

**Part 4 - Residential Zones**

**4.15.5 RA4 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.15.5.1	Exception: RA4-1	Map # 03, 11, 19, 20, 26	By-law: 0174-2017, 0116-2020
In a RA4-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.1.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.5.1.2	Maximum <b>floor space index - apartment zone</b>		1.0

4.15.5.2	Exception: RA4-2	Map # 17, 18	By-law: 0174-2017
In a RA4-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.2.1	Minimum <b>floor space index - apartment zone</b>		0.7
4.15.5.2.2	Maximum <b>floor space index - apartment zone</b>		1.0

4.15.5.3	Exception: RA4-3	Map # 24	By-law: 0174-2017
In a RA4-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.3.1	Minimum <b>floor space index - apartment zone</b>		0.8
4.15.5.3.2	Maximum <b>floor space index - apartment zone</b>		1.4

4.15.5.4	Exception: RA4-4	Map # 46W	By-law: 0174-2017
In a RA4-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.4.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.5.4.2	Maximum <b>floor space index - apartment zone</b>		1.3

4.15.5.5	Exception: RA4-5	Map # 14, 15, 20, 22, 23, 27	By-law: 0174-2017
In a RA4-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.5.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.5.5.2	Maximum <b>floor space index - apartment zone</b>		1.5

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4.15.5.6	Exception: RA4-6	Map # 22	By-law: 0174-2017
In a RA4-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.6.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.5.6.2	Maximum <b>floor space index - apartment zone</b>		2.1

4.15.5.7	Exception: RA4-7	Map # 10	By-law: 0174-2017
In a RA4-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.7.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.5.7.2	Maximum <b>floor space index - apartment zone</b>		2.5

4.15.5.8	Exception: RA4-8	Map # 14, 25	By-law: 0174-2017
In a RA4-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.8.1	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.8.2	Maximum <b>floor space index - apartment zone</b>		2.0

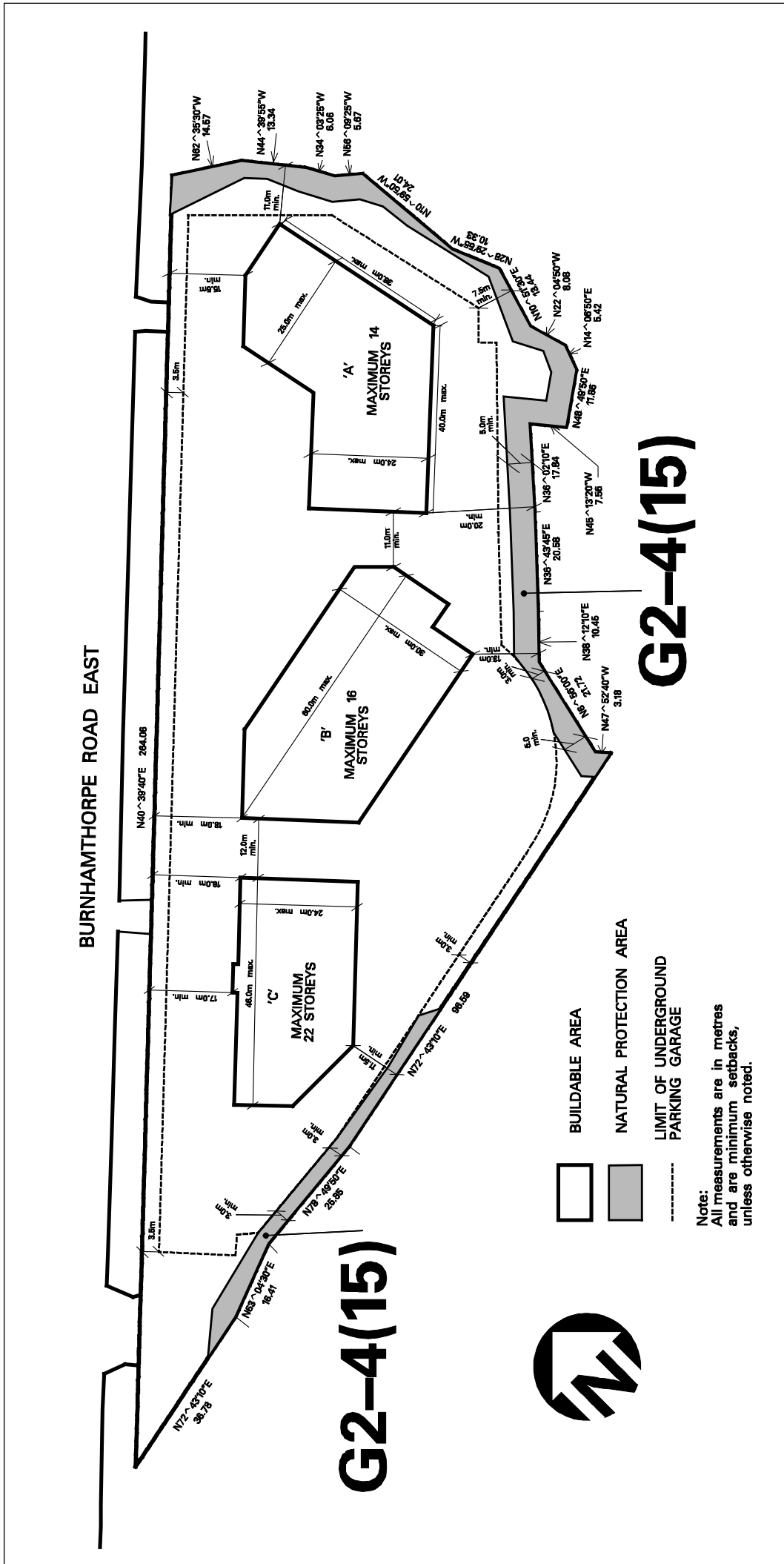
4.15.5.9	Exception: RA4-9	Map #	By-law: 0174-2017
In a RA4-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.9.1	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.9.2	Maximum <b>floor space index - apartment zone</b>		2.9

4.15.5.10	Exception: RA4-10	Map # 29	By-law: 0174-2017
In a RA4-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.10.1	Minimum <b>floor space index - apartment zone</b>		1.9
4.15.5.10.2	Maximum <b>floor space index - apartment zone</b>		2.9

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

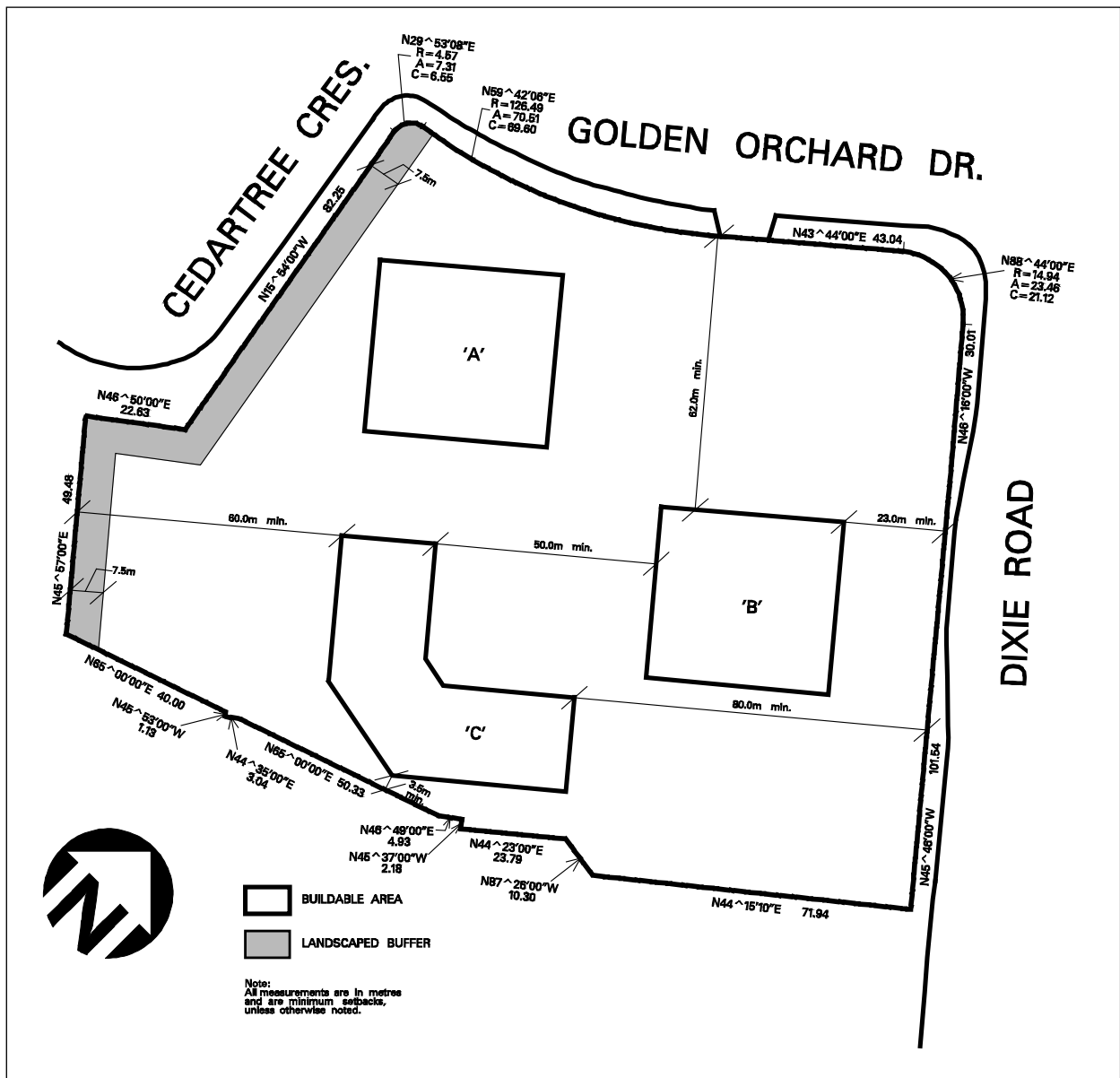
4.15.5.12	Exception: RA4-12	Map # 21	By-law: 0174-2017
In a RA4-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.12.1	Maximum number of <b>dwelling units</b>		450
4.15.5.12.2	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.12.3	Maximum <b>floor space index - apartment zone</b>		3.5
4.15.5.12.4	Minimum <b>landscaped area</b>		60% of the <b>lot area</b>
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
<p>In a RA4-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.15.5.13.1	Maximum number of <b>dwelling units</b>		328
4.15.5.13.2	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.5.13.3	Maximum <b>floor space index - apartment zone</b>		1.2
4.15.5.13.4	Minimum <b>landscaped area</b>		50% of the lot area
4.15.5.13.5	Maximum <b>height</b> in <b>Buildable Area 'C'</b> identified on Schedule RA4-13 of this Exception		6 storeys
4.15.5.13.6	Maximum <b>height</b> in <b>Buildable Area 'C'</b> if the seventh storey is constructed with a gabled roof which shall contain <b>dwelling units</b>		7 storeys
4.15.5.13.7	All site development plans shall comply with Schedule RA4-13 of this Exception		

