

4.15.5 RA4 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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| 4.15.5.1 | Exception: RA4-1 | Map # 03, 11, 19, 20, 26 | By-law: 0174-2017, 0116-2020 |
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In a RA4-1 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.1.1 | Minimum floor space index - apartment zone | 0.5 |
| 4.15.5.1.2 | Maximum floor space index - apartment zone | 1.0 |

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| 4.15.5.2 | Exception: RA4-2 | Map # 17, 18 | By-law: 0174-2017 |
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In a RA4-2 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.2.1 | Minimum floor space index - apartment zone | 0.7 |
| 4.15.5.2.2 | Maximum floor space index - apartment zone | 1.0 |

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| 4.15.5.3 | Exception: RA4-3 | Map # 24 | By-law: 0174-2017 |
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In a RA4-3 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.3.1 | Minimum floor space index - apartment zone | 0.8 |
| 4.15.5.3.2 | Maximum floor space index - apartment zone | 1.4 |

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| 4.15.5.4 | Exception: RA4-4 | Map # 46W | By-law: 0174-2017 |
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In a RA4-4 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.4.1 | Minimum floor space index - apartment zone | 1.0 |
| 4.15.5.4.2 | Maximum floor space index - apartment zone | 1.3 |

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| 4.15.5.5 | Exception: RA4-5 | Map # 14, 15, 20, 22, 23, 27 | By-law: 0174-2017 |
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In a RA4-5 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.5.1 | Minimum floor space index - apartment zone | 1.0 |
| 4.15.5.5.2 | Maximum floor space index - apartment zone | 1.5 |

Part 4 - Residential Zones

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| 4.15.5.6 | Exception: RA4-6 | Map # 22 | By-law: 0174-2017 |
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In a RA4-6 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.6.1 | Minimum floor space index - apartment zone | 1.0 |
| 4.15.5.6.2 | Maximum floor space index - apartment zone | 2.1 |

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| 4.15.5.7 | Exception: RA4-7 | Map # 10 | By-law: 0174-2017 |
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In a RA4-7 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.7.1 | Minimum floor space index - apartment zone | 1.0 |
| 4.15.5.7.2 | Maximum floor space index - apartment zone | 2.5 |

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| 4.15.5.8 | Exception: RA4-8 | Map # 14, 25 | By-law: 0174-2017 |
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In a RA4-8 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.8.1 | Minimum floor space index - apartment zone | 1.5 |
| 4.15.5.8.2 | Maximum floor space index - apartment zone | 2.0 |

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| 4.15.5.9 | Exception: RA4-9 | Map # | By-law: 0174-2017 |
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In a RA4-9 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|------------|---------------------------------------------------|-----|
| 4.15.5.9.1 | Minimum floor space index - apartment zone | 1.5 |
| 4.15.5.9.2 | Maximum floor space index - apartment zone | 2.9 |

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| 4.15.5.10 | Exception: RA4-10 | Map # 29 | By-law: 0174-2017 |
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In a RA4-10 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

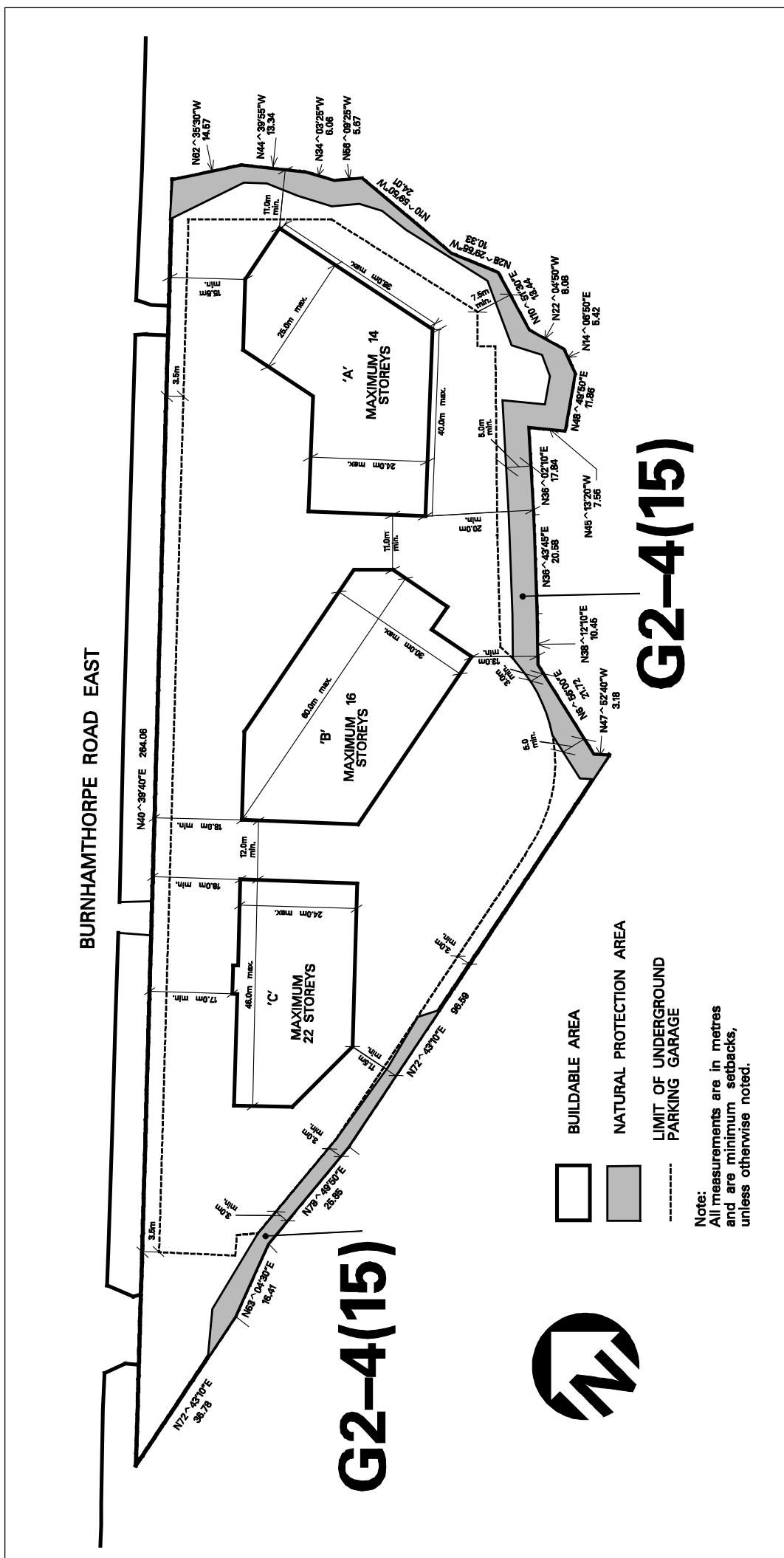
Regulations

| | | |
|-------------|---------------------------------------------------|-----|
| 4.15.5.10.1 | Minimum floor space index - apartment zone | 1.9 |
| 4.15.5.10.2 | Maximum floor space index - apartment zone | 2.9 |

Part 4 - Residential Zones

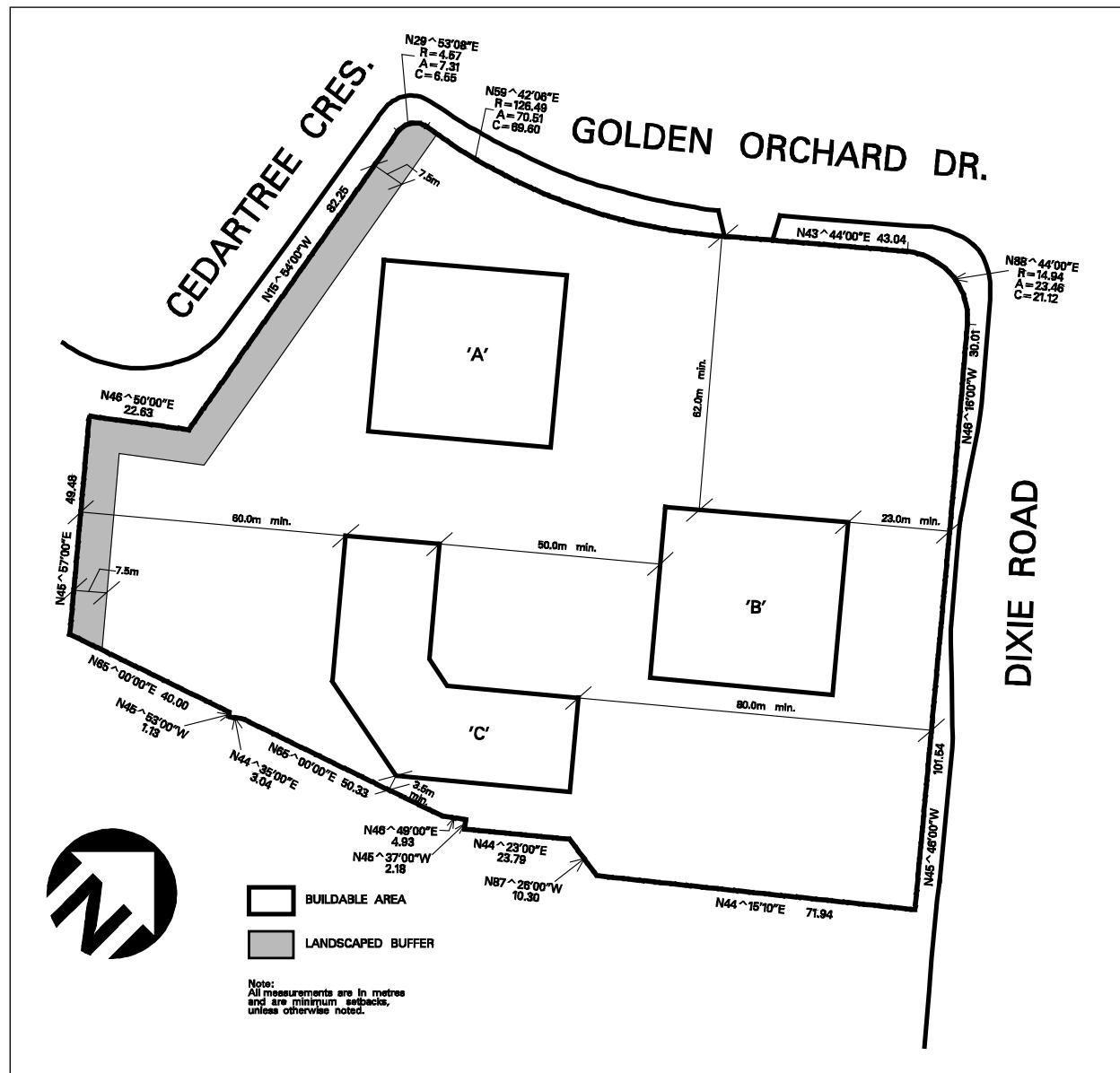
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| 4.15.5.11 | Exception: RA4-11 | Map # 14 | By-law: 0174-2017 |
| In a RA4-11 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.11.1 | Maximum number of apartment dwelling units | 209 | |
| 4.15.5.11.2 | Maximum number of retirement dwelling units | 110 | |
| 4.15.5.11.3 | Minimum floor space index - apartment zone | 1.5 | |
| 4.15.5.11.4 | Maximum floor space index - apartment zone | 2.9 | |
| 4.15.5.11.5 | Maximum gross floor area - apartment zone of an apartment | 22 000 m ² | |
| 4.15.5.11.6 | Maximum gross floor area - apartment zone of a retirement building | 8 720 m ² | |
| 4.15.5.11.7 | Minimum number of resident parking spaces per one-bedroom dwelling unit | 1.25 | |
| 4.15.5.11.8 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 1.50 | |
| 4.15.5.11.9 | Minimum number of staff parking spaces per retirement dwelling unit | 0.11 | |

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| 4.15.5.12 | Exception: RA4-12 | Map # 21 | By-law: 0174-2017 |
| In a RA4-12 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.12.1 | Maximum number of dwelling units | 450 | |
| 4.15.5.12.2 | Minimum floor space index - apartment zone | 1.5 | |
| 4.15.5.12.3 | Maximum floor space index - apartment zone | 3.5 | |
| 4.15.5.12.4 | Minimum landscaped area | 60% of the lot area | |
| 4.15.5.12.5 | All site development plans shall comply with Schedule RA4-12 of this Exception | | |



Schedule RA4-12
Map 21

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| 4.15.5.13 | Exception: RA4-13 | Map # 20 | By-law: 0174-2017, 0208-2022 | | | | | | | | | | | | | | | | | | | | | |
| In a RA4-13 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | | | | | | | | | | | | | | | | | | | | | | |
| Regulations <table border="1"> <tr> <td>4.15.5.13.1</td> <td>Maximum number of dwelling units</td> <td>328</td> </tr> <tr> <td>4.15.5.13.2</td> <td>Minimum floor space index - apartment zone</td> <td>0.5</td> </tr> <tr> <td>4.15.5.13.3</td> <td>Maximum floor space index - apartment zone</td> <td>1.2</td> </tr> <tr> <td>4.15.5.13.4</td> <td>Minimum landscaped area</td> <td>50% of the lot area</td> </tr> <tr> <td>4.15.5.13.5</td> <td>Maximum height in Buildable Area 'C' identified on Schedule RA4-13 of this Exception</td> <td>6 storeys</td> </tr> <tr> <td>4.15.5.13.6</td> <td>Maximum height in Buildable Area 'C' if the seventh storey is constructed with a gabled roof which shall contain dwelling units</td> <td>7 storeys</td> </tr> <tr> <td>4.15.5.13.7</td> <td>All site development plans shall comply with Schedule RA4-13 of this Exception</td> <td></td> </tr> </table> | | | | 4.15.5.13.1 | Maximum number of dwelling units | 328 | 4.15.5.13.2 | Minimum floor space index - apartment zone | 0.5 | 4.15.5.13.3 | Maximum floor space index - apartment zone | 1.2 | 4.15.5.13.4 | Minimum landscaped area | 50% of the lot area | 4.15.5.13.5 | Maximum height in Buildable Area 'C' identified on Schedule RA4-13 of this Exception | 6 storeys | 4.15.5.13.6 | Maximum height in Buildable Area 'C' if the seventh storey is constructed with a gabled roof which shall contain dwelling units | 7 storeys | 4.15.5.13.7 | All site development plans shall comply with Schedule RA4-13 of this Exception | |
| 4.15.5.13.1 | Maximum number of dwelling units | 328 | | | | | | | | | | | | | | | | | | | | | | |
| 4.15.5.13.2 | Minimum floor space index - apartment zone | 0.5 | | | | | | | | | | | | | | | | | | | | | | |
| 4.15.5.13.3 | Maximum floor space index - apartment zone | 1.2 | | | | | | | | | | | | | | | | | | | | | | |
| 4.15.5.13.4 | Minimum landscaped area | 50% of the lot area | | | | | | | | | | | | | | | | | | | | | | |
| 4.15.5.13.5 | Maximum height in Buildable Area 'C' identified on Schedule RA4-13 of this Exception | 6 storeys | | | | | | | | | | | | | | | | | | | | | | |
| 4.15.5.13.6 | Maximum height in Buildable Area 'C' if the seventh storey is constructed with a gabled roof which shall contain dwelling units | 7 storeys | | | | | | | | | | | | | | | | | | | | | | |
| 4.15.5.13.7 | All site development plans shall comply with Schedule RA4-13 of this Exception | | | | | | | | | | | | | | | | | | | | | | | |

