

4.16RA6 AND RA7 ZONES  
(URBAN APARTMENTS)

4.16.1RA6 and RA7 Permitted Uses and Zone Regulations  
(0162-2024/OLT Order 2025 September 22)

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.16.1 - RA6 and RA7 Permitted Uses and Zone Regulations.

Table 4.16.1 - RA6 and RA7 Permitted Uses and Zone Regulations  
(0162-2024/OLT Order 2025 September 22)

Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
PERMITTED USES			
2.0	RESIDENTIAL		
2.1	Apartment	✓ <sup>(9)</sup>	✓
2.2	Long-Term Care Building	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>
2.3	Retirement Building	✓	✓
2.4	Additional <b>uses</b> shall be required in accordance with Section 4.16 of this By-law	✓	n/a
2.5	Additional <b>uses</b> shall be permitted on the <b>first storey</b> in accordance with Section 4.16 of this By-law	n/a	✓
ZONE REGULATIONS			
3.0	MINIMUM LOT FRONTAGE	30.0 m	
4.0	MAXIMUM TOWER FLOOR PLATE <sup>(11)</sup>		
4.1	Maximum <b>tower floor plate</b> for a <b>building</b> less than 12 <b>storeys</b>	1 000 m <sup>2</sup>	
4.2	Maximum <b>tower floor plate</b> for a <b>building</b> greater than or equal to 12 <b>storeys</b>	750 m <sup>2</sup>	
5.0	HEIGHT		
5.1	Maximum <b>height</b>	78.5 m <sup>(2)</sup> and 25 <b>storeys</b>	
5.2	Minimum <b>podium height</b>	10.7 m and 3 <b>storeys</b>	
5.3	Maximum <b>podium height</b>	20.0 m and 6 <b>storeys</b>	
5.4	Minimum <b>height</b> of the <b>first storey</b> containing <b>dwelling units</b>	n/a	0.6 m above finished grade
5.5	Maximum <b>height</b> of the <b>first storey</b> containing <b>dwelling units</b>	n/a	1.2 m above finished grade
6.0	FRONT AND EXTERIOR SIDE YARDS AND SETBACKS <sup>(10)</sup>		
6.1	Minimum <b>yard</b> to a <b>podium</b>	2.0 m <sup>(3)</sup>	4.0 m <sup>(3)</sup>
6.2	Maximum <b>yard</b> to a <b>podium</b>	4.0 m <sup>(3)</sup>	6.0 m <sup>(3)</sup>
6.3	Minimum setback to the exterior face of the tower from the portion of the <b>building</b> containing a <b>podium</b>	3.0 m <sup>(3)</sup>	

Table 4.16.1 continued on next page

Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
Table 4.16.1 continued from previous page			
7.0	MINIMUM INTERIOR SIDE AND REAR YARDS AND SETBACKS <sup>(10)</sup>		
7.1	Yard to a podium	4.5 m <sup>(3)</sup>	
7.2	From the rear and interior side lot lines to the tower	15.0 m <sup>(3)</sup>	
7.3	Where an interior side or rear lot line, or any portion thereof, abuts a zone permitting detached dwelling, semi-detached, townhouse, street townhouse, stacked townhouse, linked dwelling or back to back townhouse	7.5 m plus 1.0 m for each additional 1.0 m of dwelling height, or portion thereof, exceeding 10.0 m to a maximum setback requirement of 25.5 m <sup>(3)</sup>	
8.0	MINIMUM ABOVE GRADE SEPARATION BETWEEN EXTERIOR OF THE TOWERS LOCATED ON THE SAME LOT, EXCLUSIVE OF PROJECTIONS	30.0 m	
9.0	STREET FRONTAGES		
9.1	A minimum of 50% of the area of the first storey streetwall of a building containing an additional use shall contain glazing	✓	
9.2	Each individual unit containing an additional use with a first storey streetwall shall provide pedestrian access facing a street line	✓	
9.3	For an additional use above the first storey and along the streetwall, pedestrian access shall be provided facing a street line	✓	n/a
9.4	Each individual dwelling unit on the first storey shall provide pedestrian access to a sidewalk	n/a	✓
10.0	ENCROACHMENTS AND PROJECTIONS <sup>(8)</sup>		
10.1	Maximum projection of a balcony measured from the outermost face or faces of the podium from which the balcony projects	0.0 m	1.8 m
10.2	Maximum encroachment of a balcony into a required yard	0.0 m	1.8 m
10.3	Maximum projection of a balcony measured from the outermost face or faces of the tower from which the balcony projects	1.8 m	
10.4	Canopies and/or awnings on the first storey shall be permitted to encroach into a required yard provided there is a minimum 2.0 m setback from the lot line	✓	
10.5	Stairs accessing dwelling units located on the first storey shall be permitted to encroach into a required yard	n/a	✓
11.0	PARKING, LOADING, SERVICING AREA AND PARKING STRUCTURES		
11.1	Minimum parking spaces	✓ <sup>(4)</sup>	
11.2	At-grade parking spaces, aisles, and parking structures shall not be permitted between a wall of a building or structure and a lot line abutting a street	✓	
11.3	Minimum setback from surface parking spaces and aisles to any lot line that is not a street line	3.0 m <sup>(3)</sup>	