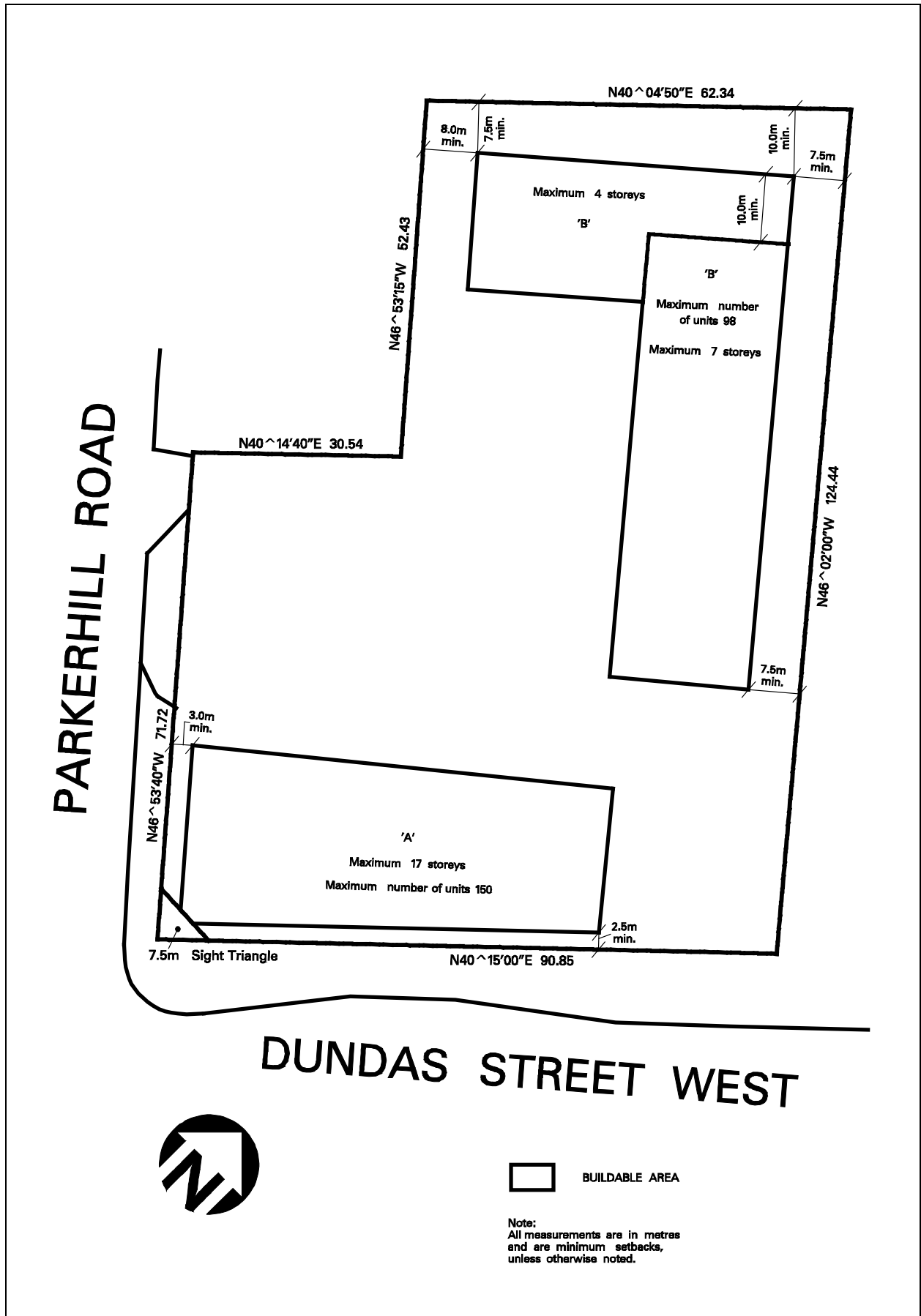


Schedule RA4-13  
Map 20

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

4.15.5.15	Exception: RA4-15	Map # 22	By-law: 0174-2017, 0208-2022
In a RA4-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.5.15.1	(1) <b>Restaurant and take-out restaurant</b> accessory to an <b>apartment</b>		
<b>Regulations</b>			
4.15.5.15.2	Maximum number of <b>dwelling units</b> per hectare		247
4.15.5.15.3	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.15.4	Maximum <b>floor space index - apartment zone</b>		2.9
4.15.5.15.5	Maximum <b>gross floor area - non-residential</b> used for <b>accessory uses</b>		1 200 m <sup>2</sup>
4.15.5.15.6	<b>Accessory uses</b> shall only be located within the <b>first storey</b> of the <b>apartment</b> in <b>Buildable Area 'A'</b> identified on Schedule RA4-15 of this Exception		
4.15.5.15.7	Minimum number of resident <b>parking spaces</b> per one-bedroom apartment <b>dwelling unit</b>		0.56
4.15.5.15.8	Minimum number of resident <b>parking spaces</b> per two-bedroom apartment <b>dwelling unit</b>		0.66
4.15.5.15.9	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>		0.70
4.15.5.15.10	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.20
4.15.5.15.11	Minimum number of resident <b>parking spaces</b> per one-bedroom <b>retirement dwelling unit</b>		0.40
4.15.5.15.12	Minimum number of resident <b>parking spaces</b> per two-bedroom <b>retirement dwelling unit</b>		0.90
4.15.5.15.13	Minimum number of visitor <b>parking spaces</b> per <b>retirement dwelling unit</b>		0.10
4.15.5.15.14	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> of an accessory <b>retail store</b>		3.5
4.15.5.15.15	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> of an accessory <b>take-out restaurant</b>		3.6
4.15.5.15.16	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> of an accessory <b>restaurant</b>		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 <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.5.16.1	(1)	Recreation <b>Building</b>	
<b>Regulations</b>			
4.15.5.16.2	<b>Buildable Area 'A'</b> identified on Schedule RA4-16 of this Exception shall only be used for a recreation <b>building</b>		
4.15.5.16.3	Maximum number of <b>dwelling units</b> in <b>Buildable Area 'B'</b> identified on Schedule RA4-16 of this Exception		224
4.15.5.16.4	Maximum number of <b>dwelling units</b> in <b>Buildable Area 'C'</b> identified on Schedule RA4-16 of this Exception		211
4.15.5.16.5	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.16.6	Maximum <b>floor space index - apartment zone</b>		3.0
4.15.5.16.7	Maximum <b>gross floor area - non-residential</b> in <b>Buildable Area 'A'</b> identified on Schedule RA4-16 of this Exception		764 m <sup>2</sup>
4.15.5.16.8	Minimum <b>landscaped area</b>		55% of the <b>lot area</b>
4.15.5.16.9	Minimum setback from all <b>buildings</b> and <b>structures</b> and <b>swimming pools</b> to all lands zoned G1		7.5 m
4.15.5.16.10	Maximum <b>height</b> in <b>Buildable Area 'B'</b> identified on Schedule RA4-16 of this Exception		19 <b>storeys</b>
4.15.5.16.11	Maximum <b>height</b> in <b>Buildable Area 'C'</b> identified on Schedule RA4-16 of this Exception		18 <b>storeys</b>
4.15.5.16.12	Minimum number of resident <b>parking spaces</b> per one-bedroom <b>dwelling unit</b> in <b>Buildable Area 'C'</b> identified on Schedule RA4-16 of this Exception		1.16
4.15.5.16.13	Minimum number of resident <b>parking spaces</b> per two-bedroom <b>dwelling unit</b> in <b>Buildable Area 'C'</b> identified on Schedule RA4-16 of this Exception		1.50
4.15.5.16.14	A portion of the underground <b>parking structure</b> 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		







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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 <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.18.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.5.18.2	Maximum <b>floor space index - apartment zone</b>		1.5
4.15.5.18.3	Maximum <b>height</b>		13 storeys

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

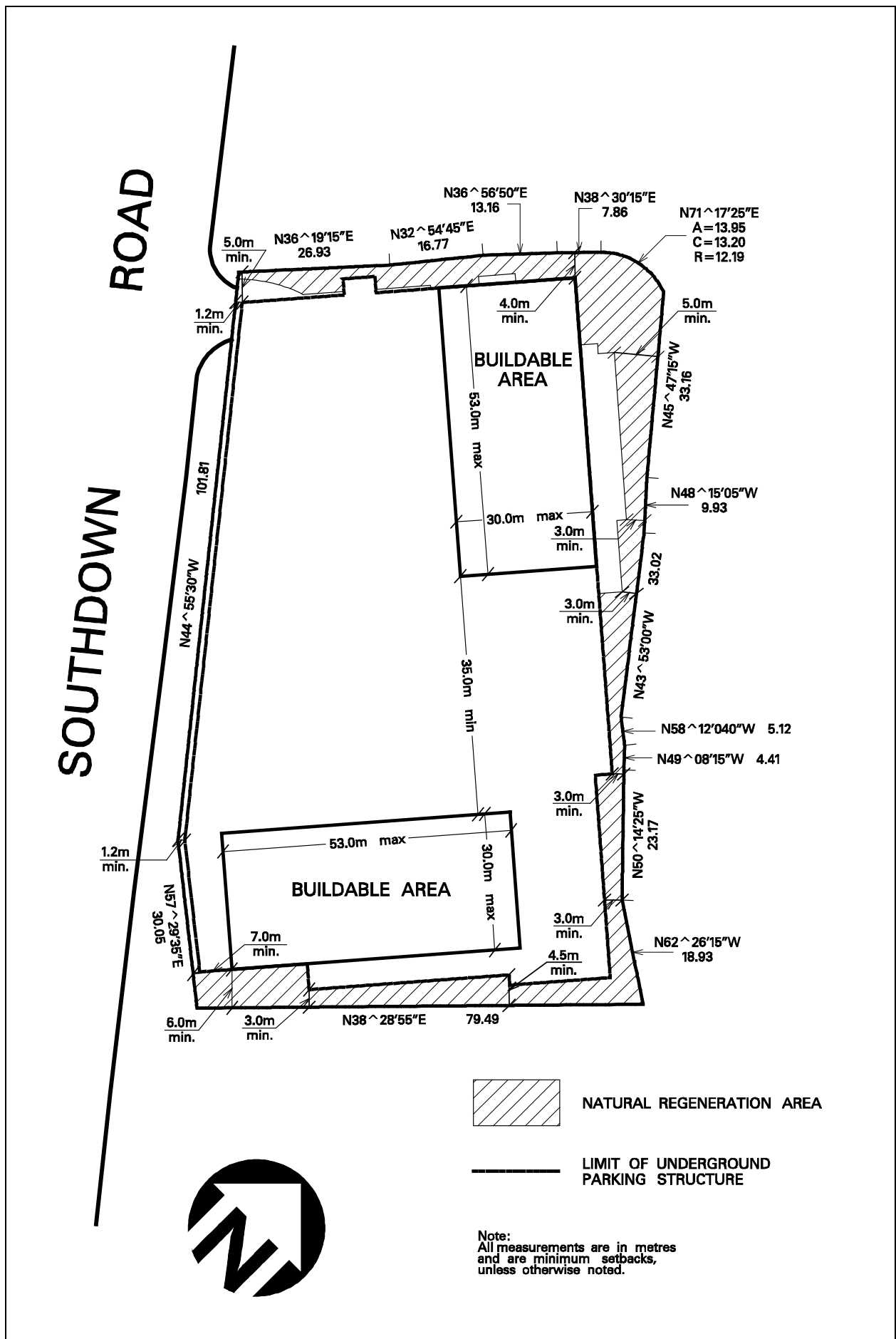
4.15.5.20	Exception: RA4-20	Map # 15	By-law: 0174-2017
In a RA4-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.20.1	Minimum <b>floor space index - apartment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