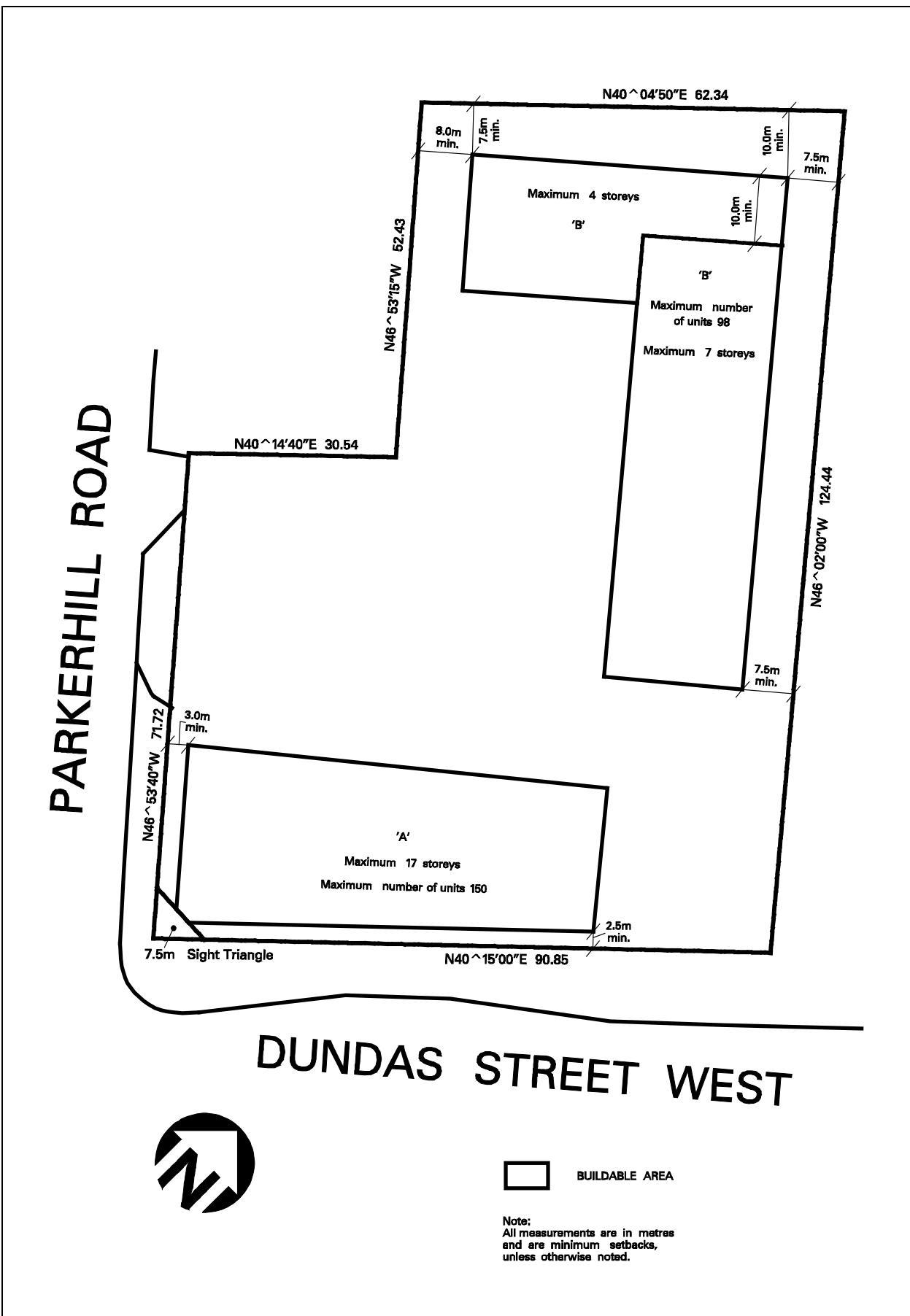


Schedule RA4-13
Map 20

Part 4 - Residential Zones

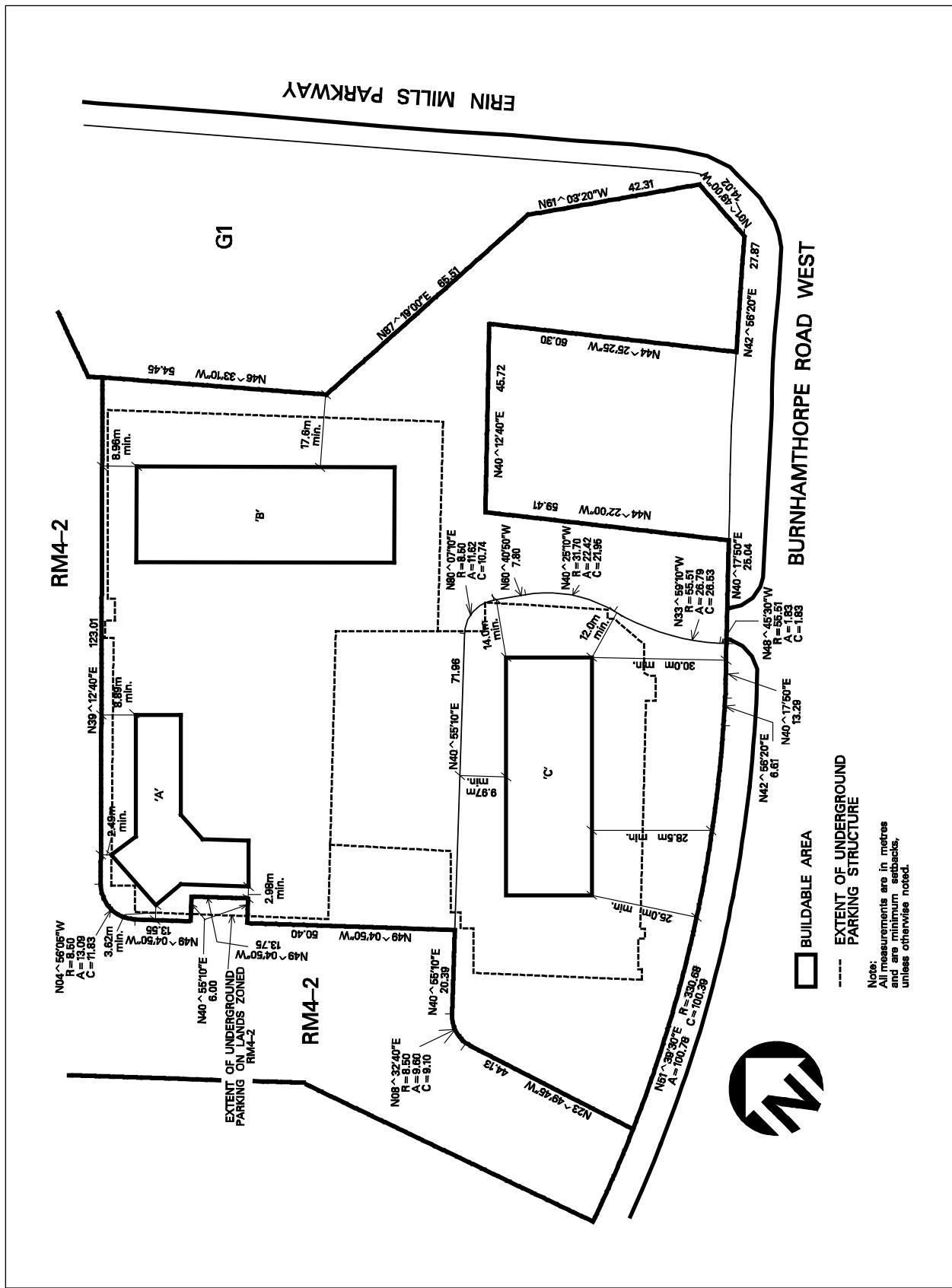
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| 4.15.5.14 | Exception: RA4-14 | Map # 21 | By-law: 0174-2017 |
| In a RA4-14 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.14.1 | Minimum floor space index - apartment zone | 0.9 | |
| 4.15.5.14.2 | Maximum floor space index - apartment zone | 1.4 | |
| 4.15.5.14.3 | Maximum height | 13 storeys | |

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| 4.15.5.15 | Exception: RA4-15 | Map # 22 | By-law: 0174-2017, 0208-2022 |
| In a RA4-15 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 4.15.5.15.1 | (1) Restaurant and take-out restaurant accessory to an apartment | | |
| Regulations | | | |
| 4.15.5.15.2 | Maximum number of dwelling units per hectare | 247 | |
| 4.15.5.15.3 | Minimum floor space index - apartment zone | 1.5 | |
| 4.15.5.15.4 | Maximum floor space index - apartment zone | 2.9 | |
| 4.15.5.15.5 | Maximum gross floor area - non-residential used for accessory uses | 1 200 m ² | |
| 4.15.5.15.6 | Accessory uses shall only be located within the first storey of the apartment in Buildable Area 'A' identified on Schedule RA4-15 of this Exception | | |
| 4.15.5.15.7 | Minimum number of resident parking spaces per one-bedroom dwelling unit | 0.56 | |
| 4.15.5.15.8 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 0.66 | |
| 4.15.5.15.9 | Minimum number of resident parking spaces per three-bedroom dwelling unit | 0.70 | |
| 4.15.5.15.10 | Minimum number of visitor parking spaces per apartment dwelling unit | 0.20 | |
| 4.15.5.15.11 | Minimum number of resident parking spaces per one-bedroom retirement dwelling unit | 0.40 | |
| 4.15.5.15.12 | Minimum number of resident parking spaces per two-bedroom retirement dwelling unit | 0.90 | |
| 4.15.5.15.13 | Minimum number of visitor parking spaces per retirement dwelling unit | 0.10 | |
| 4.15.5.15.14 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential of an accessory retail store | 3.5 | |
| 4.15.5.15.15 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential of an accessory take-out restaurant | 3.6 | |
| 4.15.5.15.16 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential of an accessory restaurant | 10.0 | |
| 4.15.5.15.17 | All site development plans shall comply with Schedule RA4-15 of this Exception | | |



Schedule RA4-15
Map 22

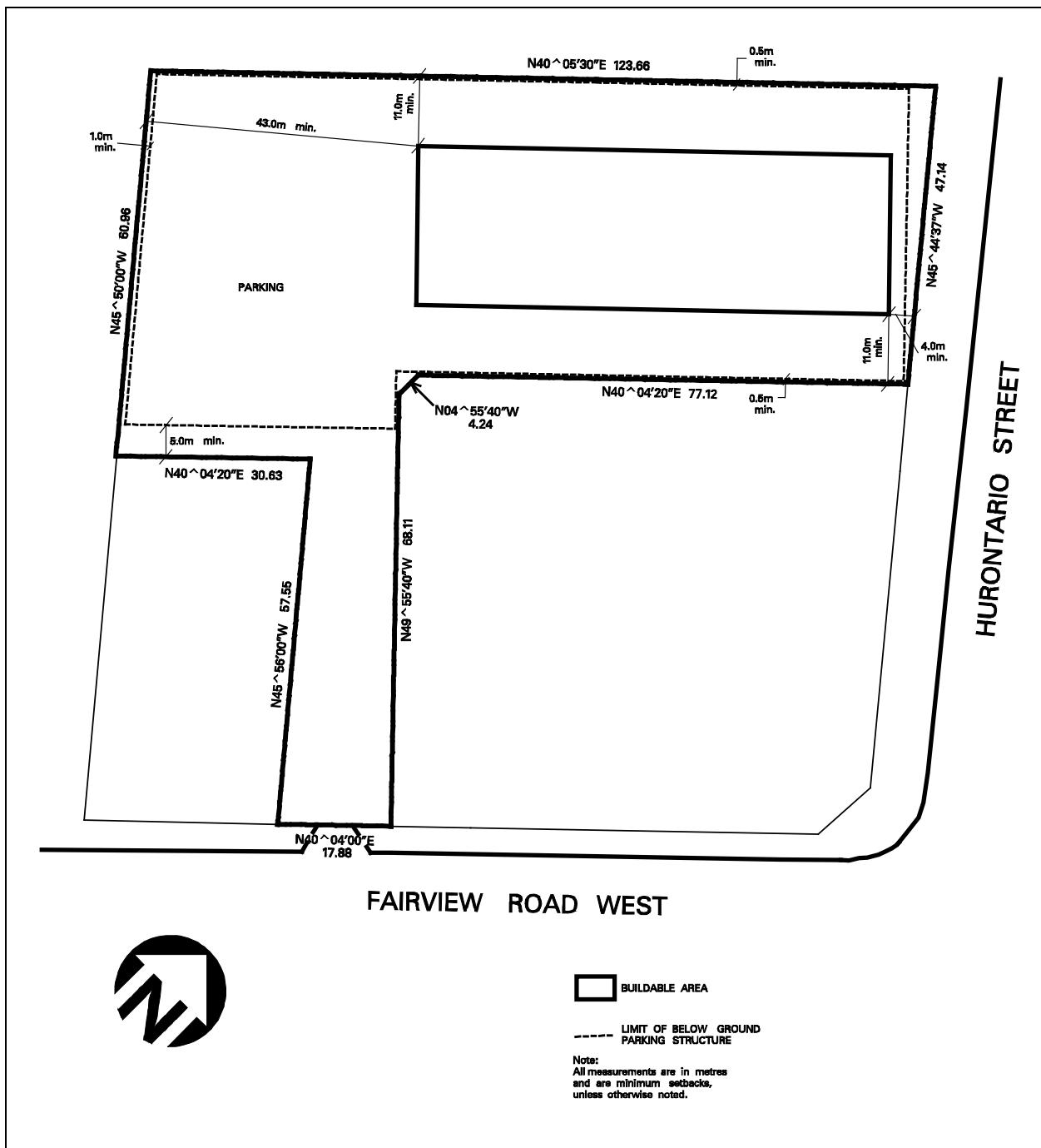
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| 4.15.5.16 | Exception: RA4-16 | Map # 25 | By-law: 0325-2008, 0174-2017, 0208-2022 |
| In a RA4-16 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.15.5.16.1 (1) Recreation Building | | | |
| Regulations | | | |
| 4.15.5.16.2 | Buildable Area 'A' identified on Schedule RA4-16 of this Exception shall only be used for a recreation building | | |
| 4.15.5.16.3 | Maximum number of dwelling units in Buildable Area 'B' identified on Schedule RA4-16 of this Exception | | |
| 4.15.5.16.4 | Maximum number of dwelling units in Buildable Area 'C' identified on Schedule RA4-16 of this Exception | | |
| 4.15.5.16.5 | Minimum floor space index - apartment zone | | |
| 4.15.5.16.6 | Maximum floor space index - apartment zone | | |
| 4.15.5.16.7 | Maximum gross floor area - non-residential in Buildable Area 'A' identified on Schedule RA4-16 of this Exception | | |
| 4.15.5.16.8 | Minimum landscaped area | | |
| 4.15.5.16.9 | Minimum setback from all buildings and structures and swimming pools to all lands zoned G1 | | |
| 4.15.5.16.10 | Maximum height in Buildable Area 'B' identified on Schedule RA4-16 of this Exception | | |
| 4.15.5.16.11 | Maximum height in Buildable Area 'C' identified on Schedule RA4-16 of this Exception | | |
| 4.15.5.16.12 | Minimum number of resident parking spaces per one-bedroom dwelling unit in Buildable Area 'C' identified on Schedule RA4-16 of this Exception | | |
| 4.15.5.16.13 | Minimum number of resident parking spaces per two-bedroom dwelling unit in Buildable Area 'C' identified on Schedule RA4-16 of this Exception | | |
| 4.15.5.16.14 | A portion of the underground parking structure may be located on abutting lands zoned RM4-2 | | |
| 4.15.5.16.15 | All site development plans shall comply with Schedule RA4-16 of this Exception | | |



Schedule RA4-16

Map 25

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| 4.15.5.17 | Exception: RA4-17 | Map # 22 | By-law: 0174-2017 |
| In a RA4-17 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.17.1 | Maximum number of dwelling units | 171 | |
| 4.15.5.17.2 | Minimum floor space index - apartment zone | 2.2 | |
| 4.15.5.17.3 | Maximum floor space index - apartment zone | 2.9 | |
| 4.15.5.17.4 | Minimum lot frontage | 17.0 m | |
| 4.15.5.17.5 | All site development plans shall comply with Schedule RA4-17 of this Exception | | |



Schedule RA4-17
Map 22

Part 4 - Residential Zones

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| 4.15.5.18 | Exception: RA4-18 | Map # 14, 15 | By-law: 0174-2017 |
| In a RA4-18 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.18.1 | Minimum floor space index - apartment zone | 0.5 | |
| 4.15.5.18.2 | Maximum floor space index - apartment zone | 1.5 | |
| 4.15.5.18.3 | Maximum height | 13 storeys | |

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| 4.15.5.19 | Exception: RA4-19 | Map # 15 | By-law: 0174-2017 |
| In a RA4-19 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.15.5.19.1 | (1) Recreation Building | | |
| Regulations | | | |
| 4.15.5.19.2 | Minimum floor space index - apartment zone | 0.5 | |
| 4.15.5.19.3 | Maximum floor space index - apartment zone | 1.5 | |
| 4.15.5.19.4 | Minimum landscaped area , which may include the area covered by the recreation building | 45% of the lot area | |
| 4.15.5.19.5 | Maximum height of the apartment | 14 storeys | |
| 4.15.5.19.6 | Maximum height of the recreation building | 1 storey | |

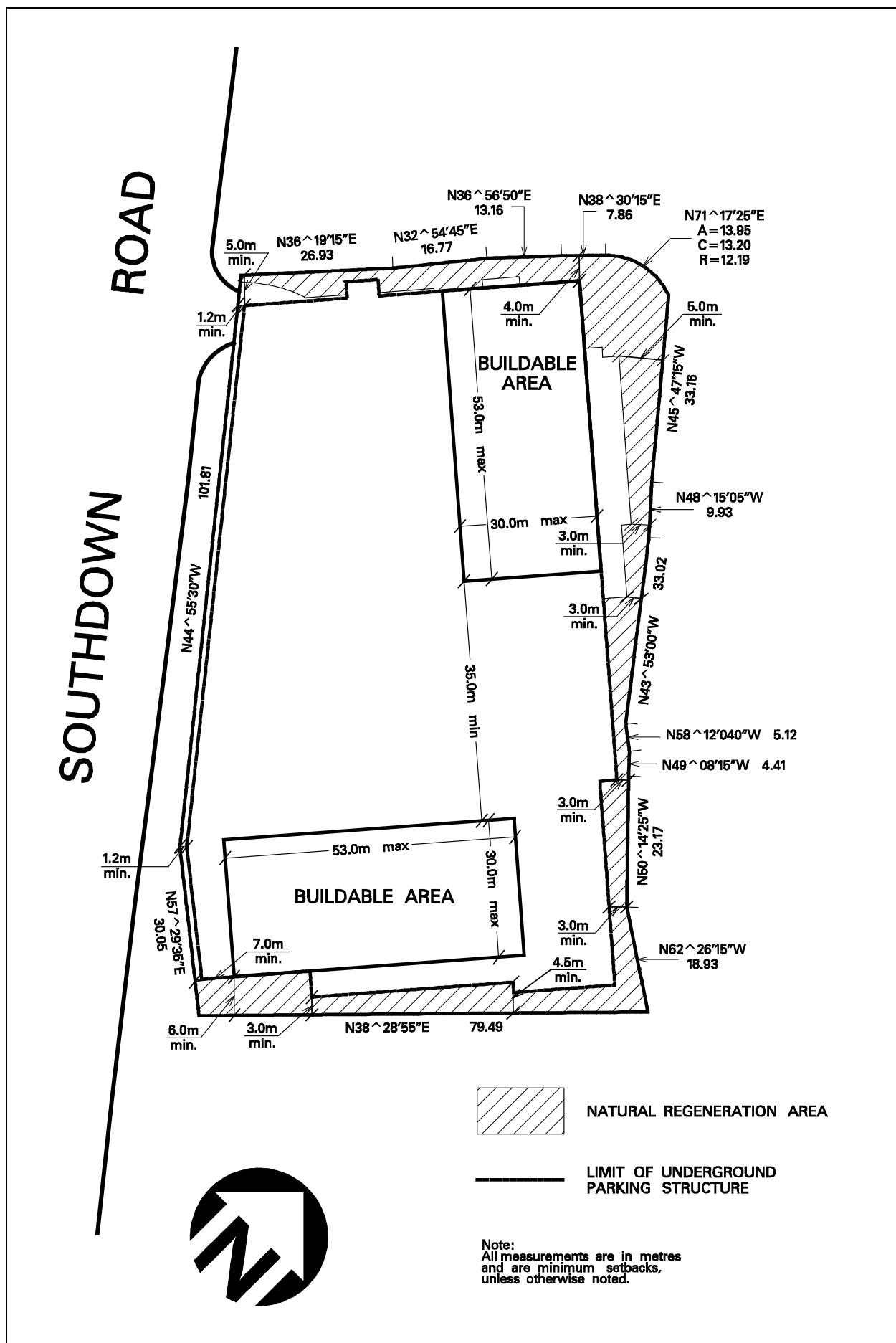
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| 4.15.5.20 | Exception: RA4-20 | Map # 15 | By-law: 0174-2017 |
| In a RA4-20 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.20.1 | Minimum floor space index - apartment zone | 0.5 | |
| 4.15.5.20.2 | Maximum floor space index - apartment zone | 1.5 | |
| 4.15.5.20.3 | Minimum setback to Paisley Boulevard West | 15.0 m | |
| 4.15.5.20.4 | Maximum height | 15 storeys | |

