

4.15.3 RA2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.15.3.1	Exception: RA2-1	Map # 19, 20	By-law: 0174-2017
In a RA2-1 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.1.1	Minimum floor space index - apartment zone		0.5
4.15.3.1.2	Maximum floor space index - apartment zone		1.2

4.15.3.2	Exception: RA2-2	Map # 17, 18	By-law: 0174-2017
In a RA2-2 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.2.1	Minimum floor space index - apartment zone		0.7
4.15.3.2.2	Maximum floor space index - apartment zone		1.0

4.15.3.3	Exception: RA2-3	Map # 25	By-law: 0174-2017
In a RA2-3 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.3.1	Minimum floor space index - apartment zone		0.8
4.15.3.3.2	Maximum floor space index - apartment zone		1.4

4.15.3.4	Exception: RA2-4	Map # 16, 20, 22, 23, 25, 30, 38E, 48E	By-law: 0174-2017
In a RA2-4 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.4.1	Minimum floor space index - apartment zone		1.0
4.15.3.4.2	Maximum floor space index - apartment zone		1.5

4.15.3.5	Exception: RA2-5	Map # 14, 15, 21	By-law: 0174-2017
In a RA2-5 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.5.1	Minimum floor space index - apartment zone		0.5
4.15.3.5.2	Maximum floor space index - apartment zone		1.5

4.15.3.6	Exception: RA2-6	Map # 06, 07, 08	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09
In a RA2-6 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.6.1	Minimum floor space index - apartment zone		1.0
4.15.3.6.2	Maximum floor space index - apartment zone		1.8

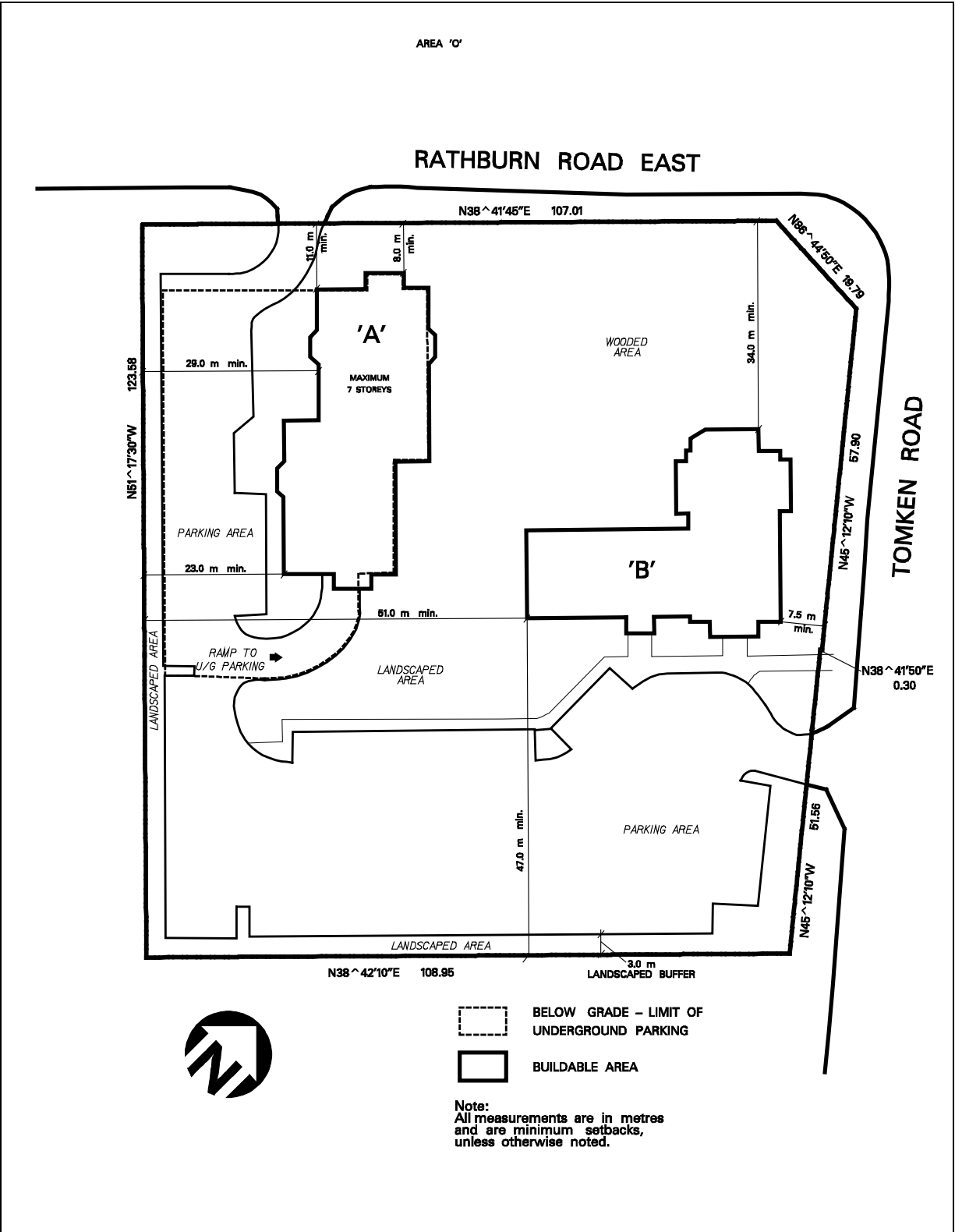
4.15.3.7	Exception: RA2-7	Map #	By-law: 0174-2017
In a RA2-7 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.7.1	Minimum floor space index - apartment zone		1.0
4.15.3.7.2	Maximum floor space index - apartment zone		2.1

4.15.3.8	Exception: RA2-8	Map # 14, 15	By-law: 0174-2017
In a RA2-8 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.8.1	Minimum floor space index - apartment zone		1.5
4.15.3.8.2	Maximum floor space index - apartment zone		2.0

4.15.3.9	Exception: RA2-9	Map #	By-law: 0174-2017
In a RA2-9 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.9.1	Minimum floor space index - apartment zone		1.5
4.15.3.9.2	Maximum floor space index - apartment zone		2.9

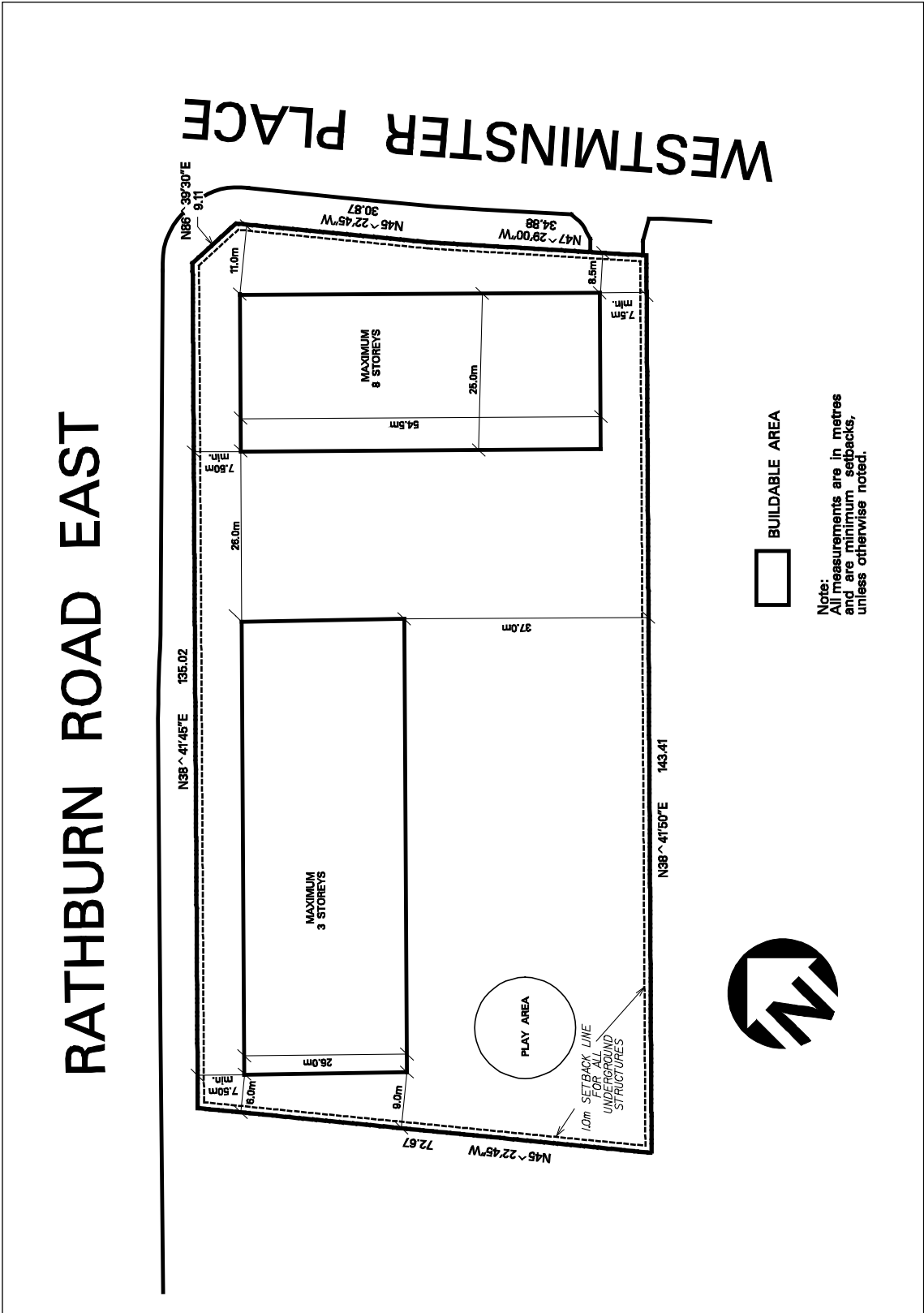
4.15.3.10	Exception: RA2-10	Map #	By-law: 0174-2017
In a RA2-10 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.10.1	Minimum floor space index - apartment zone		1.9
4.15.3.10.2	Maximum floor space index - apartment zone		2.9

4.15.3.11	Exception: RA2-11	Map # 27	By-law: 0174-2017
In a RA2-11 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.3.11.1	(1)	Place of Religious Assembly	
	(2)	Day Care	
Regulations			
4.15.3.11.2	An apartment shall only be permitted in Buildable Area 'A' identified on Schedule RA2-11 of this Exception		
4.15.3.11.3	Maximum number of apartment dwelling units in Buildable Area 'A' identified on Schedule RA2-11 of this Exception		68
4.15.3.11.4	A place of religious assembly and day care shall only be permitted in Buildable Area 'B' identified on Schedule RA2-11 of this Exception		
4.15.3.11.5	Maximum total gross floor area - non-residential in Buildable Area 'B' identified on Schedule RA2-11 of this Exception		2 300 m ²
4.15.3.11.6	All site development plans shall comply with Schedule RA2-11 of this Exception		



Schedule RA2-11
Map 27

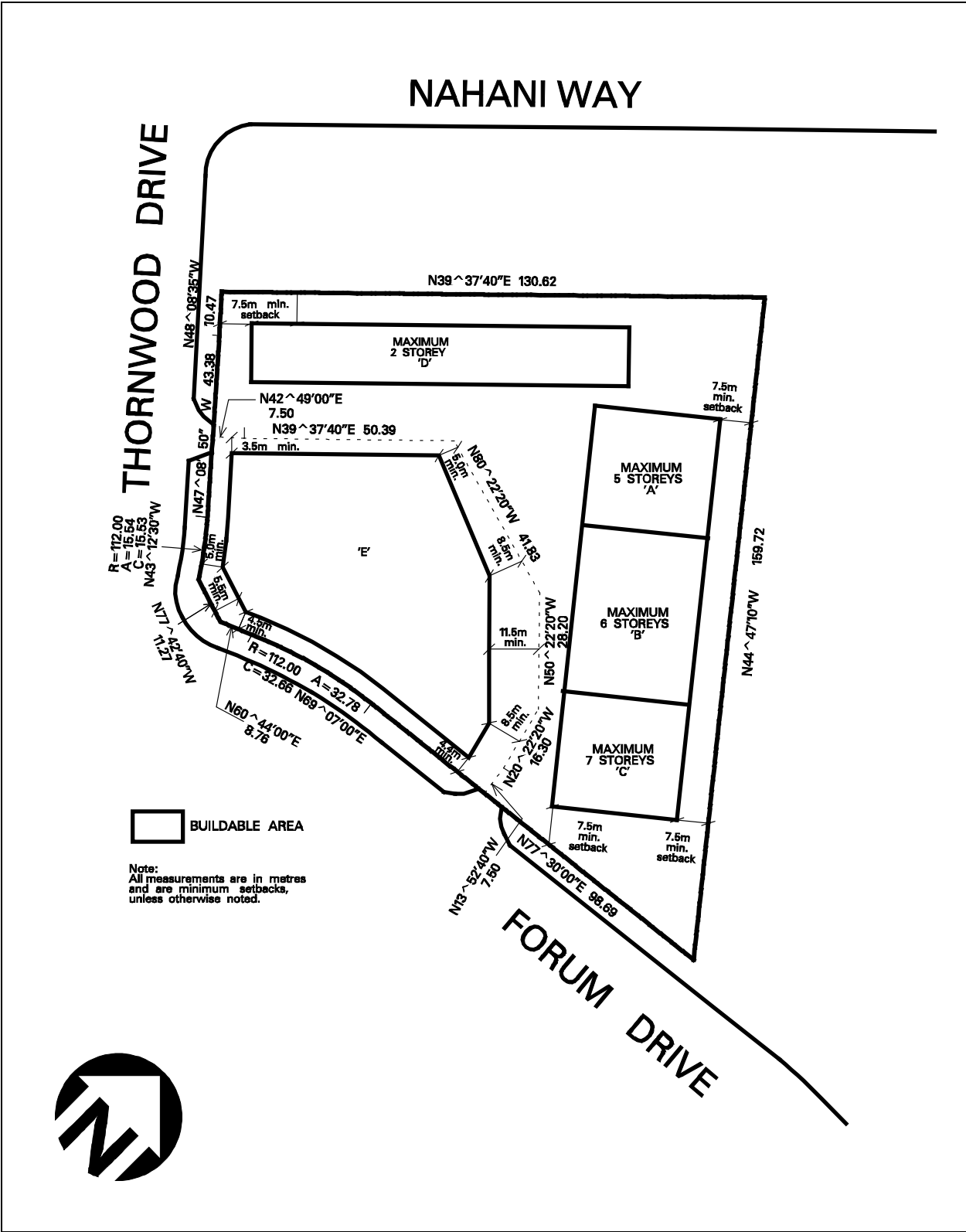
4.15.3.12	Exception: RA2-12	Map # 27	By-law:
In a RA2-12 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.12.1	Maximum number of dwelling units		120
4.15.3.12.2	Minimum setback from all structures completely below finished grade to a lot line		1.0 m
4.15.3.12.3	All site development plans shall comply with Schedule RA2-12 of this Exception		