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

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

4.15.5.23	Exception: RA4-23	Map # 10	By-law: 0137-2008, 0174-2017, 0208-2022
In a RA4-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.23.1	The provisions contained in Subsection 2.1.14 and the regulations of 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 <b>dwelling units</b>		424
4.15.5.23.3	Maximum <b>floor space index - apartment zone</b>		4.5
4.15.5.23.4	Minimum <b>landscaped area</b> including the <b>natural regeneration area</b> identified on Schedule RA4-23 of this Exception		55% of the <b>lot area</b>
4.15.5.23.5	Maximum projection of a <b>balcony</b> outside the <b>buildable areas</b> identified on Schedule RA4-23 of this Exception		1.8 m
4.15.5.23.6	Minimum number of resident <b>parking spaces</b> per apartment <b>dwelling unit</b>		1.25
4.15.5.23.7	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.25
4.15.5.23.8	Maximum percentage of required resident <b>parking spaces</b> that may be tandem		15%
4.15.5.23.9	No <b>buildings</b> or <b>structures</b> of any kind including accessory structures, sheds, underground <b>parking structures</b> , underground parking access structures, underground parking venting structures, <b>swimming pools</b> , tennis courts, hard surface walkways or any recreational facilities shall be permitted on, within or below the <b>natural regeneration area</b> , identified on Schedule RA4-23 of this Exception, except for <b>lot line</b> fencing		
4.15.5.23.10	All site development plans shall comply with Schedule RA4-23 of this Exception		



Schedule RA4-23  
Map 10

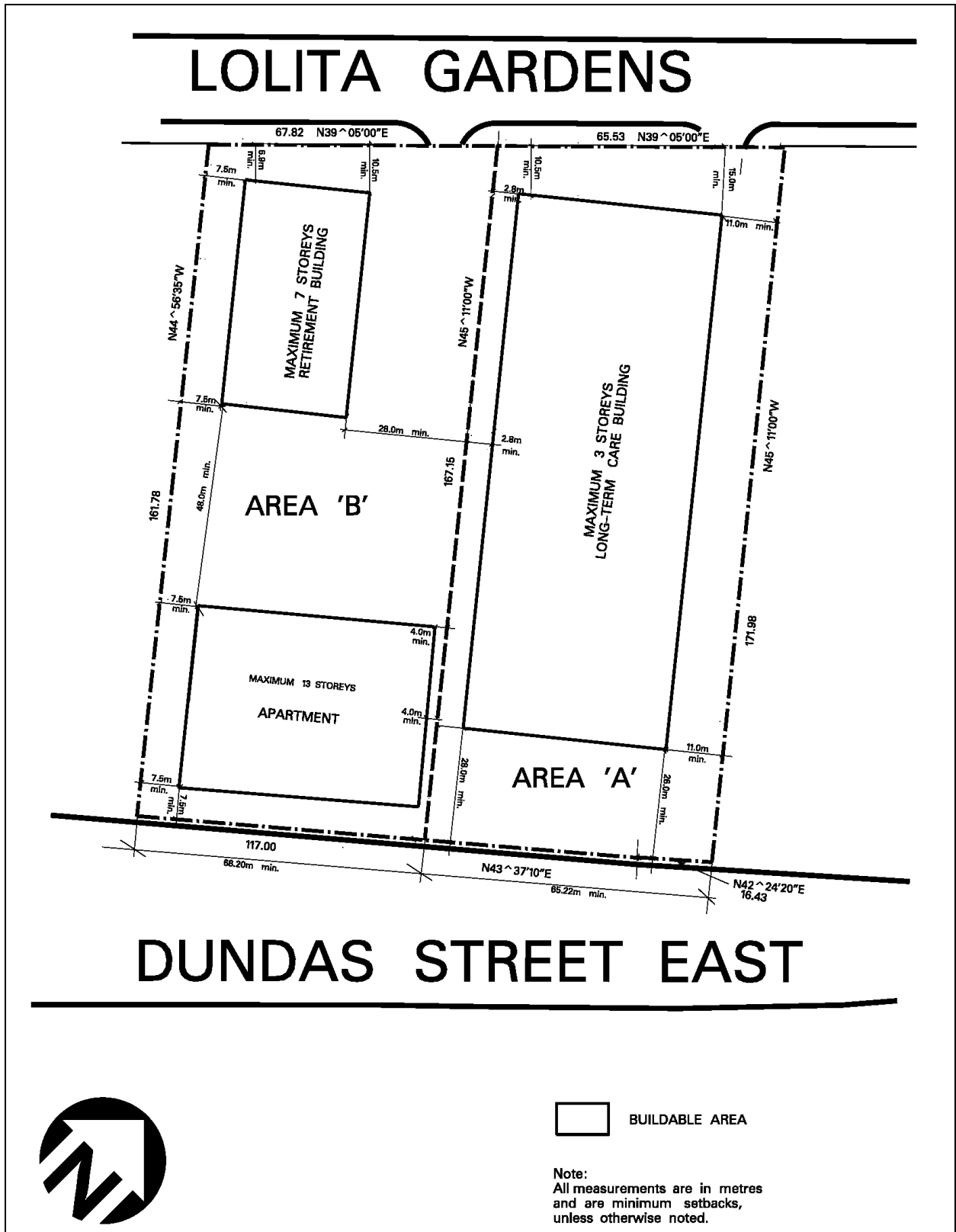
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4.15.5.24	Exception: RA4-24	Map # 07	By-law: 0174-2017
In a RA4-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>	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

4.15.5.25	Exception: RA4-25	Map # 21	By-law: 0174-2017
In a RA4-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.5.25.1	(1) <b>Day Care</b>		
<b>Regulations</b>			
4.15.5.25.2	Maximum number of <b>dwelling units</b>		210
4.15.5.25.3	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.25.4	Maximum <b>floor space index - apartment zone</b>		2.9
4.15.5.25.5	Maximum <b>gross floor area - non-residential</b> used for a <b>day care</b>		130 m <sup>2</sup>
4.15.5.25.6	Minimum <b>landscaped area</b>		24% of the <b>lot area</b>
4.15.5.25.7	Minimum setback to John Street		3.5 m
4.15.5.25.8	Minimum westerly <b>interior side yard</b> to the <b>apartment</b>		9.5 m
4.15.5.25.9	Minimum easterly <b>interior side yard</b> to the <b>apartment</b>		30.0 m
4.15.5.25.10	Minimum easterly <b>interior side yard</b> to the <b>day care</b>		14.0 m
4.15.5.25.11	Maximum <b>height</b>		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 <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
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 <b>dwelling units</b>		160
4.15.5.26.3	Maximum number of <b>retirement dwelling units</b>		150
4.15.5.26.4	Maximum number of beds in a <b>long-term care building</b>		192
4.15.5.26.5	Maximum <b>gross floor area - apartment zone</b> of an <b>apartment</b>		12 790 m <sup>2</sup>
4.15.5.26.6	Maximum <b>gross floor area - apartment zone</b> of a <b>retirement building</b>		7 632 m <sup>2</sup>
4.15.5.26.7	Maximum <b>gross floor area - apartment zone</b> of a <b>long-term care building</b>		10 685 m <sup>2</sup>
4.15.5.26.8	Minimum <b>landscaped area</b> in Area 'A' identified on Schedule RA4-26 of this Exception		49% of the <b>lot area</b>
4.15.5.26.9	Minimum <b>landscaped area</b> in Area 'B' identified on Schedule RA4-26 of this Exception		51% of the <b>lot area</b>
4.15.5.26.10	Minimum number of resident <b>parking spaces</b> per apartment <b>dwelling unit</b>		1.00
4.15.5.26.11	Minimum number of <b>parking spaces</b> per <b>retirement dwelling unit</b>		0.33
4.15.5.26.12	Minimum number of <b>parking spaces</b> per bed in a <b>long-term care building</b>		0.33
4.15.5.26.13	All site development plans shall comply with Schedule RA4-26 of this Exception		



Schedule RA4-26  
Map 21



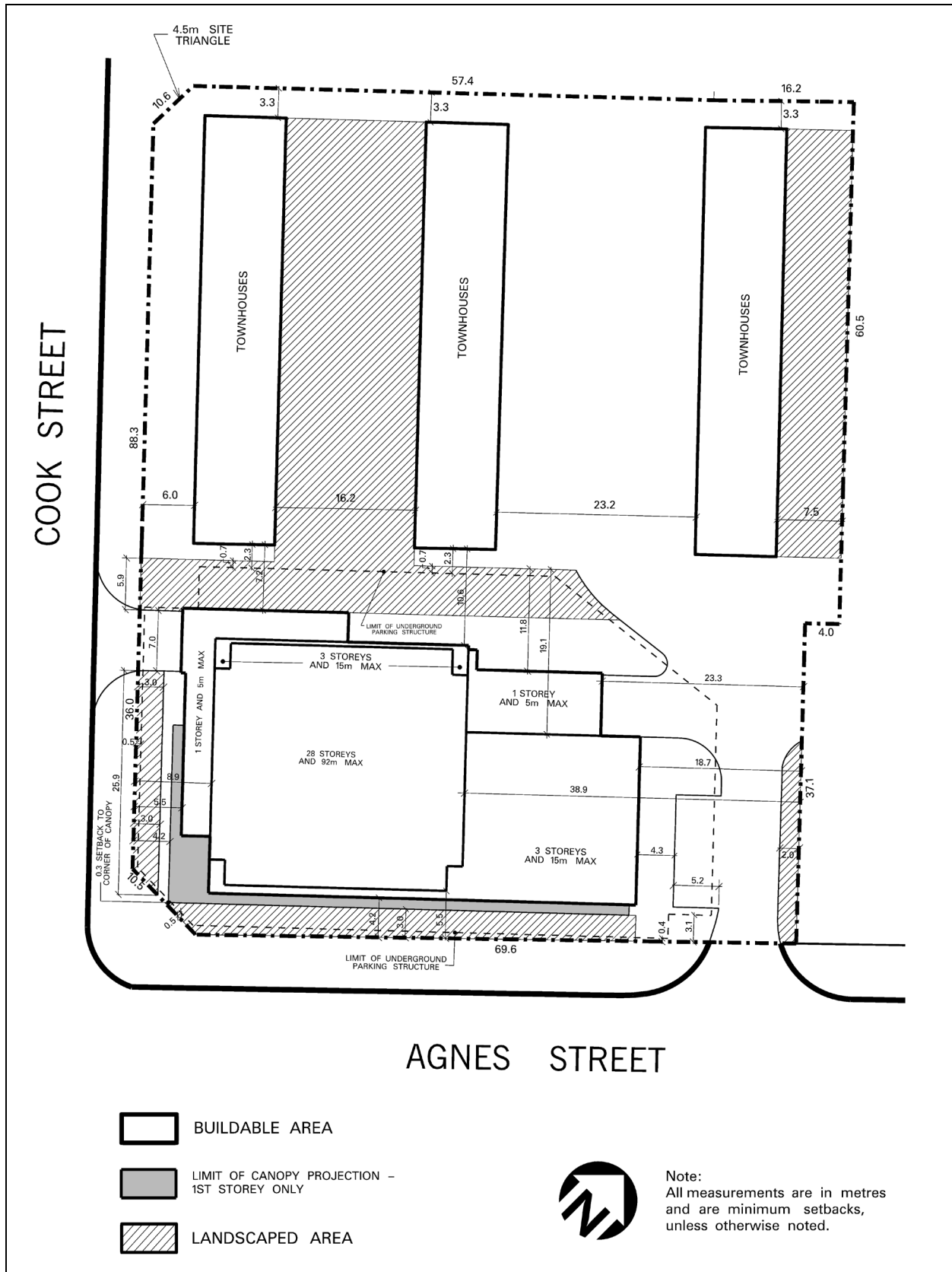
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4.15.5.27	Exception: RA4-27	Map # 22	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0111-2019/ LPAT Order 2021 March 09, 0303-2020/OLT Order 2021 September 27
In a RA4-27 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.5.27.1	(1)	<b>Townhouse</b>	
<b>Regulations</b>			
4.15.5.27.2	The provisions contained in Sentences 4.1.15.1.2 and 4.1.15.1.4 and the regulations of Lines 11.1, 15.2, 15.3 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.27.3	For the purposes of this By-law, all lands zoned RA4-27 shall be considered one <b>lot</b>		
4.15.5.27.4	A <b>townhouse</b> shall comply with the regulations of Lines 8.2 to 9.6 contained in Table 4.10.1 of this By-law		
4.15.5.27.5	Maximum number of apartment <b>dwelling units</b>		282
4.15.5.27.6	Maximum number of townhouse <b>dwelling units</b>		27
4.15.5.27.7	Maximum <b>floor space index - apartment zone</b>		7.5
4.15.5.27.8	Maximum <b>gross floor area - non-residential</b> for <b>uses</b> contained in Sentence 4.1.15.1.1 of this By-law on all lands zoned RA4-27		520 m <sup>2</sup>
4.15.5.27.9	The <b>lot line</b> abutting Cook Street shall be deemed to be the <b>front lot line</b>		
4.15.5.27.10	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		2.5 m
4.15.5.27.11	Minimum number of resident <b>parking spaces</b> per studio apartment <b>dwelling unit</b>		0.8
4.15.5.27.12	Minimum number of resident <b>parking spaces</b> per one-bedroom apartment <b>dwelling unit</b>		0.9
4.15.5.27.13	Minimum number of resident <b>parking spaces</b> per two-bedroom apartment <b>dwelling unit</b>		1.0
4.15.5.27.14	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>		1.3
4.15.5.27.15	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.15
4.15.5.27.16	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>		4.3
4.15.5.27.17	Minimum number of resident <b>parking spaces</b> per townhouse <b>dwelling unit</b>		2
4.15.5.27.18	Minimum number of visitor <b>parking spaces</b> for all townhouse <b>dwelling units</b>		6
4.15.5.27.19	Minimum <b>amenity area</b>		3.2 m <sup>2</sup> per <b>dwelling unit</b> of an <b>apartment</b>
4.15.5.27.20	Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area		20%