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| 4.15.5.21 | Exception: RA4-21 | Map # 21 | By-law: 0174-2017 |
| In a RA4-21 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.21.1 | Minimum floor space index - apartment zone | 0.5 | |
| 4.15.5.21.2 | Maximum floor space index - apartment zone | 1.5 | |
| 4.15.5.21.3 | Maximum height | 16 storeys | |

Part 4 - Residential Zones

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| 4.15.5.22 | Exception: RA4-22 | Map # 15 | By-law: 0174-2017 |
| In a RA4-22 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.22.1 | Minimum floor space index - apartment zone | 0.5 | |
| 4.15.5.22.2 | Maximum floor space index - apartment zone | 1.5 | |
| 4.15.5.22.3 | Maximum height | 17 storeys | |

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| 4.15.5.23 | Exception: RA4-23 | Map # 10 | By-law: 0137-2008, 0174-2017, 0208-2022 |
| In a RA4-23 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.23.1 | The provisions of Subsection 2.1.14 and Lines 5.0 and 6.0 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.23.2 | Maximum number of dwelling units | 424 | |
| 4.15.5.23.3 | Maximum floor space index - apartment zone | 4.5 | |
| 4.15.5.23.4 | Minimum landscaped area including the natural regeneration area identified on Schedule RA4-23 of this Exception | 55% of the lot area | |
| 4.15.5.23.5 | Maximum projection of a balcony outside the buildable areas identified on Schedule RA4-23 of this Exception | 1.8 m | |
| 4.15.5.23.6 | Minimum number of resident parking spaces per apartment dwelling unit | 1.25 | |
| 4.15.5.23.7 | Minimum number of visitor parking spaces per apartment dwelling unit | 0.25 | |
| 4.15.5.23.8 | Maximum percentage of required resident parking spaces that may be tandem | 15% | |
| 4.15.5.23.9 | No buildings or structures of any kind including accessory structures, sheds, underground parking structures , underground parking access structures, underground parking venting structures, swimming pools , tennis courts, hard surface walkways or any recreational facilities shall be permitted on, within or below the natural regeneration area , identified on Schedule RA4-23 of this Exception, except for lot line fencing | | |
| 4.15.5.23.10 | All site development plans shall comply with Schedule RA4-23 of this Exception | | |



Schedule RA4-23
Map 10

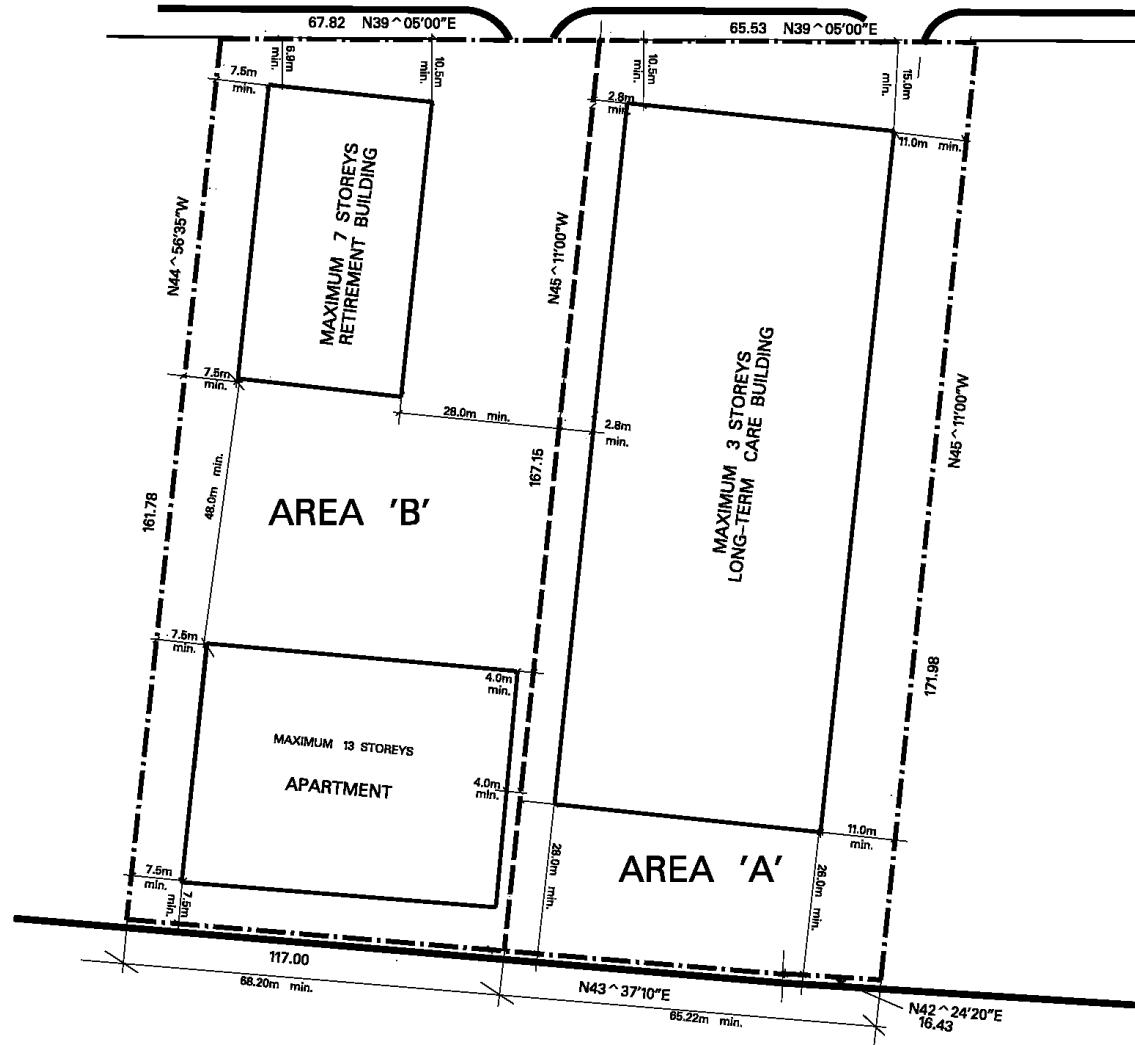
Part 4 - Residential Zones

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| 4.15.5.24 | Exception: RA4-24 | Map # 07 | By-law: 0174-2017 |
| In a RA4-24 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| | | | |
| 4.15.5.24.1 | Minimum floor space index - apartment zone | 0.8 | |
| 4.15.5.24.2 | Maximum floor space index - apartment zone | 1.5 | |
| 4.15.5.24.3 | Minimum setback to a railway right-of-way | 22.8 m | |
| 4.15.5.24.4 | Maximum height | 14 storeys | |
| 4.15.5.24.5 | Minimum number of parking spaces per dwelling unit | 1.25 | |

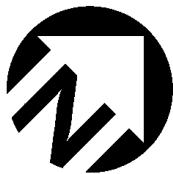
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| 4.15.5.25 | Exception: RA4-25 | Map # 21 | By-law: 0174-2017 |
| In a RA4-25 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.15.5.25.1 (1) Day Care | | | |
| Regulations | | | |
| 4.15.5.25.2 | Maximum number of dwelling units | 210 | |
| 4.15.5.25.3 | Minimum floor space index - apartment zone | 1.5 | |
| 4.15.5.25.4 | Maximum floor space index - apartment zone | 2.9 | |
| 4.15.5.25.5 | Maximum gross floor area - non-residential used for a day care | 130 m ² | |
| 4.15.5.25.6 | Minimum landscaped area | 24% of the lot area | |
| 4.15.5.25.7 | Minimum setback to John Street | 3.5 m | |
| 4.15.5.25.8 | Minimum westerly interior side yard to the apartment | 9.5 m | |
| 4.15.5.25.9 | Minimum easterly interior side yard to the apartment | 30.0 m | |
| 4.15.5.25.10 | Minimum easterly interior side yard to the day care | 14.0 m | |
| 4.15.5.25.11 | Maximum height | 16 storeys | |

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| 4.15.5.26 | Exception: RA4-26 | Map # 21 | By-law: 0174-2017 |
| In a RA4-26 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.26.1 The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply | | | |
| 4.15.5.26.2 | Maximum number of apartment dwelling units | 160 | |
| 4.15.5.26.3 | Maximum number of retirement dwelling units | 150 | |
| 4.15.5.26.4 | Maximum number of beds in a long-term care building | 192 | |
| 4.15.5.26.5 | Maximum gross floor area - apartment zone of an apartment | 12 790 m ² | |
| 4.15.5.26.6 | Maximum gross floor area - apartment zone of a retirement building | 7 632 m ² | |
| 4.15.5.26.7 | Maximum gross floor area - apartment zone of a long-term care building | 10 685 m ² | |
| 4.15.5.26.8 | Minimum landscaped area in Area 'A' identified on Schedule RA4-26 of this Exception | 49% of the lot area | |
| 4.15.5.26.9 | Minimum landscaped area in Area 'B' identified on Schedule RA4-26 of this Exception | 51% of the lot area | |
| 4.15.5.26.10 | Minimum number of resident parking spaces per apartment dwelling unit | 1.00 | |
| 4.15.5.26.11 | Minimum number of parking spaces per retirement dwelling unit | 0.33 | |
| 4.15.5.26.12 | Minimum number of parking spaces per bed in a long-term care building | 0.33 | |
| 4.15.5.26.13 | All site development plans shall comply with Schedule RA4-26 of this Exception | | |