Schedule RA2-12
Map 27

4.15.3.13	Exception: RA2-13	Map # 38W	By-law: 0174-2017
In a RA2-13 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.13.1	Minimum floor space index - apartment zone		1.0
4.15.3.13.2	Maximum floor space index - apartment zone		1.8
4.15.3.13.3	Maximum height		7 storeys

4.15.3.14	Exception: RA2-14	Map # 36W	By-law: 0174-2017
In a RA2-14 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.14.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.14.2	An apartment shall only be permitted in Buildable Areas 'A', 'B' and 'C' identified on Schedule RA2-14 of this Exception		
4.15.3.14.3	Maximum total number of apartment dwelling units in Buildable Areas 'A', 'B' and 'C' identified on Schedule RA2-14 of this Exception		133
4.15.3.14.4	A retirement building shall only be permitted in Buildable Area 'D' identified on Schedule RA2-14 of this Exception		
4.15.3.14.5	Maximum number of retirement dwelling units in Buildable Area 'D' identified on Schedule RA2-14 of this Exception		30
4.15.3.14.6	A long-term care building shall only be permitted in Buildable Area 'E' identified on Schedule RA2-14 of this Exception		
4.15.3.14.7	Maximum gross floor area - apartment zone of a long-term care building in Buildable Area 'E' identified on Schedule RA2-14 of this Exception		9 600 m ²
4.15.3.14.8	Balconies and awnings may project outside Buildable Area 'E' identified on Schedule RA2-14 of this Exception		
4.15.3.14.9	Minimum number of visitor parking spaces		75
4.15.3.14.10	Minimum number of staff/resident parking spaces		197
4.15.3.14.11	All site development plans shall comply with Schedule RA2-14 of this Exception		



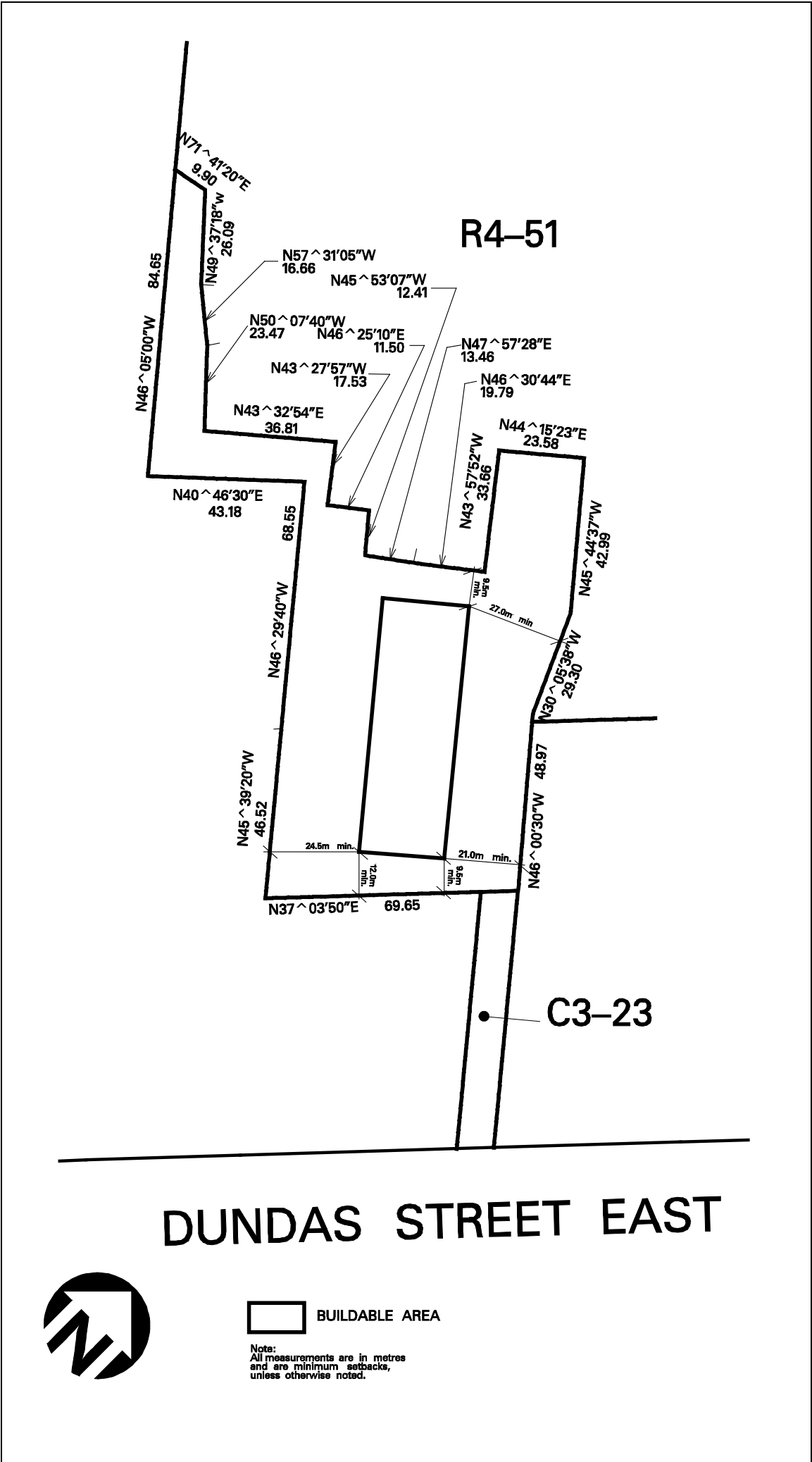
Schedule RA2-14
Map 36W

4.15.3.15	Exception: RA2-15	Map # 06	By-law: <i>deleted by 0179-2017, 0111-2019/LPAT Order</i> 2021 March 09
In a RA2-15 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.3.15.1	(1)	Townhouse	
Regulations			
4.15.3.15.2	Maximum number of apartment dwelling units		119
4.15.3.15.3	Minimum front yard		6.0 m
4.15.3.15.4	Minimum exterior side yard		6.0 m
4.15.3.15.5	Minimum interior side yard		3.0 m
4.15.3.15.6	Minimum rear yard		7.5 m
4.15.3.15.7	Maximum height		7 storeys
4.15.3.15.8	Minimum number of parking spaces per apartment dwelling unit		1.40
4.15.3.15.9	A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law except that:		
	(1)	maximum number of townhouse dwelling units	10
	(2)	minimum exterior side yard	6.0 m
	(3)	maximum height	2 storeys
	(4)	minimum number of parking spaces per townhouse dwelling unit	1.40

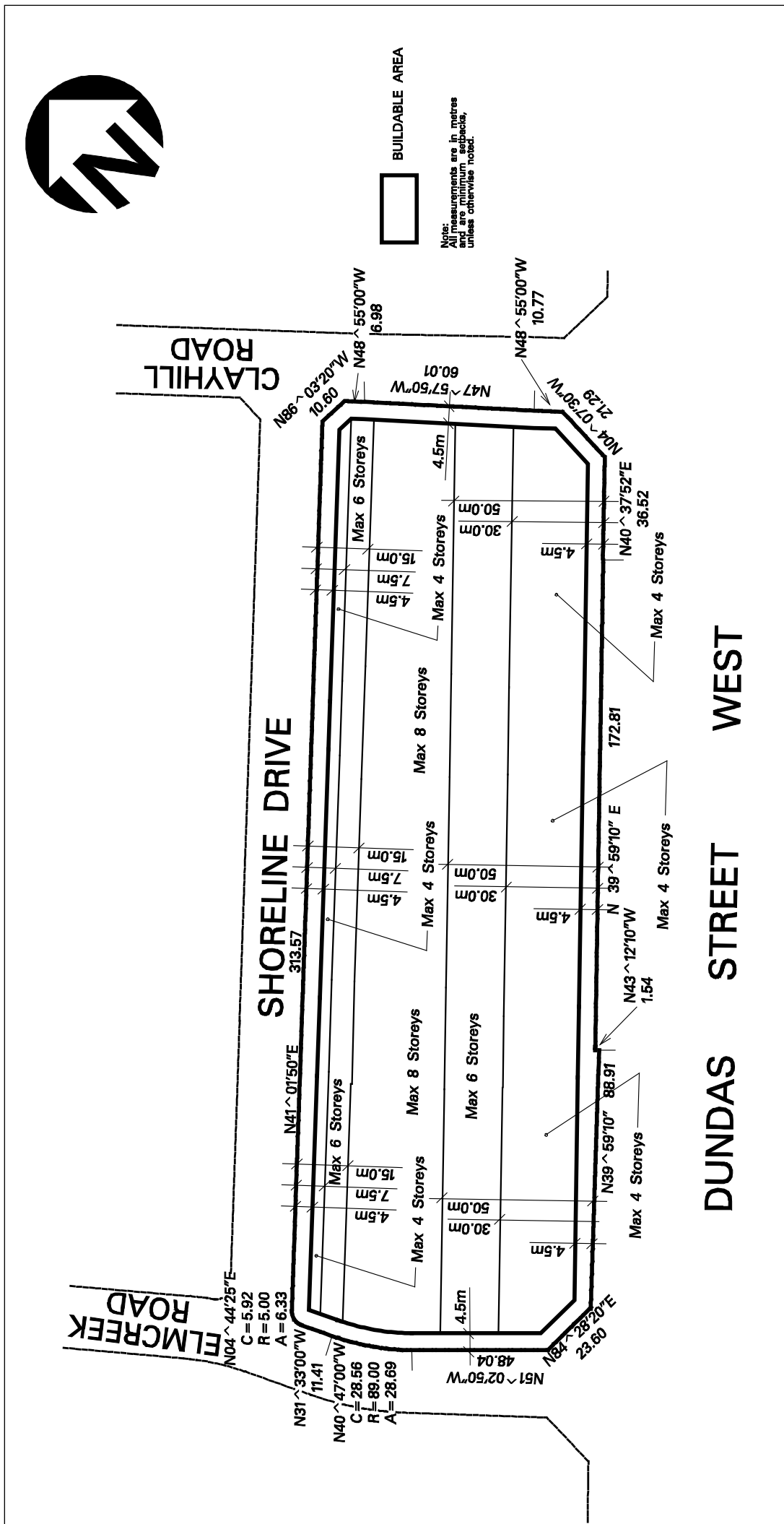
4.15.3.16	Exception: RA2-16	Map # 30	By-law: 0174-2017
In a RA2-16 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.16.1	Maximum number of dwelling units		189
4.15.3.16.2	Minimum floor space index - apartment zone		1.0
4.15.3.16.3	Maximum floor space index - apartment zone		2.1
4.15.3.16.4	Maximum height		9 storeys
4.15.3.16.5	Maximum percentage of required resident parking spaces that may be tandem		20%
4.15.3.16.6	Minimum setback of a parking structure completely below finished grade to a street line		3.0 m
4.15.3.16.7	Minimum setback of a parking structure completely below finished grade to a lot line that is not a street line		0.5 m