**Exception RA4-27 continued on next page**

4.15.5.27	Exception: RA4-27	Map # 22	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0111-2019/ LPAT Order 2021 March 09, 0303-2020/OLT Order 2021 September 27
<b>Exception RA4-27 continued from previous page</b>			
4.15.5.27.21 All site development plans shall comply with Schedule RA4-27 of this Exception			
<b>Section 37 Financial Contribution</b>			
<p>Pursuant to section 37(3) of the <i>Planning Act</i> R.S.O., 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted where:</p> <ol style="list-style-type: none"> <li>(1) the owner of the lands zoned RA4-27 enters into an agreement with The Corporation of the City of Mississauga ("City") for the provision of certain facilities, services or matters in return for the increased height and density of the development;</li> <li>(2) the agreement is registered on title to the lands zoned RA4-27;</li> <li>(3) the owner pays to the City the sum of \$1,373,500.00 to be used toward the development and acquisition of parkland in the Downtown Cooksville Character Area as defined by Mississauga Official Plan.</li> </ol>			

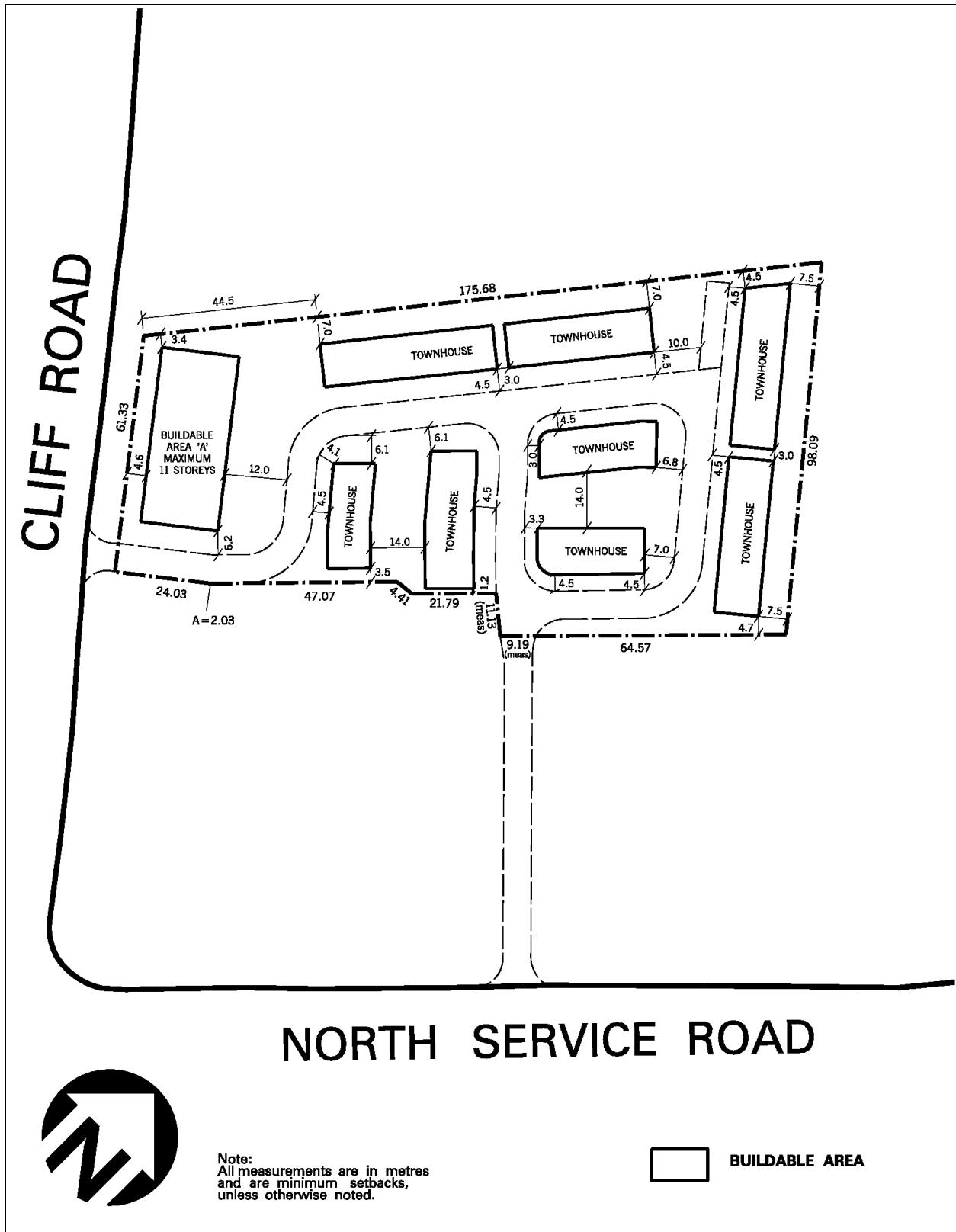
Part 4 - Residential Zones



Schedule RA4-27  
Map 22

**Part 4 - Residential Zones**

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>
<p>In a RA4-28 zone the applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Permitted Uses</b></p>			
4.15.5.28.1	<p>Lands zoned RA4-28 shall only be used for the following:</p> <ol style="list-style-type: none"> <li>(1) <b>Retirement Building</b></li> <li>(2) <b>Townhouse</b></li> </ol>		
<p><b>Regulations</b></p>			
4.15.5.28.2	<p>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</p>		
4.15.5.28.3	<p><b>Condominium roads, driveways and aisles</b> are permitted to be shared with abutting lands zoned C1-24 and C2-21</p>		
4.15.5.28.4	Minimum <b>landscaped area</b>	27% of the <b>lot area</b>	
4.15.5.28.5	<p><b>Retirement Building:</b></p> <ol style="list-style-type: none"> <li>(1) the area identified as <b>Buildable Area 'A'</b> on Schedule RA4-28 of this Exception shall only be used for a <b>retirement building</b></li> <li>(2) maximum number of <b>retirement dwelling units</b> 140</li> <li>(3) maximum <b>gross floor area - apartment zone</b> 10 702 m<sup>2</sup></li> <li>(4) minimum number of <b>parking spaces</b> 0.4 spaces per <b>retirement dwelling unit</b></li> </ol>		
4.15.5.28.6	<p><b>Townhouse:</b></p> <ol style="list-style-type: none"> <li>(1) maximum number of townhouse <b>dwelling units</b> 54</li> <li>(2) maximum <b>gross floor area - residential</b> 8 100 m<sup>2</sup></li> <li>(3) minimum <b>dwelling unit width</b> 5.0 m</li> <li>(4) maximum <b>height</b> 11.5 m</li> <li>(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</li> </ol>		
4.15.5.28.7	<p>All site development plans shall comply with Schedule RA4-28 of this Exception</p>		