LOLITA GARDENS



DUNDAS STREET EAST

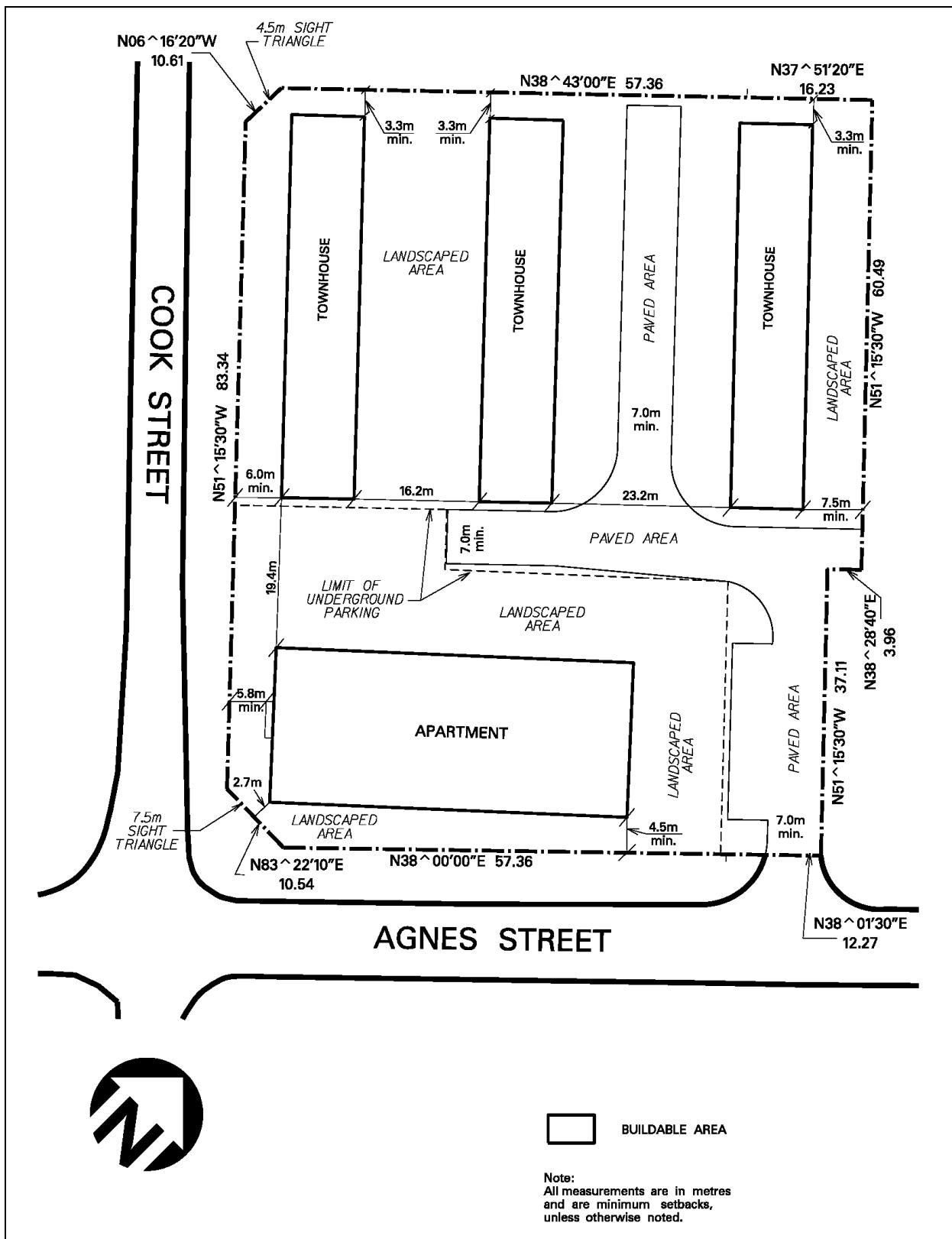


BUILDABLE AREA

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

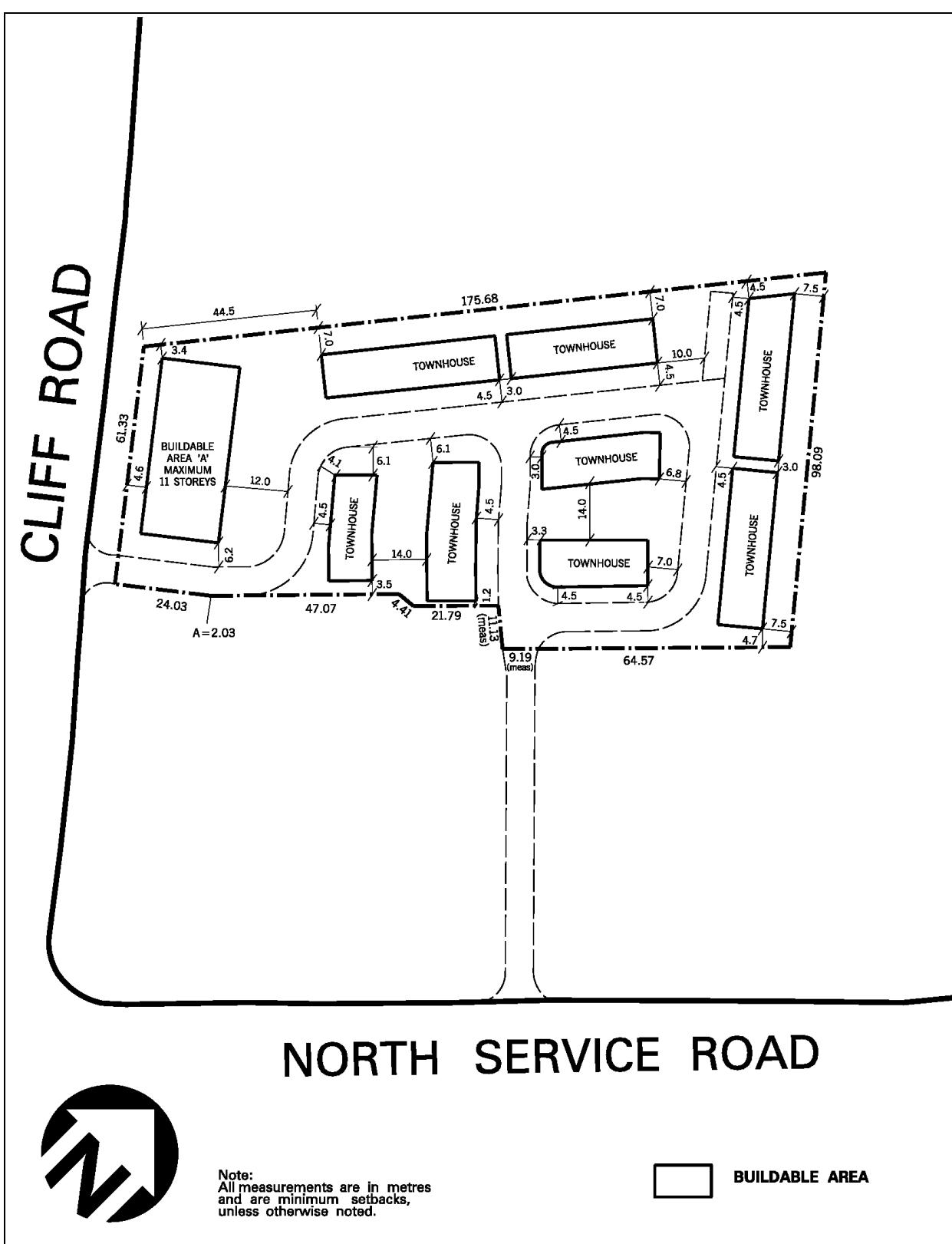
Schedule RA4-26
Map 21

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------|
| 4.15.5.27 | Exception: RA4-27 | Map # 22 | By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022 |
| In a RA4-27 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.15.5.27.1 (1) Townhouse | | | |
| Regulations | | | |
| 4.15.5.27.2 | The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.27.3 | Maximum gross floor area | 2.2 times the lot area | |
| 4.15.5.27.4 | Minimum landscaped area | 45% of the lot area | |
| 4.15.5.27.5 | Apartment: | | |
| | (1) maximum number of apartment dwelling units | 121 | |
| | (2) maximum height | 13 storeys | |
| | (3) maximum projection of a balcony outside the buildable area identified on Schedule RA4-27 of this Exception | 1.5 m | |
| | (4) maximum projection of a bay window outside the buildable area identified on Schedule RA4-27 of this Exception | 0.3 m | |
| 4.15.5.27.6 | Townhouse: | | |
| | (1) the regulations of Lines 8.0 to 9.6 contained in Table 4.10.1 of this By-law shall apply | | |
| | (2) the regulations of Lines 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply | | |
| | (3) maximum number of townhouse dwelling units | 27 | |
| | (4) required parking for the townhouses shall be permitted at grade and in an underground parking structure on abutting lands zoned RA4-27 | | |
| 4.15.5.27.7 | All site development plans shall comply with Schedule RA4-27 of this Exception | | |



Schedule RA4-27
Map 22

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 4.15.5.28 | Exception: RA4-28 | Map # 14 | By-law: <i>deleted by 0184-2008, 0063-2012, 0195-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022</i> |
| In a RA4-28 zone the applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 4.15.5.28.1 Lands zoned RA4-28 shall only be used for the following: | | | |
| (1) Retirement Building (2) Townhouse | | | |
| Regulations | | | |
| 4.15.5.28.2 | The regulations of Lines 3.0, 13.5, 15.4, 15.5 and 15.6 in Table 4.15.1 contained in Subsection 4.15.1 of this By-law shall not apply | | |
| 4.15.5.28.3 | Condominium roads, driveways and aisles are permitted to be shared with abutting lands zoned C1-24 and C2-21 | | |
| 4.15.5.28.4 | Minimum landscaped area | 27% of the lot area | |
| 4.15.5.28.5 | Retirement Building: | | |
| | (1) | the area identified as Buildable Area 'A' on Schedule RA4-28 of this Exception shall only be used for a retirement building | |
| | (2) | maximum number of retirement dwelling units | 140 |
| | (3) | maximum gross floor area - apartment zone | 10 702 m ² |
| | (4) | minimum number of parking spaces | 0.4 spaces per retirement dwelling unit |
| 4.15.5.28.6 | Townhouse: | | |
| | (1) | maximum number of townhouse dwelling units | 54 |
| | (2) | maximum gross floor area - residential | 8 100 m ² |
| | (3) | minimum dwelling unit width | 5.0 m |
| | (4) | maximum height | 11.5 m |
| | (5) | the regulations of Lines 8.1, 8.2 and 8.3, and 9.0 to 9.6 inclusive in Table 4.10.1 contained in Subsection 4.10.1 of this By-law shall apply | |
| 4.15.5.28.7 | All site development plans shall comply with Schedule RA4-28 of this Exception | | |



Schedule RA4-28

Map 14

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------|-------------------|
| 4.15.5.29 | Exception: RA4-29 | Map # 36W | By-law: 0174-2017 |
| In a RA4-29 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.29.1 | Minimum floor space index - apartment zone | 1.9 | |
| 4.15.5.29.2 | Maximum floor space index - apartment zone | 3.7 | |
| 4.15.5.29.3 | Maximum height | 20 storeys | |

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| 4.15.5.30 | Exception: RA4-30 | Map # 21 | By-law: 0174-2017 |
| In a RA4-30 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.30.1 | Maximum number of dwelling units per hectare | 198 | |
| 4.15.5.30.2 | Minimum floor space index - apartment zone | 1.5 | |
| 4.15.5.30.3 | Maximum floor space index - apartment zone | 2.6 | |
| Holding Provision | | | |
| <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-30 by further amendment to Map 21 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) the approval of a site development and landscaping plan by the City's Commissioner of Planning and Building; (2) the provision of adequate sanitary sewer, storm sewer and water services with sufficient capacity to service the full development of the Site; (3) the provision of adequate access to the Site including roads, sidewalks, traffic signals, street lighting and the location of entrances and exits to and from the Site, to the satisfaction of the City's Commissioner of Public Works; (4) the provision of hydro-electric power services of sufficient capacity to service the full development of the Site, to the satisfaction of Alelectra Inc.; (5) payment to the City of all planning, processing and administration fees in relation to the development of the Site; (6) payment of all arrears of municipal taxes and local improvement charges for the Site; and (7) payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel or Alelectra Inc., in accordance with the development levy policies applicable to the Site, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or imposts have been made. | | | |

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| 4.15.5.31 | Exception: RA4-31 | Map # 07 | By-law: deleted by 0218-2010, OMB Order 2013 November 13, 0049-2015, 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
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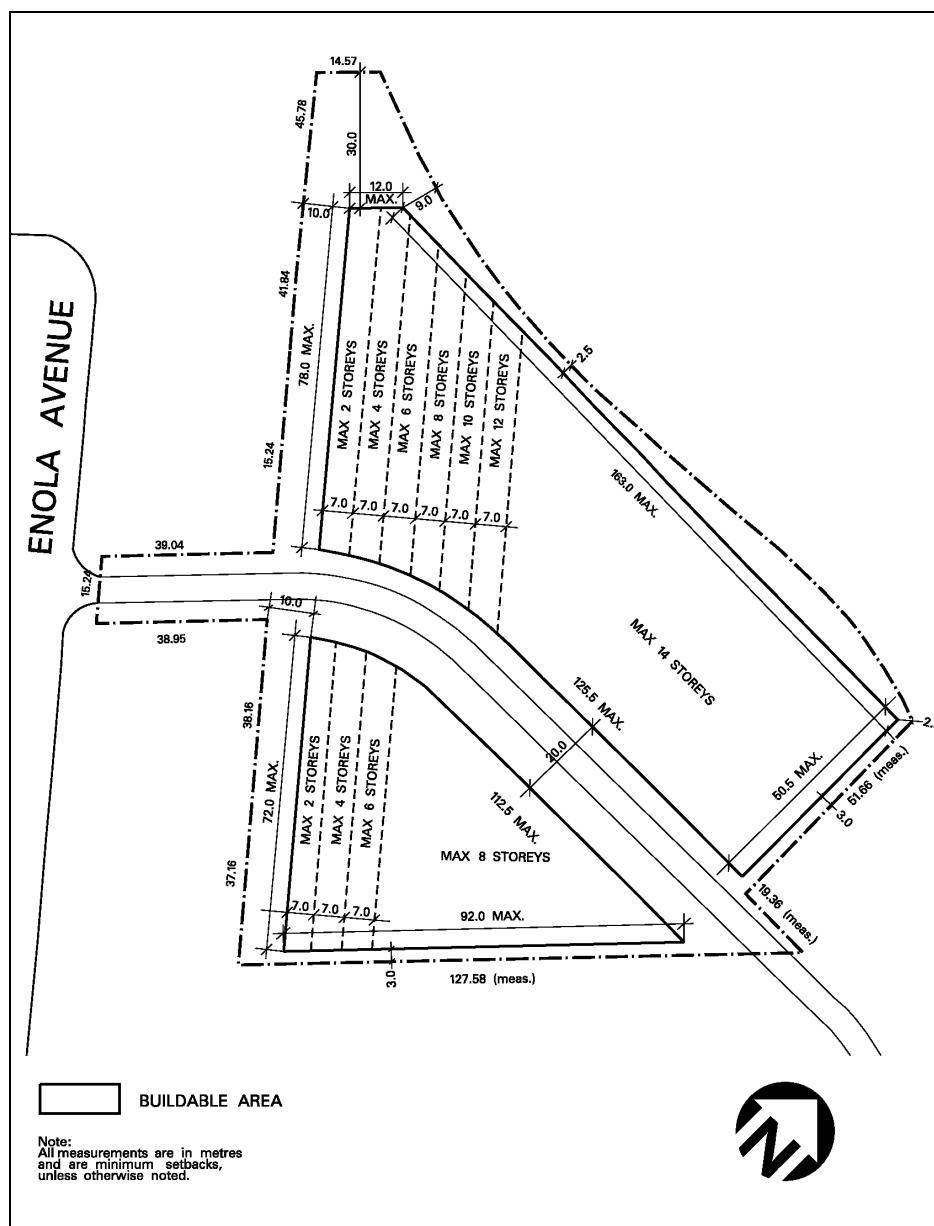
In a RA4-31 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Additional Permitted Uses

- 4.15.5.31.1 (1) **Townhouse**
 (2) **Back to Back and Stacked Townhouses**

Regulations

| | | |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 4.15.5.31.2 | The regulations of Subsection 4.1.8 and Line 3.0 in Table 4.15.1 contained in Subsection 4.15.1 of this By-law shall not apply | |
| 4.15.5.31.3 | Maximum floor space index - apartment zone | 1.4 |
| 4.15.5.31.4 | Maximum gross floor area - apartment zone | 28 000 m ² |
| 4.15.5.31.5 | Minimum landscaped area | 35% of lot area |
| 4.15.5.31.6 | Minimum depth of landscaped buffer abutting lands zoned G1 | 2.5 m |
| 4.15.5.31.7 | For the purposes of this By-law, all lands zoned RA4-31 shall be considered one lot | |
| 4.15.5.31.8 | All site development plans shall comply with Schedule RA4-31 of this Exception | |



Schedule RA4-31
 Map 07

Part 4 - Residential Zones

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| 4.15.5.32 | Exception: RA4-32 | Map # 46W | By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| In a RA4-32 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.15.5.32.1 (1) Townhouse | | | |
| Regulations | | | |
| 4.15.5.32.2 | Maximum total number of dwelling units per hectare | | 103.8 |
| 4.15.5.32.3 | Apartment: | | |
| | (1) minimum floor space index - apartment zone | | 0.5 |
| | (2) maximum floor space index - apartment zone | | 1.0 |
| | (3) maximum height | | 15 storeys |
| 4.15.5.32.4 | Townhouse: | | |
| | (1) the regulations of Lines 8.0 to 9.6 contained in Table 4.10.1 of this By-law shall apply | | |
| | (2) the regulations of Lines 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply | | |
| | (3) maximum number of townhouse dwelling units per hectare | | 14.9 |

| | | | |
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| 4.15.5.33 | Exception: RA4-33 | Map # 37E | By-law: 0174-2017 |
| In a RA4-33 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.33.1 | Maximum number of dwelling units per hectare | | 197 |
| 4.15.5.33.2 | Minimum floor space index - apartment zone | | 1.0 |
| 4.15.5.33.3 | Maximum floor space index - apartment zone | | 3.45 |
| 4.15.5.33.4 | Minimum landscaped area | | 55% of the lot area |
| 4.15.5.33.5 | Maximum percentage of required resident parking spaces that may be tandem | | 10% |
| 4.15.5.33.6 | Maximum height | | 15 storeys |

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| 4.15.5.34 | Exception: RA4-34 | Map # 08 | By-law: 0174-2017 |
| In a RA4-34 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.34.1 | Minimum floor space index - apartment zone | | 1.0 |
| 4.15.5.34.2 | Maximum floor space index - apartment zone | | 2.5 |
| 4.15.5.34.3 | Maximum height | | 13 storeys |

Part 4 - Residential Zones

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| 4.15.5.35 | Exception: RA4-35 | Map # 11 | By-law: 0174-2017 |
| In a RA4-35 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.35.1 | Minimum floor space index - apartment zone | | 0.3 |
| 4.15.5.35.2 | Maximum floor space index - apartment zone | | 0.5 |

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| 4.15.5.36 | Exception: RA4-36 | Map # 08 | By-law: 0174-2017 |
| In a RA4-36 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.36.1 | Minimum floor space index - apartment zone | | 1.0 |
| 4.15.5.36.2 | Maximum floor space index - apartment zone | | 2.8 |
| 4.15.5.36.3 | Maximum height | | 14 storeys |

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| 4.15.5.37 | Exception: RA4-37 | Map # 08 | By-law: 0174-2017 |
| In a RA4-37 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.37.1 | Minimum floor space index - apartment zone | | 1.0 |
| 4.15.5.37.2 | Maximum floor space index - apartment zone | | 2.4 |
| 4.15.5.37.3 | Maximum height | | 16 storeys |

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| 4.15.5.38 | Exception: RA4-38 | Map # 17 | By-law: 0174-2017 |
| In a RA4-38 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.38.1 | Maximum number of dwelling units | | 150 |
| 4.15.5.38.2 | Minimum floor space index - apartment zone | | 1.0 |
| 4.15.5.38.3 | Maximum floor space index - apartment zone | | 2.0 |
| 4.15.5.38.4 | Minimum landscaped area | | 51% of the lot area |
| 4.15.5.38.5 | Maximum height | | 13 storeys |
| 4.15.5.38.6 | Minimum setback from a parking structure above or below finished grade to a street line | | 3.0 m |

Part 4 - Residential Zones

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|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------|
| 4.15.5.39 | Exception: RA4-39 | Map # 22 | By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09 |
| In a RA4-39 zone the applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply: | | | |
| Permitted Use | | | |
| 4.15.5.39.1 Lands zoned RA4-39 shall only be used for the following: | | | |
| (1) Retirement Building | | | |
| Regulations | | | |
| 4.15.5.39.2 | Minimum floor space index - apartment zone | 1.5 | |
| 4.15.5.39.3 | Maximum floor space index - apartment zone | 2.9 | |
| 4.15.5.39.4 | Maximum gross floor area - non-residential used for a retail store accessory to a retirement building | 1 000 m ² | |
| 4.15.5.39.5 | Maximum height | 13 storeys | |
| 4.15.5.39.6 | Minimum number of resident parking spaces per one-bedroom retirement dwelling unit | 1.00 | |
| 4.15.5.39.7 | Minimum number of resident parking spaces per two-bedroom retirement dwelling unit | 1.25 | |
| 4.15.5.39.8 | Minimum number of visitor parking spaces per retirement dwelling unit | 0.19 | |
| 4.15.5.39.9 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential for an office | 2.7 | |
| 4.15.5.39.10 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store or service establishment | 3.5 | |
| 4.15.5.39.11 | Maximum number of required parking spaces that may be provided on abutting lands within 3.0 m of the lot | 19 | |

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------|-------------------|
| 4.15.5.40 | Exception: RA4-40 | Map # 39W | By-law: 0174-2017 |
| In a RA4-40 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.40.1 | Minimum floor space index - apartment zone | 1.0 | |
| 4.15.5.40.2 | Maximum floor space index - apartment zone | 2.5 | |
| 4.15.5.40.3 | Maximum height | 19 storeys | |

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| 4.15.5.41 | Exception: RA4-41 | Map # 21 | By-law: 0174-2017 |
| In a RA4-41 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.41.1 | Minimum floor space index - apartment zone | 0.9 | |
| 4.15.5.41.2 | Maximum floor space index - apartment zone | 1.0 | |
| 4.15.5.41.3 | Minimum number of parking spaces per dwelling unit | 1.25 | |

Part 4 - Residential Zones

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| 4.15.5.42 | Exception: RA4-42 | Map # 20 | By-law: 0256-2010, 0174-2017, 0074-2018 |
|-----------|-------------------|----------|--------------------------------------------|

In a RA4-42 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|-------------|---------------------------------------------------|------|
| 4.15.5.42.1 | Minimum floor space index - apartment zone | 0.5 |
| 4.15.5.42.2 | Maximum floor space index - apartment zone | 1.67 |

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| 4.15.5.43 | Exception: RA4-43 | Map # 30 | By-law: 0174-2017, 0208-2022 |
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In a RA4-43 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

| | |
|-------------|-----------------------|
| 4.15.5.43.1 | (1) Recreation Centre |
|-------------|-----------------------|