4.15.3.17	Exception: RA2-17	Map # 38W	By-law: 0174-2017
In a RA2-17 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.3.17.1	Minimum floor space index - apartment zone		1.0
4.15.3.17.2	Maximum floor space index - apartment zone		1.8
4.15.3.17.3	Maximum height		6 storeys

4.15.3.18	Exception: RA2-18	Map # 19	By-law: 0174-2017
In a RA2-18 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.3.18.1	The regulations of Line 3.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.18.2	Minimum floor space index - apartment zone		0.5
4.15.3.18.3	Maximum floor space index - apartment zone		1.2
4.15.3.18.4	Maximum projection of a balcony , window with or without a foundation or awning outside the buildable area identified on Schedule RA2-18 of this Exception		4.5 m
4.15.3.18.5	Access shall be permitted from lands zoned C3-23		
4.15.3.18.6	Access shall be permitted to lands zoned R4-51		
4.15.3.18.7	All site development plans shall comply with Schedule RA2-18 of this Exception		

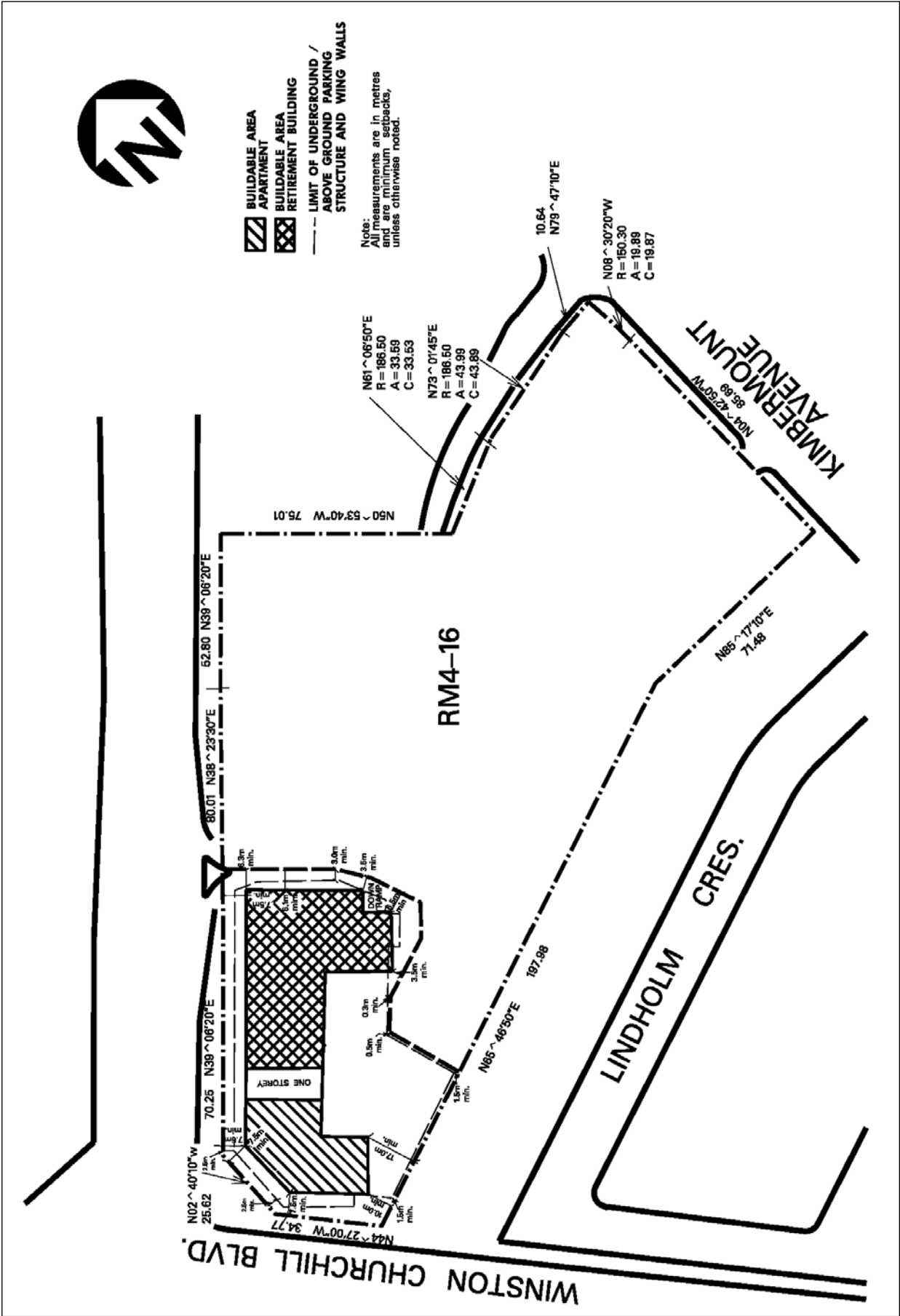


4.15.3.19	Exception: RA2-19	Map # 22	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA2-19 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.3.19.1	(1) Townhouse (2) Street Townhouse (3) Back to Back and Stacked Townhouses		
Regulations			
4.15.3.19.2	Minimum number of dwelling units per hectare		100
4.15.3.19.3	Maximum number of dwelling units per hectare		148
4.15.3.19.4	Minimum floor space index - apartment zone		1.0
4.15.3.19.5	Maximum floor space index - apartment zone		1.5
4.15.3.19.6	A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		
4.15.3.19.7	A street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law		
4.15.3.19.8	A back to back and stacked townhouse shall comply with the RM8-14 zone regulations contained in Exception Table 4.13A.2.14 of this By-law		
4.15.3.19.9	A structure completely below finished grade may project outside the buildable area identified on Schedule RA2-19 of this Exception		
4.15.3.19.10	All site development plans shall comply with Schedule RA2-19 of this Exception		



4.15.3.20	Exception: RA2-20	Map # 37E	By-law: 0174-2017
In a RA2-20 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.20.1	Maximum number of dwelling units per hectare		197
4.15.3.20.2	Minimum floor space index - apartment zone		1.0
4.15.3.20.3	Maximum floor space index - apartment zone		1.8
4.15.3.20.4	Maximum percentage of required resident parking spaces that may be tandem		10%

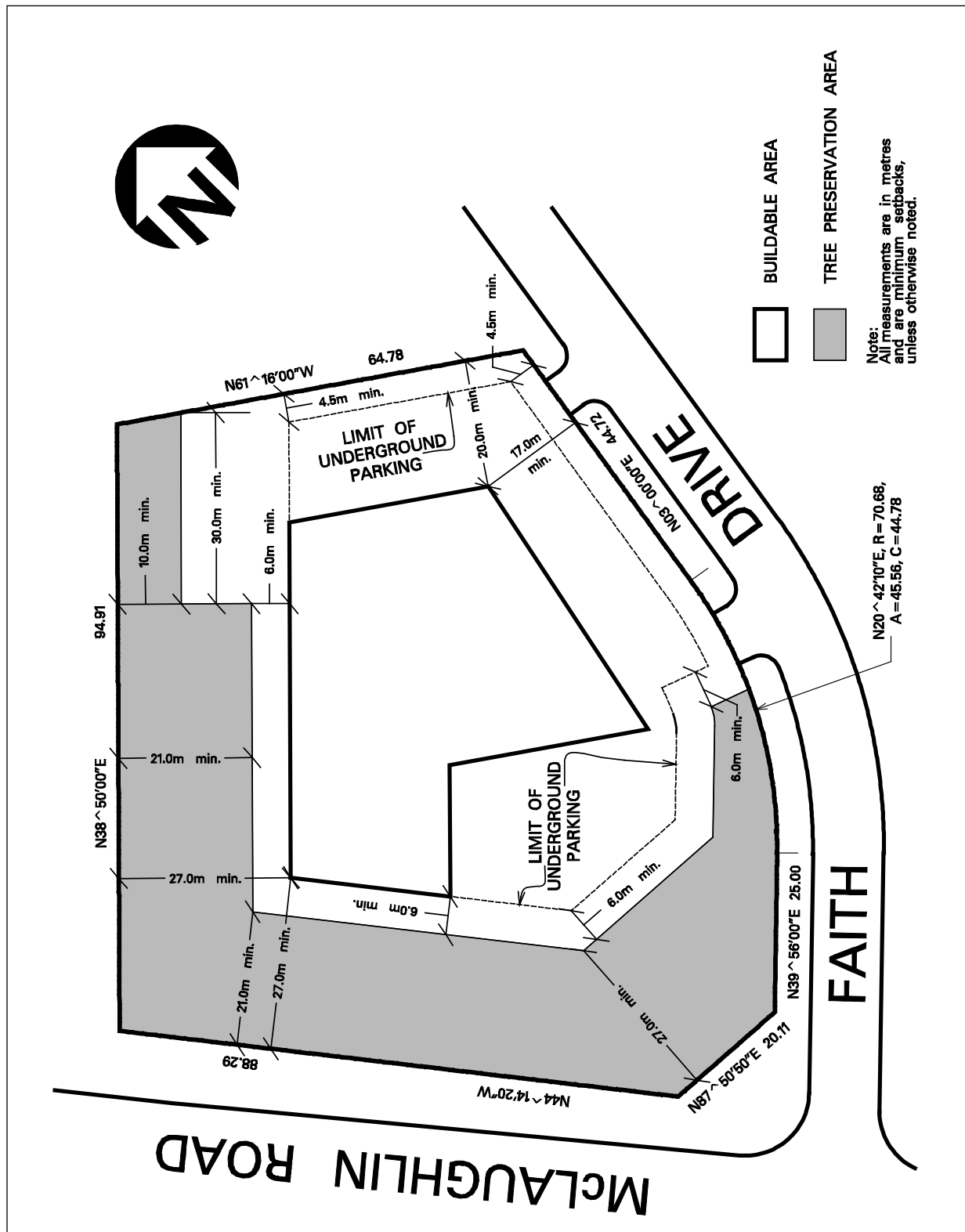
4.15.3.21	Exception: RA2-21	Map # 32	By-law: 0174-2017
In a RA2-21 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.21.1	Maximum number of apartment dwelling units		67
4.15.3.21.2	Maximum number of retirement dwelling units		133
4.15.3.21.3	Maximum lot coverage		40%
4.15.3.21.4	Minimum floor space index - apartment zone		1.0
4.15.3.21.5	Maximum floor space index - apartment zone		2.5
4.15.3.21.6	Maximum projection of a balcony , window with or without a foundation or awning outside the buildable area identified on Schedule RA2-21 of this Exception		2.0 m
4.15.3.21.7	Minimum number of resident parking spaces per apartment dwelling unit		1.00
4.15.3.21.8	Minimum number of resident parking spaces per retirement dwelling unit		0.15
4.15.3.21.9	Minimum number of visitor parking spaces per retirement dwelling unit		0.26
4.15.3.21.10	Minimum aisle width within a parking structure		6.0 m
4.15.3.21.11	All site development plans shall comply with Schedule RA2-21 of this Exception		



