building with a height greater than six storeys		7.0 m
4.15.6.51.9	Minimum setback to a sight triangle		2.0 m
4.15.6.51.10	Minimum setback of a parking structure constructed completely below finished grade to any lot line		1.0 m
4.15.6.51.11	Minimum number of resident parking spaces per dwelling unit		1.0
4.15.6.51.12	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.6.51.13	Minimum number of parking spaces per retirement dwelling unit		0.3
4.15.6.51.14	Minimum number of parking spaces for a long-term care bed		0.3
4.15.6.51.15	All site development plans shall comply with Schedule RA5-51 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-RA5-51 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended, and Schedule RA5-51 also be amended by deleting reference to a maximum of 83.0 m and 25 storeys replacing it with a maximum of 86.0 m and 26 storeys, upon satisfaction of the following requirement:</p> <p>(1) written confirmation from the owner, including a copy of the transfer documents and a current parcel register, demonstrating that the lands have been transferred to the Peel District School Board for a public school on lands zoned RM10-2 and OS1.</p>			



Schedule RA5-51
Map 08

Part 4 - Residential Zones

4.15.6.52	Exception: RA5-52	Map # 08	By-law: LPAT Order 2019 November 15
<p>In a RA5-52 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.52.1	(1) Townhouse (2) Hospice (3) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) Outdoor Market (5) Custom Workshop (6) Cogeneration Facility		
Regulations			
4.15.6.52.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.52.3	For the purpose of this By-law, all lands zoned RA5-52 shall be considered one lot		
4.15.6.52.4	Use contained in Clause 4.15.6.52.1(1) of this Exception shall comply with the RM4-76 regulations contained in Exception Table 4.10.2.76 of this By-law		
4.15.6.52.5	Uses contained in Clauses 4.15.6.52.1(3) and 4.15.6.52.1(5) of this Exception shall not be permitted above the first storey		
4.15.6.52.6	Maximum floor space index - apartment zone		4.1
4.15.6.52.7	Minimum landscaped area		30% of the lot area
4.15.6.52.8	Minimum setback to a road, condominium road or lot line for the portion of the building with a height less than or equal to six storeys		4.0 m
4.15.6.52.9	Minimum setback to a road, condominium road or lot line for the portion of the building with a height greater than six storeys		7.0 m
4.15.6.52.10	Minimum setback to a sight triangle		2.0 m
4.15.6.52.11	Minimum setback of a parking structure constructed completely below finished grade to any lot line		1.0 m
4.15.6.52.12	Notwithstanding Sentence 4.15.6.52.11 of this Exception, minimum setback of a parking structure constructed completely below finished grade abutting Street 'A'		3.0 m
4.15.6.52.13	Minimum number of resident parking spaces per dwelling unit		1.0
4.15.6.52.14	Minimum number of visitor parking spaces per dwelling unit		0.15
4.15.6.52.15	Minimum number of parking spaces per retirement dwelling unit		0.3
4.15.6.52.16	Minimum number of parking spaces for a long-term care bed		0.3
4.15.6.52.17	All site development plans shall comply with Schedule RA5-52 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-RA5-52 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended, and Schedule RA5-52 also be amended by deleting reference to a maximum of 74.0 m and 22 storeys and replacing it with a maximum of 83.0 m and 25 storeys, upon satisfaction of the following requirement:</p> <p>(1) written confirmation from the owner, including a copy of the transfer documents and a current parcel register, demonstrating that the lands have been transferred to the Peel District School Board for a public school on lands zoned RM10-2 and OS1.</p>			