Regulations

| | | |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 4.15.5.43.2 | Maximum number of dwelling units | 500 |
| 4.15.5.43.3 | Minimum floor space index - apartment zone | 0.5 |
| 4.15.5.43.4 | Maximum floor space index - apartment zone | 2.09 |
| 4.15.5.43.5 | Maximum gross floor area - apartment zone in Buildable Area 'A' identified on Schedule RA4-43 of this Exception | 13 020 m ² |
| 4.15.5.43.6 | Maximum gross floor area - apartment zone in Buildable Area 'B' identified on Schedule RA4-43 of this Exception | 19 340 m ² |
| 4.15.5.43.7 | Maximum gross floor area - apartment zone in Buildable Area 'C' identified on Schedule RA4-43 of this Exception | 14 145 m ² |
| 4.15.5.43.8 | Maximum gross floor area - non-residential in Buildable Area 'D' identified on Schedule RA4-43 of this Exception | 820 m ² |
| 4.15.5.43.9 | Maximum gross floor area - apartment zone of the main lobby, located between Buildable Areas 'A' and ' B ', identified on Schedule RA4-43 of this Exception | 900 m ² |
| 4.15.5.43.10 | Maximum total gross floor area - apartment zone | 47 325 m ² |
| 4.15.5.43.11 | Buildable Area 'D' identified on Schedule RA4-43 of this Exception shall only be used for a recreation centre | |
| 4.15.5.43.12 | Buildable Areas 'A', 'B' and 'C' identified on Schedule RA4-43 of this Exception may also contain a recreation centre | |
| 4.15.5.43.13 | Minimum landscaped area | 45% of the lot area |
| 4.15.5.43.14 | Minimum number of resident parking spaces per: one-bedroom apartment dwelling unit | 1.00 |
| | two or more bedroom apartment dwelling unit | 1.25 |
| 4.15.5.43.15 | Maximum number of resident parking spaces per: one-bedroom apartment dwelling unit | 1.25 |
| | two or more bedroom apartment dwelling unit | 1.75 |
| 4.15.5.43.16 | Minimum number of visitor parking spaces per apartment dwelling unit | 0.15 |

Exception RA4-43 continued on next page

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| 4.15.5.43 | Exception: RA4-43 | Map # 30 | By-law: 0174-2017, 0208-2022 |
| Exception RA4-43 continued from previous page | | | |
| 4.15.5.43.17 | Maximum number of visitor parking spaces per apartment dwelling unit | | 0.20 |
| 4.15.5.43.18 | A parking structure shall be constructed completely below finished grade, except for enclosed ramps and stairs | | |
| 4.15.5.43.19 | Minimum setback from a parking structure to a lot line | | 0.0 m |
| 4.15.5.43.20 | Maximum projection of a balcony , bay window, awning and portico outside the buildable areas identified on Schedule RA4-43 of this Exception | | 2.0 m |
| 4.15.5.43.21 | Maximum roof coverage of a mechanical penthouse on each building | | 35% |
| 4.15.5.43.22 | "Landscaped Buffer" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs and trees and may include walkways and shall have appropriate soil depth to accommodate large tree species | | |
| 4.15.5.43.23 | "Recreation Centre" means a building , structure or part thereof used for active or passive recreational uses, such as but not limited to sport facilities and fitness rooms for the communal use of the residents of the apartment and may include accessory uses thereto | | |

Exception RA4-43 continued on next page

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| 4.15.5.43 | Exception: RA4-43 | Map # 30 | By-law: 0174-2017, 0208-2022 |
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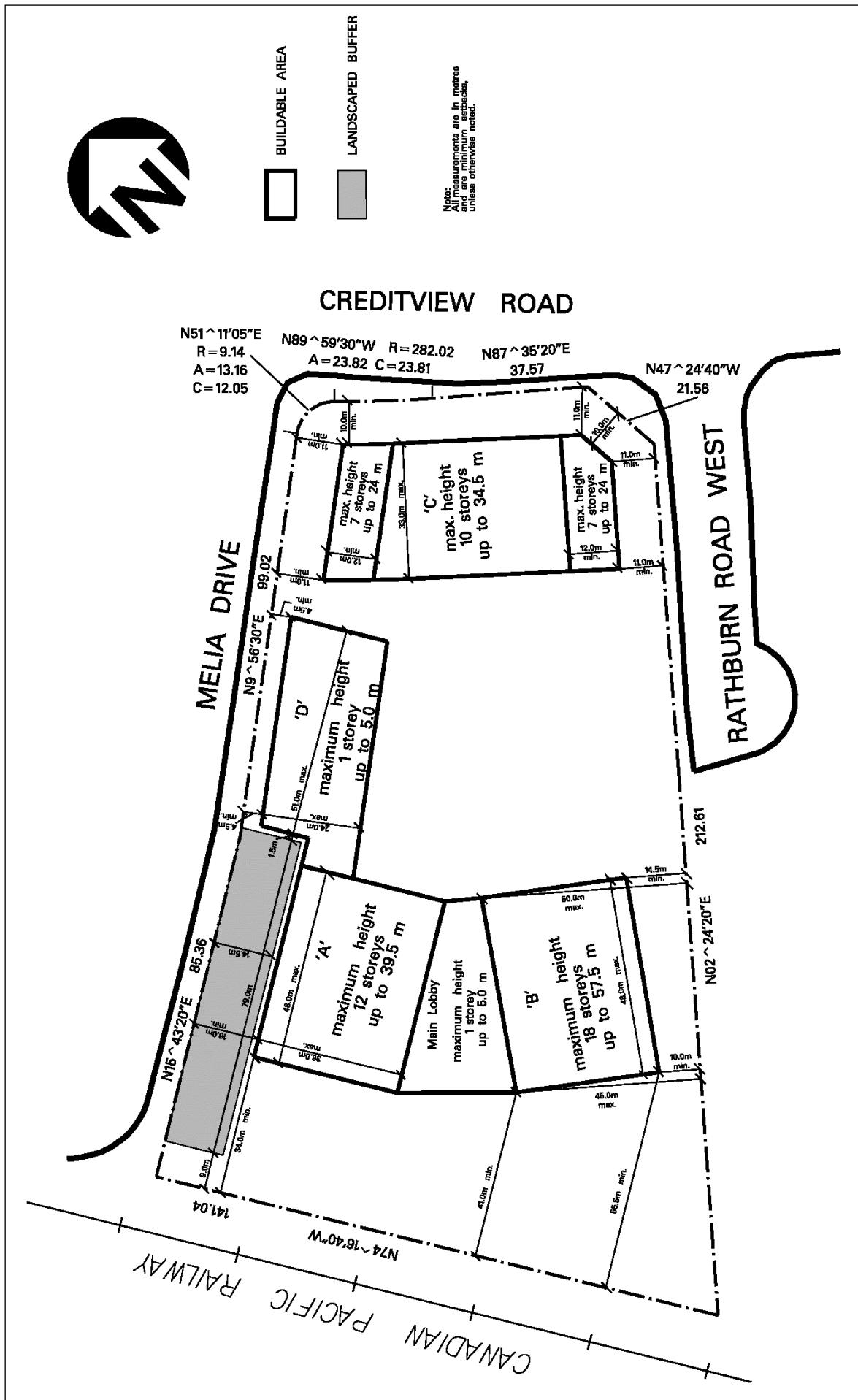
Exception RA4-43 continued from previous page

4.15.5.43.24 All site development plans shall comply with Schedule RA4-43 of this Exception

Holding Provision

The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-43 by further amendment to Map 30 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

- (1) the owner shall have executed and delivered the required Development Agreement on terms satisfactory to the City which shall include appropriate provisions to the satisfaction of the Commissioner of Transportation and Works and the Commissioner of Planning and Building to provide for and ensure that the one **storey** enclosed recreation centre identified as **Buildable Area 'D'** on Schedule RA4-43 of this Exception is constructed prior to or concurrently with **Buildable Area 'A'** identified on Schedule RA4-43 of this Exception;
- (2) the owner shall have executed and delivered the required Servicing Agreement on terms satisfactory to the City, together with the delivery of all required letters of credit in a form and in an amount satisfactory to the Commissioner of Transportation and Works to secure the construction of all works and improvements under the Servicing Agreement, including, the construction and installation of the required Rathburn Road West modifications and site access improvements all in accordance with the final plans and drawings as approved by the Commissioner of Transportation and Works;
- (3) the owner shall have submitted an application for site development approval under section 41 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, which shall, amongst other matters, provide for details respecting the landscaping of the lands including the landscaped buffer identified on Schedule RA4-43 of this Exception adjacent to **Buildable Area 'A'** identified on Schedule RA4-43 of this Exception and the Canadian Pacific Railway corridor;
- (4) the City shall have been advised by the Peel District School Board and the Dufferin-Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the school boards.



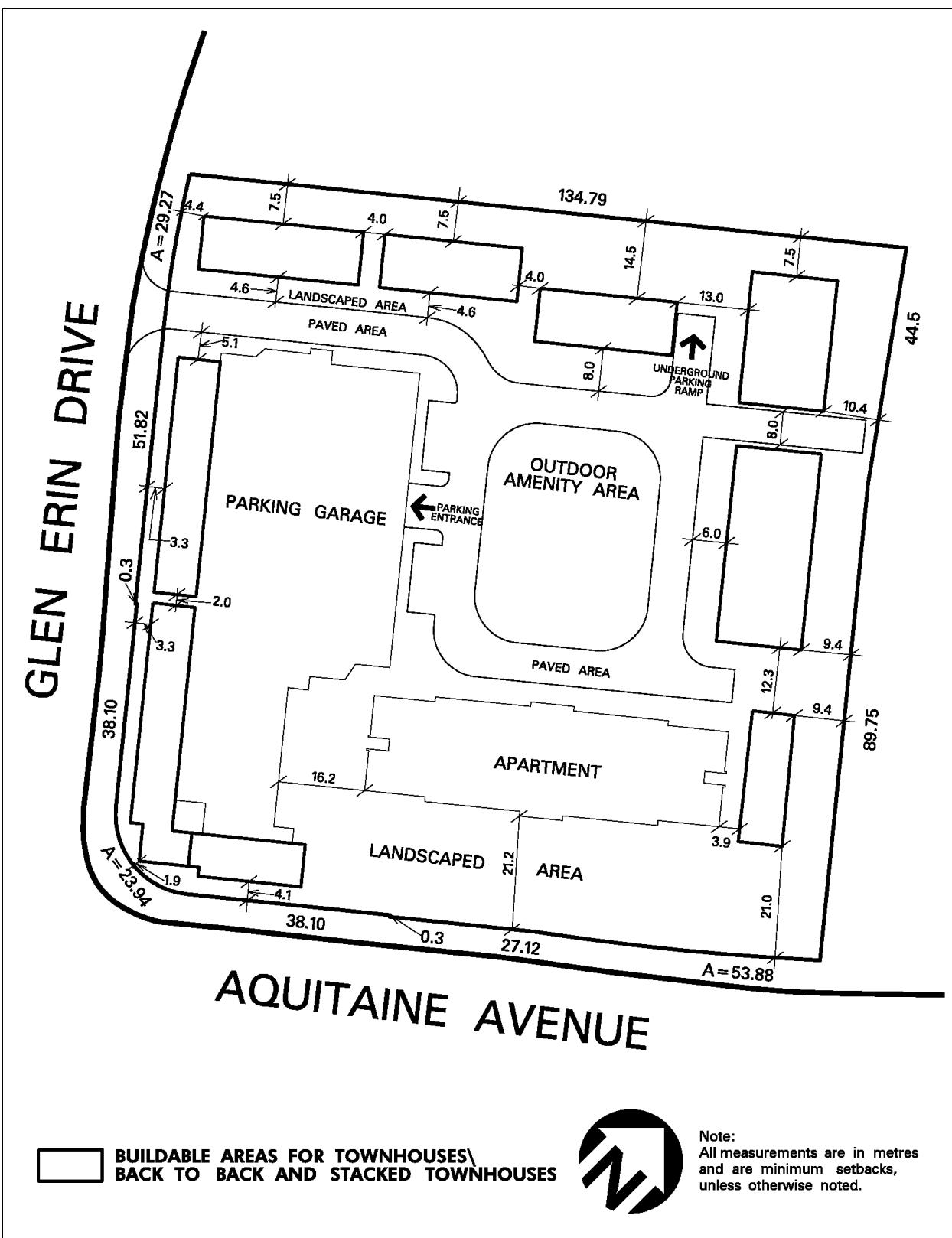
Schedule RA4-43

Map 30

Part 4 - Residential Zones

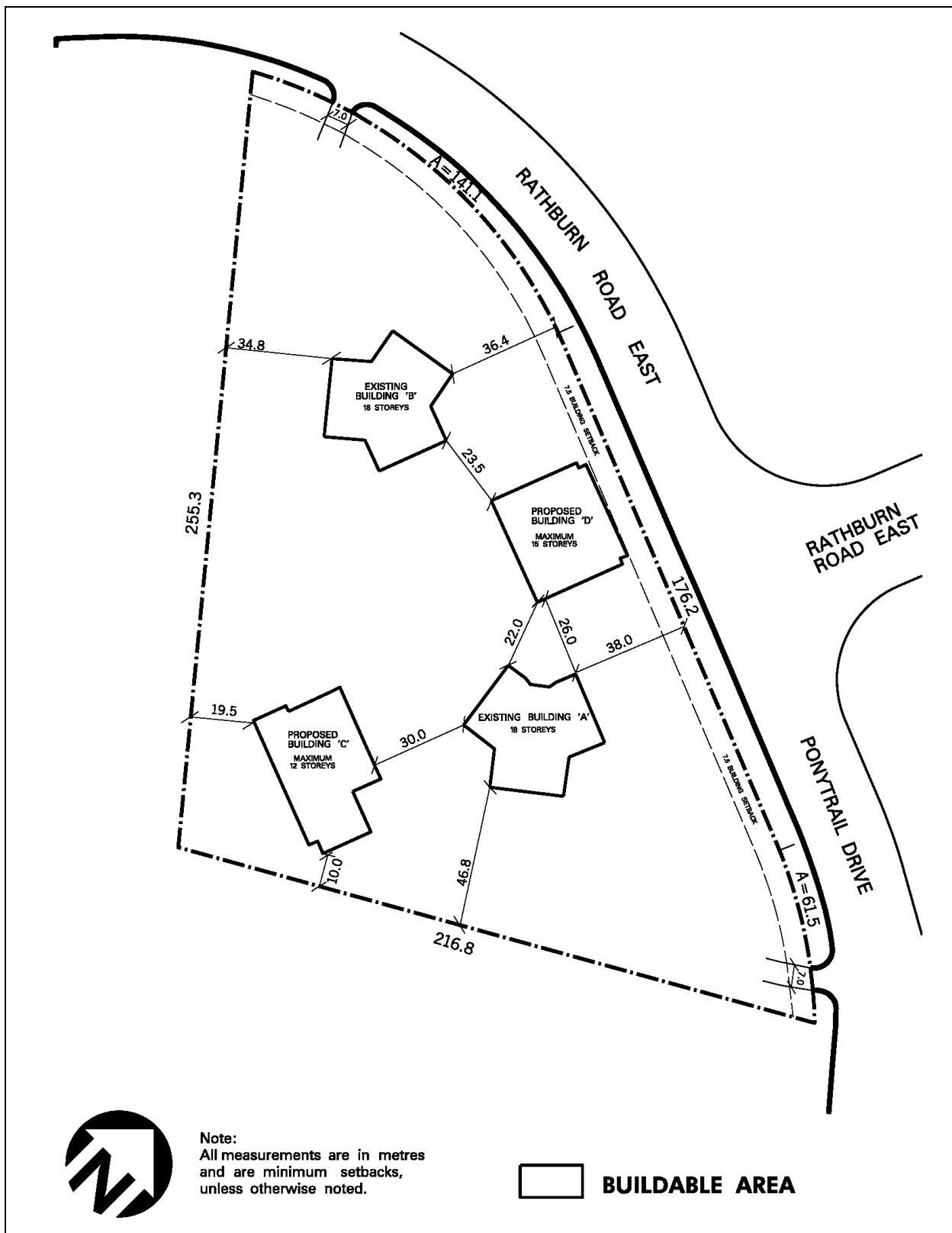
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|-------------------|
| 4.15.5.44 | Exception: RA4-44 | Map # 37W | By-law: 0174-2017 |
| In a RA4-44 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |

| | | | |
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| 4.15.5.45 | Exception: RA4-45 | Map # 46W | By-law: 0107-2017, 0181-2018/LPAT Order 2019 February 15 |
| In a RA4-45 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 4.15.5.45.1 (1) Townhouse (2) Back to Back and Stacked Townhouses | | | |
| Regulations | | | |
| 4.15.5.45.2 | The provisions of Subsection 2.1.14 and Line 15.2 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.45.3 | For the purposes of this By-law, all lands zoned RA4-45 shall be considered one lot | | |
| 4.15.5.45.4 | Maximum gross floor area - residential | | 25 300 m ² |
| 4.15.5.45.5 | Maximum number of townhouse dwelling units and/or back to back and stacked townhouse dwelling units | | 83 |
| 4.15.5.45.6 | Minimum number of resident parking spaces per apartment dwelling unit | | 1.05 |
| 4.15.5.45.7 | Minimum setback from a parking structure completely below finished grade to any lot line | | 0.0 m |
| 4.15.5.45.8 | All site development plans shall comply with Schedule RA4-45 of this Exception | | |
| 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: | | | |
| <ul style="list-style-type: none"> (1) the owner of the lands zoned RA4-45 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 RA4-45; (3) the owner pays to the City, prior to the issuance of the first above grade building permit, the sum of \$427,189 to be used toward: <ul style="list-style-type: none"> (3.1) Maplewood Park in the amount of \$17,032; (3.2) Lake Aquitaine Trail in the amount of \$248,789; (3.3) Hunter Green Park in the amount of \$156,368; (3.4) Tree planting in the amount of \$5 000 | | | |