Schedule RA2-21
Map 32

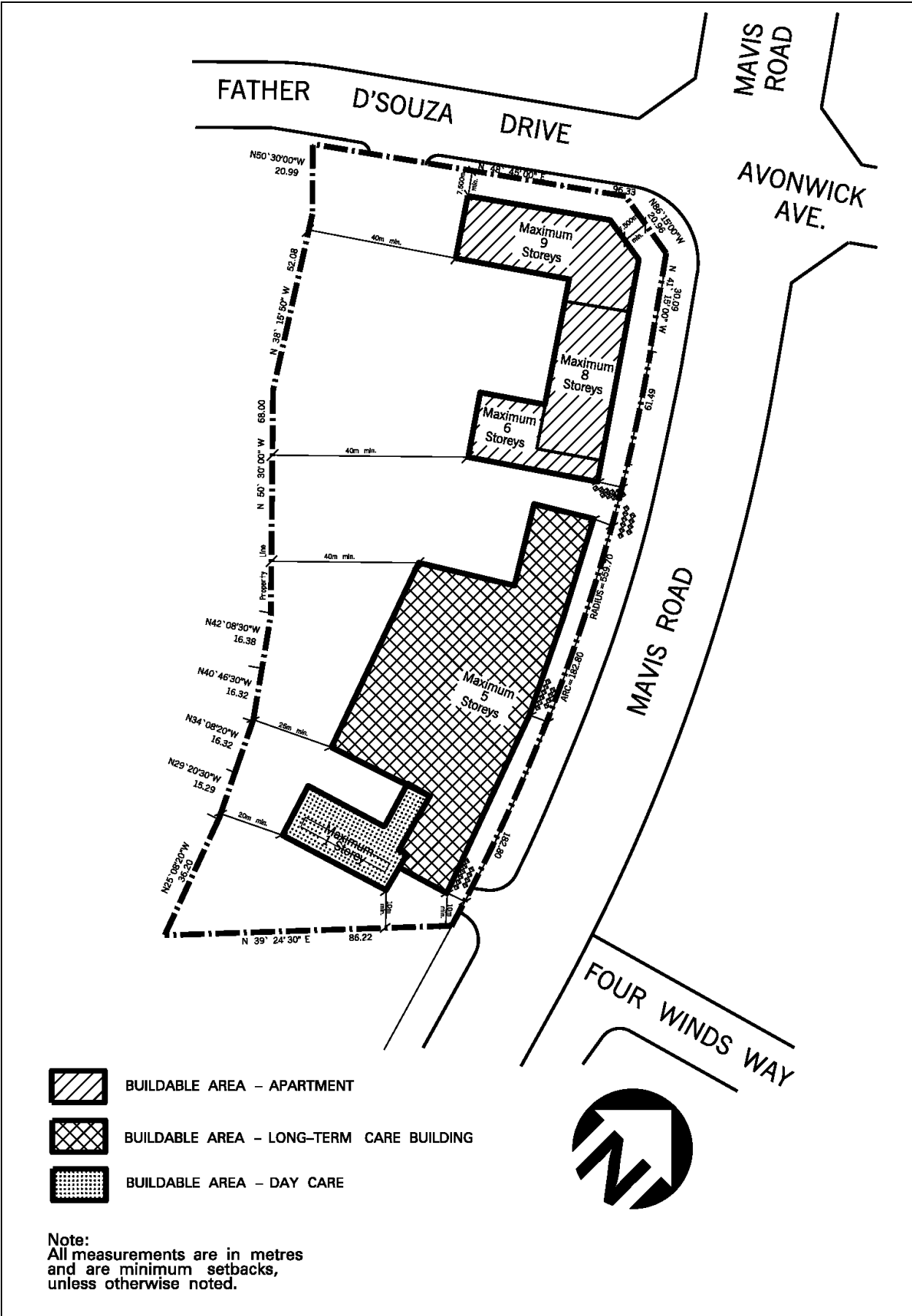
4.15.3.22	Exception: RA2-22	Map # 32	By-law: 0174-2017
In a RA2-22 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.22.1	Maximum number of dwelling units	90	
4.15.3.22.2	Minimum depth of a landscaped buffer abutting the front lot line	7.5 m	
4.15.3.22.3	Minimum floor space index - apartment zone	1.5	
4.15.3.22.4	Maximum floor space index - apartment zone	2.1	
4.15.3.22.5	Minimum front yard	7.5 m	
4.15.3.22.6	Minimum interior side yard	9.0 m	
4.15.3.22.7	Minimum rear yard	9.0 m	
4.15.3.22.8	Minimum setback from all structures below established grade to the front lot line	7.5 m	
4.15.3.22.9	Minimum setback from all structures below established grade to the interior side lot line	2.0 m	
4.15.3.22.10	Minimum setback from all structures below established grade to the rear lot line	5.0 m	
4.15.3.22.11	Maximum height	6 storeys	
4.15.3.22.12	Maximum encroachment of a balcony into required side and rear yards	2.5 m	
4.15.3.22.13	Maximum encroachment of architectural elements such as, but not limited to, cornices and corbels into a required yard	0.6 m	

4.15.3.23	Exception: RA2-23	Map # 37E	By-law: 0174-2017
In a RA2-23 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.23.1	Maximum number of dwelling units		57
4.15.3.23.2	Minimum floor space index - apartment zone		1.0
4.15.3.23.3	Maximum floor space index - apartment zone		1.8
4.15.3.23.4	Maximum height		6 storeys
4.15.3.23.5	All site development plans shall comply with Schedule RA2-23 of this Exception		



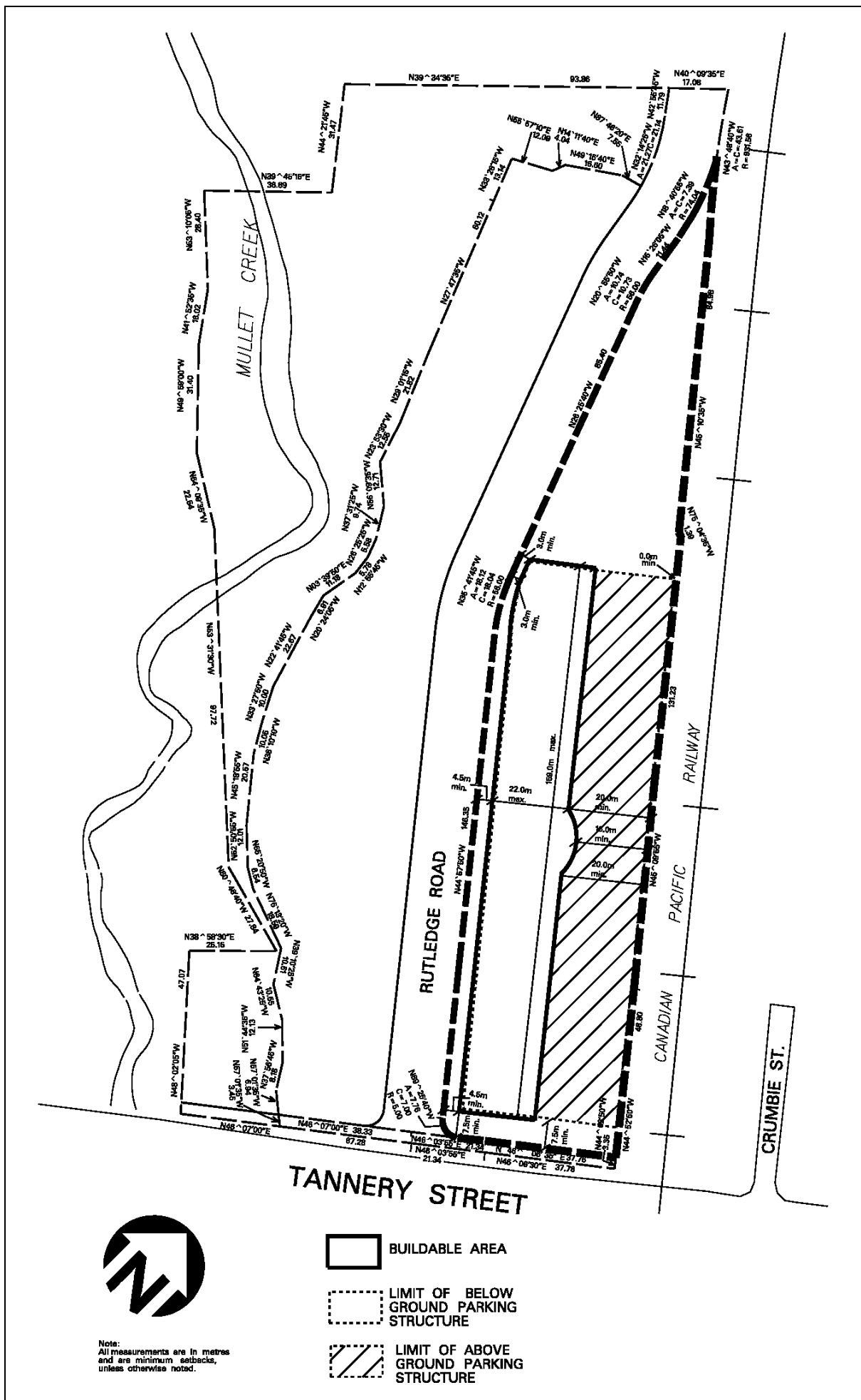
Schedule RA2-23
Map 37E

4.15.3.24	Exception: RA2-24	Map # 37W	By-law: 0174-2017
In a RA2-24 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.3.24.1	(1)	Day care , beauty salon, pharmacy and community centre accessory to a long-term care building	
Regulations			
4.15.3.24.2	Maximum number of beds in a long-term care building		200
4.15.3.24.3	Maximum number of apartment dwelling units		212
4.15.3.24.4	Minimum percentage of apartment dwelling units that are one-bedroom		70%
4.15.3.24.5	Minimum floor space index - apartment zone		1.00
4.15.3.24.6	Maximum floor space index - apartment zone		1.75
4.15.3.24.7	Maximum gross floor area - apartment zone of a long-term care building		18 000 m ²
4.15.3.24.8	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 centre within a long-term care building		
4.15.3.24.9	Maximum gross floor area - apartment zone of an apartment		21 000 m ²
4.15.3.24.10	Maximum gross floor area - apartment zone of an one-bedroom apartment dwelling unit		65 m ²
4.15.3.24.11	Maximum gross floor area - non-residential used for a day care within a long-term care building		645 m ²
4.15.3.24.12	Maximum gross floor area - non-residential used for a community centre within a long-term care building		2 955 m ²
4.15.3.24.13	Maximum projection of a balcony , window with or without a foundation or awning outside the buildable area identified on Schedule RA2-24 of this Exception		2.0 m
4.15.3.24.14	Minimum number of resident parking spaces per dwelling unit in an apartment		0.61
4.15.3.24.15	A parking structure constructed completely below finished grade may project outside the buildable area identified on Schedule RA2-24 of this Exception		
4.15.3.24.16	All site development plans shall comply with Schedule RA2-24 of this Exception		



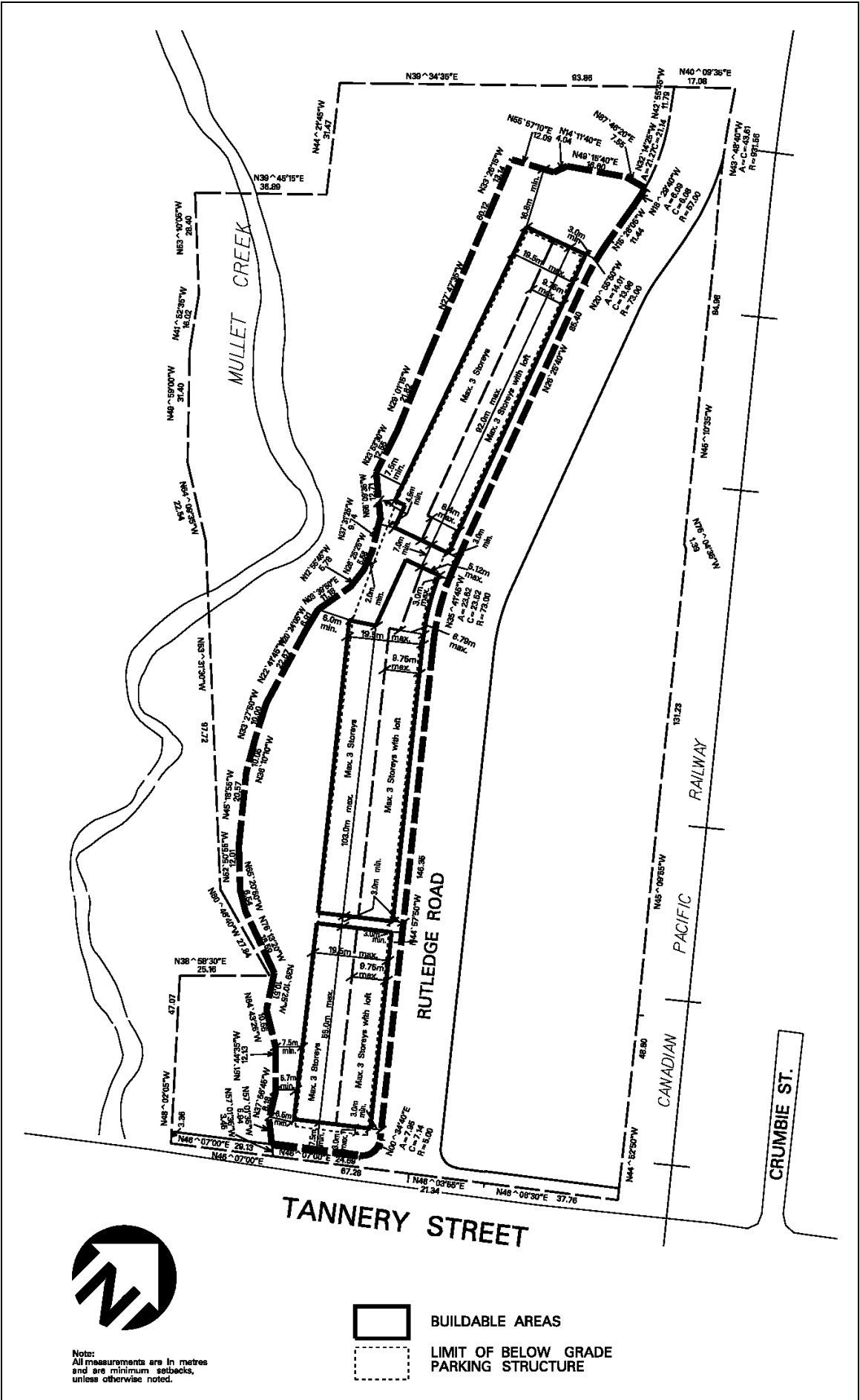
Schedule RA2-24
Map 37W

4.15.3.25	Exception: RA2-25	Map # 39E	By-law: 0308-2011, 0265-2016, 0174-2017
In a RA2-25 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.3.25.1	Maximum number of dwelling units		220
4.15.3.25.2	Minimum floor space index - apartment zone		1.0
4.15.3.25.3	Maximum floor space index - apartment zone		1.8
4.15.3.25.4	Maximum height		21.0 m and 6 storeys
4.15.3.25.5	Minimum number of resident parking spaces per one-bedroom dwelling unit		1.0
4.15.3.25.6	Minimum number of resident parking spaces per two bedroom dwelling unit		1.16
4.15.3.25.7	Minimum number of visitor parking spaces per dwelling unit		0.20
4.15.3.25.8	Maximum projection of an on grade patio outside Buildable Area identified on Schedule RA2-25 of this Exception		2.0 m
4.15.3.25.9	All site development plans shall comply with Schedule RA2-25 of this Exception		



