

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

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 ⁽¹⁰⁾		
7.1	Yard to a podium	4.5 m ⁽³⁾	
7.2	From the rear and interior side lot lines to the tower	15.0 m ⁽³⁾	
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 ⁽³⁾	
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 ⁽⁸⁾		
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	✓ ⁽⁴⁾	
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 ⁽³⁾

Table 4.16.1 continued on next page

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

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