Schedule RA4-45
Map 46W

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------|
| 4.15.5.46 | Exception: RA4-46 | Map # 26 | By-law: 0076-2018 |
| In a RA4-46 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.15.5.46.1 | Maximum floor space index - apartment zone | | 1.6 |
| 4.15.5.46.2 | For the purpose of this By-law, all lands zoned RA4-46 shall be considered one lot | | |
| 4.15.5.46.3 | Minimum driveway width | | 7.0 m |
| 4.15.5.46.4 | Stairs and ventilation shafts shall be permitted to encroach into a required yard and landscaped buffer | | |
| 4.15.5.46.5 | All site development plans shall comply with Schedule RA4-46 of this Exception | | |
| 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: | | | |
| (1) | the owner of the lands zoned RA4-46 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 RA4-46; | | |
| (3) | the owner pays to the City the sum of \$377,124.00 to be used toward the installation of a spray pad in Garnetwood Park; | | |
| (4) | the owner pays to the City the sum of \$28,206.00 to be used toward the planting of trees and completion of other improvements on the Shaver Trail; | | |
| (5) | the owner installs on-site landscape improvements in excess of normal site plan requirements including a pergola feature and benches, valued at \$202,290.00; | | |
| (6) | the owner installs an upsized stormwater management tank at a cost of \$50,000.00; | | |
| (7) | the owner retrofits the elevator cabs in the existing apartment buildings at 4100 Ponytrail Drive and 1850 Rathburn Road East at a cost of \$92,380.00. | | |



Schedule RA4-46
Map 26

| | | | |
|-----------|-------------------|-----------|--------------------------------------------------------------------------------------------------------------|
| 4.15.5.47 | Exception: RA4-47 | Map # 46W | By-law: OMB Order, 2017 February 14, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022 |
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In a RA4-47 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

- 4.15.5.47.1 (1) **Back to Back and Stacked Townhouses**

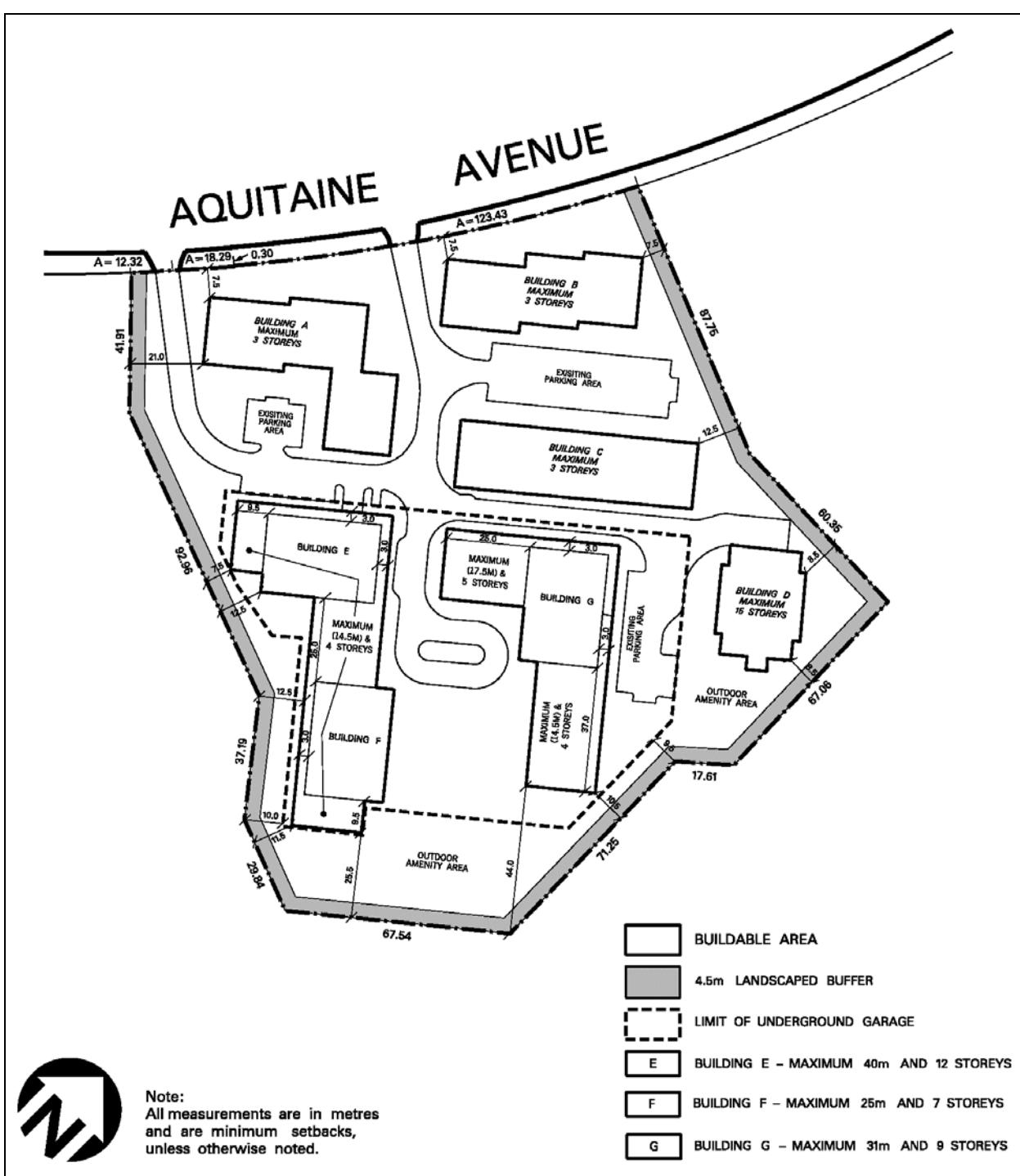
Regulations

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| 4.15.5.47.2 | Back to back and stacked townhouses shall only be permitted in Buildings 'A', 'B' and 'C' identified on Schedule RA4-47 of this Exception | |
| 4.15.5.47.3 | Maximum number of dwelling units per hectare | 208 |
| 4.15.5.47.4 | Maximum number of dwelling units in Buildings 'A', 'B', 'C' and 'D' identified on Schedule RA4-47 of this Exception | 223 |
| 4.15.5.47.5 | Maximum number of dwelling units in Buildings 'E', 'F' and 'G' identified on Schedule RA4-47 of this Exception | 451 |
| 4.15.5.47.6 | Maximum floor space index - apartment zone | 1.6 |
| 4.15.5.47.7 | Maximum gross floor area - apartment zone | 51 750 m ² |
| 4.15.5.47.8 | 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 |
| 4.15.5.47.9 | Maximum projection of a balcony outside the buildable area in Buildings 'E', 'F' and 'G' identified on Schedule RA4-47 of this Exception | 1.5 m |
| 4.15.5.47.10 | Minimum number of resident parking spaces per dwelling unit | 1.16 |
| 4.15.5.47.11 | Minimum number of visitor parking spaces per dwelling unit | 0.18 |
| 4.15.5.47.12 | All site development plans shall comply with Schedule RA4-47 of this Exception | |

Section 37 Financial Contribution

Pursuant to section 37 of the *Planning Act*, 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 RA4-47 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 the development granted by this Exception as provided by section 37(3) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. This agreement shall be registered on title to the lands zoned RA4-47 and shall require the owner to:

- (1) make payment to the City the sum of \$450,000 to be applied toward affordable housing, and be in compliance with all other terms and conditions of the agreement.



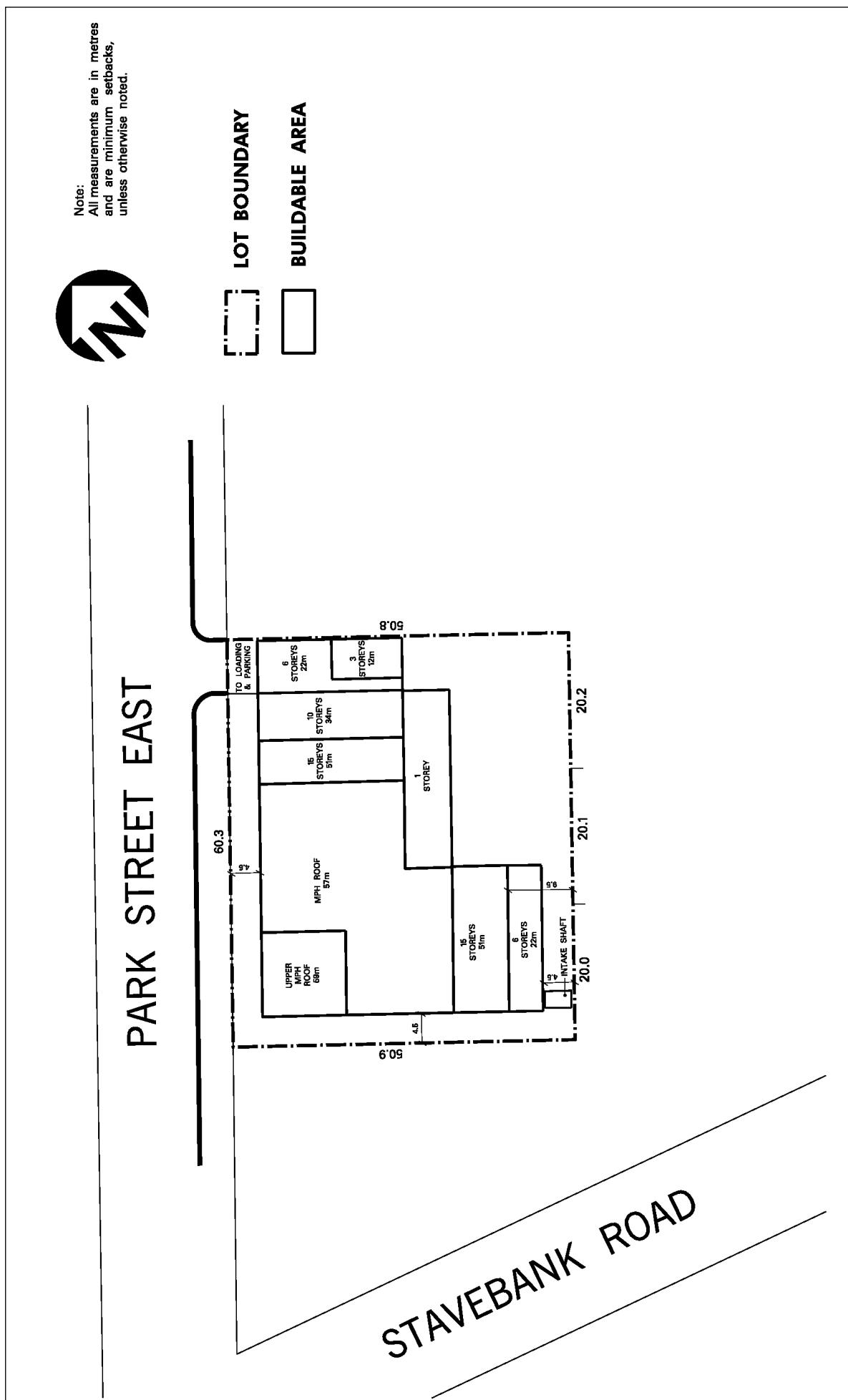
Schedule RA4-47

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| 4.15.5.48 | Exception: RA4-48 | Map # 08 | By-law: 0174-2018, 0111-2019/LPAT Order 2021 March 09, 0142-2019 |
|-----------|-------------------|----------|------------------------------------------------------------------------|

In a RA4-48 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Regulations

| | | |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 4.15.5.48.1 | The provisions of Subsection 4.1.21 and the regulations of Lines 11.2, 13.5, 15.1, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply | |
| 4.15.5.48.2 | Maximum floor space index | 6.3 |
| 4.15.5.48.3 | Maximum gross floor area - apartment zone per storey for each storey above 12 storeys | 1 200 m ² |
| 4.15.5.48.4 | Minimum front yard | 4.5 m |
| 4.15.5.48.5 | Stairs, ramps, planters, canopies and patios shall be permitted to encroach into a required front yard | |
| 4.15.5.48.6 | Minimum number of resident parking spaces per one-bedroom dwelling unit | 0.8 |
| 4.15.5.48.7 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 1.0 |
| 4.15.5.48.8 | Minimum number of resident parking spaces per three-bedroom dwelling unit | 1.3 |
| 4.15.5.48.9 | Minimum number of parking spaces per grade related apartment dwelling unit | 1.3 |
| 4.15.5.48.10 | Minimum number of visitor parking spaces per apartment dwelling unit | 0.1 |
| 4.15.5.48.11 | Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to an OS1 zone | 4.5 m |
| 4.15.5.48.12 | Minimum landscaped area | 780 m ² |
| 4.15.5.48.13 | Minimum depth of a landscaped buffer abutting an OS1 zone | 4.5 m |
| 4.15.5.48.14 | Minimum central amenity area | 930 m ² |
| 4.15.5.48.15 | All site development plans shall comply with Schedule RA4-48 of this Exception | |

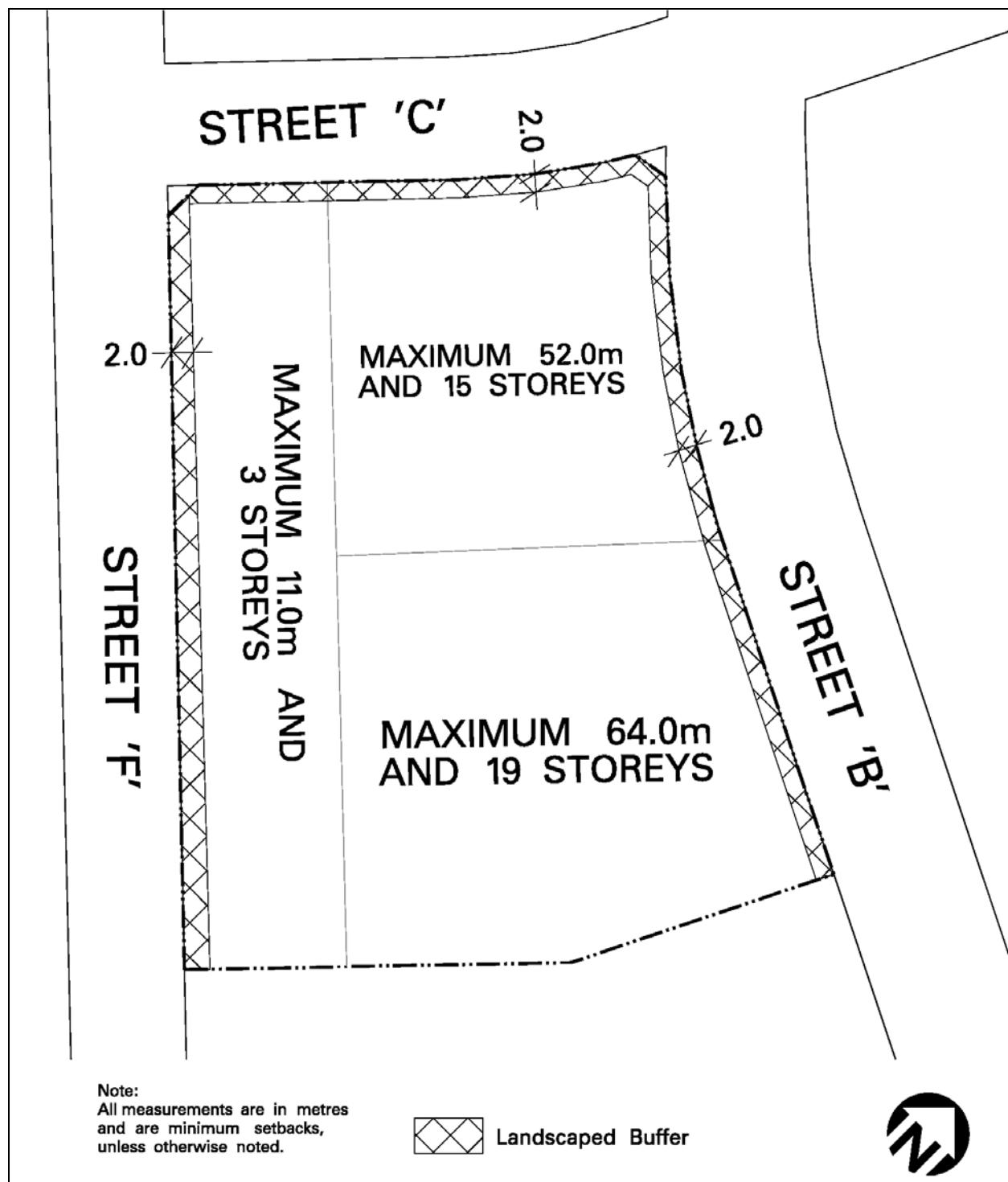


Schedule RA4-48
Map 08

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------|
| 4.15.5.49 | Exception: RA4-49 | Map # 46W | By-law: 0116-2020, 0009-2021 |
| In a RA4-49 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| | | | |
| 4.15.5.49.1 | The provisions contained in Subsections 2.1.14 and 2.1.30 and the regulations of Lines 11.3, 12.1, 12.2 and 12.3 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.49.2 | Maximum floor space index - apartment zone | 2.12 | |
| 4.15.5.49.3 | Maximum height | 47.0 m and 15 storeys | |
| 4.15.5.49.4 | Minimum exterior side yard | 7.5 m | |
| 4.15.5.49.5 | Minimum interior side yard | 20.0 m | |
| 4.15.5.49.6 | Minimum rear yard | 8.0 m | |
| 4.15.5.49.7 | Minimum setback from a parking structure inclusive of ventilation shafts and external access stairwells above or partially above finished grade to any lot line | 5.0 m | |
| 4.15.5.49.8 | Minimum setback from a parking structure inclusive of ventilation shafts and external access stairwells above or partially above finished grade to a G1 zone | 5.0 m | |
| 4.15.5.49.9 | Minimum depth of a landscaped buffer abutting a lot line that is a Residential Zone | 3.0 m | |
| 4.15.5.49.10 | The required landscaped buffer may be reduced to 0.0 metres for that portion of the lot line where there is shared driveway and/or aisles with the abutting residential property | | |
| 4.15.5.49.11 | A walkway is permitted within a landscaped buffer abutting the rear lot line in compliance with the following: | | |
| | (1) maximum length of a walkway measured from the exterior side lot line | 30.0 m | |
| | (2) minimum depth of the landscaped buffer abutting the rear lot line | 3.7 m | |
| 4.15.5.49.12 | Minimum number of resident parking spaces per one-bedroom and two-bedroom apartment dwelling units | 1.02 | |
| 4.15.5.49.13 | Minimum number of resident parking spaces per three-bedroom apartment dwelling unit | 1.30 | |
| 4.15.5.49.14 | Minimum number of visitor parking spaces per apartment dwelling unit | 0.15 | |
| 4.15.5.49.15 | Minimum number of loading spaces | 1 | |