Schedule RA4-28  
Map 14

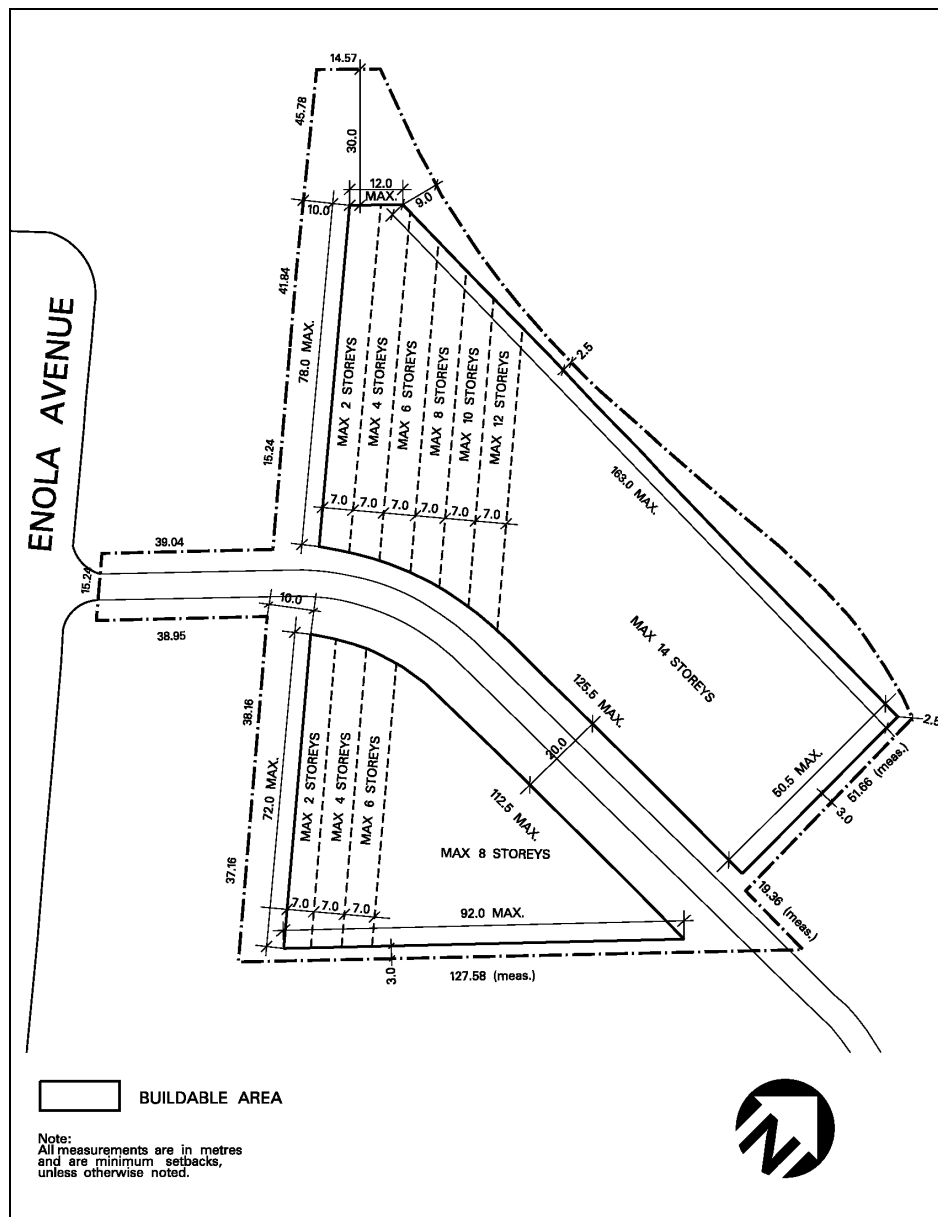
**Part 4 - Residential Zones**

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

4.15.5.30	Exception: RA4-30	Map # 21	By-law: 0174-2017
In a RA4-30 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.30.1	Maximum number of <b>dwelling units</b> per hectare		198
4.15.5.30.2	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.30.3	Maximum <b>floor space index - apartment zone</b>		2.6
<b>Holding Provision</b>			
<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> <ol style="list-style-type: none"> <li>(1) the approval of a site development and landscaping plan by the City's Commissioner of Planning and Building;</li> <li>(2) the provision of adequate sanitary sewer, storm sewer and water services with sufficient capacity to service the full development of the Site;</li> <li>(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;</li> <li>(4) the provision of hydro-electric power services of sufficient capacity to service the full development of the Site, to the satisfaction of Alectra Inc.;</li> <li>(5) payment to the City of all planning, processing and administration fees in relation to the development of the Site;</li> <li>(6) payment of all arrears of municipal taxes and local improvement charges for the Site; and</li> <li>(7) payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel or Alectra 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.</li> </ol>			

Part 4 - Residential Zones

4.15.5.31	Exception: RA4-31	Map # 07	By-law: <i>deleted by 0218-2010, OMB Order 2013 November 13, 0049-2015, 0174-2017, 0181-2018/LPAT Order 2019 February 15</i>
In a RA4-31 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.5.31.1	(1) <b>Townhouse</b> (2) <b>Back to Back and Stacked Townhouses</b>		
<b>Regulations</b>			
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 <b>floor space index - apartment zone</b>		1.4
4.15.5.31.4	Maximum <b>gross floor area - apartment zone</b>		28 000 m <sup>2</sup>
4.15.5.31.5	Minimum <b>landscaped area</b>		35% of lot area
4.15.5.31.6	Minimum depth of <b>landscaped buffer</b> 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 <b>lot</b>		
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**

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 <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.5.32.1	(1)	<b>Townhouse</b>	
<b>Regulations</b>			
4.15.5.32.2		Maximum total number of <b>dwelling units</b> per hectare	103.8
4.15.5.32.3		<b>Apartment:</b>	
	(1)	minimum <b>floor space index - apartment zone</b>	0.5
	(2)	maximum <b>floor space index - apartment zone</b>	1.0
	(3)	maximum <b>height</b>	15 storeys
4.15.5.32.4		<b>Townhouse:</b>	
	(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 <b>dwelling units</b> per hectare	14.9

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

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



**Part 4 - Residential Zones**

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

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

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

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

**Part 4 - Residential Zones**

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 <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.15.5.39.1	Lands zoned RA4-39 shall only be used for the following:		
	(1) <b>Retirement Building</b>		
<b>Regulations</b>			
4.15.5.39.2	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.5.39.3	Maximum <b>floor space index - apartment zone</b>		2.9
4.15.5.39.4	Maximum <b>gross floor area - non-residential</b> used for a <b>retail store</b> accessory to a <b>retirement building</b>		1 000 m <sup>2</sup>
4.15.5.39.5	Maximum <b>height</b>		13 storeys
4.15.5.39.6	Minimum number of resident <b>parking spaces</b> per one-bedroom <b>retirement dwelling unit</b>		1.00
4.15.5.39.7	Minimum number of resident <b>parking spaces</b> per two-bedroom <b>retirement dwelling unit</b>		1.25
4.15.5.39.8	Minimum number of visitor <b>parking spaces</b> per <b>retirement dwelling unit</b>		0.19
4.15.5.39.9	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for an <b>office</b>		2.7
4.15.5.39.10	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b> for a <b>retail store</b> or <b>service establishment</b>		3.5
4.15.5.39.11	Maximum number of required <b>parking spaces</b> that may be provided on abutting lands within 3.0 m of the <b>lot</b>		19

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

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

**Part 4 - Residential Zones**

4.15.5.42	Exception: RA4-42	Map # 20	By-law: 0256-2010, 0174-2017, 0074-2018
In a RA4-42 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.42.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.5.42.2	Maximum <b>floor space index - apartment zone</b>		1.67

4.15.5.43	Exception: RA4-43	Map # 30	By-law: 0174-2017, 0208-2022
In a RA4-43 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.5.43.1	(1) Recreation Centre		
<b>Regulations</b>			
4.15.5.43.2	Maximum number of <b>dwelling units</b>		500
4.15.5.43.3	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.5.43.4	Maximum <b>floor space index - apartment zone</b>		2.09
4.15.5.43.5	Maximum <b>gross floor area - apartment zone</b> in <b>Buildable Area 'A'</b> identified on Schedule RA4-43 of this Exception		13 020 m <sup>2</sup>
4.15.5.43.6	Maximum <b>gross floor area - apartment zone</b> in <b>Buildable Area 'B'</b> identified on Schedule RA4-43 of this Exception		19 340 m <sup>2</sup>
4.15.5.43.7	Maximum <b>gross floor area - apartment zone</b> in <b>Buildable Area 'C'</b> identified on Schedule RA4-43 of this Exception		14 145 m <sup>2</sup>
4.15.5.43.8	Maximum <b>gross floor area - non-residential</b> in <b>Buildable Area 'D'</b> identified on Schedule RA4-43 of this Exception		820 m <sup>2</sup>
4.15.5.43.9	Maximum <b>gross floor area - apartment zone</b> of the main lobby, located between <b>Buildable Areas 'A'</b> and <b>'B'</b> , identified on Schedule RA4-43 of this Exception		900 m <sup>2</sup>
4.15.5.43.10	Maximum total <b>gross floor area - apartment zone</b>		47 325 m <sup>2</sup>
4.15.5.43.11	<b>Buildable Area 'D'</b> identified on Schedule RA4-43 of this Exception shall only be used for a recreation centre		
4.15.5.43.12	<b>Buildable Areas 'A', 'B'</b> and <b>'C'</b> identified on Schedule RA4-43 of this Exception may also contain a recreation centre		
4.15.5.43.13	Minimum <b>landscaped area</b>		45% of the <b>lot area</b>
4.15.5.43.14	Minimum number of resident <b>parking spaces</b> per: one-bedroom apartment <b>dwelling unit</b> two or more bedroom apartment <b>dwelling unit</b>		1.00 1.25
4.15.5.43.15	Maximum number of resident <b>parking spaces</b> per: one-bedroom apartment <b>dwelling unit</b> two or more bedroom apartment <b>dwelling unit</b>		1.25 1.75
4.15.5.43.16	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.15

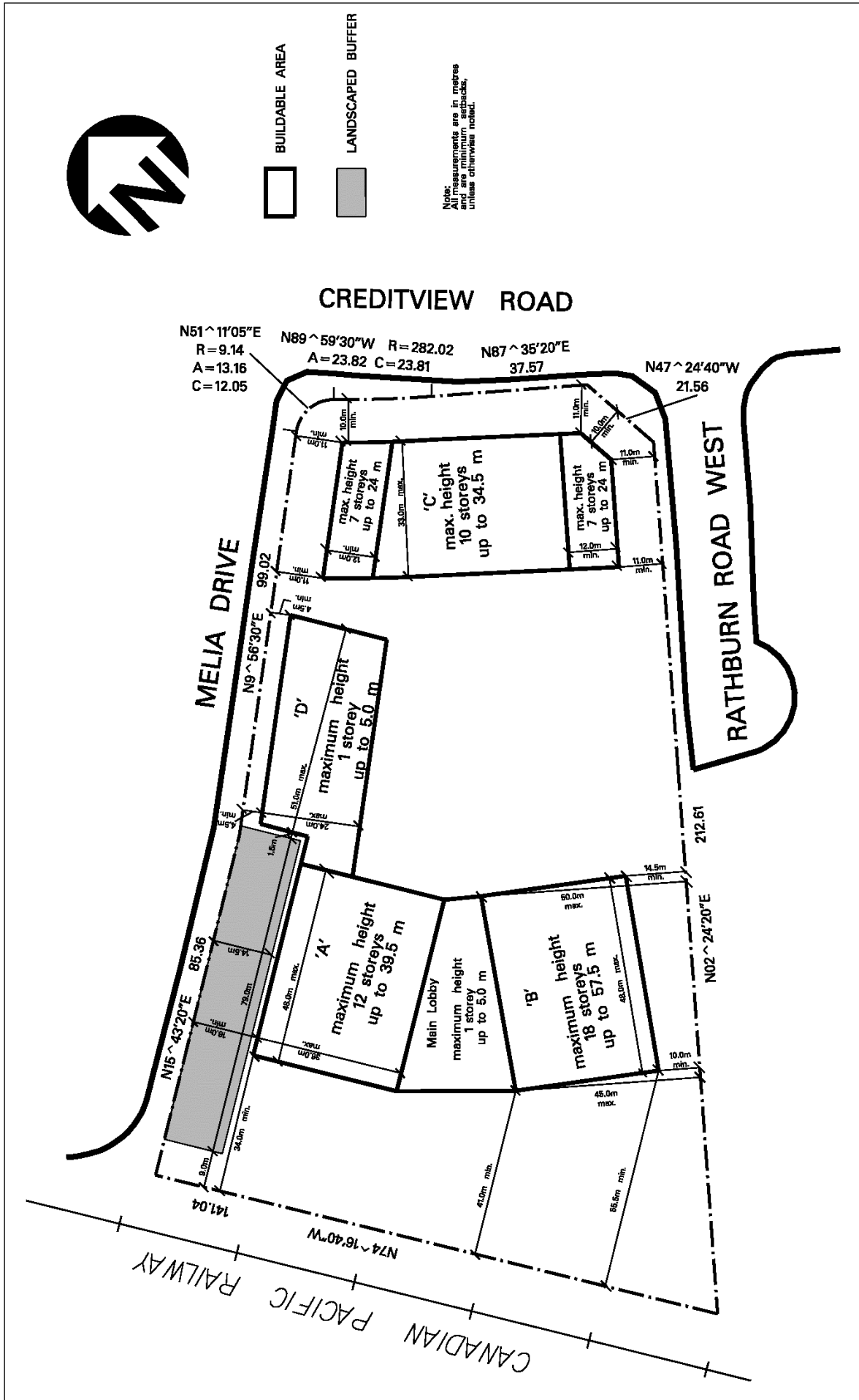
**Exception RA4-43 continued on next page**