Schedule RA2-25
Map 39E

4.15.3.26	Exception: RA2-26	Map # 39E	By-law: 0325-2008, 0174-2017
In a RA2-26 zone the applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.15.3.26.1	Lands zoned RA2-26 shall only be used for the following:		
	(1) Sky-Light Apartment Dwelling		
Regulations			
4.15.3.26.2	Maximum number of sky-light apartment dwelling units		78
4.15.3.26.3	Minimum floor space index - apartment zone		1.0
4.15.3.26.4	Maximum floor space index - apartment zone		1.8
4.15.3.26.5	Maximum height: measured from established grade to midpoint of the roof		11.0 m
4.15.3.26.6	Minimum number of resident parking spaces per dwelling unit		1.75
4.15.3.26.7	Minimum number of visitor parking spaces per dwelling unit		0.20
4.15.3.26.8	"Sky-Light Apartment Dwelling" means a building or structure where each dwelling unit has an independent entrance at the ground level only through a common entrance at the ground level or at the first storey above ground		
4.15.3.26.9	All site development plans shall comply with Schedule RA2-26 of this Exception		



Schedule RA2-26
Map 39E

4.15.3.27	Exception: RA2-27	Map # 39W	By-law: 0174-2017
In a RA2-27 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.27.1	Maximum number of apartment dwelling units	100	
4.15.3.27.2	Maximum number of retirement dwelling units	136	
4.15.3.27.3	Maximum number of beds in a long-term care building	120	
4.15.3.27.4	Minimum floor space index - apartment zone	1.0	
4.15.3.27.5	Maximum floor space index - apartment zone	2.5	
4.15.3.27.6	Maximum total gross floor area - apartment zone	49 250 m ²	
4.15.3.27.7	Minimum gross floor area - apartment zone of an apartment	6 500 m ²	
4.15.3.27.8	Minimum gross floor area - apartment zone of a retirement building	6 700 m ²	
4.15.3.27.9	Minimum gross floor area - apartment zone of a long-term care building	6 500 m ²	
4.15.3.27.10	The lot line abutting Winston Churchill Boulevard shall be deemed to be the front lot line		
4.15.3.27.11	Minimum front yard	7.5 m	
4.15.3.27.12	Minimum exterior side yard	6.0 m	
4.15.3.27.13	Minimum interior side yard	6.0 m	
4.15.3.27.14	Minimum rear yard	6.0 m	
4.15.3.27.15	Maximum height	7 storeys	
4.15.3.27.16	Minimum number of resident parking spaces per apartment dwelling unit	1.0	
4.15.3.27.17	Minimum number of resident parking spaces per retirement dwelling unit	0.15	
4.15.3.27.18	Minimum number of visitor parking spaces per retirement dwelling unit	0.18	

4.15.3.28	Exception: RA2-28	Map # 57	By-law: 0113-2015, 0123-2016
In a RA2-28 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.3.28.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.28.2	Minimum number of dwelling units per hectare	45	
4.15.3.28.3	Maximum number of dwelling units per hectare	138	
4.15.3.28.4	Minimum front yard	7.5 m	
4.15.3.28.5	Minimum exterior side yard	7.5 m	
4.15.3.28.6	Minimum interior side yard	7.5 m	
4.15.3.28.7	Minimum rear yard	7.5 m	
4.15.3.28.8	Maximum height	5 storeys	
4.15.3.28.9	Minimum setback from all structures completely below finished grade to a lot line	0.3 m	
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-28 by further amendment to Map 57 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:			
(1)	confirmation in writing by the City of Mississauga, that the lands are not required for an essential emergency service .		

4.15.3.29	Exception: RA2-29	Map # 58	By-law:
In a RA2-29 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.29.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.29.2	Minimum number of dwelling units per hectare	45	
4.15.3.29.3	Maximum number of dwelling units per hectare	138	
4.15.3.29.4	Minimum front yard	4.5 m	
4.15.3.29.5	Minimum exterior side yard	7.5 m	
4.15.3.29.6	Minimum interior side yard	7.5 m	
4.15.3.29.7	Minimum rear yard	7.5 m	
4.15.3.29.8	Maximum height of all buildings and structures , or portions thereof, within 30.0 m of lands zoned RM1-14 and RM2-18	5 storeys	
4.15.3.29.9	Minimum setback from a parking structure completely below finished grade to a lot line	0.0 m	
4.15.3.29.10	Minimum number of resident parking spaces per dwelling unit	1.1	
4.15.3.29.11	Minimum number of visitor parking spaces per dwelling unit	0.2	

4.15.3.30	Exception: RA2-30	Map # 39E	By-law:
In a RA2-30 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.30.1	Maximum number of dwelling units	60	
4.15.3.30.2	Maximum height	6 storeys	
4.15.3.30.3	Minimum number of parking spaces per dwelling unit	0.25	

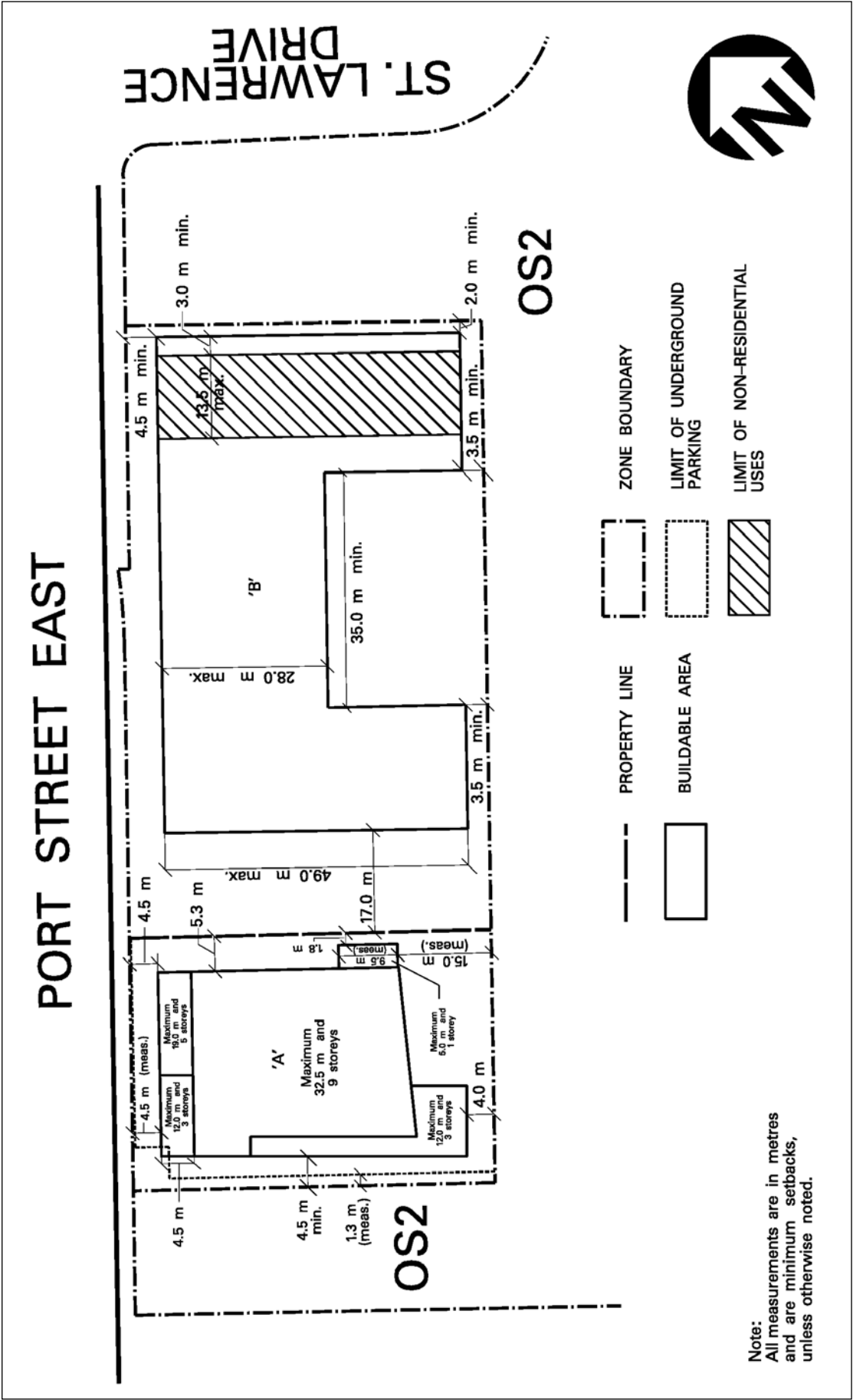
4.15.3.31	Exception: RA2-31	Map # 08	By-law: 0174-2017
In a RA2-31 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.31.1	Maximum number of dwelling units	37	
4.15.3.31.2	Minimum floor space index - apartment zone	0.7	
4.15.3.31.3	Maximum floor space index - apartment zone	1.0	
4.15.3.31.4	Maximum height	5 storeys	

4.15.3.32	Exception: RA2-32	Map # 08	By-law: 0174-2017
In a RA2-32 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.32.1	Maximum number of dwelling units		23
4.15.3.32.2	Minimum floor space index - apartment zone		0.7
4.15.3.32.3	Maximum floor space index - apartment zone		1.0
4.15.3.32.4	Maximum height		6 storeys

4.15.3.33	Exception: RA2-33	Map # 08	By-law: 0308-2011, 0174-2017, 0061-2020
In a RA2-33 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses - Buildable Area 'B'			
4.15.3.33.1	(1) Retail Store (2) Art Gallery (3) Ice Cream Parlour (4) Take-out Restaurant (5) Sporting Goods Rental Establishment		
Regulations			
4.15.3.33.2	The provisions of Article 4.1.15.1 of this By-law shall not apply		
4.15.3.33.3	Maximum number of apartment dwelling units in Buildable Area 'A' identified on Schedule RA2-33 of this Exception		35
4.15.3.33.4	Maximum number of apartment dwelling units in Buildable Area 'B' identified on Schedule RA2-33 of this Exception		75
4.15.3.33.5	Minimum landscaped area		35% of the lot area
4.15.3.33.6	Minimum floor space index - apartment zone		1.9
4.15.3.33.7	Maximum floor space index - apartment zone		2.8
4.15.3.33.8	Maximum gross floor area - apartment zone permitted in Buildable Area 'A' identified on Schedule RA2-33 of this Exception		6 400 m ²
4.15.3.33.9	Maximum gross floor area - apartment zone permitted in Buildable Area 'B' identified on Schedule RA2-33 of this Exception		15 290 m ²
4.15.3.33.10	The uses contained in Sentence 4.15.3.33.1 of this Exception shall only be permitted on the first storey of an apartment in Buildable Area 'B' as identified on Schedule RA2-33 of this Exception		
4.15.3.33.11	Minimum gross floor area - non-residential		200 m ²
4.15.3.33.12	Maximum gross floor area - non-residential		460 m ²
4.15.3.33.13	The uses contained in Sentence 4.15.3.33.1 of this Exception shall have pedestrian access to abutting lands zoned OS2 and to Port Street East		

Exception RA2-33 continued on next page

4.15.3.33	Exception: RA2-33	Map # 08	By-law: 0308-2011, 0174-2017, 0061-2020
Exception RA2-33 continued from previous page			
4.15.3.33.14	Maximum height above established grade where the distance from the rear lot line is 3.5 m to 7.5 m	13.0 m and 3 storeys	
4.15.3.33.15	Maximum height above established grade where the distance from the rear lot line is 7.5 m to 11.5 m	16.0 m and 4 storeys	
4.15.3.33.16	Maximum height above established grade where the distance from the rear lot line is 11.5 m to 15.5 m	19.0 m and 5 storeys	
4.15.3.33.17	Maximum height above established grade where the distance from the rear lot line is 15.5 m or greater	22.0 m and 6 storeys	
4.15.3.33.18	The maximum height of the finished floor level at the main front entrance shall be 0.5 m above the proposed or finished first storey level measured at the lot line abutting the street line for the length of the building or structure		
4.15.3.33.19	Required parking spaces for uses contained in Sentence 4.15.3.33.1 of this Exception may be located on lands zoned C4-3		
4.15.3.33.20	A parking structure or part thereof shall be located wholly below the ground level measured at the centreline of Port Street East		
4.15.3.33.21	Maximum height above grade of a parking structure or part thereof adjacent to lands zoned OS2	1.5 m	
4.15.3.33.22	"Established Grade" means the average level of proposed or finished ground adjoining a building at the exterior wall containing the main front entrance		
4.15.3.33.23	All site development plans shall comply with Schedule RA2-33 of this Exception		