Schedule RA5-52
Map 08

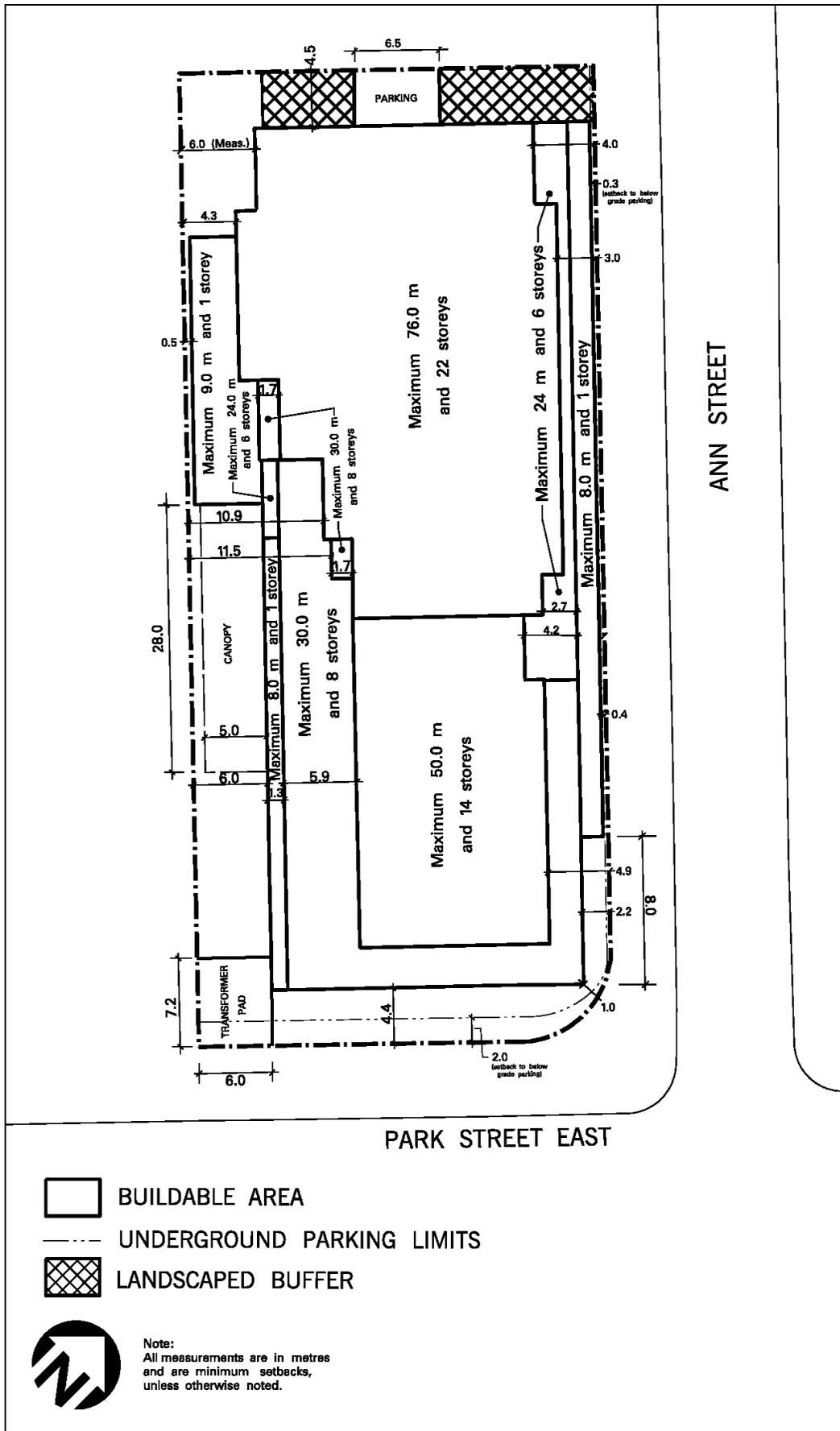
Part 4 - Residential Zones

4.15.6.53	Exception: RA5-53	Map # 08	By-law: 0054-2020, 0158-2021, 0200-2021, 0208-2022
In a RA5-53 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.53.1	(1)	Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law	
Regulations			
4.15.6.53.2	The provisions contained in Article 2.1.30.1 and the regulations of Lines 11.1, 11.2, 13.3, 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.53.3	The uses contained in Sentence 4.15.6.53.1 of this Exception shall only be permitted on the first storey of an apartment		
4.15.6.53.4	Maximum floor space index - apartment zone	9.2	
4.15.6.53.5	Minimum gross floor area - non-residential	250 m ²	
4.15.6.53.6	Maximum gross floor area - apartment zone for each of the 13 th and 14 th storeys	1 150 m ²	
4.15.6.53.7	Maximum projection of all balconies located above the first storey measured from the outermost faces of the building	2.0 m	
4.15.6.53.8	Notwithstanding Sentence 4.15.6.53.7 of this Exception, maximum projection of a rooftop balcony on the second storey measured from the outermost face of the building	6.0 m	
4.15.6.53.9	Notwithstanding Sentence 4.15.6.53.7 of this Exception, maximum projection of a rooftop balcony located on the seventh storey measured from the outermost face of the building	4.5 m	
4.15.6.53.10	Notwithstanding Sentence 4.15.6.53.7 of this Exception, maximum projection of a rooftop balcony located on the ninth storey measured from the outermost face of the building	6.0 m	
4.15.6.53.11	Notwithstanding Sentence 4.15.6.53.7 of this Exception, maximum projection of a rooftop balcony located on the 15 th storey measured from the outermost face of the building	29.5 m	
4.15.6.53.12	Maximum projection of an architectural feature located above the sixth storey measured from the outermost face of the building	2.3 m	
4.15.6.53.13	External access stairwell and ventilation shafts shall be permitted to extend beyond the limit of the completely below grade parking structure		
4.15.6.53.14	Notwithstanding Sentence 4.15.6.53.24 of this Exception, maximum projection of a canopy facing Park Street East from the building face	2.2 m	
4.15.6.53.15	Notwithstanding Sentence 4.15.6.53.24 of this Exception, maximum projection of a canopy facing Ann Street from the building faces	2.2 m	
4.15.6.53.16	Notwithstanding Sentence 4.15.6.53.24 of this Exception, stairs and ramps shall be permitted outside the buildable area and encroachments into a required yard		
4.15.6.53.17	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	0.75	
4.15.6.53.18	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	0.90	
4.15.6.53.19	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit	1.10	
4.15.6.53.20	Minimum number of shared visitor and non-residential parking spaces per dwelling unit	0.10	

Exception RA5-53 continued on next page

Part 4 - Residential Zones

4.15.6.53	Exception: RA5-53	Map # 08	By-law: 0054-2020, 0158-2021, 0200-2021, 0208-2022
Exception RA5-53 continued from previous page			
4.15.6.53.21	Minimum aisle width		6.6 m
4.15.6.53.22	Minimum landscaped area		380 m ²
4.15.6.53.23	Minimum amenity area		1 300 m ²
4.15.6.53.24	All site development plans shall comply with Schedule RA5-53 of this Exception		



Schedule RA5-53
Map 08

Part 4 - Residential Zones

4.15.6.54	Exception: RA5-54	Map # 22	By-law: LPAT Order 2020 April 27/ 2020 November 17, 0111-2019/LPAT Order 2021 March 09, 0217-2023
In a RA5-54 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.54.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Service Establishment (5) Financial Institution (6) Office		
Regulations			
4.15.6.54.2	The provisions contained in Subsections 2.1.14 and 4.1.21, Articles 3.1.4.1, 3.1.4.2, 3.1.4.3 and 4.1.15.1 and the regulations of Lines 5.0, 6.0, 8.0, 9.0, 10.0, 11.1, 11.2 and 15.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.54.3	The uses contained in Sentence 4.15.6.54.1 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 other combination thereof		
4.15.6.54.4	The uses contained in Sentence 4.15.6.54.1 of this Exception shall not be permitted above the third storey		
4.15.6.54.5	Minimum gross floor area - non-residential that shall be located within the first storey		400 m ²
4.15.6.54.6	The lot line abutting Hurontario Street shall be deemed to be the front lot line		
4.15.6.54.7	Maximum front yard		3.0 m
4.15.6.54.8	Maximum exterior side yard		3.0 m
4.15.6.54.9	Notwithstanding Sentences 4.15.6.54.7 and 4.15.6.54.8 of this Exception, minimum front and exterior side yards for that portion of the building or structure with a height greater than 14.5 m and 3 storeys		6.0 m
4.15.6.54.10	Minimum interior side and rear yards for that portion of the building or structure with a height less than or equal to 15.5 m and 3 storeys		5.0 m
4.15.6.54.11	Minimum interior side yard for that portion of the building or structure with a height greater than 15.5 m and 3 storeys		12.9 m
4.15.6.54.12	Minimum rear yard for that portion of the building or structure with a height greater than 14.9 m and 3 storeys		15.0 m
4.15.6.54.13	Maximum tower floor plate above 15.5 m and 3 storeys in height		750 m ²
4.15.6.54.14	Minimum height of a building or structure located between 0.0 m and 6.0 m from the front lot line		14.5 m and 3 storeys
4.15.6.54.15	Minimum height of a building or structure located between 0.0 m and 6.0 m from the exterior side lot line		10.5 m and 2 storeys
4.15.6.54.16	Maximum height		115.1 m and 36 storeys

Exception RA5-54 continued on next page

Part 4 - Residential Zones

4.15.6.54	Exception: RA5-54	Map # 22	By-law: LPAT Order 2020 April 27/ 2020 November 17, 0111-2019/LPAT Order 2021 March 09, 0217-2023
Exception RA5-54 continued from previous page			
4.15.6.54.17	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of mechanical or architectural appurtenances, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 8.5 m above the height limit otherwise applicable		
4.15.6.54.18	Maximum projection of a balcony located above the third storey measured from the outermost face or faces of the building from which the balcony projects		2.0 m
4.15.6.54.19	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line		0.0 m
4.15.6.54.20	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to an interior side or rear lot line		2.7 m
4.15.6.54.21	Minimum number of resident parking spaces per one-bedroom dwelling unit		0.9
4.15.6.54.22	Minimum number of resident parking spaces per two-bedroom dwelling unit		1.0
4.15.6.54.23	Minimum number of resident parking spaces per three-bedroom dwelling unit		1.3
4.15.6.54.24	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.6.54.25	Minimum number of parking spaces per 100 m ² of gross floor area-non-residential for uses contained in Clauses 4.15.6.54.1(1) to 4.15.6.54.1(4) of this Exception		4.3
4.15.6.54.26	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses contained in Sentence 4.15.6.54.1 of this Exception		
4.15.6.54.27	Minimum contiguous gross floor area - non-residential for bicycle parking		228 m ²
4.15.6.54.28	Minimum depth of a landscaped buffer along interior side yard and rear lot lines		3.0
4.15.6.54.29	Minimum contiguous amenity area to be provided outside		1.35 m ² per dwelling unit
4.15.6.54.30	Minimum amenity area to be provided inside		2.0 m ² per dwelling unit

Exception RA5-54 continued on next page

4.15.6.54	Exception: RA5-54	Map # 22	By-law: LPAT Order 2020 April 27/ 2020 November 17, 0111-2019/LPAT Order 2021 March 09, 0217-2023
Exception RA5-54 continued from previous page			
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-54 by further amendment to Map 22 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) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City") and the Region of Peel ("Region"); (2) the submission of a revised traffic impact study including a functional plan for the Central Parkway West access including, but not limited to the extension of the Central Parkway median at Hurontario Street past the driveway and pavement marking, to the satisfaction of the City; (3) satisfactory arrangement for the right-in, right-out access on to Central Parkway West, to the satisfaction of the City; (4) the submission of a revised functional servicing report to the satisfaction of the City and the Region; (5) confirmation that a Record of Site Condition has been posted to the Environmental Site Registry and the submission of all supporting environmental reports to the satisfaction of the City; (6) delivery of an executed agreement for community benefits pursuant to section 37 of the <i>Planning Act</i>, as amended, in a form and on terms satisfactory to the City. 			