**Part 4 - Residential Zones**

4.15.5.43	Exception: RA4-43	Map # 30	By-law: 0174-2017, 0208-2022
<b>Exception RA4-43 continued from previous page</b>			
4.15.5.43.17	Maximum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.20
4.15.5.43.18	A <b>parking structure</b> shall be constructed completely below finished grade, except for enclosed ramps and stairs		
4.15.5.43.19	Minimum setback from a <b>parking structure</b> to a <b>lot line</b>		0.0 m
4.15.5.43.20	Maximum projection of a <b>balcony</b> , bay window, awning and portico outside the <b>buildable areas</b> 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 <b>building</b>		35%
4.15.5.43.22	"Landscaped Buffer" means unobstructed space on a <b>lot</b> 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 <b>building, structure</b> 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 <b>apartment</b> and may include <b>accessory uses</b> thereto		

**Exception RA4-43 continued on next page**

4.15.5.43	Exception: RA4-43	Map # 30	By-law: 0174-2017, 0208-2022
<b>Exception RA4-43 continued from previous page</b>			
4.15.5.43.24	All site development plans shall comply with Schedule RA4-43 of this Exception		
<b>Holding Provision</b>			
<p>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:</p> <ol style="list-style-type: none"> <li>(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 <b>storey</b> enclosed recreation centre identified as <b>Buildable Area 'D'</b> on Schedule RA4-43 of this Exception is constructed prior to or concurrently with <b>Buildable Area 'A'</b> identified on Schedule RA4-43 of this Exception;</li> <li>(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;</li> <li>(3) the owner shall have submitted an application for site development approval under section 41 of the <i>Planning Act</i>, 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 <b>Buildable Area 'A'</b> identified on Schedule RA4-43 of this Exception and the Canadian Pacific Railway corridor;</li> <li>(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.</li> </ol>			



Schedule RA4-43  
Map 30

**Part 4 - Residential Zones**

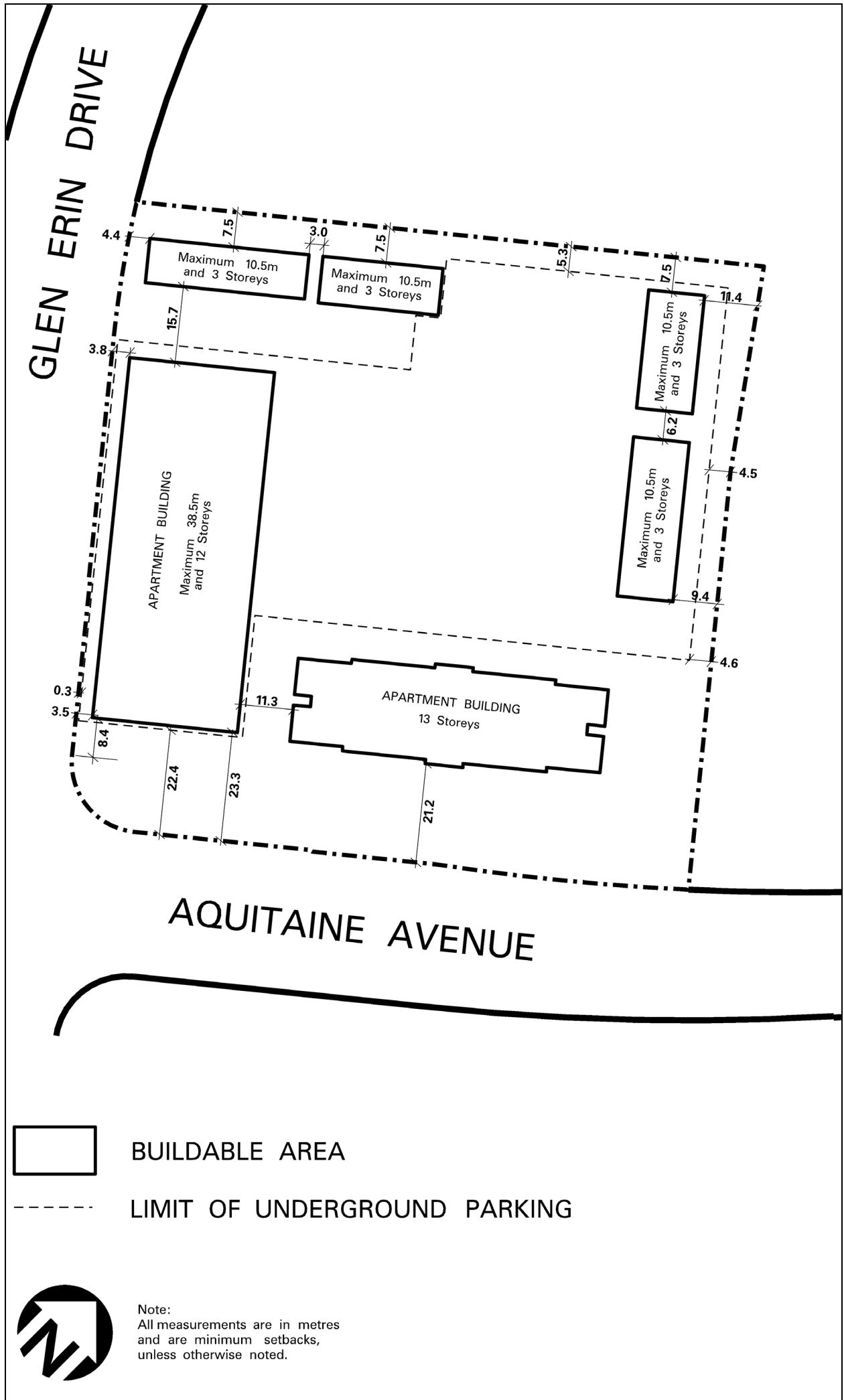
4.15.5.44	Exception: RA4-44	Map # 37W	By-law: 0174-2017
In a RA4-44 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.44.1	Minimum number of <b>dwelling units</b> per hectare		57
4.15.5.44.2	Maximum number of <b>dwelling units</b> per hectare		114
4.15.5.44.3	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.5.44.4	Maximum <b>floor space index - apartment zone</b>		3.4

4.15.5.45	Exception: RA4-45	Map # 46W	By-law: 0107-2017, 0181-2018/LPAT Order 2019 February 15, 0210-2022
In a RA4-45 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.5.45.1	(1) <b>Townhouse</b> (2) <b>Back to Back and Stacked Townhouses</b>		
<b>Regulations</b>			
4.15.5.45.2	The provisions contained in Subsection 2.1.14 and the regulations of 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 <b>lot</b>		
4.15.5.45.4	Maximum number of apartment <b>dwelling units</b>		365
4.15.5.45.5	Maximum combined number of townhouse <b>dwelling units</b> , back to back townhouse <b>dwelling units</b> and stacked townhouse <b>dwelling units</b>		28
4.15.5.45.6	Maximum <b>floor space index - apartment zone</b>		2.0
4.15.5.45.7	Minimum number of resident <b>parking spaces</b> per one-bedroom and two-bedroom apartment <b>dwelling units</b>		0.89
4.15.5.45.8	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>		1.50
4.15.5.45.9	Minimum number of resident <b>parking spaces</b> per three-bedroom townhouse <b>dwelling unit</b>		1.40
4.15.5.45.10	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.15

**Exception RA4-45 continued on next page**

4.15.5.45	Exception: RA4-45	Map # 46W	By-law: 0107-2017, 0181-2018/LPAT Order 2019 February 15, 0210-2022
<b>Exception RA4-45 continued from previous page</b>			
4.15.5.45.11	All site development plans shall comply with Schedule RA4-45 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-45 by further amendment to Map 46W 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"> <li>(1) delivery of an executed amended section 37 agreement for the provision of certain facilities, services or matters, pursuant to section 37 of the <i>Planning Act</i>, as it read on the day before section 9 of Schedule 12 to the <i>More Homes, More Choices Act, 2019</i> came into force, in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) such additional contributions to Clause (1) if determined to be applicable based on the City of Mississauga's Bonus Zoning Policy 07-03-01, satisfactory to the Planning and Building Department;</li> <li>(3) delivery of an executed Development Agreement in a form and on terms satisfactory to the City.</li> </ol>			
<b>Section 37 Financial Contribution</b>			
<p>Pursuant to section 37(3) of the <i>Planning Act</i> R.S.O., 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted where:</p> <ol style="list-style-type: none"> <li>(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;</li> <li>(2) the agreement is registered on title to the lands zoned RA4-45;</li> <li>(3) the owner pays to the City, prior to the issuance of the first above grade building permit, the sum of \$427,189. The funds will be used toward:             <ol style="list-style-type: none"> <li>(3.1) Maplewood Park in the amount of \$17,032;</li> <li>(3.2) Lake Aquitaine Trail in the amount of \$248,789;</li> <li>(3.3) Hunter Green Park in the amount of \$156,368;</li> <li>(3.4) Tree planting in the amount of \$5,000;</li> </ol> </li> <li>(4) the owner pays to the City, prior to the issuance of the first above grade building permit, a sum based on the City of Mississauga's Bonus Zoning Policy 07-03-01 in return for increased height and density attributed to the 186 <b>dwelling units</b> 12 storey <b>apartment</b> building and the 28 <b>townhouses</b>.</li> </ol>			