Schedule RA2-33
Map 08

4.15.3.34	Exception: RA2-34	Map # 10	By-law: OMB Order 2008 April 24, 0174-2017
In a RA2-34 zone the applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.15.3.34.1	Lands zoned RA2-34 shall only be used for the following:		
	(1) Retirement Building		
Regulations			
4.15.3.34.2	The provisions contained in Subsection 2.1.14 and Article 3.1.4.4 of this By-law shall not apply		
4.15.3.34.3	Maximum number of retirement dwelling units	144	
4.15.3.34.4	Minimum lot frontage	85.0 m	
4.15.3.34.5	Minimum floor space index - apartment zone	1.0	
4.15.3.34.6	Maximum floor space index - apartment zone	1.7	
4.15.3.34.7	Minimum landscaped area	50% of the lot area	
4.15.3.34.8	The northerly lot line abutting Walden Circle shall be deemed to be front lot line		
4.15.3.34.9	Minimum front yard	12.0 m	
4.15.3.34.10	Minimum exterior side yard	7.5 m	
4.15.3.34.11	Minimum interior side yard	16.4 m	
4.15.3.34.12	Minimum setback of a retirement building to a railway right-of-way where a safety berm is provided	16.4 m	
4.15.3.34.13	Minimum setback of an underground parking structure to the interior side lot line	12.0 m	
4.15.3.34.14	Minimum setback of a ramp leading to the underground parking structure to the interior side lot line	5.75 m	
4.15.3.34.15	Minimum rear yard	3.0 m	
4.15.3.34.16	Minimum setback of a parking structure to the rear lot line	3.0 m	
4.15.3.34.17	Maximum rear yard for a minimum length of 40.0 m of the exterior wall of the ground floor fronting onto Lakeshore Road West	4.0 m	
4.15.3.34.18	Maximum height	8 storeys	
4.15.3.34.19	Minimum depth of a landscaped buffer abutting Lakeshore Road West	3.0 m	
4.15.3.34.20	The landscaped buffer abutting the easterly lot line may contain a safety berm and a walkway		

Part 4 - Residential Zones

4.15.3.35	Exception: RA2-35	Map # 08	By-law: 0174-2017
In a RA2-35 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.35.1	Minimum floor space index - apartment zone		1.0
4.15.3.35.2	Maximum floor space index - apartment zone		2.5

4.15.3.36	Exception: RA2-36	Map # 15	By-law: 0174-2017
In a RA2-36 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.36.1	Maximum number of dwelling units		80
4.15.3.36.2	Minimum floor space index - apartment zone		1.5
4.15.3.36.3	Maximum floor space index - apartment zone		2.9
4.15.3.36.4	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		0.57
4.15.3.36.5	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		0.68
4.15.3.36.6	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		0.77
4.15.3.36.7	Minimum number of visitor parking spaces per apartment dwelling unit		0.20
4.15.3.36.8	Minimum number of resident parking spaces per one-bedroom retirement dwelling unit		0.40
4.15.3.36.9	Minimum number of resident parking spaces per two-bedroom retirement dwelling unit		0.90
4.15.3.36.10	Minimum number of visitor parking spaces per retirement dwelling unit		0.10

4.15.3.37	Exception: RA2-37	Map # 15	By-law: 0174-2017
In a RA2-37 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.37.1	Minimum floor space index - apartment zone		0.5
4.15.3.37.2	Maximum floor space index - apartment zone		1.5
4.15.3.37.3	Minimum setback to all lands zoned U		18.9 m

4.15.3.38	Exception: RA2-38	Map # 14	By-law:
In a RA2-38 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulation			
4.15.3.38.1	The provisions contained in Subsection 2.1.24 of this By-law shall apply		

4.15.3.39	Exception: RA2-39	Map # 57	By-law: 0181-2018/LPAT Order 2019 February 15
In a RA2-39 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.3.39.1	(1)	Back to Back and Stacked Townhouses	
Regulations			
4.15.3.39.2	All dwellings shall comply with the RA2 zone regulations contained in Subsection 4.15.1 of this By-law except that:		
	(1)	the regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply	
	(2)	minimum number of dwelling units per hectare	45
	(3)	maximum number of dwelling units per hectare	138
	(4)	the lot line abutting Eglinton Avenue West shall be deemed to be the front lot line	
	(5)	minimum front, exterior, interior and rear yards	7.5 m
	(6)	maximum setback to Eglinton Avenue West and Ninth Line	16.0 m
	(7)	minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to a lot line	0.0 m

4.15.3.40	Exception: RA2-40	Map # 19, 20, 23, 48E	By-law: 0174-2017
In a RA2-40 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.40.1	Minimum floor space index - apartment zone		0.5
4.15.3.40.2	Maximum floor space index - apartment zone		0.8

4.15.3.41	Exception: RA2-41	Map # 18	By-law: 0174-2017
In a RA2-41 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.41.1	Minimum floor space index - apartment zone		0.3
4.15.3.41.2	Maximum floor space index - apartment zone		0.5

Part 4 - Residential Zones

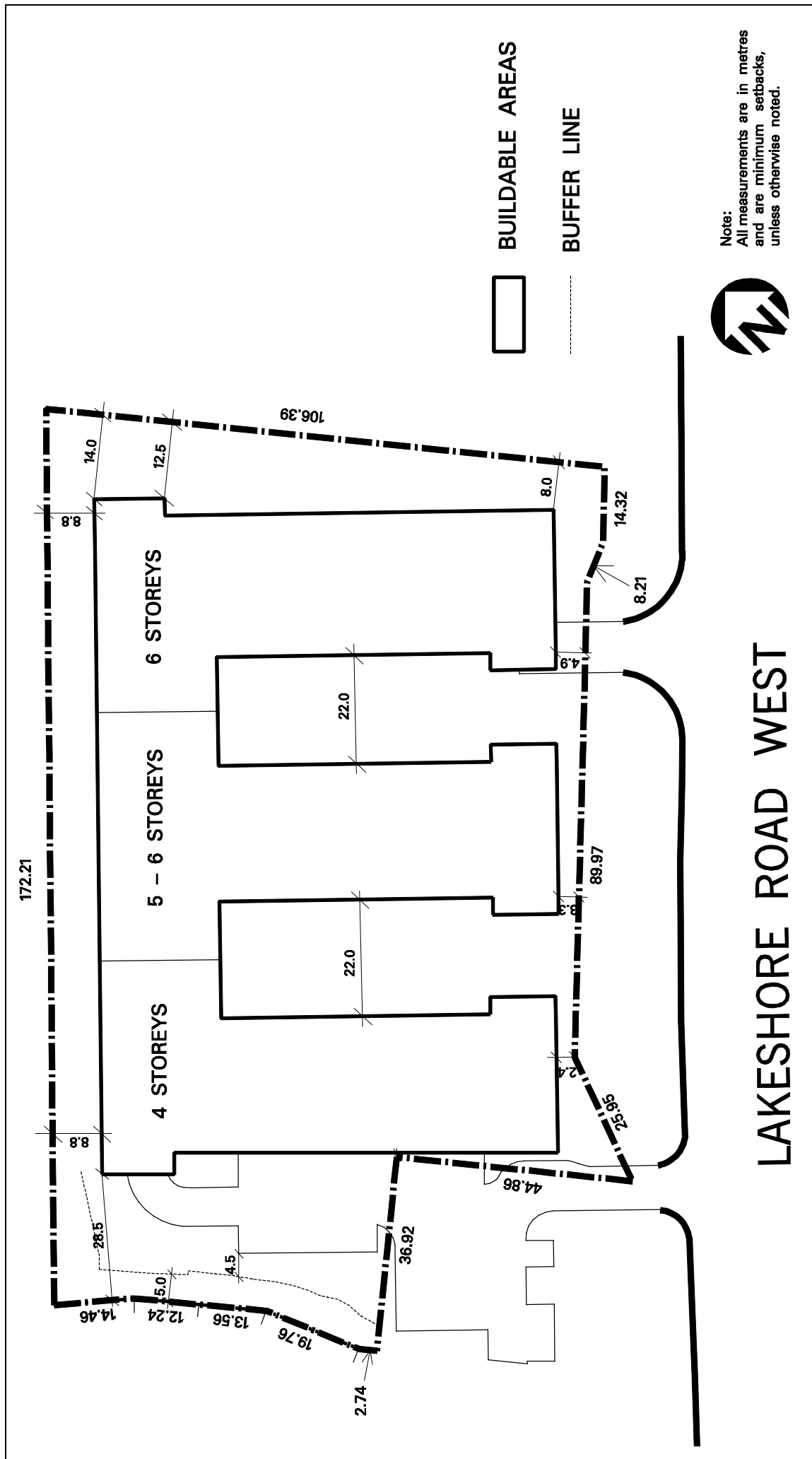
4.15.3.42	Exception: RA2-42	Map # 11	By-law: 0174-2017
In a RA2-42 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.42.1	Minimum floor space index - apartment zone		1.0
4.15.3.42.2	Maximum floor space index - apartment zone		1.5
4.15.3.42.3	Maximum height		6 storeys

4.15.3.43	Exception: RA2-43	Map # 25	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA2-43 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.15.3.43.1	(1)	Townhouse	
Regulations			
4.15.3.43.2	Maximum number of townhouse dwelling units		4
4.15.3.43.3	Minimum floor space index - apartment zone		0.8
4.15.3.43.4	Maximum floor space index - apartment zone		1.4

4.15.3.44	Exception: RA2-44	Map # 37E	By-law:
In a RA2-44 zone the applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.15.3.44.1	Lands zoned RA2-44 shall only be used for the following:		
	(1)	Place of Religious Assembly	
	(2)	Day Care	
Regulations			
4.15.3.44.2	A place of religious assembly shall comply with the provisions contained in Article 2.1.9.3 of this By-law		
4.15.3.44.3	A day care shall comply with the provisions contained in Article 2.1.9.4 of this By-law		

4.15.3.45	Exception: RA2-45	Map # 37E	By-law: 0174-2017
In a RA2-45 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.15.3.45.1	(1)	Parking for the school on abutting lands zoned R4-22	
Regulations			
4.15.3.45.2	Minimum number of dwelling units per hectare		57
4.15.3.45.3	Maximum number of dwelling units per hectare		114
4.15.3.45.4	Minimum floor space index - apartment zone		0.5
4.15.3.45.5	Maximum floor space index - apartment zone		1.0

4.15.3.46	Exception: RA2-46	Map # 10	By-law: 0325-2008, 0227-2014, 0119-2016, 0174-2017, 0085-2018, 0111-2019/LPAT Order 2021 March 09
In a RA2-46 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.3.46.1	(1) Retail Store (2) Service Establishment (3) Office (4) Medical Office (5) <i>deleted</i> (6) Financial Institution (7) Commercial School		
Regulations			
4.15.3.46.2	The provisions contained in Subsection 2.1.14 and the regulations of Lines 13.3, 13.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.46.3	Maximum number of dwelling units		300
4.15.3.46.4	Maximum floor space index - apartment zone		1.8
4.15.3.46.5	Maximum gross floor area - apartment zone		27 960 m ²
4.15.3.46.6	Maximum gross floor area - non-residential		360 m ²
4.15.3.46.7	Maximum height		20.0 m and 6 storeys
4.15.3.46.8	A parking structure completely below finished grade may project outside of the buildable area identified on Schedule RA2-46 of this Exception		
4.15.3.46.9	Minimum number of parking spaces per one-bedroom apartment dwelling unit		1.1
4.15.3.46.10	Minimum number of parking spaces per two-bedroom apartment dwelling unit		1.3
4.15.3.46.11	Maximum projection of a balcony or porch outside a buildable area identified on Schedule RA2-46 of this Exception		1.8 m
4.15.3.46.12	Retail store, service establishment, office, medical office, financial institution and commercial school shall only be located within the first storey		
4.15.3.46.13	Driveways, parking areas and aisles may be shared with abutting lands zoned C4-45		
4.15.3.46.14	Minimum number of shared visitor/commercial parking spaces with lands zoned C4-45		94
4.15.3.46.15	Minimum depth of a landscaped buffer along Lakeshore Road West		0.0 m
4.15.3.46.16	For the purpose of this Exception, a 5.0 m buffer is a natural protection area		
4.15.3.46.17	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		
4.15.3.46.18	All site development plans shall comply with Schedule RA2-46 of this Exception		