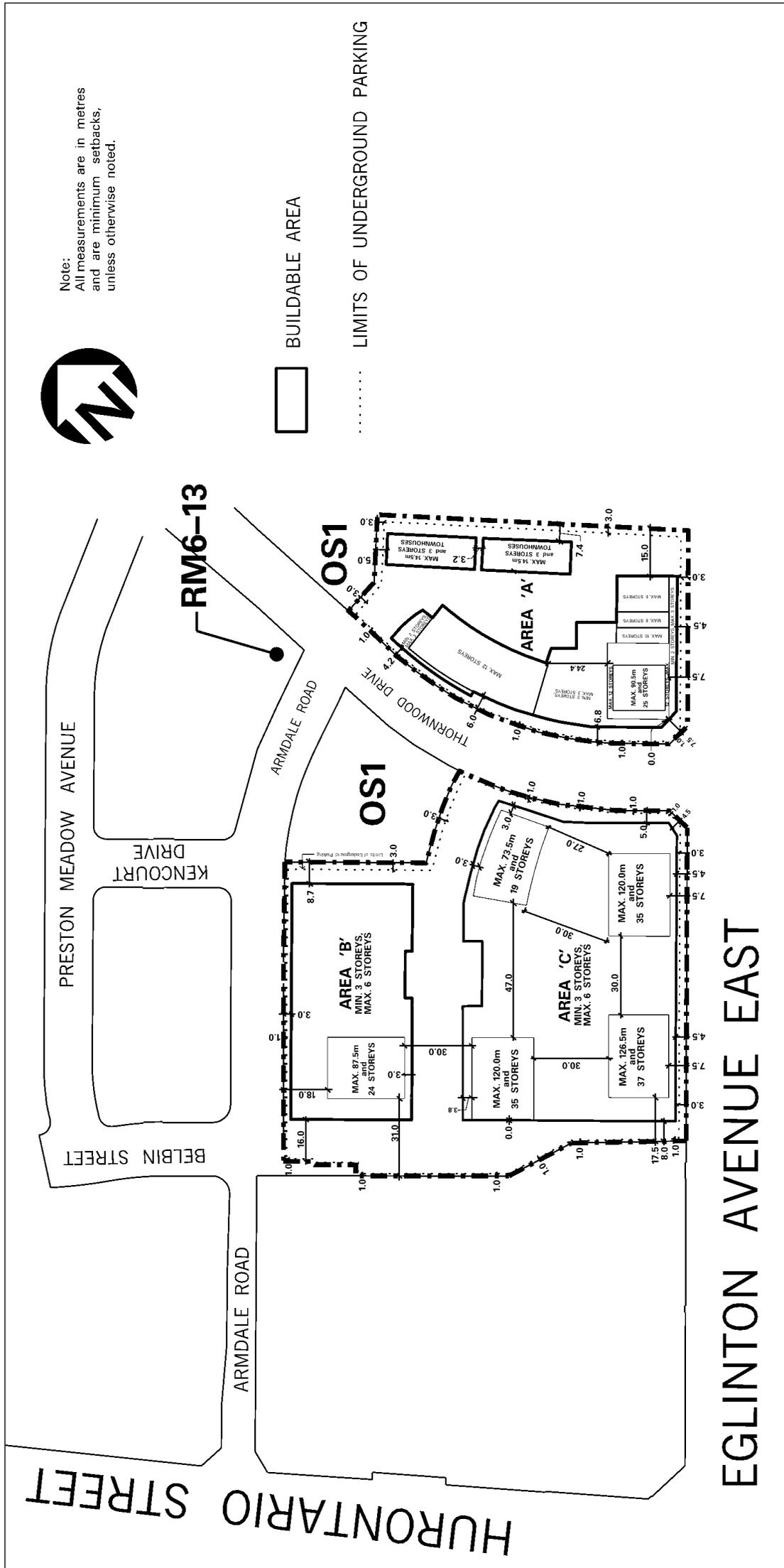
Part 4 - Residential Zones

4.15.6.55	Exception: RA5-55	Map # 36W	By-law: 0259-2020, 0111-2019/LPAT Order 2021 March 09, 0213-2022, 0208-2022
In a RA5-55 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.6.55.1	(1) Townhouse (2) Retail Store (3) Motor Vehicle Rental Facility (4) Restaurant (5) Take-out Restaurant (6) Service Establishment (7) Commercial School (8) Private School (9) Day Care (10) Financial Institution (11) Medical Office (12) Office (13) Recreational Establishment		
Regulations			
4.15.6.55.2	The provisions contained in Subsection 2.1.14, Articles 2.1.2.1, 2.1.9.2, 2.1.9.4, and 4.1.15.1, and the regulations of Lines 3.0, 4.0, 5.0, 8.0, 9.0, 10.0, 11.1, 11.2, 15.2, 15.3, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.55.3	For the purposes of this By-law, all lands zoned RA5-55 shall be considered one lot		
4.15.6.55.4	The uses contained in Clauses 4.15.6.55.1(2) to 4.15.6.55.1(13) 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 other combination thereof		
4.15.6.55.5	The uses permitted in Clauses 4.15.6.55.1(2) to 4.15.6.55.1(13) of this Exception shall only be located on the first storey of the building in Buildable Area 'C' identified on Schedule RA5-55 of this Exception along the streetwall of Eglinton Avenue East		
4.15.6.55.6	Maximum number of apartment dwelling units		2 500
4.15.6.55.7	Maximum number of townhouse dwelling units		20
4.15.6.55.8	Minimum floor area to be used for non-residential uses identified in Clauses 4.15.6.55.1(2) to 4.15.6.55.1(13) of this Exception		1 300 m ²
4.15.6.55.9	Maximum gross floor area - apartment zone per storey for each storey above 12 storeys		850 m ²
4.15.6.55.10	The height of the townhouses will be calculated using established grade		
4.15.6.55.11	Maximum encroachment outside the buildable area of a porch or deck inclusive of stairs located at and accessible from the first storey of a townhouse		1.6 m
4.15.6.55.12	Minimum number of resident parking spaces per studio apartment dwelling unit		0.8
4.15.6.55.13	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		0.9
4.15.6.55.14	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		1.0
4.15.6.55.15	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		1.3

Exception RA5-55 continued on next page

Part 4 - Residential Zones

4.15.6.55	Exception: RA5-55	Map # 36W	By-law: 0259-2020, 0111-2019/LPAT Order 2021 March 09, 0213-2022, 0208-2022
Exception RA5-55 continued from previous page			
4.15.6.55.16	Minimum number of parking spaces for townhouses		2
4.15.6.55.17	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except restaurant and take-out restaurant</p> <p>Parking for restaurant and take-out restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.6.55.18	Resident tandem parking spaces are permitted		
4.15.6.55.19	Maximum number of resident tandem parking spaces		20% of total required resident parking spaces
4.15.6.55.20	Minimum vertical depth		1.0 m
4.15.6.55.21	Minimum landscaped area		25% of the lot area
4.15.6.55.22	Minimum amenity area		4.5 m ² per dwelling unit
4.15.6.55.23	"Podium" means the base of a building, structure or part thereof, located at or above established grade , that projects from the tower portion of the building		
4.15.6.55.24	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium		
4.15.6.55.25	"Vertical Depth" means the distance between the finished grade level of the lands measured to the top of the roof membrane of a below grade parking structure		
4.15.6.55.26	All site development plans shall comply with Schedule RA5-55 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-RA5-55 by further amendment to Map 36W 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) delivery of an executed agreement for affordable housing pursuant to section 37 of the <i>Planning Act</i> consisting of an affordable housing contribution of either \$15 million, or 5% of total units proposed (up to 125 affordable ownership units) on site (mix of one and two-bedroom unit types), or a partnership with a non-profit housing provider to deliver 5% of total units proposed (up to 125 affordable ownership or rental units), or that a combination of these contributions be made; (2) such additional contributions to Paragraph (1) if determined to be applicable based on the City of Mississauga's Bonus Zoning Policy 07-03-01, will be subject to the terms of the section 37 agreement in a form and content satisfactory to the Planning and Building Department. 			