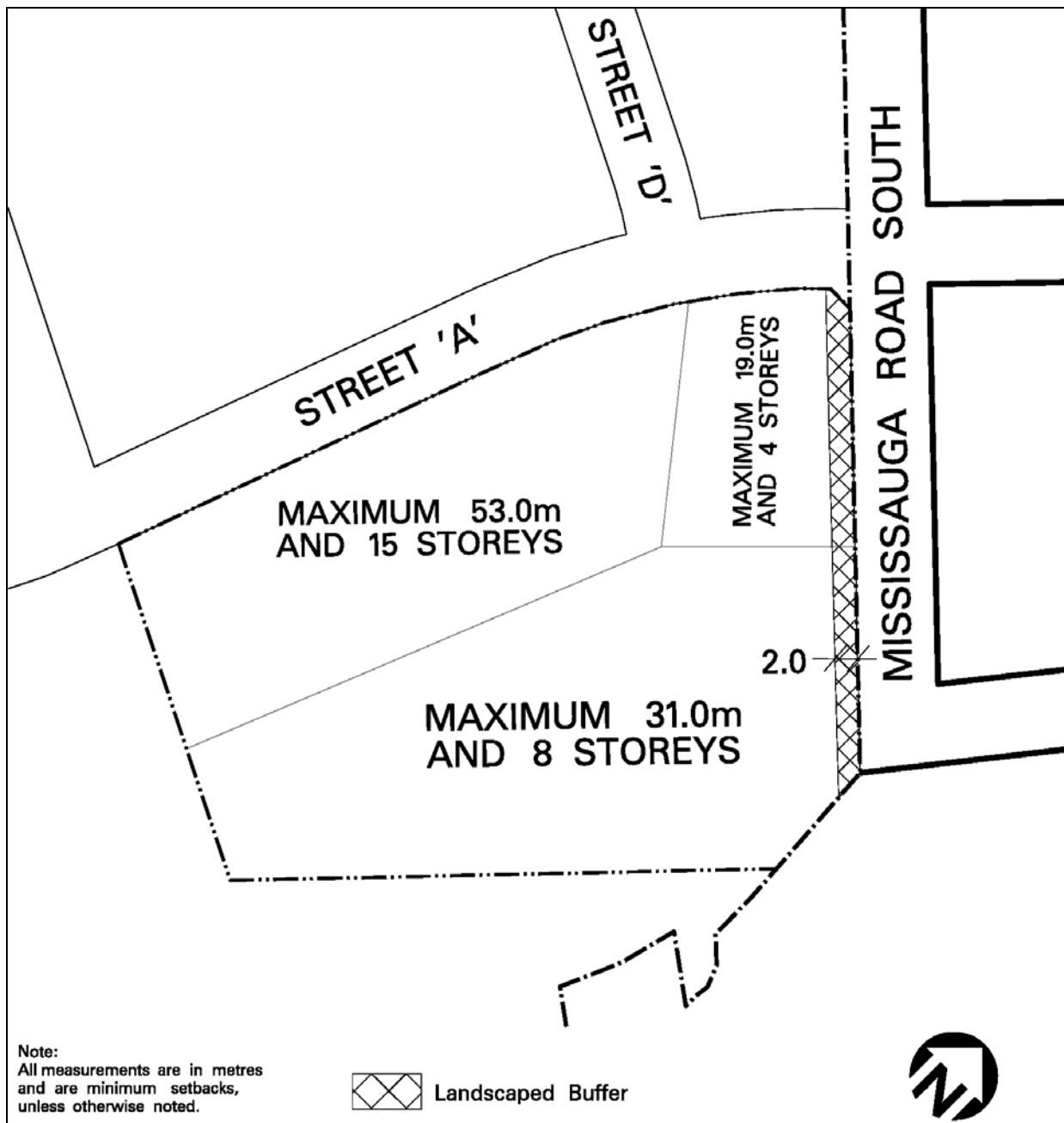
Part 4 - Residential Zones

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------|
| 4.15.5.50 | Exception: RA4-50 | Map # 08 | By-law: LPAT Order 2019 November 15 |
| In a RA4-50 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 4.15.5.50.1 (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 | | | |
| 4.15.5.50.2 | The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.50.3 | For the purpose of this By-law, all lands zoned RA4-50 shall be considered one lot | | |
| 4.15.5.50.4 | The use contained in Clause 4.15.5.50.1(1) of this Exception shall comply with the RM4-76 regulations contained in Exception Table 4.10.2.76 of this By-law | | |
| 4.15.5.50.5 | Uses contained in Clauses 4.15.5.50.1(3) and 4.15.5.50.1(5) of this Exception shall only be permitted on the first storey | | |
| 4.15.5.50.6 | Maximum floor space index - apartment zone 4.1 | | |
| 4.15.5.50.7 | Minimum landscaped area 30% of the lot area | | |
| 4.15.5.50.8 | Minimum setback to a road or condominium road for the portion of the building with a height less than or equal to six storeys 4.0 m | | |
| 4.15.5.50.9 | Minimum setback to a road or condominium road for the portion of the building with a height greater than six storeys 7.0 m | | |
| 4.15.5.50.10 | Minimum setback from a sight triangle 2.0 m | | |
| 4.15.5.50.11 | Minimum setback of a parking structure constructed completely below finished grade to Street 'B' 1.0 m | | |
| 4.15.5.50.12 | Minimum number of resident parking spaces per dwelling unit 1.0 | | |
| 4.15.5.50.13 | Minimum number of visitor parking spaces per dwelling unit 0.15 | | |
| 4.15.5.50.14 | Minimum number of parking spaces per retirement dwelling unit 0.3 | | |
| 4.15.5.50.15 | Minimum number of parking spaces per long-term care bed 0.3 | | |
| 4.15.5.50.16 | All site development plans shall comply with Schedule RA4-50 of this Exception | | |



Schedule RA4-50
Map 08

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------|
| 4.15.5.51 | Exception: RA4-51 | Map # 08 | By-law: LPAT Order 2019 November 15 |
| In a RA4-51 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 4.15.5.51.1 (1) Hospice (2) Staff/Student Residence (3) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) Outdoor Market (5) Outdoor patio accessory to a restaurant or take-out restaurant (6) Art Gallery (7) Museum (8) Custom Workshop (9) Medicinal Product Manufacturing Facility - Restricted (10) Cogeneration Facility | | | |
| Regulations | | | |
| 4.15.5.51.2 | The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.51.3 | For the purpose of this By-law, all lands zoned RA4-51 shall be considered one lot | | |
| 4.15.5.51.4 | Uses contained in Clauses 4.15.5.51.1(3), 4.15.5.51.1(6), 4.15.5.51.1(7), 4.15.5.51.1(8) and 4.15.5.51.1(9) of this Exception shall not be permitted above the second storey | | |
| 4.15.5.51.5 | Dwelling units are not permitted below the third storey | | |
| 4.15.5.51.6 | Maximum floor space index - apartment zone 3.7 | | |
| 4.15.5.51.7 | Maximum gross floor area - apartment zone on the first storey 20% that may be used to access residential uses | | |
| 4.15.5.51.8 | Minimum landscaped area 30% of the lot area | | |
| 4.15.5.51.9 | 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 | | |
| 4.15.5.51.10 | 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 | | |
| 4.15.5.51.11 | Minimum setback of a parking structure constructed completely below finished grade to any lot line 1.0 m | | |
| 4.15.5.51.12 | Minimum number of resident parking spaces per dwelling unit 1.0 | | |
| 4.15.5.51.13 | Minimum number of visitor parking spaces per dwelling unit 0.15 | | |
| 4.15.5.51.14 | Minimum number of parking spaces per retirement dwelling unit 0.3 | | |
| 4.15.5.51.15 | Minimum number of parking spaces per long-term care bed 0.3 | | |
| 4.15.5.51.16 | All site development plans shall comply with Schedule RA4-51 of this Exception | | |



Schedule RA4-51
Map 08

| | | | |
|-----------|-------------------|---------|------------------------------------------------------------------------|
| 4.15.5.52 | Exception: RA4-52 | Map #14 | By-law: 0185-2020, 0111-2019/LPAT Order 2021 March 09, 0208-2022 |
|-----------|-------------------|---------|------------------------------------------------------------------------|

In a RA4-52 zone the permitted **uses** and applicable regulations shall be as specified for a RA4 zone except that the following **uses/regulations** shall apply:

Additional Permitted Uses

- | | |
|-------------|----------------------------------|
| 4.15.5.52.1 | (1) Retail Store |
| | (2) Restaurant |
| | (3) Take-out Restaurant |
| | (4) Service Establishment |
| | (5) Financial Institution |
| | (6) Office |
| | (7) Art Gallery |
| | (8) Museum |

Regulations

| | | |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 4.15.5.52.2 | The uses contained in Sentence 4.15.5.52.1 of this Exception shall not apply | |
| 4.15.5.52.3 | The uses contained in Sentence 4.15.5.52.1 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 | |
| 4.15.5.52.4 | The uses contained in Sentence 4.15.5.52.1 of this Exception shall not be permitted above the seventh storey | |
| 4.15.5.52.5 | Maximum floor space index - apartment zone | 6.6 |
| 4.15.5.52.6 | Maximum floor area used for amenity areas and mechanical rooms and other common facilities for the maintenance and operation of the building located within the first storey | 940 m ² |
| 4.15.5.52.7 | Dwelling units shall not be permitted on the first storey | |
| 4.15.5.52.8 | Maximum front yard in Buildable Area 'A' identified on Schedule RA4-52 of this Exception | 4.9 m |
| 4.15.5.52.9 | Minimum height in Buildable Area 'A' identified on Schedule RA4-52 of this Exception | 8.0 m and 2 storeys |
| 4.15.5.52.10 | Maximum height in Buildable Area 'A' identified on Schedule RA4-52 of this Exception | 24.4 m and 7 storeys |
| 4.15.5.52.11 | Maximum projection of a balcony located above the seventh storey measured from the outermost face or faces of the building from which the balcony projects | 2.1 m |
| 4.15.5.52.12 | Maximum projection of a canopy measured from the outermost face or faces of the streetwall from which the canopy projects in Buildable Area 'A' identified on Schedule RA4-52 of this Exception | 2.0 m |
| 4.15.5.52.13 | Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts, to any lot line | 0.7 m |
| 4.15.5.52.14 | Notwithstanding Sentence 4.15.5.52.13 of this Exception, minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts, to a westerly interior side lot line | 2.0 m |
| 4.15.5.52.15 | Minimum number of resident parking spaces per one-bedroom dwelling unit | 0.9 |
| 4.15.5.52.16 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 1.0 |

Exception RA4-52 continued on next page

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|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------------------------------------------|
| 4.15.5.52 | Exception: RA4-52 | Map #14 | By-law: 0185-2020, 0111-2019/LPAT Order 2021 March 09, 0208-2022 |
| Exception RA4-52 continued from previous page | | | |
| 4.15.5.52.17 | Maximum number of required resident parking spaces that may be provided using stacked parking spaces | | 15 |
| 4.15.5.52.18 | The provisions of Sentences 3.1.1.2.1, 3.1.1.4.3, 3.1.1.4.4 and 3.1.1.8.1 of this By-law shall not apply to the resident parking spaces contained in Sentence 4.15.5.52.17 of this Exception | | |
| 4.15.5.52.19 | Minimum number of parking spaces per 100 m ² of gross floor area - non-residential for uses contained in Clauses 4.15.5.52.1(1) and 4.15.5.52.1(3) to 4.15.5.52.1(8) of this Exception | | 4.3 |
| 4.15.5.52.20 | 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 , located in the same building or on the same lot as the residential use , except restaurant | | |
| | 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 | | |
| 4.15.5.52.21 | Minimum contiguous floor area for bicycle parking | | 360 m ² |
| 4.15.5.52.22 | Minimum landscaped area | | 29% of the lot area |
| 4.15.5.52.23 | Notwithstanding Sentence 4.15.5.52.26 of this Exception, a walkway is permitted within a landscaped buffer abutting the westerly interior lot line in compliance with the following: | | |
| (1) | maximum width of a walkway | | 1.2 m |
| 4.15.5.52.24 | Minimum amenity area | | 4.9 m ² per dwelling unit |
| 4.15.5.52.25 | Minimum amenity area to be provided outside | | 2.6 m ² per dwelling unit |
| 4.15.5.52.26 | "Stacked Parking Space" means a parking space that is positioned above another parking space and is accessed only by means of an elevating device | | |

Exception RA4-52 continued on next page

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| 4.15.5.52 | Exception: RA4-52 | Map #14 | By-law: 0185-2020, 0111-2019/LPAT Order 2021 March 09, 0208-2022 |
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Exception RA4-52 continued from previous page

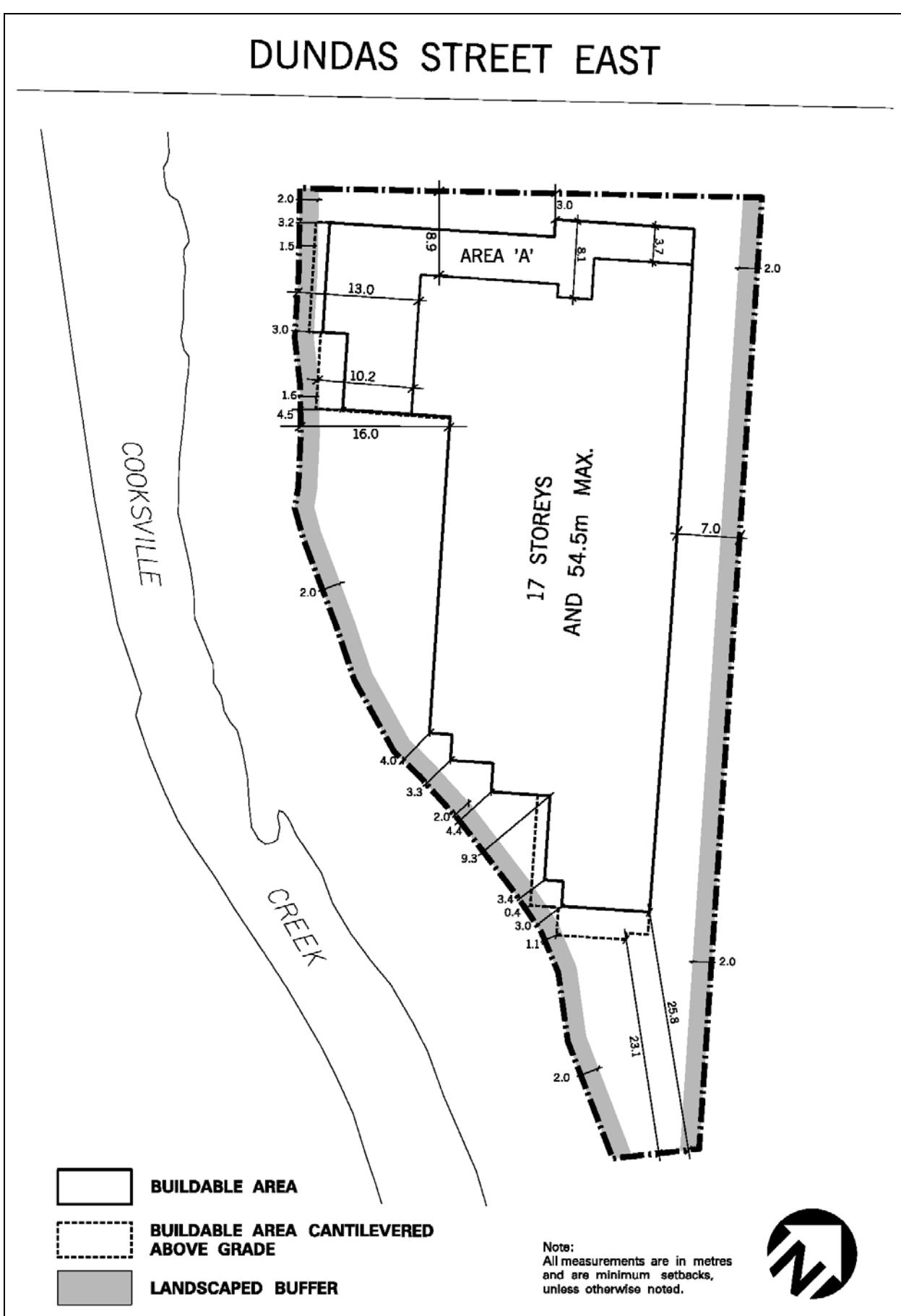
4.15.5.52.27 All site development plans shall comply with Schedule RA4-52 of this Exception

Holding Provision

The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-52 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:

- (1) land dedications as required by the City of Mississauga ("City");
- (2) upgraded streetscape commitments to the satisfaction of the City;
- (3) channel works along the Cooksville Creek to the satisfaction of the Credit Valley Conservation ("CVC");
- (4) delivery of an executed Development Agreement with Municipal Infrastructure Schedules in a form satisfactory to the City, Region of Peel ("Region") and CVC;
- (5) delivery of satisfactory comments from Alectra Inc. with respect to the proposed hydro transformer location;
- (6) delivery of any additional technical reports, studies, drawings, to the satisfaction of the City, in support of the municipal infrastructure detailed design and site redevelopment, including but not limited to:
 - (6.1) provision of a site plan submission, including grading plans and building elevations, showing associated retaining wall heights, satisfactory to City and CVC;
 - (6.2) a revised and updated Phase II Environmental Site Assessment Report to include the description and discussion of lands to be dedicated to the City, including any required figures and reliance letter;
 - (6.3) a Final Clean-up Report confirming the suitability of the lands, including land dedications, upon completion of remediation;
 - (6.4) an updated Functional Servicing and Stormwater Management Report;
 - (6.5) an updated Geotechnical Report/Assessment;
 - (6.6) confirmation that the Record of Site Condition has been filed with the Ministry of Environment, Conservation and Parks, together with any supporting documentation;
 - (6.7) satisfactory arrangements with the Region for waste collection subject to the most recent Waste Collection Design Standards;
 - (6.8) confirmation by the Region that satisfactory arrangements have been made for water and waste water services to the site.