Schedule RA2-46
Map 10

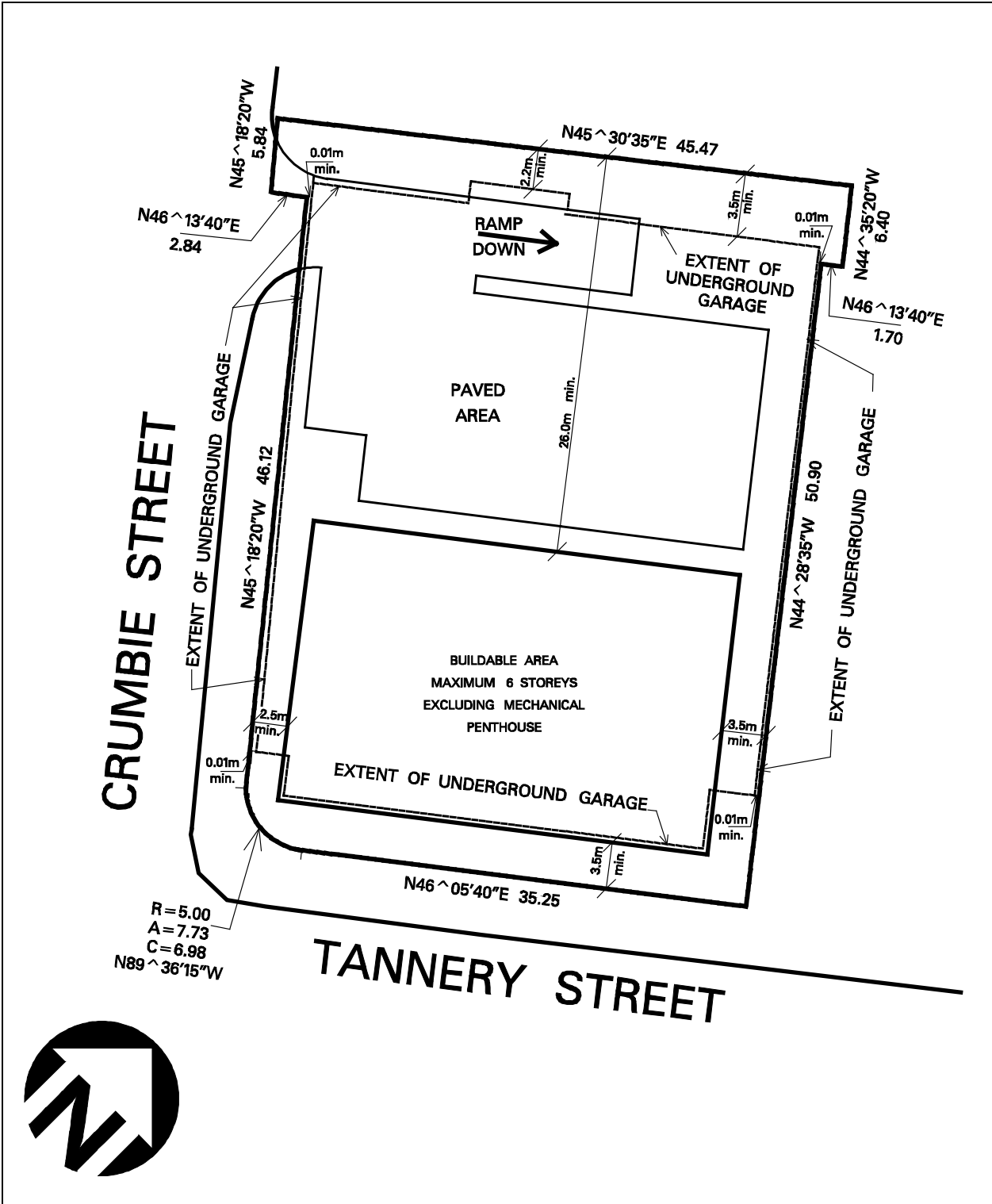
4.15.3.47	Exception: RA2-47	Map # 47, 48E	By-law: 0174-2017
In a RA2-47 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.47.1	The provisions of Subsection 2.1.14 and Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.3.47.2	Maximum gross floor area - apartment zone	1.6 times the lot area	
4.15.3.47.3	Minimum landscaped area	42% of the lot area	
4.15.3.47.4	Minimum front yard	7.5 m	
4.15.3.47.5	Minimum interior side yard	5.5 m	
4.15.3.47.6	Minimum rear yard	8.0 m	
4.15.3.47.7	Minimum setback to all lands zoned G2-1	3.0 m	
4.15.3.47.8	Maximum height	7 storeys	
4.15.3.47.9	Maximum projection of an entrance vestibule into the required front yard	3.5 m	
4.15.3.47.10	Maximum projection of a balcony into a required yard	1.5 m	

4.15.3.48	Exception: RA2-48	Map # 08	By-law: 0174-2017, 0174-2018, 0054-2020
In a RA2-48 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.3.48.1	(1)	Detached dwelling legally existing on the date of passing of this By-law	
	(2)	Duplex legally existing on the date of passing of this By-law	
	(3)	Triplex legally existing on the date of passing of this By-law	
	(4)	Accessory buildings and structures	
Regulations			
4.15.3.48.2	The enlargement of an existing dwelling, existing accessory buildings and structures and new accessory buildings and structures shall be permitted in compliance with the following:		
	(1)	a detached dwelling shall comply with the R15 zone regulations contained in Subsection 4.6.1 of this By-law	
	(2)	a duplex and triplex shall comply with the RM7 zone regulations contained in Subsection 4.13.1 of this By-law	
	(3)	accessory buildings and structures on all lots zoned RA2-48 shall comply with the regulations contained in Subsection 4.1.2 of this By-law	
Holding Provision			
	The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-48 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:		
	(1)	that notice of Council's intention to pass a by-law to remove the holding symbol from the subject lands is provided in accordance with the provisions of Section 36 of the <i>Planning Act</i> , as amended.	

4.15.3.49	Exception: RA2-49	Map # 39E	By-law: 0174-2017
In a RA2-49 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.49.1	Maximum number of dwelling units		103
4.15.3.49.2	Minimum floor space index - apartment zone		1.00
4.15.3.49.3	Maximum floor space index - apartment zone		3.13
4.15.3.49.4	Maximum gross floor area - apartment zone		7 400 m ²
4.15.3.49.5	Maximum height		7 storeys
4.15.3.49.6	Shared driveways and aisles are permitted with the abutting lands zoned C4, provided that the minimum on site width of the shared driveway and aisle is 3.5 m		
4.15.3.49.7	Minimum number of parking spaces per retirement dwelling unit		0.45

4.15.3.50	Exception: RA2-50	Map # 38W	By-law: 0174-2017
In a RA2-50 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.50.1	Minimum floor space index - apartment zone		1.0
4.15.3.50.2	Maximum floor space index - apartment zone		1.8
4.15.3.50.3	Maximum height		6 storeys

4.15.3.51	Exception: RA2-51	Map # 39E	By-law: 0174-2017
In a RA2-51 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.51.1	Maximum number of dwelling units		46
4.15.3.51.2	Minimum floor space index - apartment zone		1.0
4.15.3.51.3	Maximum floor space index - apartment zone		1.7
4.15.3.51.4	Minimum landscaped area		34% of the lot area
4.15.3.51.5	Maximum height		6 storeys
4.15.3.51.6	Maximum number of tandem parking spaces		5
4.15.3.51.7	All site development plans shall comply with Schedule RA2-51 of this Exception		



Schedule RA2-51
Map 39E

4.15.3.52	Exception: RA2-52	Map # 20	By-law: 0174-2017
In a RA2-52 zone the permitted uses and applicable regulations shall be as specified for a RA1 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.52.1	Minimum lot area		2 800 m ²
4.15.3.52.2	Minimum floor space index - apartment zone		0.5
4.15.3.52.3	Maximum floor space index - apartment zone		1.0
4.15.3.52.4	Maximum height		4 storeys
4.15.3.52.5	Maximum height: lot with a lot area equal to or greater than 6 600 m ²		10 storeys
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-52 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <p>(1) that notice of Council's intention to pass a by-law to remove the holding symbol from the subject lands is provided in accordance with the provisions of Section 36 of the <i>Planning Act</i>, as amended;</p> <p>(2) consolidation of properties resulting in a lot with a minimum lot area of 2 800 m².</p>			

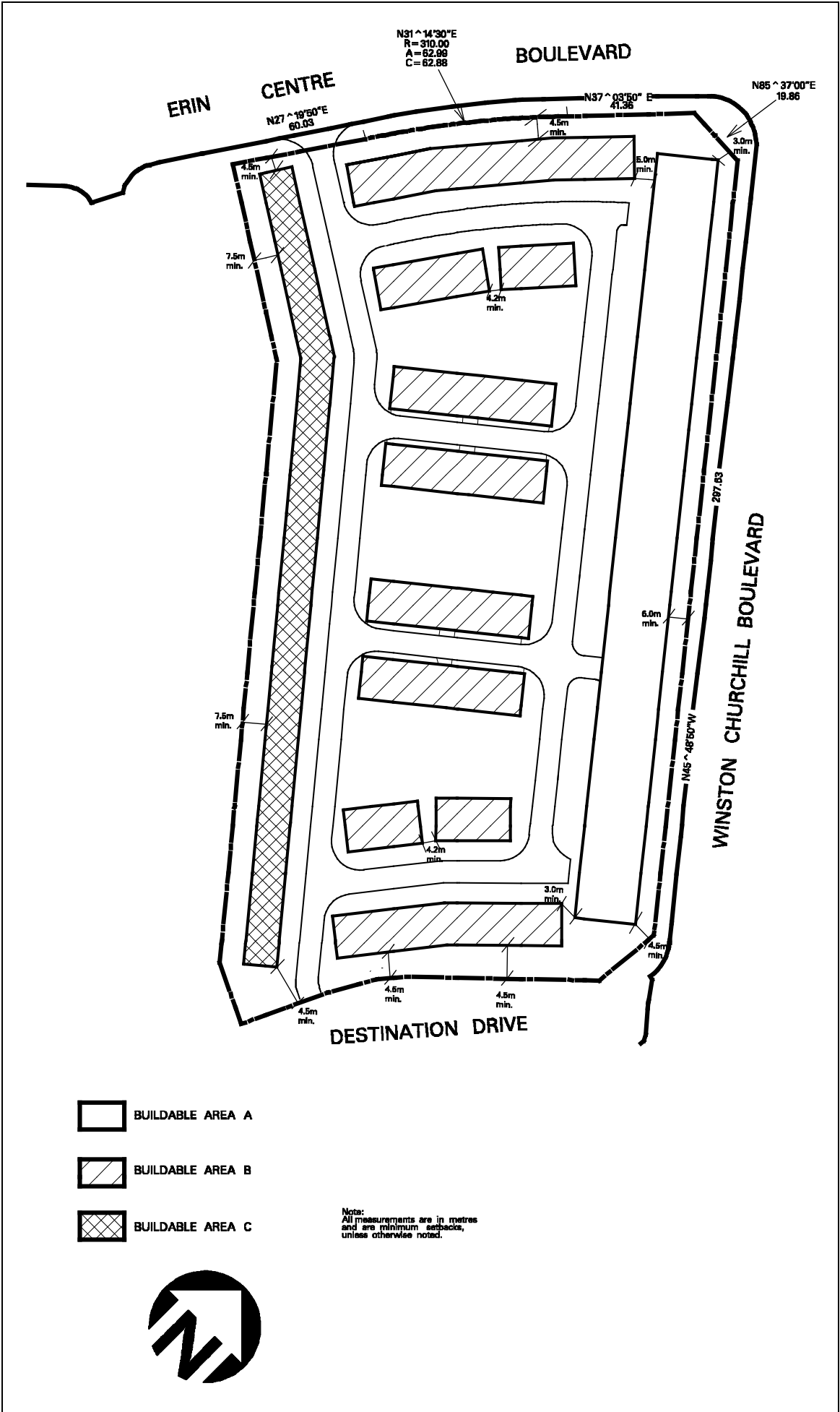
4.15.3.53	Exception: RA2-53	Map # 57	By-law: 0449-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA2-53 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
4.15.3.53.1	(1) Back to Back and Stacked Townhouses (2) Townhouse		
Regulations			
4.15.3.53.2	Minimum number of dwelling units per hectare	45	
4.15.3.53.3	Maximum number of dwelling units per hectare	100	
4.15.3.53.4	All site development plans for apartment, back to back and stacked townhouses and townhouses shall comply with Schedule RA2-53 of this Exception		
4.15.3.53.5	Apartment: An apartment shall comply with the RA2 zone regulations contained in Subsection 4.15.1 of this By-law except that: (1) the regulations of Lines 4.0, 5.0 and 15.5 contained in Table 4.15.1 of this By-law shall not apply (2) apartments shall only be permitted in Buildable Area 'A' identified on Schedule RA2-53 of this Exception (3) maximum encroachment of a balcony , located above the first storey , sunroom, window, with or without a foundation, chimney, pilaster, cornice, balustrade or roof eave outside of the buildable area identified on Schedule RA2-53 of this Exception		
			1.8 m