Schedule RA5-55
Map 36W

Part 4 - Residential Zones

4.15.6.56	Exception: RA5-56	Map # 36W	By-law: 0082-2021, 0158-2023, 0217-2023
<p>In a RA5-56 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.56.1	(1) Retail Store (2) Outdoor garden centre accessory to a retail store (3) Restaurant (4) Take-out Restaurant (5) Outdoor patio accessory to a restaurant and take-out restaurant (6) Veterinary Clinic (7) Animal Care Establishment (8) Service Establishment (9) Commercial School (10) Financial Institution (11) Medical Office (12) Office (13) Recreational Establishment		
Regulations			
4.15.6.56.2	The provisions contained in Subsections 2.1.14 and 2.1.30, Sentence 3.1.1.8.1 and the regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.56.3	Maximum floor space index - apartment zone		4.0
4.15.6.56.4	Maximum gross floor area - apartment zone per storey for each storey above seven storeys for Building 'A' identified on Schedule RA5-56 of this Exception		750 m ²
4.15.6.56.5	Maximum gross floor area - apartment zone per storey for each storey above 10 storeys for Building 'B' identified on Schedule RA5-56 of this Exception		750 m ²
4.15.6.56.6	Minimum gross floor area - non-residential		900 m ²
4.15.6.56.7	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets , turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 7.0 m above the height limit otherwise applicable		
4.15.6.56.8	The lot line abutting Hurontario Street shall be deemed to be the front lot line		
4.15.6.56.9	A dwelling unit shall not be located along the Hurontario Street frontage on the first storey		
4.15.6.56.10	Notwithstanding Sentence 4.15.6.56.26 of this Exception, maximum encroachment into a required yard of a canopy or awning located on the first storey		3.0 m
4.15.6.56.11	Notwithstanding Sentence 4.15.6.56.26 of this Exception, maximum encroachment into a required yard abutting Bristol Road East of a canopy or awning located on the first storey		1.0 m
4.15.6.56.12	Notwithstanding Sentence 4.15.6.56.26 of this Exception, minimum setback of a canopy or awning located on the first storey to a sight triangle		0.0 m

Exception RA5-56 continued on next page

Part 4 - Residential Zones

4.15.6.56	Exception: RA5-56	Map # 36W	By-law: 0082-2021, 0158-2023, 0217-2023
Exception RA5-56 continued from previous page			
4.15.6.56.13	Driveways may be shared with abutting lands zoned C2-15		
4.15.6.56.14	Minimum number of resident parking spaces per studio rental apartment dwelling unit		0.8
4.15.6.56.15	Minimum number of resident parking spaces per one-bedroom rental apartment dwelling unit		0.85
4.15.6.56.16	Minimum number of resident parking spaces per two-bedroom rental apartment dwelling unit		1.0
4.15.6.56.17	Minimum number of resident parking spaces per three-bedroom rental apartment dwelling unit		1.2
4.15.6.56.18	Minimum number of visitor parking spaces per rental apartment dwelling unit		0.15
4.15.6.56.19	Minimum number of parking spaces per 100 m ² of gross floor area - non-residential for uses contained in Sentence 4.15.6.56.1 of this Exception, except a restaurant with a gross floor area - non-residential greater than 220 m ²		4.3
4.15.6.56.20	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>The greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except a restaurant with a gross floor area - non-residential greater than 220 m².</p> <p>Parking for a restaurant with a gross floor area - non-residential greater than 220 m² shall not be included in the above shared parking arrangement and shall be provided in accordance with the applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.6.56.21	Tandem parking spaces will be permitted		
4.15.6.56.22	Maximum percentage of required resident parking spaces that may be tandem		10%
4.15.6.56.23	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts to a front and/or exterior lot line		3.0 m
4.15.6.56.24	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts to any other lot line		0.0 m
4.15.6.56.25	Minimum landscaped area		15%

Exception RA5-56 continued on next page

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4.15.6.56	Exception: RA5-56	Map # 36W	By-law: 0082-2021, 0158-2023, 0217-2023
Exception RA5-56 continued from previous page			
4.15.6.56.26	All site development plans shall comply with Schedule RA5-56 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-RA5-56 by further amendment to Map 36W 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) delivery of an executed Development Agreement with Municipal Infrastructure Schedules in a form and on terms satisfactory to the City of Mississauga ("City") and Region of Peel ("Region") to capture items including but not limited to: municipal infrastructure detailed design, securities, fees, and insurance; (2) delivery of an executed Public Benefit Contribution (section 37) agreement pursuant to section 37 of the <i>Planning Act</i>, R.S.O 1990, c.P.13, as amended; (3) receipt of any additional technical reports, studies, drawings, to the satisfaction of the City and Region, in support of the municipal and regional infrastructure detailed design, including but not limited to: a final clean-up report confirming that the property meets the applicable Ministry of the Environment, Conservation and Parks (MECP) standards; and an updated geotechnical report outlining backfill and bedding recommendations for any required municipal or regional service; (4) receipt of confirmation that the Record of Site Condition (RSC) has been filed with the Ministry of Environment, Conservation and Parks, together with any supporting documentation or as otherwise provided and secured for in the development agreement; (5) receipt of a temporary discharge to storm sewer commitment letter; (6) satisfactory arrangements for Waste Collection subject to the most recent Waste Collection Design Standards requirements with the Region. 			

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4.15.6.57	Exception: RA5-57	Map # 21	By-law: 0160-2021, 0094-2023, 0217-2023, 0047-2024, 0134-2024
<p>In a RA5-57 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.57.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Service Establishment (5) Financial Institution (6) Medical Office - Restricted (7) Art Gallery (8) Museum		
Regulations			
4.15.6.57.2	The provisions contained in Subsection 2.1.14, Articles 3.1.4.1, 3.1.4.3 and 4.1.15.1 and the regulations of Lines 13.5, 15.1, 15.2, 15.3, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.57.3	The uses contained in Sentence 4.15.6.57.1 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 other combination thereof		
4.15.6.57.4	The uses contained in Sentence 4.15.6.57.1 of this Exception shall not be permitted above the first storey		
4.15.6.57.5	Maximum floor space index - apartment zone		9.5
4.15.6.57.6	Minimum gross floor area - non-residential that shall be located within the first storey		305 m ²
4.15.6.57.7	Maximum gross floor area - apartment zone per storey for each storey above 21.0 m and 6 storeys		850 m ²
4.15.6.57.8	Notwithstanding Sentence 4.15.6.57.25 of this Exception, maximum encroachment of a balcony located above the first storey , window, pilaster, cornice, balustrade, roof eaves or architectural projection into a required yard		2.0 m
4.15.6.57.9	Notwithstanding Sentences 4.15.6.57.8 and 4.15.6.57.25 of this Exception, maximum encroachment of a balcony located on the eighth storey into a required yard		2.2 m
4.15.6.57.10	Notwithstanding Sentence 4.15.6.57.25 of this Exception, 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		2.0 m
4.15.6.57.11	Notwithstanding Sentence 4.15.6.57.25 of this Exception, 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		2.0 m
4.15.6.57.12	Notwithstanding Sentence 4.15.6.57.11 of this Exception, maximum projection of a balcony located on the eighth storey measured from the outermost face or faces of the building from which the balcony projects		2.2 m
4.15.6.57.13	Minimum number of resident parking spaces per studio apartment dwelling unit		0.8
4.15.6.57.14	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		0.9
4.15.6.57.15	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		1.0