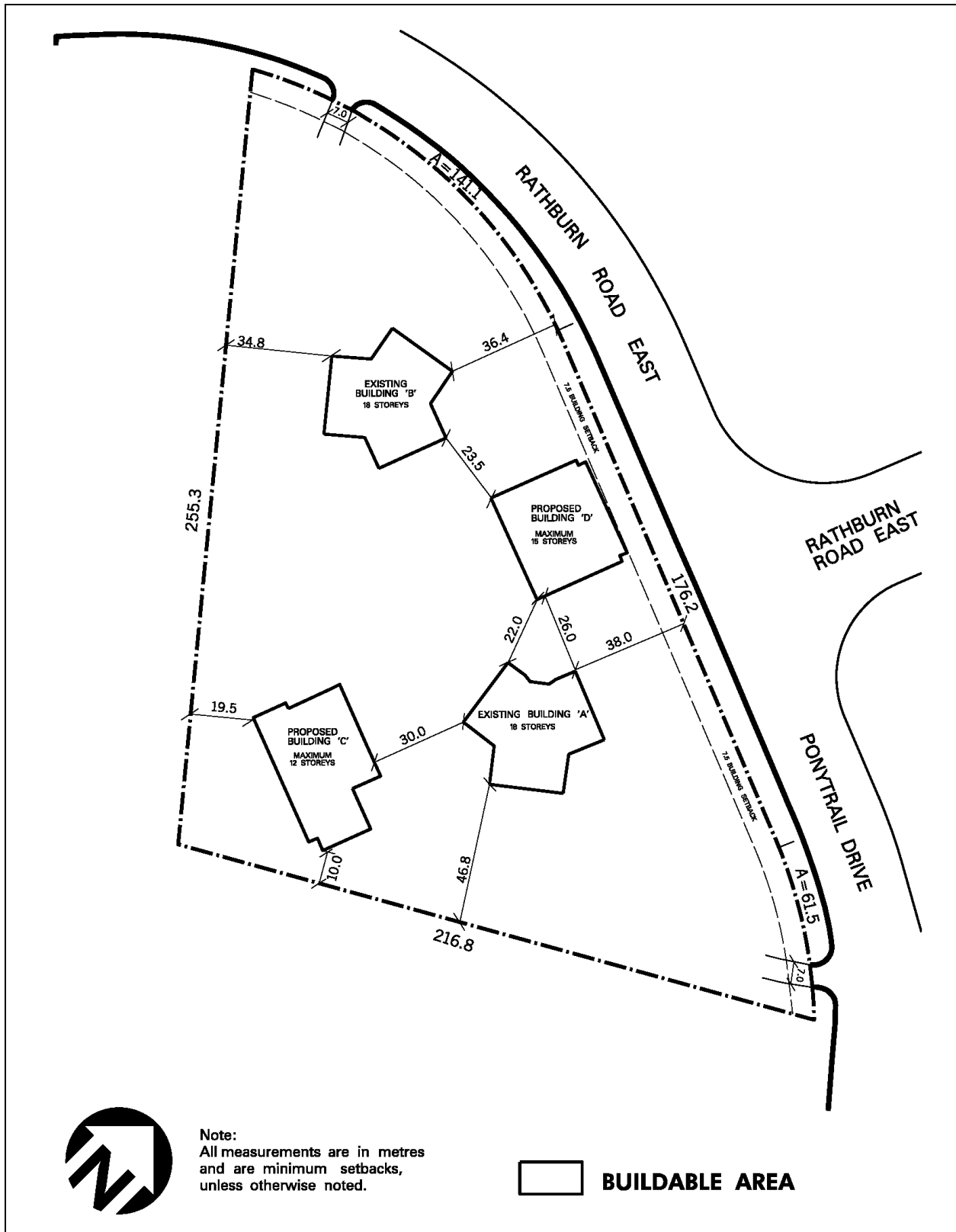




Schedule RA4-45  
Map 46W

**Part 4 - Residential Zones**

4.15.5.46	Exception: RA4-46	Map # 26	By-law: 0076-2018
<p>In a RA4-46 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.15.5.46.1	Maximum <b>floor space index - apartment zone</b>		1.6
4.15.5.46.2	For the purpose of this By-law, all lands zoned RA4-46 shall be considered one <b>lot</b>		
4.15.5.46.3	Minimum <b>driveway</b> width		7.0 m
4.15.5.46.4	Stairs and ventilation shafts shall be permitted to encroach into a required <b>yard</b> and <b>landscaped buffer</b>		
4.15.5.46.5	All site development plans shall comply with Schedule RA4-46 of this Exception		
<b>Section 37 Financial Contribution</b>			
<p>Pursuant to section 37(3) of the <i>Planning Act</i>, R.S.O, 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted where:</p> <ol style="list-style-type: none"> <li>(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;</li> <li>(2) the agreement is registered on title to the lands zoned RA4-46;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(6) the owner installs an upsized stormwater management tank at a cost of \$50,000.00;</li> <li>(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.</li> </ol>			



Schedule RA4-46  
Map 26

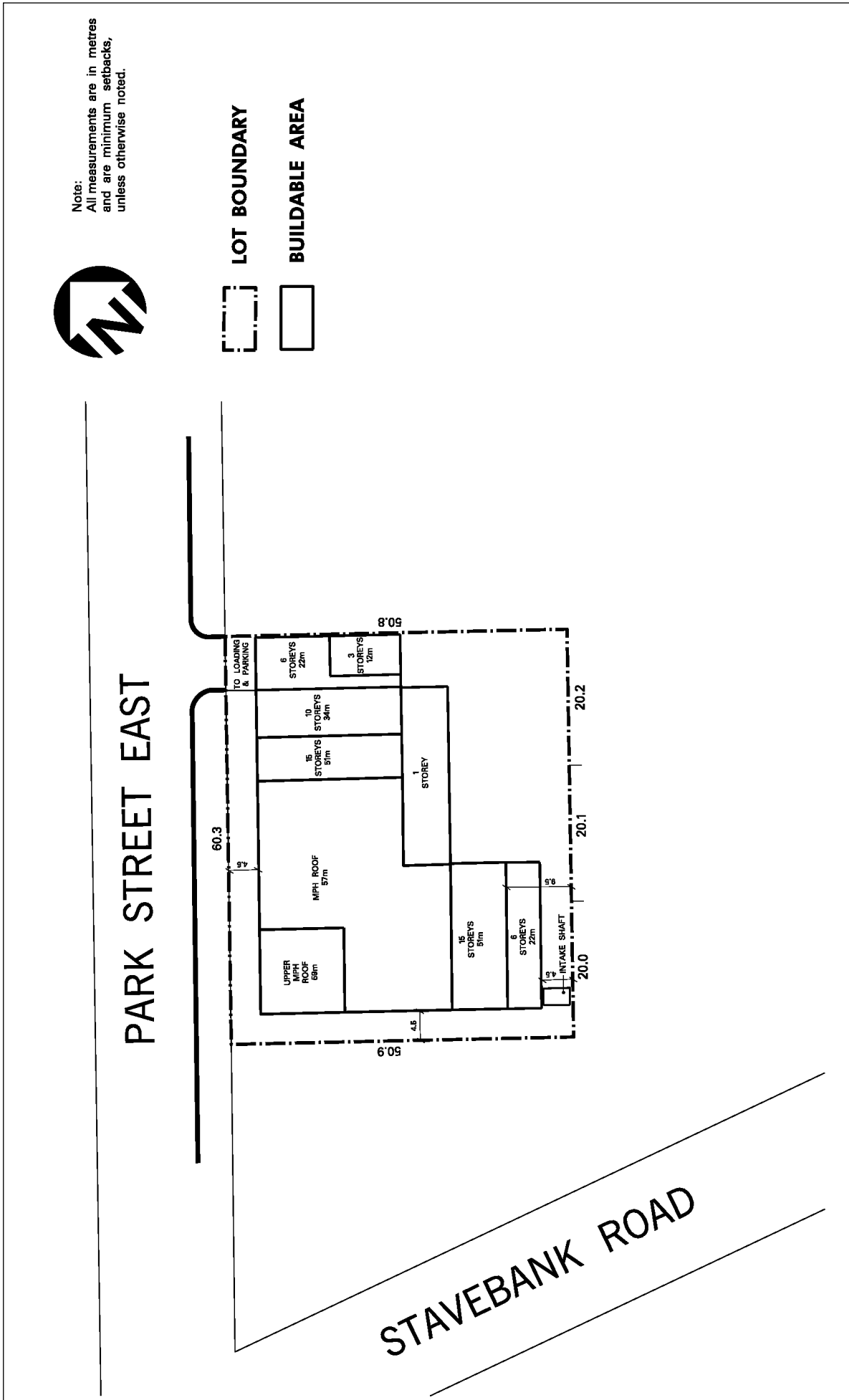
**Part 4 - Residential Zones**

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
In a RA4-47 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.5.47.1	(1)	<b>Back to Back and Stacked Townhouses</b>	
<b>Regulations</b>			
4.15.5.47.2	<b>Back to back and stacked townhouses</b> 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 <b>dwelling units</b> per hectare		208
4.15.5.47.4	Maximum number of <b>dwelling units</b> in Buildings 'A', 'B', 'C' and 'D' identified on Schedule RA4-47 of this Exception		223
4.15.5.47.5	Maximum number of <b>dwelling units</b> in Buildings 'E', 'F' and 'G' identified on Schedule RA4-47 of this Exception		451
4.15.5.47.6	Maximum <b>floor space index - apartment zone</b>		1.6
4.15.5.47.7	Maximum <b>gross floor area - apartment zone</b>		51 750 m <sup>2</sup>
4.15.5.47.8	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		2.0 m
4.15.5.47.9	Maximum projection of a <b>balcony</b> outside the <b>buildable area</b> 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 <b>parking spaces</b> per <b>dwelling unit</b>		1.16
4.15.5.47.11	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.18
4.15.5.47.12	All site development plans shall comply with Schedule RA4-47 of this Exception		
<b>Section 37 Financial Contribution</b>			
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O 1990, c.P.13, as amended, the height and density of development provided by this Exception shall be permitted subject to the owner of the lands zoned 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 <i>Planning Act</i>, 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:</p> <p>(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.</p>			



**Part 4 - Residential Zones**

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 <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.5.48.1	The provisions contained in 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 <b>floor space index</b>		6.3
4.15.5.48.3	Maximum <b>gross floor area - apartment zone</b> per <b>storey</b> for each <b>storey</b> above 12 <b>storeys</b>		1 200 m <sup>2</sup>
4.15.5.48.4	Minimum <b>front yard</b>		4.5 m
4.15.5.48.5	Stairs, ramps, planters, canopies and patios shall be permitted to encroach into a required <b>front yard</b>		
4.15.5.48.6	Minimum number of resident <b>parking spaces</b> per one-bedroom apartment <b>dwelling unit</b>		0.8
4.15.5.48.7	Minimum number of resident <b>parking spaces</b> per two-bedroom apartment <b>dwelling unit</b>		1.0
4.15.5.48.8	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>		1.3
4.15.5.48.9	Minimum number of <b>parking spaces</b> per grade related apartment <b>dwelling unit</b>		1.3
4.15.5.48.10	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.1
4.15.5.48.11	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to an OS1 zone		4.5 m
4.15.5.48.12	Minimum <b>landscaped area</b>		780 m <sup>2</sup>
4.15.5.48.13	Minimum depth of a <b>landscaped buffer</b> abutting an OS1 zone		4.5 m
4.15.5.48.14	Minimum central <b>amenity area</b>		930 m <sup>2</sup>
4.15.5.48.15	All site development plans shall comply with Schedule RA4-48 of this Exception		