Exception RA2-53 continued on next page

4.15.3.53	Exception: RA2-53	Map # 57	By-law: 0449-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RA2-53 continued from previous page			
4.15.3.53.5 (continued)	(4)	maximum encroachment of a porch , inclusive of stairs, located at and accessible from the first storey , staircase, landing or awning, provided that each shall have a maximum width of 6.0 m, outside of the buildable area identified on Schedule RA2-53 of this Exception	4.5 m
	(5)	minimum number of resident parking spaces per one-bedroom dwelling unit	1.0
	(6)	minimum number of resident parking spaces per two-bedroom dwelling unit	1.3
	(7)	minimum number of resident parking spaces per three-bedroom dwelling unit	1.4
	(8)	minimum number of visitor parking spaces per dwelling unit	0.2
4.15.3.53.6	Back to Back and Stacked Townhouses: A back to back and stacked townhouse shall comply with the RM8-14 zone regulations contained in Exception Table 4.13A.2.14 of this By-law except that:		
	(1)	the regulations of Sentences 4.13A.2.14.3 and 4.13A.2.14.4 contained in Exception Table 4.13A.2.14 of this By-law shall not apply	
	(2)	back to back and stacked townhouses shall only be permitted in Buildable Area 'B' identified on Schedule RA2-53 of this Exception	
	(3)	a balcony is permitted on top of an attached garage	
	(4)	maximum height	16.5 m
	(5)	maximum encroachment of a porch , inclusive of stairs, located at or below the first storey of a back to back and stacked townhouse outside of the buildable area identified on Schedule RA2-53 of this Exception	1.8 m
	(6)	maximum encroachment of an awning, window projection with or without foundation, chimney , pilaster or corbel outside of the buildable area identified on Schedule RA2-53 of this Exception	0.6 m
	(7)	maximum encroachment of a deck , inclusive of stairs, balcony or awning, attached to a rear wall, outside of the buildable area identified on Schedule RA2-53 of this Exception	2.5 m
	(8)	maximum encroachment of a wing wall attached to a back to back and stacked townhouse outside of the buildable area identified on Schedule RA2-53 of this Exception	3.0 m
	(9)	minimum number of resident parking spaces per one-bedroom dwelling unit	1.0
	(10)	minimum number of resident parking spaces per two-bedroom dwelling unit	1.3
	(11)	minimum number of resident parking spaces per three-bedroom dwelling unit	1.4
	(12)	minimum number of visitor parking spaces per dwelling unit	0.2

Exception RA2-53 continued on next page

4.15.3.53	Exception: RA2-53	Map # 57	By-law: 0449-2007, 0174-2017, 0181-2018/LPAT Order 2019 February 15
Exception RA2-53 continued from previous page			
4.15.3.53.7	Townhouse: A townhouse shall comply with the RM8-14 zone regulations contained in Exception Table 4.13A.2.14 of this By-law except that: (1) the regulations of Sentences 4.13A.2.14.3 and 4.13A.2.14.4 contained in Exception Table 4.13A.2.14 of this By-law shall not apply (2) townhouses shall only be permitted in Buildable Area 'C' identified on Schedule RA2-53 of this Exception (3) maximum height 11.5 m (4) maximum encroachment of a porch , inclusive of stairs, located at or below the first storey of a townhouse outside of the buildable area identified on Schedule RA2-53 of this Exception 1.8 m (5) maximum encroachment of an awning, window projection with or without foundation, chimney , pilaster or corbel outside of the buildable area identified on Schedule RA2-53 of this Exception 0.6 m (6) maximum encroachment of a deck , exclusive of stairs, balcony or awning, attached to a rear wall, outside of the buildable area identified on Schedule RA2-53 of this Exception 1.8 m (7) maximum encroachment of a wing wall attached to a townhouse outside of the buildable area identified on Schedule RA2-53 of this Exception 3.0 m		



Schedule RA2-53
Map 57

4.15.3.54	Exception: RA2-54	Map # 57	By-law: 0097-2009, 0174-2017, 0111-2019/ LPAT Order 2021 March 09
In a RA2-54 zone the applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.15.3.54.1	Lands zoned RA2-54 shall only be used for the following: (1) Retirement Building (2) Long-Term Care Building (3) Day care accessory to a retirement building or a long-term care building		
Regulations			
4.15.3.54.2	The provisions contained in Sentence 4.1.15.1.2 of this By-law shall not apply		
4.15.3.54.3	Maximum number of retirement dwelling units	93	
4.15.3.54.4	Maximum number of beds in a long-term care building	31	
4.15.3.54.5	Maximum floor space index - apartment zone	1.9	
4.15.3.54.6	Minimum exterior side yard	6.1 m	
4.15.3.54.7	Minimum interior side yard	3.4 m	
4.15.3.54.8	Minimum setback from a retaining wall to an interior side lot line	0.0 m	
4.15.3.54.9	Minimum rear yard	4.1 m	
4.15.3.54.10	Maximum encroachment of a balcony , window, pilaster, cornice, balustrade or roof eave into a required exterior side yard or rear yard	1.8 m	
4.15.3.54.11	Maximum encroachment of a balcony , inclusive of foundation and/or underground structure into a required exterior side yard	3.0 m	
4.15.3.54.12	Minimum number of parking spaces per retirement dwelling unit	0.45	
4.15.3.54.13	Minimum number of parking spaces per 100 m ² GFA - non-residential for a day care	2.5	
4.15.3.54.14	Minimum setback from surface parking spaces or aisles to a street line	3.0 m	
4.15.3.54.15	Minimum setback from a waste enclosure/loading area to a street line	9.1 m	
4.15.3.54.16	Minimum depth of a landscaped buffer abutting a lot line that is a street line and/or abutting lands with a Residential Zone	3.0 m	
4.15.3.54.17	Maximum encroachment of a hammerhead into a landscaped buffer abutting lands with a Development or Commercial Zone	1.5 m	

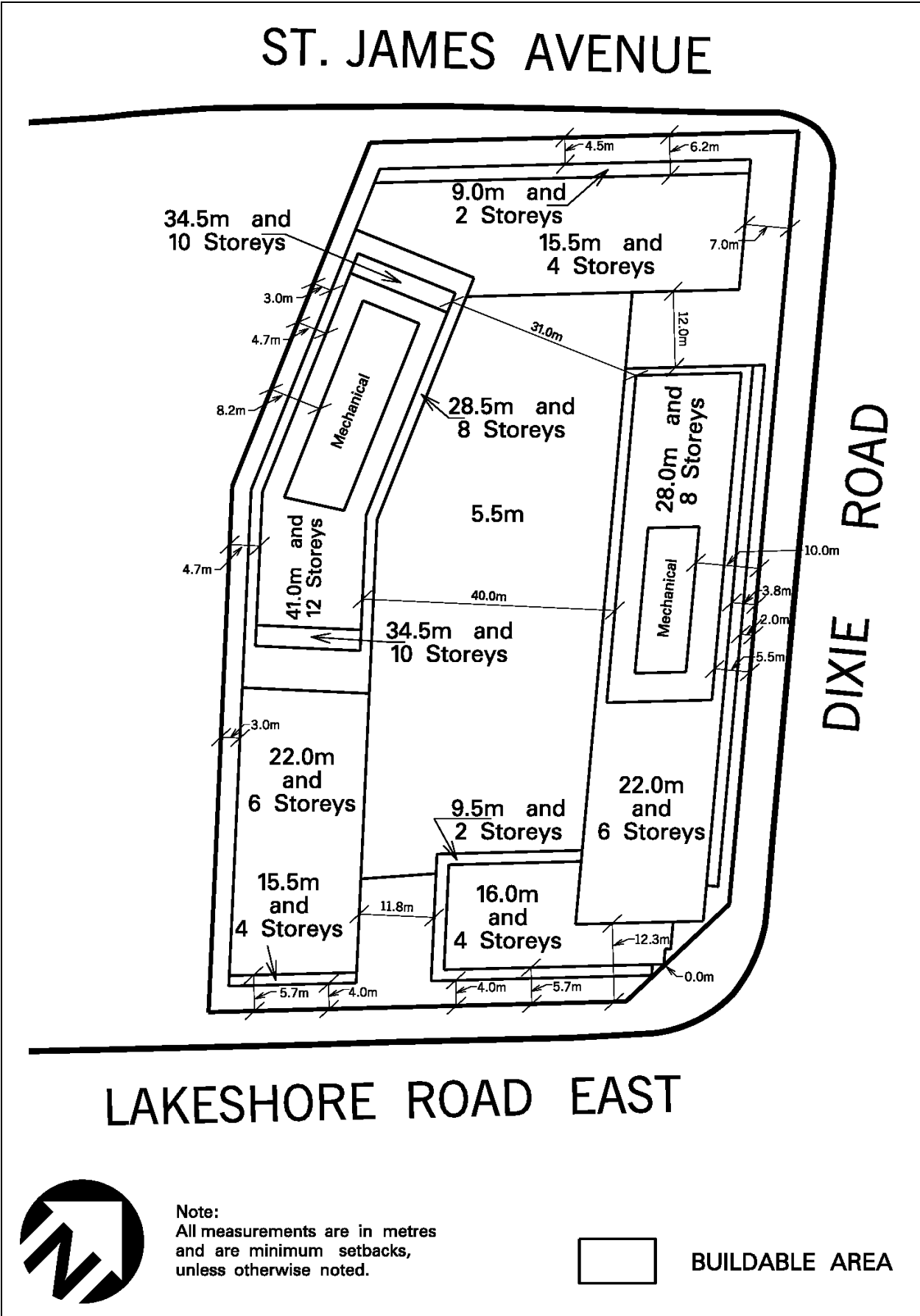
4.15.3.55	Exception: RA2-55	Map # 36W	By-law: 0088-2013/OMB Order 2013 November 18, 0174-2017
In a RA2-55 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.55.1	The southerly lot line shall be deemed to be the front lot line		
4.15.3.55.2	Maximum floor space index - apartment zone	2.44	
4.15.3.55.3	Maximum number of dwelling units on all lands zoned RA2-55	246	
4.15.3.55.4	Minimum front yard	4.5 m	
4.15.3.55.5	Minimum exterior side yard	4.5 m	
4.15.3.55.6	Minimum rear yard	4.5 m	
4.15.3.55.7	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to a street line	0.0 m	
4.15.3.55.8	Minimum landscaped area	30% of lot area	

4.15.3.56	Exception: RA2-56	Map # 19	By-law: OMB Order 2015 December 03, 0174-2017
In a RA2-56 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.3.56.1	Maximum floor space index - apartment zone	0.94	
4.15.3.56.2	Minimum width of a landscaped buffer abutting lands zoned RM5-55	3.0 m	

4.15.3.57	Exception: RA2-57	Map # 06	By-law: 0007-2020
In a RA2-57 zone the permitted uses and applicable regulations shall be as specified for a RA2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.15.3.57.1	(1)	Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law	
Regulations			
4.15.3.57.2	The provisions contained in Table 2.1.2.1.1 and the regulations of Lines 4.0, 5.0, 15.2, 15.3 and 15.6 in Table 4.15.1 of this By-law shall not apply		
4.15.3.57.3	Maximum gross floor area - residential		26 950 m ²
4.15.3.57.4	Minimum gross floor area - non-residential		735 m ²
4.15.3.57.5	The uses contained in Sentence 4.15.3.57.1 of this Exception shall not be permitted above the first storey		
4.15.3.57.6	Minimum setback to a sight triangle		0.0 m
4.15.3.57.7	Maximum encroachment into a required front yard of an awning or pier		3.0 m

Exception RA2-57 continued on next page

4.15.3.57	Exception: RA2-57	Map # 06	By-law: 0007-2020
Exception RA2-57 continued from previous page			
4.15.3.57.8	Maximum number of resident parking spaces that may be tandem parking spaces	22	
4.15.3.57.9	Required number of loading spaces	2	
4.15.3.57.10	Minimum setback from a parking structure to all lands zoned G1	3.0 m	
4.15.3.57.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and exclusive of any ventilation shafts, to a lot line	0.9 m	
4.15.3.57.12	Minimum aisle width	6.0 m	
4.15.3.57.13	Minimum landscaped area	23%	
4.15.3.57.14	All site development plans shall comply with Schedule RA2-57 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA2-57 by further amendment to Map 06 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga (the City); (2) delivery of an executed agreement for community benefits pursuant to section 37 of the <i>Planning Act</i>, as amended, in a form and on terms satisfactory to the City; (3) submission of satisfactory grading and servicing drawings to City standards and specifications; (4) submission of an updated and satisfactory Environmental Impact Statement, Functional Servicing Report, Traffic Impact Study, Stormwater Management Report, Slope Stability Study, Channel Design Brief, Noise Report, Heritage Impact Assessment, Quantitative Wind Study and Tree Preservation Plan; (5) issuance of a Credit Valley Conservation Permit for development of the site; (6) submission of satisfactory Phase I and Phase II Environmental Site Assessment Reports and all supporting documents, with the associated Letters of Reliance and a Record of Site Condition, for the lands to be dedicated to the City; (7) submission of a satisfactory Phase II Environmental Site Assessment and all supporting documents, associated Letter of Reliance and Record of Site Condition for all lands zoned RA2-57; (8) a letter from the Transportation and Works Department indicating satisfactory arrangements have been made with respect to the outstanding environmental matters such as fill, dewatering/ground water management, underground storage tanks and the decommissioning of water wells and oil separators; (9) the dedication of lands zoned Greenlands into public ownership; (10) a letter from the Heritage Planning Division that satisfactory arrangements have been made with respect to heritage commemoration on site. 			



Schedule RA2-57
Map 06