Exception RA5-57 continued next page

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4.15.6.57	Exception: RA5-57	Map # 21	By-law: 0160-2021, 0094-2023, 0217-2023, 0047-2024, 0134-2024
Exception RA5-57 continued from previous page			
4.15.6.57.16	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		1.3
4.15.6.57.17	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.6.57.18	Minimum number of parking spaces per 100 m ² of gross floor area - non-residential for uses contained in Clauses 4.15.6.57.1(1), 4.15.6.57.1(3) to 4.15.6.57.1(8) of this Exception		4.3
4.15.6.57.19	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except restaurant</p> <p>Parking for a restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.6.57.20	Notwithstanding Sentence 4.15.6.57.25 of this Exception, maximum encroachment of a hydro electrical transformer and pad into a required yard		4.5 m
4.15.6.57.21	Notwithstanding Sentence 4.15.6.57.25 of this Exception, an at grade vent screen, outdoor amenity area and hydro electrical transformer and pad shall be permitted within a required landscaped buffer		
4.15.6.57.22	Minimum floor area for bicycle parking		345 m ²
4.15.6.57.23	Minimum amenity area		4.5 m ² per dwelling unit
4.15.6.57.24	Minimum amenity area to be provided outside		1.6 m ² per dwelling unit
4.15.6.57.25	All site development plans shall comply with Schedule RA5-57 of this Exception		

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4.15.6.58	Exception: RA5-58	Map # 21	By-law: 0122-2022
<p>In a RA5-58 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.6.58.1	The provisions contained in Articles 2.1.30 and 4.1.9.6 and the regulations of Lines 2.1, 2.2, 3.0, 4.0 and 5.0 contained in Table 4.1.2.2, of this By-law shall not apply		
4.15.6.58.2	Maximum number of legally existing dwelling units permitted below the first storey on the date of passing of this By-law		12
4.15.6.58.3	Maximum floor space index - apartment zone		2.3
4.15.6.58.4	Maximum height		78.5 m and 25 storeys
4.15.6.58.5	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		1.9 m
4.15.6.58.6	Maximum projection of a balcony located above the first storey of the building into the required minimum above grade separation between buildings		1.9 m
4.15.6.58.7	Minimum above grade separation between buildings for that portion of dwelling with a height greater than 26.0 m		30.0 m
4.15.6.58.8	Minimum number of resident parking spaces per studio and one-bedroom apartment dwelling units		0.85
4.15.6.58.9	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		1.13
4.15.6.58.10	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		1.22
4.15.6.58.11	Minimum number of visitor parking spaces per dwelling unit		0.20
4.15.6.58.12	Minimum setback from a parking structure inclusive of ventilation shafts above or partially above finished grade to any lot line		3.0 m
4.15.6.58.13	Minimum aisle width within the underground parking structure legally existing on the date of passing of this By-law		6.0 m
4.15.6.58.14	Minimum number of loading spaces		2
4.15.6.58.15	Maximum area occupied combined for all accessory buildings and structures		200 m ²

Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12			
4.15.6.59	Exception: RA5-59	Map # 01	By-law: 0119-2022
<p>In a RA5-59 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.59.1	(1)	Townhouse	
	(2)	Stacked Townhouse	
	(3)	Restaurant	
	(4)	Take-out restaurant	
	(5)	Outdoor patio accessory to a restaurant or take-out restaurant	
	(6)	Animal Care Establishment	

Exception RA5-59 continued on next page

Part 4 - Residential Zones

Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12			
4.15.6.59	Exception: RA5-59	Map # 01	By-law: 0119-2022
Exception RA5-59 continued from previous page			
Regulations			
4.15.6.59.2	Uses contained in Clauses 4.15.6.59.1(1) and 4.15.6.59.1(2) of this Exception shall be attached to an apartment		
4.15.6.59.3	Animal care establishments, restaurants and take-out restaurants shall only be permitted within the first storey of a building		
4.15.6.59.4	Minimum gross floor area - non-residential located within the first storey of each building abutting Street 'F', between Street 'A' and Street 'B' identified on Schedule RA5-59 of this Exception		450 m ²
4.15.6.59.5	Maximum height of a podium		6 storeys and 21.0 m
4.15.6.59.6	For the purposes of calculating height, townhouse and stacked townhouse shall be measured from established grade		
4.15.6.59.7	Minimum front and exterior side yards for that portion of the dwelling with a height up to and including six storeys		4.0 m
4.15.6.59.8	Minimum front and exterior side yards for that portion of the dwelling with a height greater than six storeys		7.0 m
4.15.6.59.9	Minimum setback of a streetwall abutting Street 'D' with a height greater than four storeys identified on Schedule RA5-59 of this Exception		7.0 m
4.15.6.59.10	Minimum setback for that portion of the dwelling with a height greater than six storeys and facing the lot line abutting Street 'D'		25.0 m
4.15.6.59.11	Minimum interior side yard for that portion of the dwelling with a height up to and including six storeys		4.5 m
4.15.6.59.12	Minimum interior side yard for that portion of the dwelling with a height greater than six storeys		7.5 m
4.15.6.59.13	Minimum rear yard for that portion of the dwelling with a height up to and including six storeys		7.5 m
4.15.6.59.14	Minimum rear yard for that portion of the dwelling with a height greater than six storeys		10.5 m
4.15.6.59.15	Notwithstanding Sentences 4.15.6.59.11 and 4.15.6.59.13 of this Exception, minimum interior side or rear yard when abutting an OS2-18 zone		5.0 m
4.15.6.59.16	Minimum above grade separation between buildings for that portion of the dwelling with a height greater than eight storeys		30.0 m
4.15.6.59.17	Maximum encroachment of a balcony located above the first storey into a required yard		2.4 m
4.15.6.59.18	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		2.4 m
4.15.6.59.19	Notwithstanding Sentence 4.15.6.59.18 of this Exception, a balcony shall not have a maximum projection provided it does not extend beyond the outermost face or faces of the storey supporting the balcony		
4.15.6.59.20	Minimum setback from a parking structure above or partially above finished grade to a front or exterior side lot line		4.0 m
4.15.6.59.21	Minimum setback from a parking structure above or partially above finished grade to an interior side lot line		4.5 m
4.15.6.59.22	Minimum setback from a parking structure above or partially above finished grade to a rear lot line		7.5 m

Exception RA5-59 continued on next page

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Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12		
4.15.6.59	Exception: RA5-59	Map # 01 By-law: 0119-2022
Exception RA5-59 continued from previous page		
4.15.6.59.23	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	1.0 m
4.15.6.59.24	Notwithstanding Sentence 4.15.6.59.23 of this Exception, minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to the lot line abutting Street 'H' on Blocks 3 and 8 identified on Schedule 2.1.33 of this By-law	3.0 m
4.15.6.59.25	Notwithstanding Sentence 4.15.6.59.23 of this Exception, minimum setback for external access stairwells abutting a lot line that is a street line	2.0 m
4.15.6.59.26	Notwithstanding Sentence 4.15.6.59.23 of this Exception, minimum setback from a parking structure completely below finished grade to all lands zoned OS2-18	1.5 m
4.15.6.59.27	Minimum setback to a sight triangle	2.0 m
4.15.6.59.28	Minimum width of a condominium road	6.1 m
4.15.6.59.29	Minimum landscaped area	30%
4.15.6.59.30	Minimum depth of a landscaped buffer abutting a lot line that is a street line	2.0 m
4.15.6.59.31	Minimum depth of a landscaped buffer abutting lands with an Open Space Zone	1.5 m
4.15.6.59.32	Minimum amenity area	The greater of 4.0 m ² per dwelling unit or 10% of the site area
4.15.6.59.33	Minimum percentage of total required amenity area to be provided in one contiguous area	35%
4.15.6.59.34	Maximum amount of required resident parking spaces that may be tandem	10%
4.15.6.59.35	Condominium roads and aisles are permitted to be shared with abutting lands zoned C4-76 and C4-77	
4.15.6.59.36	Parking areas, amenity areas and landscaped areas are permitted to be shared with abutting lands zoned RM9-3, C4-76 and C4-77	
4.15.6.59.37	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of an enclosed rooftop amenity area provided that the enclosed amenity area does not occupy more than 30% of the rooftop, is setback a minimum of 3.0 m from the outermost edge of the rooftop and that the height of such element is no higher than 4.5 m above the height limit otherwise applicable	
4.15.6.59.38	"Height of a Podium" means the vertical distance between the established grade and the highest point of the roof surface of the podium	
4.15.6.59.39	"Podium" means the base of a building or structure located at or above established grade , that projects from the building	