Table 4.16.1 continued on next page

Column A		B	C
Line 1.0	ZONES	RA6 Mixed Use	RA7 Residential
Table 4.16.1 continued from previous page			
11.4	Minimum setback from a <b>parking structure</b> above or partially above finished grade to any <b>lot line</b> that is not a <b>street line</b>	4.5 m <sup>(3)</sup>	
11.5	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells and vents, to any <b>lot line</b> that is not a <b>street line</b>	3.0 m	
11.6	At-grade waste enclosure and <b>loading space</b> shall not be permitted between a wall of a <b>building</b> or <b>structure</b> and a <b>lot line</b> abutting a <b>street</b>	✓	
11.7	Minimum setback from an at-grade waste enclosure and <b>loading space</b> to any <b>lot line</b> that is not a <b>street line</b>	4.5 m <sup>(3)</sup>	
12.0	CONDOMINIUM ROADS AND AISLES		
12.1	<b>Driveway, condominium roads</b> and <b>aisles</b> are permitted to be shared with abutting lands with the same zone and/or zoned to permit <b>back to back</b> and <b>stacked townhouses, townhouses</b> or <b>apartments</b> , or any combination thereof	✓	
13.0	MINIMUM LANDSCAPED AREA, LANDSCAPED BUFFER AND AMENITY AREA		
13.1	Minimum depth of a <b>landscaped buffer</b> abutting all <b>lot lines</b> that is not a <b>street line</b> abutting lands with an Open Space and/or Greenlands Zone	4.5 m <sup>(5)(6)</sup>	
13.2	Minimum depth of a <b>landscaped buffer</b> along all <b>lot lines</b> that is not a <b>street line</b>	3.0 m <sup>(5)(6)</sup>	
13.3	Minimum <b>amenity area</b>	4.5 m <sup>2</sup> per <b>dwelling unit</b>	
13.4	Minimum <b>amenity area</b> to be provided outside in a contiguous area	55.0 m <sup>2</sup>	
14.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ <sup>(7)</sup>	

- NOTES:
- (1)

See also Article 4.1.15.2 of this By-law.
- (2)

See also Subsection 4.1.21 of this By-law.
- (3)

See also Subsections 4.1.7 and 4.1.8 of this By-law.
- (4)

See also Part 3 of this By-law.
- (5)

See also Article 4.1.15.4 of this By-law.
- (6)

See also Subsection 2.1.25 of this By-law.
- (7)

See also Subsection 4.1.2 of this By-law.
- (8)

See also Article 4.1.15.6 of this By-law.
- (9)

See also Subsections 4.16.1.4 and 4.16.1.5 of this By-law.
- (10)

See also Subsection 4.16.1.6 of this By-law.
- (11)

See also Subsection 4.16.1.7 of this By-law.

- 4.16.1.1 Additional **uses** in RA6 and RA7 zones are limited to any combination of:
- (1) **Public School**
  - (2) **Private School**
  - (3) **Place of Religious Assembly**
  - (4) **Day Care**
  - (5) **Essential Emergency Service**
  - (6) **Community Centre, Community Athletic Field, Public Walkway and/or Library**
  - (7) **Temporary Tent and/or Stage**
  - (8) **Community Garden**
  - (9) **Parking/Security Attendant Booth**
  - (10) **Transit Terminal and/or Transit Corridor**
  - (11) **Home Office**
  - (12) **Short-Term Accommodation**
  - (13) **Seasonal Outdoor Patio**
  - (14) **Seasonal Outdoor Retail Sales and Display**
  - (15) **Permanent Outdoor Patio**
  - (16) **Retail Store**
  - (17) **Restaurant**
  - (18) **Take-out Restaurant**
  - (19) **Veterinary Clinic**
  - (20) **Service Establishment**
  - (21) **Financial Institution**
  - (22) **Medical Office**
  - (23) **Medical Office - Restricted**
  - (24) **Office**
  - (25) **Recreational Establishment**
  - (26) **Entertainment Establishment**
  - (27) **Private Club**
  - (28) **Repair Establishment**
- 4.16.1.2 The minimum depth of a unit on the **first storey** containing an additional **use** contained in Article 4.16.1.1 of this By-law shall be 10.0 m.
- 4.16.1.3 The minimum height of a unit on the **first storey** containing an additional **use** contained in Article 4.16.1.1 of this By-law shall be 4.5 m
- 4.16.1.4 A minimum of 10% of the overall **gross floor area (GFA)** on a **lot** shall be required for additional **uses** contained in Article 4.16.1.1 of this By-law for properties zoned RA6.
- 4.16.1.5 **Dwelling units** shall not be permitted on the **first storey** of an **apartment, long-term care building or retirement building** for properties zoned RA6.
- 4.16.1.6 The provisions contained in Subsection 2.1.14 of this By-law shall not apply to the RA6 and RA7 zones.
- 4.16.1.7 For a **building** containing a **podium** connecting two or more towers, each tower shall be considered a separate **building** for the purposes of calculating **tower floor plate**.

**4.16.2**

**RA6 Exception Zones**

*(0162-2024/OLT Order 2025 September 22)*

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