DUNDAS STREET EAST



Schedule RA4-52

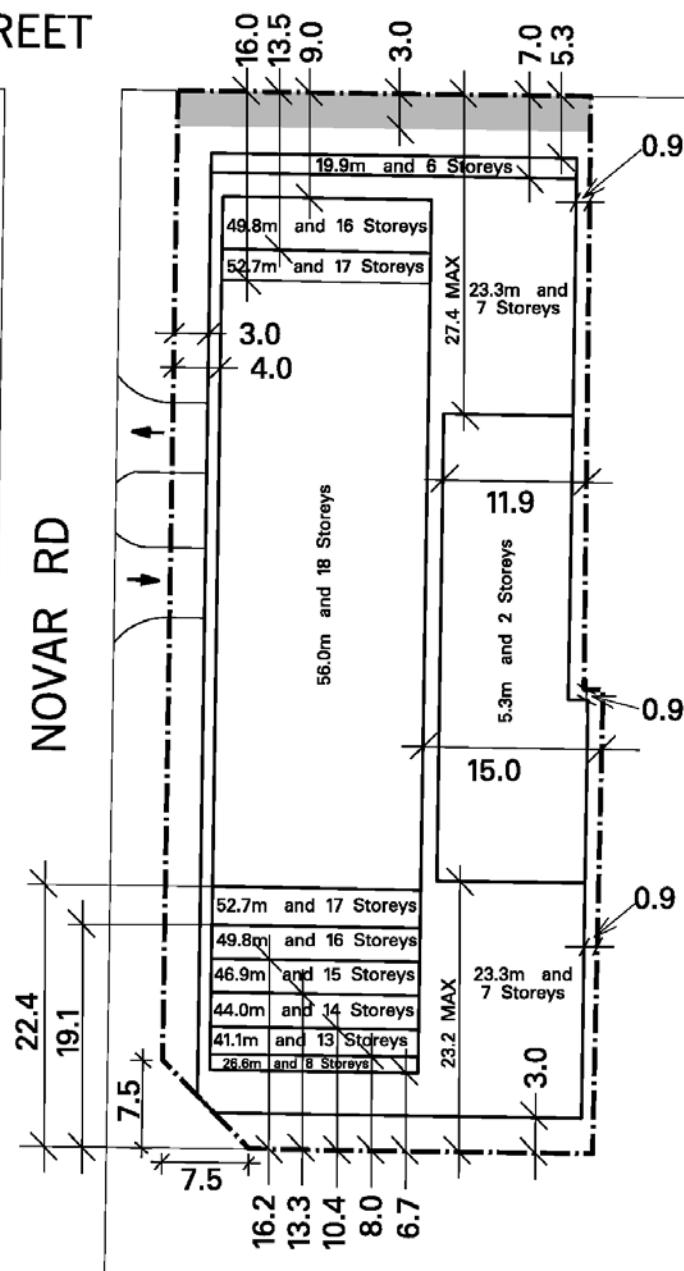
Map 14

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|
| 4.15.5.53 | Exception: RA4-53 | Map # 22 | By-law: 0128-2021 |
| In a RA4-53 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 4.15.5.53.1 (1) Restaurant (2) Take-out Restaurant (3) Art Gallery (4) Museum (5) Retail Store (6) Service Establishment (7) Financial Establishment (8) Medical Office - Restricted | | | |
| Regulations | | | |
| 4.15.5.53.2 | The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1, Subsection 2.1.14, Articles 3.1.4.1, 3.1.4.3 and 4.1.15.1 and the regulations of Lines 15.1, 15.2, 15.3 and 15.6 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.53.3 | The uses contained in Sentence 4.15.5.53.1 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 | | |
| 4.15.5.53.4 | The uses contained in Sentence 4.15.5.53.1 of this Exception shall not be permitted above the first storey | | |
| 4.15.5.53.5 | Maximum floor space index - apartment zone | 7.9 | |
| 4.15.5.53.6 | Minimum gross floor area - non-residential that shall be located within the first storey | 270 m ² | |
| 4.15.5.53.7 | 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, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.8 m above the height limit otherwise applicable | | |
| 4.15.6.53.8 | The lot line abutting Dundas Street West shall be deemed to be the front lot line | | |
| 4.15.5.53.9 | Minimum setback to a sight triangle | 0.0 m | |
| 4.15.5.53.10 | Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum encroachment into a required yard of a balcony, cornice, canopy, roof eaves or architectural projection located above the first storey | 1.5 m | |
| 4.15.5.53.11 | Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum encroachment into a required yard of a porch located on the first storey inclusive of stairs provided that the porch shall have a maximum width of 29.0 m | 3.2 m | |
| 4.15.5.53.12 | Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum projection of a balcony, cornice, canopy, roof eaves or architectural projection located above the first storey measured from the outermost face or faces of the building from which the balcony, cornice, canopy, roof eaves or architectural projection projects | 1.5 m | |
| 4.15.5.53.13 | Minimum number of resident parking spaces per studio or one-bedroom apartment dwelling units | 0.9 | |
| 4.15.5.53.14 | Minimum number of resident parking spaces per two-bedroom apartment dwelling unit | 1.0 | |

Exception RA4-53 continued on next page

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| 4.15.5.53 | Exception: RA4-53 | Map # 22 | By-law: 0128-2021 |
| Exception RA4-53 continued from previous page | | | |
| 4.15.5.53.15 | Minimum number of resident parking spaces per three-bedroom apartment dwelling unit | | 1.3 |
| 4.15.5.53.16 | Minimum number of visitor parking spaces per dwelling unit | | 0.15 |
| 4.15.5.53.17 | Notwithstanding Sentence 3.1.1.4.1 of this By-law, maximum number of parking spaces having a minimum length of 5.0 m | | 55 |
| 4.15.5.53.18 | Minimum number of parking spaces per 100 m ² of gross floor area - non-residential for uses contained in Clauses 4.15.5.53.1(2) to 4.15.5.53.1(8) of this Exception | | 4.3 |
| 4.15.5.53.19 | 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 , located in the same building or on the same lot as the residential use , except restaurant | | |
| | 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 | | |
| 4.15.5.53.20 | Notwithstanding Sentence 4.15.5.53.25 of this Exception, minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts, to any lot line | | 0.5 m |
| 4.15.5.53.21 | Minimum floor area for bicycle parking | | 350 m ² |
| 4.15.5.53.22 | Minimum amenity area | | 4.9 m ² per dwelling unit |
| 4.15.5.53.23 | Minimum percentage of total required amenity area to be provided in one contiguous area | | 20% |
| 4.15.5.53.24 | Minimum amenity area to be provided outside | | 3.5 m ² per dwelling unit |
| 4.15.5.53.25 | All site development plans shall comply with Schedule RA4-53 of this Exception | | |
| Holding Provision | | | |
| The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-53 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: | | | |
| <ul style="list-style-type: none"> (1) land dedications as required by the City of Mississauga ("City"); (2) delivery of drawings and securities for the provision of upgraded streetscape works to the satisfaction of the City; (3) delivery of an executed Development Agreement in a form and on terms satisfactory to the City and Region of Peel. | | | |

AGNES STREET



DUNDAS STREET WEST



BUILDABLE AREA



LANDSCAPED BUFFER

Note:

All measurements are in metres and are minimums except for those dimensions referencing building height. All building height dimensions are in metres and are maximum dimensions.

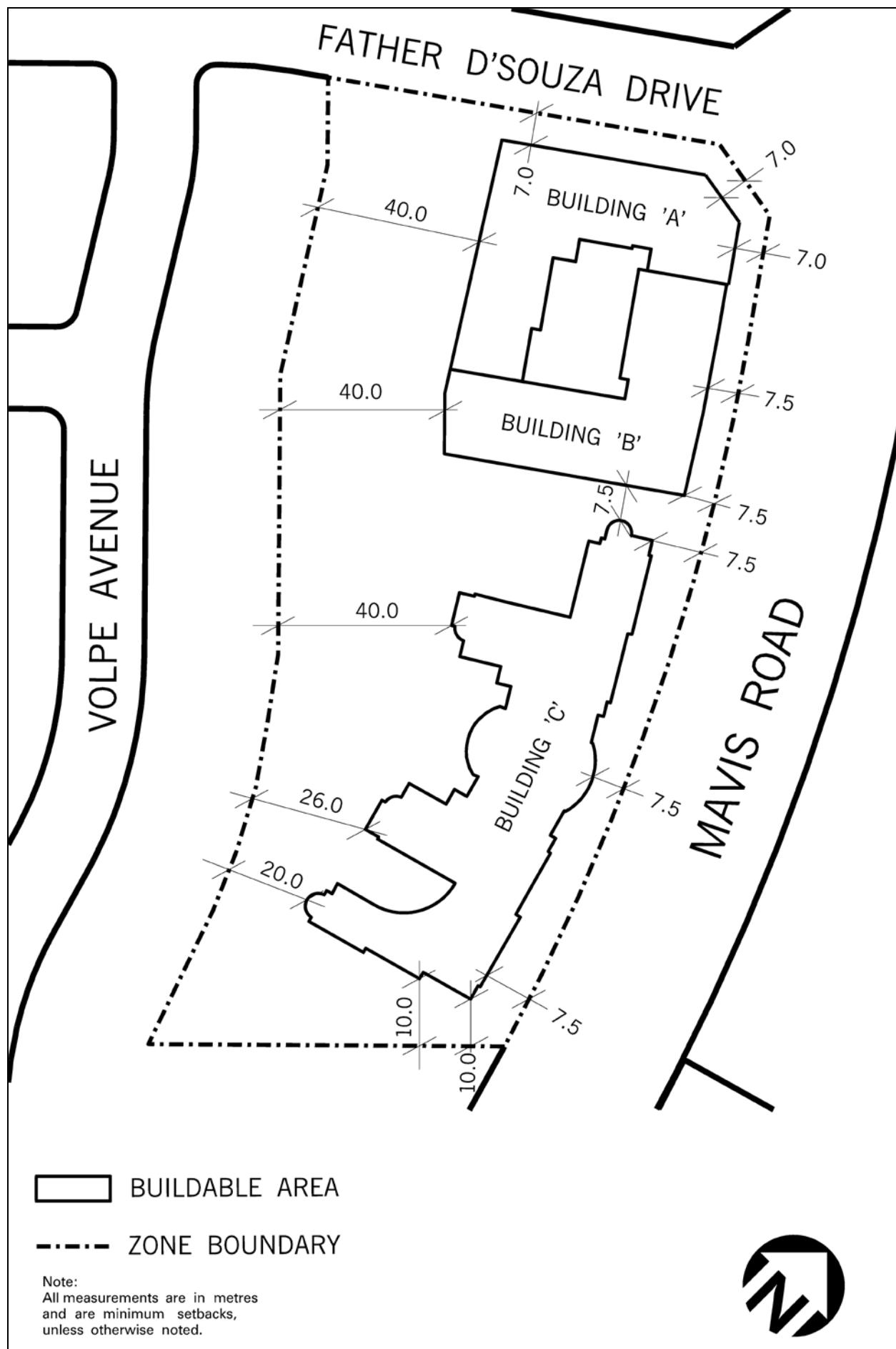


Schedule RA4-53
Map 22

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|
| 4.15.5.54 | Exception: RA4-54 | Map # 37W | By-law: 0224-2022 |
| In a RA4-54 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 4.15.5.54.1 (1) Retail Store (2) Service Establishment (3) Office (4) Day Care (5) Community Cultural Centre | | | |
| Regulations | | | |
| 4.15.5.54.2 | The regulations of Lines 12.0 and 15.5 contained in Table 4.15.1 of this By-law shall not apply | | |
| 4.15.5.54.3 | The uses contained in Sentence 4.15.5.54.1 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 | | |
| 4.15.5.54.4 | Maximum number of apartment dwelling units | 250 | |
| 4.15.5.54.5 | Maximum number of beds in a long-term care building | 200 | |
| 4.15.5.54.6 | Maximum number of retirement dwelling units | 250 | |
| 4.15.5.54.7 | Minimum percentage of apartment dwelling units that are one-bedroom | 60% | |
| 4.15.5.54.8 | Minimum percentage of retirement dwelling units that are one-bedroom | 70% | |
| 4.15.5.54.9 | Maximum floor space index - apartment zone | 2.4 | |
| 4.15.5.54.10 | Maximum gross floor area - apartment zone of a long-term care building | 17 670 m ² | |
| 4.15.5.54.11 | Gross floor area - apartment zone of a long-term care building shall include the gross floor area - non-residential of a day care and community cultural centre within a long-term care building | | |
| 4.15.5.54.12 | Maximum gross floor area - non-residential of a day care within a long-term care building | 645 m ² | |
| 4.15.5.54.13 | Maximum gross floor area - non-residential of a community cultural centre within a long-term care building | 2 955 m ² | |
| 4.15.5.54.14 | Maximum combined gross floor area - apartment zone of Building 'A' and Building 'B' identified on Schedule RA4-54 of this Exception | 35 990 m ² | |
| 4.15.5.54.15 | Maximum gross floor area - apartment zone per storey for each storey above 13 storeys for Building 'A' identified on Schedule RA4-54 of this Exception | 750 m ² | |
| 4.15.5.54.16 | Maximum gross floor area - apartment zone per storey for each storey above 12 storeys for Building 'B' identified on Schedule RA4-54 of this Exception | 1 185 m ² | |
| 4.15.5.54.17 | Maximum height of Building 'A' identified on Schedule RA4-54 of this Exception | 58.0 m and 18 storeys | |
| 4.15.5.54.18 | Maximum height of Building 'B' identified on Schedule RA4-54 of this Exception | 44.0 m and 13 storeys | |
| 4.15.5.54.19 | Maximum height of Building 'C' identified on Schedule RA4-54 of this Exception | 21.0 m and 5 storeys | |
| 4.15.5.54.20 | For the purposes of this By-law, all lands zoned RA4-54 shall be considered one lot | | |

Exception RA4-54 continued on next page

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| 4.15.5.54 | Exception: RA4-54 | Map # 37W | By-law: 0224-2022 |
| Exception RA4-54 continued from previous page | | | |
| 4.15.5.54.21 | Notwithstanding Sentence 4.15.5.54.30 of this Exception, maximum projection of a balcony , awning, canopy, patio, or staircase | | 3.0 m |
| 4.15.5.54.22 | Minimum above grade separation between buildings for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m for Building 'B' and Building 'C' identified on Schedule RA4-54 of this Exception | | 7.5 m |
| 4.15.5.54.23 | Notwithstanding Sentence 4.15.5.54.30 of this Exception, ventilation shafts are permitted outside the buildable area | | |
| 4.15.5.54.24 | Minimum number of resident parking spaces per apartment dwelling unit | | 0.61 |
| 4.15.5.54.25 | Notwithstanding Sentence 4.15.5.54.30 of this Exception, a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts shall be permitted outside the buildable area identified on Schedule RA4-54 of this Exception and may encroach into a required landscaped buffer | | |
| 4.15.5.54.26 | Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line | | 2.7 m |
| 4.15.5.54.27 | Minimum setback from a waste enclosure/loading area to a street line | | 7.0 m |
| 4.15.5.54.28 | Minimum landscaped area | | 34% of the lot area |
| 4.15.5.54.29 | "Community Cultural Centre" means a building , structure or part thereof, for the provision of community activities, such as, but not limited to, recreation, arts, crafts, museums, social and charitable activities | | |
| 4.15.5.54.30 | All site development plans shall comply with Schedule RA4-54 of this Exception | | |



Schedule RA4-54
Map 37W