Exception RA5-59 continued on next page

Refer to Minister Zoning Order (MZO) O. Reg. 91/23 2023 May 12			
4.15.6.59	Exception: RA5-59	Map # 01	By-law: 0119-2022
Exception RA5-59 continued from previous page			
4.15.6.59.40	All site development plans shall comply with Schedule RA5-59 of this Exception		
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA5-59 by further amendment to Map 01 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirement:			
(1) the provisions contained in Article 2.1.33.7 of this By-law as they relate to lands zoned H-RA5-59 and subject to holding provisions H1, H2, H3, H4 and H5.			

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4.15.6.60	Exception: RA5-60	Map # 05	By-law: OLT Order 2022 July 26, 0102-2024
<p>In a RA5-60 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.15.6.60.1	The provisions contained in Subsections 2.1.14 and 2.1.30, Sentence 4.1.15.1.3 and the regulations of Lines 15.2 and 15.6 contained in Table 4.15.1 of the By-law shall not apply		
4.15.6.60.2	Maximum floor space index - apartment zone		5.0
4.15.6.60.3	Minimum gross floor area - non-residential		540 m ²
4.15.6.60.4	Notwithstanding Sentence 4.15.6.60.13 of this Exception, maximum encroachment of a balcony into a required yard		2.0 m
4.15.6.60.5	Notwithstanding Sentence 4.15.6.60.13 of this Exception, maximum projection of a balcony measured from the outermost face or faces of the building from which the balcony projects		2.0 m
4.15.6.60.6	Notwithstanding Sentence 4.15.6.60.5 of this Exception, a balcony projection will not be permitted facing Lakeshore Road East		
4.15.6.60.7	Minimum number of resident parking spaces per dwelling unit		0.92
4.15.6.60.8	Minimum number of visitor parking spaces per dwelling unit		0.20
4.15.6.60.9	Minimum aisle width within a parking structure		6.0 m
4.15.6.60.10	Minimum landscaped area		30% of the lot area
4.15.6.60.11	Minimum depth of a landscaped buffer abutting a Residential Zone		3.0 m
4.15.6.60.12	Minimum amenity area		560 m ²
4.15.6.60.13	All site development plans shall comply with Schedule RA5-60 of this Exception		

Part 4 - Residential Zones

4.15.6.61	Exception: RA5-61	Map # 22	By-law: OLT Order 2023 June 05, 0217-2023
<p>In a RA5-61 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.61.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Service Establishment (5) Financial Institution (6) Medical Office (7) Office		
Regulations			
4.15.6.61.2	The provisions contained in Subsections 2.1.14, 2.1.30 and Article 4.1.15.1 and the regulations of Lines 15.1, 15.2, 15.5 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.6.61.3	A dwelling unit shall not be permitted on the first storey		
4.15.6.61.4	The uses contained in Sentence 4.15.6.61.1 of this Exception shall not be permitted above the third storey		
4.15.6.61.5	The uses contained in Sentence 4.15.6.61.1 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		
4.15.6.61.6	Maximum floor space index - apartment zone		7.6
4.15.6.61.7	Minimum gross floor area - non-residential used for medical office and office		1 790 m ²
4.15.6.61.8	Maximum gross floor area - apartment zone per storey for each storey above nine storeys		750 m ²
4.15.6.61.9	Minimum number of resident parking spaces per dwelling unit		0.8
4.15.6.61.10	Minimum number of visitor parking spaces per dwelling unit		0.2
4.15.6.61.11	Minimum number of accessible parking spaces		5
4.15.6.61.12	Minimum number of bicycle parking spaces - Class B		0
4.15.6.61.13	Minimum number of parking spaces per 100 m ² of gross floor area - non-residential for uses contained in Sentence 4.15.6.61.1 of this Exception		3.8
4.15.6.61.14	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required residential visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.2 visitor parking spaces per dwelling unit</p> <p>or</p> <p>Parking required for all non-residential uses, except for restaurant over 220 m² gross floor area - non-residential</p> <p>Parking for restaurant over 220 m² gross floor area - non-residential, shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.6.61.15	Minimum amenity area		4.5 m ² per dwelling unit

Exception RA5-61 continued on next page

4.15.6.61	Exception: RA5-61	Map # 22	By-law: OLT Order 2023 June 05, 0217-2023
Exception RA5-61 continued from previous page			
4.15.6.61.16	All site development plans shall comply with Schedule RA5-61 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-RA5-61 by further amendment to Map 22 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) delivery of an executed Development Agreement with Municipal Infrastructure and Streetscape Schedules in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) delivery of a Temporary Discharge to Storm Sewer Commitment Letter to the satisfaction of the City's Transportation and Works Department; (3) delivery of a Confirmation Letter from an Engineer that the above-ground storage tanks, wells and septic tanks have been removed to the satisfaction of the City's Transportation and Works Department; (4) delivery of a Record of Site Condition, together with all supporting documentation to the satisfaction of the City's Transportation and Works Department; (5) delivery of an updated Hydrogeological Study to the satisfaction of the City's Transportation and Works Department; (6) delivery of updated engineering drawings to the satisfaction of the City's Transportation and Works Department; (7) confirmation by Metrolinx/Mobilinx regarding grading and municipal boulevard works, including the amended boulevard treatment for the Hurontario Street frontage and bus stop maintenance or relocation, as the case may be. 			

Schedule RA5-61
Map 22

Part 4 - Residential Zones

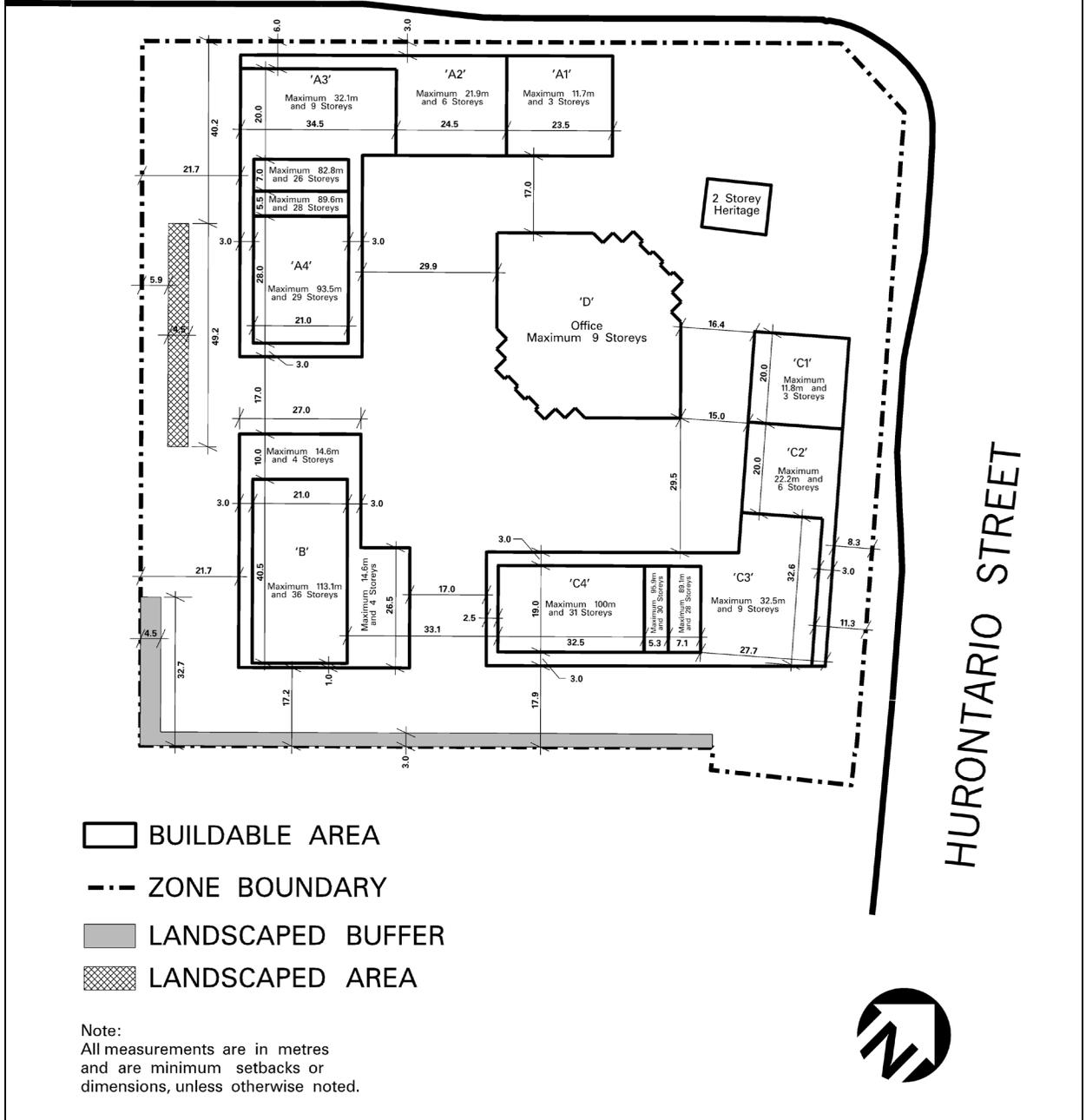
4.15.6.62	Exception: RA5-62	Map # 29	By-law: OLT Order 2024 January 10																				
<p>In a RA5-62 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>																							
<p>Additional Permitted Uses</p>																							
4.15.6.62.1	<p>(1) Retail Store (2) Restaurant (3) Convenience Restaurant (4) Take-out Restaurant (5) Veterinary Clinic (6) Animal Care Establishment (7) Funeral Establishment (8) Service Establishment (9) Commercial School (10) Financial Institution (11) Medical Office (12) Office (13) Recreational Establishment (14) Entertainment Establishment (15) Private School (16) Day Care (17) University/College</p>																						
<p>Regulations</p>																							
4.15.6.62.2	<p>The provisions of Lines 1.0, 2.0 and 3.0 contained in Table 2.1.2.1.1, Subsection 2.1.14, Article 4.1.15.1 and the regulations of Lines 15.1, 15.2, 15.3, and 15.5 contained in Table 4.15.1 of this By-law shall not apply</p>																						
4.15.6.62.3	<p>The uses contained in Lines 2.1, 2.2 and 2.3 of Table 4.15.1 of this By-law shall not be permitted in Buildable Area 'D' identified on Schedule RA5-62 of this Exception</p>																						
4.15.6.62.4	<p>Apartment dwelling units shall not be permitted on the first storey of Buildable Areas 'A1' to 'A4' and 'C1' to 'C4' identified on Schedule RA5-62 of this Exception</p>																						
4.15.6.62.5	Maximum floor space index - apartment zone	4.4																					
4.15.6.62.6	<p>Minimum building heights shall apply to podiums within the following buildable areas identified on Schedule RA5-62 of this Exception:</p> <table border="1" data-bbox="509 1696 1008 2153"> <thead> <tr> <th>Area</th> <th>Minimum Height of a Podium</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>3 storeys and 10.5 m</td> </tr> <tr> <td>A2</td> <td>6 storeys and 19.5 m</td> </tr> <tr> <td>A3</td> <td>9 storeys and 28.5 m</td> </tr> <tr> <td>A4</td> <td></td> </tr> <tr> <td>B</td> <td>3 storeys and 10.5 m</td> </tr> <tr> <td>C1</td> <td>3 storeys and 10.5 m</td> </tr> <tr> <td>C2</td> <td>6 storeys and 19.6 m</td> </tr> <tr> <td>C3</td> <td>9 storeys and 28.5 m</td> </tr> <tr> <td>C4</td> <td></td> </tr> </tbody> </table>			Area	Minimum Height of a Podium	A1	3 storeys and 10.5 m	A2	6 storeys and 19.5 m	A3	9 storeys and 28.5 m	A4		B	3 storeys and 10.5 m	C1	3 storeys and 10.5 m	C2	6 storeys and 19.6 m	C3	9 storeys and 28.5 m	C4	
Area	Minimum Height of a Podium																						
A1	3 storeys and 10.5 m																						
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A3	9 storeys and 28.5 m																						
A4																							
B	3 storeys and 10.5 m																						
C1	3 storeys and 10.5 m																						
C2	6 storeys and 19.6 m																						
C3	9 storeys and 28.5 m																						
C4																							
4.15.6.62.7	Maximum tower floor plate for Buildable Areas 'A4', 'B' and 'C4' identified on Schedule RA5-62 of this Exception	855 m ²																					
4.15.6.62.8	Notwithstanding Sentence 4.15.6.62.12 of this Exception, maximum encroachment of a balcony located above the first storey , window, pilaster, cornice, balustrade, roof eaves or architectural projection into a required yard	1.8 m																					

Exception RA5-62 continued on next page

Part 4 - Residential Zones

4.15.6.62	Exception: RA5-62	Map # 29	By-law: OLT Order 2024 January 10
Exception RA5-62 continued from previous page			
4.15.6.62.9	Notwithstanding Sentence 4.15.6.62.12 of this Exception, 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		1.8 m
4.15.6.62.10	Minimum number of parking spaces for Buildable Area 'D' identified on Schedule RA5-62 of this Exception		302
4.15.6.62.11	"Podium" means the base of a building, structure or part thereof, located at or above established grade , that projects from the tower portion of the building		
4.15.6.62.12	All site development plans shall comply with Schedule RA5-62 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-RA5-62 by further amendment to Map 29 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) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City"); (2) delivery of a Functional Servicing and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department; (3) delivery of land dedications and easements to the satisfaction of the City's Transportation and Works Department; (4) delivery of a noise and vibration addendum to the satisfaction of the City's Transportation and Works Department; (5) enter into an agreement for the delivery of a five percent affordable housing contribution to the satisfaction of the City's Planning and Building Department. 			

EGLINTON AVENUE WEST



HURONTARIO STREET

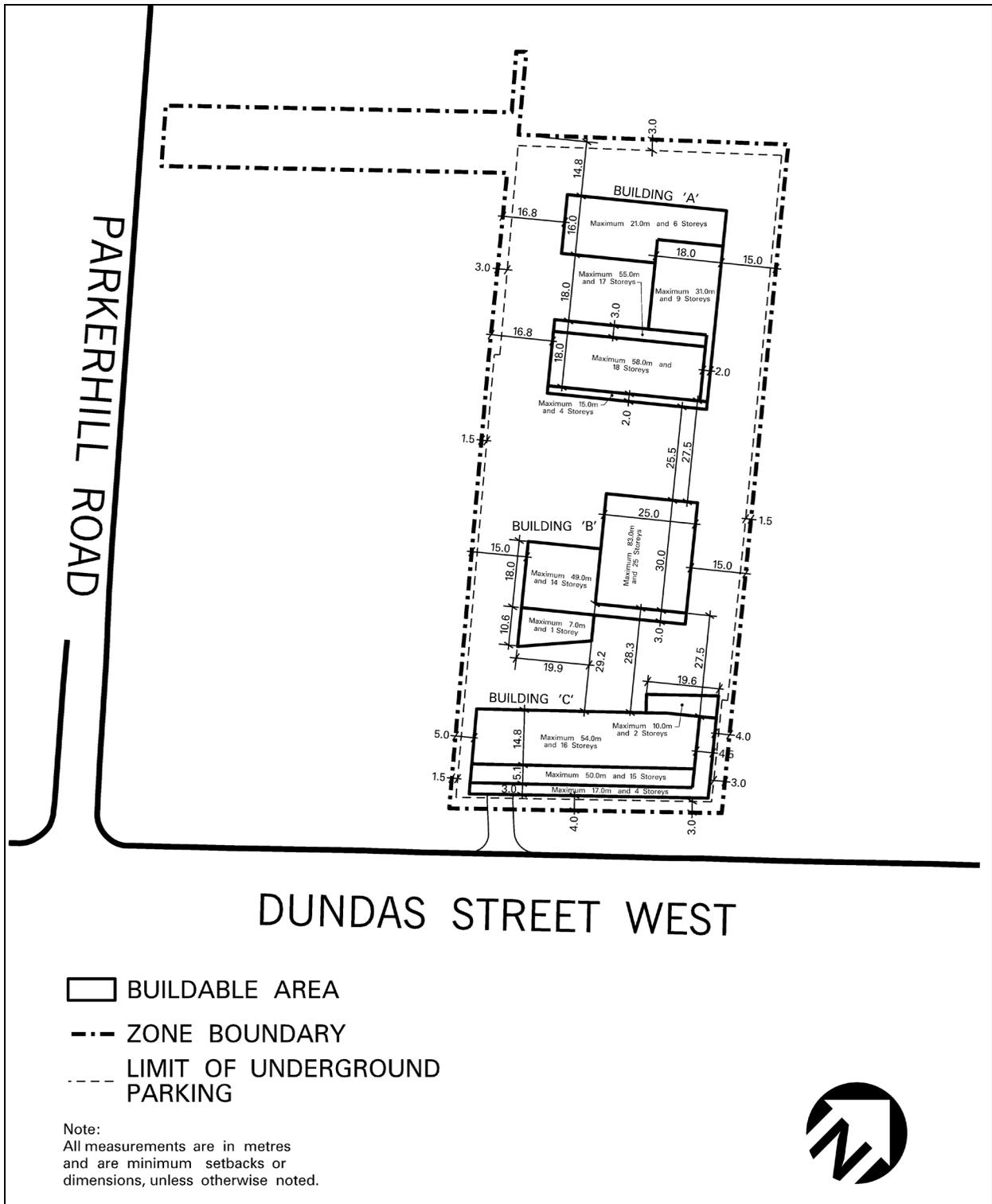
Schedule RA5-62
Map 29

Part 4 - Residential Zones

4.15.6.63	Exception: RA5-63	Map # 22	By-law: OLT Order 2024 August 07
<p>In a RA5-63 zone the permitted uses and applicable regulations shall be as specified for a RA5 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.6.63.1	(1) Restaurant (2) Take-out Restaurant (3) Veterinary Clinic (4) Medical Office (5) Townhouse		
Regulations			
4.15.6.63.2	The provisions contained in Subsections 2.1.14 and 2.1.30 and the regulations of Lines 6.0 and 15.2 contained in Table 4.15.1 shall not apply		
4.15.6.63.3	Uses contained in Sentence 4.15.6.63.1 of this Exception shall not be permitted above the first storey		
4.15.6.63.4	The uses contained in Sentence 4.15.6.63.1 of this Exception shall only be located within a building, structure or part thereof, used for an apartment		
4.15.6.63.5	Maximum floor space index - apartment zone		3.8
4.15.6.63.6	Maximum gross floor area - apartment zone per storey for each storey above 15 storeys		1 000 m ²
4.15.6.63.7	Notwithstanding Sentence 4.15.6.63.13 of this Exception, maximum encroachment of a balcony located above the first storey , sunroom, window, chimney , pilaster, cornice, balustrade or roof eaves into a required yard		2.0 m
4.15.6.63.8	Notwithstanding Sentence 4.15.6.63.13 of this Exception, 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		2.0 m
4.15.6.63.9	Minimum number of resident parking spaces per condominium apartment dwelling unit		0.9
4.15.6.63.10	Minimum number of visitor and non-residential parking spaces per condominium apartment dwelling unit		0.18
4.15.6.63.11	Minimum landscaped area		35% of the lot area
4.15.6.63.12	Minimum amenity area		4.0 m ² per dwelling unit
4.15.6.63.13	All site development plans shall comply with Schedule RA5-63 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-RA5-63 by further amendment to Map 22 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) delivery of an executed Development Agreement in a form and on terms satisfactory to The Corporation of the City of Mississauga ("City"); (2) receipt of a current O. Reg. 153/04 Phase One Environmental Site Assessment (that includes both 189 Dundas Street West and 3061 Parkerhill Road) along with a Reliance Letter to the satisfaction of the City's Transportation and Works Department; 			

Exception RA5-63 continued on next page

4.15.6.63	Exception: RA5-63	Map # 22	By-law: OLT Order 2024 August 07
Exception RA5-63 continued from previous page			
Holding Provision (continued)	<ul style="list-style-type: none"> <li data-bbox="386 357 1422 459">(3) receipt of a completed Storm Sewer Use By-law Acknowledgement form to the satisfaction of the City's Transportation and Works Department; <li data-bbox="386 459 1422 599">(4) receipt of a letter certified by a qualified person, stating that land to be dedicated to the City is environmentally suitable for the proposed use to the satisfaction of the City's Transportation and Works Department; <li data-bbox="386 599 1422 768">(5) receipt of a signed letter by a qualified professional regarding the decommissioning of wells, oil water separator and aboveground storage tanks to the satisfaction of the City's Transportation and Works Department; <li data-bbox="386 768 1422 870">(6) receipt of a revised Traffic Impact Study to the satisfaction of the City's Transportation and Works Department; <li data-bbox="386 870 1422 1010">(7) land dedication to achieve the ultimate 42.0 m right-of-way widening along Dundas Street West to the satisfaction of the City's Transportation and Works Department; <li data-bbox="386 1010 1422 1381">(8) confirmation from the City that it has secured public vehicular and pedestrian access over the abutting lands to the east to Confederation Parkway which also provides for an access connection for Building 'C' to Confederation Parkway. In the event that the access to Confederation Parkway has not been secured by the City at the time when the owner seeks to remove the "H" holding provision from Building 'C', the owner may proceed to provide access for Building 'C' onto Dundas Street West, and this condition shall be deemed to be satisfied by such access to Dundas Street West; <li data-bbox="386 1381 1422 1483">(9) receipt of a revised Functional Servicing and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department; <li data-bbox="386 1483 1422 1653">(10) receipt of written confirmation verifying that the required groundwater treatment is achievable and can be maintained throughout the life of the building to the satisfaction of the City's Transportation and Works Department; <li data-bbox="386 1653 1422 1723">(11) receipt of a Quantitative Wind Study to the satisfaction of the City's Planning and Building Department. 		



Schedule RA5-63
Map 22