Schedule RA4-48  
Map 08

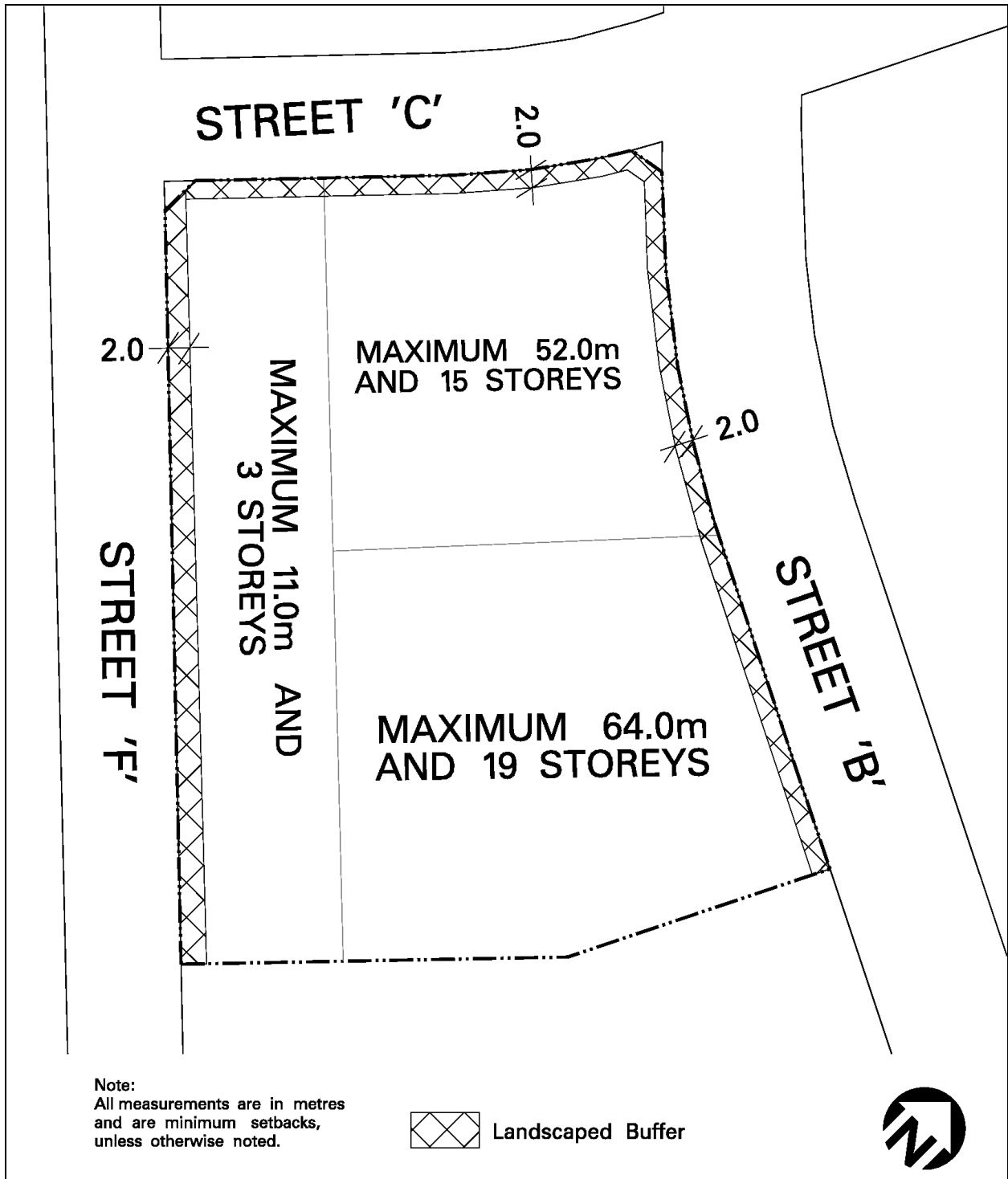
**Part 4 - Residential Zones**

4.15.5.49	Exception: RA4-49	Map # 46W	By-law: 0116-2020, 0009-2021
In a RA4-49 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
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 <b>floor space index - apartment zone</b>		2.12
4.15.5.49.3	Maximum <b>height</b>		47.0 m and 15 storeys
4.15.5.49.4	Minimum <b>exterior side yard</b>		7.5 m
4.15.5.49.5	Minimum <b>interior side yard</b>		20.0 m
4.15.5.49.6	Minimum <b>rear yard</b>		8.0 m
4.15.5.49.7	Minimum setback from a <b>parking structure</b> inclusive of ventilation shafts and external access stairwells above or partially above finished grade to any <b>lot line</b>		5.0 m
4.15.5.49.8	Minimum setback from a <b>parking structure</b> 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 <b>landscaped buffer</b> abutting a <b>lot line</b> that is a Residential Zone		3.0 m
4.15.5.49.10	The required <b>landscaped buffer</b> may be reduced to 0.0 metres for that portion of the <b>lot line</b> where there is shared <b>driveway</b> and/or <b>aisles</b> with the abutting residential property		
4.15.5.49.11	A walkway is permitted within a <b>landscaped buffer</b> abutting the <b>rear lot line</b> in compliance with the following:		
	(1) maximum length of a walkway measured from the <b>exterior side lot line</b>		30.0 m
	(2) minimum depth of the <b>landscaped buffer</b> abutting the <b>rear lot line</b>		3.7 m
4.15.5.49.12	Minimum number of resident <b>parking spaces</b> per one-bedroom and two-bedroom apartment <b>dwelling units</b>		1.02
4.15.5.49.13	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>		1.30
4.15.5.49.14	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.15
4.15.5.49.15	Minimum number of <b>loading spaces</b>		1



**Part 4 - Residential Zones**

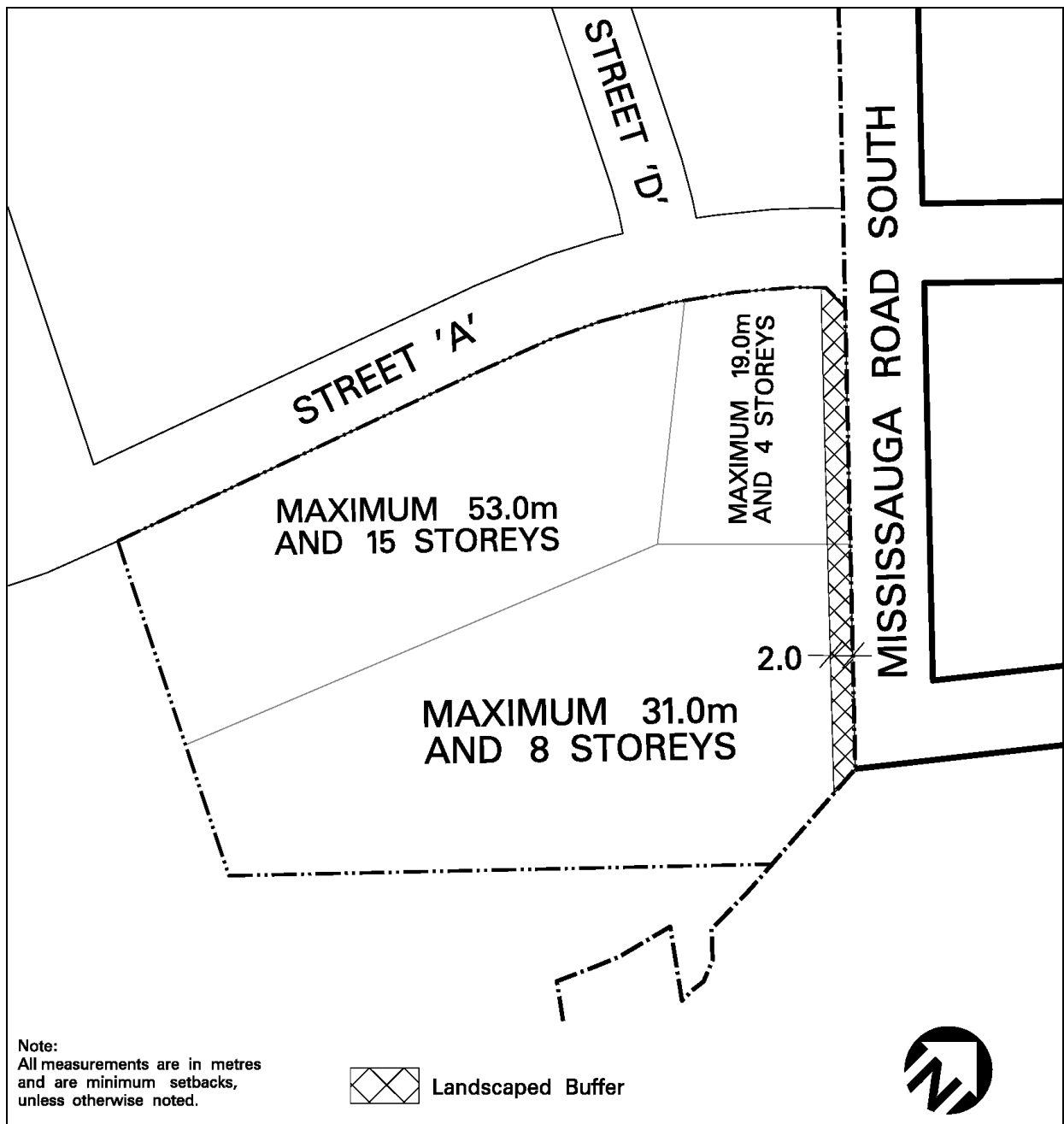
4.15.5.50	Exception: RA4-50	Map # 08	By-law: LPAT Order 2019 November 15
In a RA4-50 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.5.50.1	(1) <b>Townhouse</b> (2) <b>Hospice</b> (3) <b>Uses</b> permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) <b>Outdoor Market</b> (5) <b>Custom Workshop</b> (6) <b>Cogeneration Facility</b>		
<b>Regulations</b>			
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 <b>lot</b>		
4.15.5.50.4	The <b>use</b> 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	<b>Uses</b> 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 <b>first storey</b>		
4.15.5.50.6	Maximum <b>floor space index - apartment zone</b>		4.1
4.15.5.50.7	Minimum <b>landscaped area</b>		30% of the <b>lot area</b>
4.15.5.50.8	Minimum setback to a road or <b>condominium road</b> for the portion of the <b>building</b> with a <b>height</b> less than or equal to six <b>storeys</b>		4.0 m
4.15.5.50.9	Minimum setback to a road or <b>condominium road</b> for the portion of the <b>building</b> with a <b>height</b> greater than six <b>storeys</b>		7.0 m
4.15.5.50.10	Minimum setback to a <b>sight triangle</b>		2.0 m
4.15.5.50.11	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to Street 'B'		1.0 m
4.15.5.50.12	Minimum number of resident <b>parking spaces per dwelling unit</b>		1.0
4.15.5.50.13	Minimum number of visitor <b>parking spaces per dwelling unit</b>		0.15
4.15.5.50.14	Minimum number of <b>parking spaces per retirement dwelling unit</b>		0.3
4.15.5.50.15	Minimum number of <b>parking spaces per long-term care bed</b>		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

**Part 4 - Residential Zones**

4.15.5.51	Exception: RA4-51	Map # 08	By-law: LPAT Order 2019 November 15
In a RA4-51 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.5.51.1	(1) <b>Hospice</b> (2) <b>Staff/Student Residence</b> (3) <b>Uses</b> permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) <b>Outdoor Market</b> (5) <b>Outdoor patio</b> accessory to a <b>restaurant</b> or <b>take-out restaurant</b> (6) <b>Art Gallery</b> (7) <b>Museum</b> (8) <b>Custom Workshop</b> (9) <b>Medicinal Product Manufacturing Facility - Restricted</b> (10) <b>Cogeneration Facility</b>		
<b>Regulations</b>			
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 <b>lot</b>		
4.15.5.51.4	<b>Uses</b> 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 <b>storey</b>		
4.15.5.51.5	<b>Dwelling units</b> are not permitted below the third <b>storey</b>		
4.15.5.51.6	Maximum <b>floor space index - apartment zone</b>		3.7
4.15.5.51.7	Maximum <b>gross floor area - apartment zone</b> on the <b>first storey</b> that may be used to access residential <b>uses</b>		20%
4.15.5.51.8	Minimum <b>landscaped area</b>		30% of the <b>lot area</b>
4.15.5.51.9	Minimum setback to a road, <b>condominium road</b> or <b>lot line</b> for the portion of the <b>building</b> with a <b>height</b> less than or equal to six <b>storeys</b>		4.0 m
4.15.5.51.10	Minimum setback to a road, <b>condominium road</b> or <b>lot line</b> for the portion of the <b>building</b> with a <b>height</b> greater than six <b>storeys</b>		7.0 m
4.15.5.51.11	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to any <b>lot line</b>		1.0 m
4.15.5.51.12	Minimum number of resident <b>parking spaces</b> per <b>dwelling unit</b>		1.0
4.15.5.51.13	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.15
4.15.5.51.14	Minimum number of <b>parking spaces</b> per <b>retirement dwelling unit</b>		0.3
4.15.5.51.15	Minimum number of <b>parking spaces</b> 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

**Part 4 - Residential Zones**

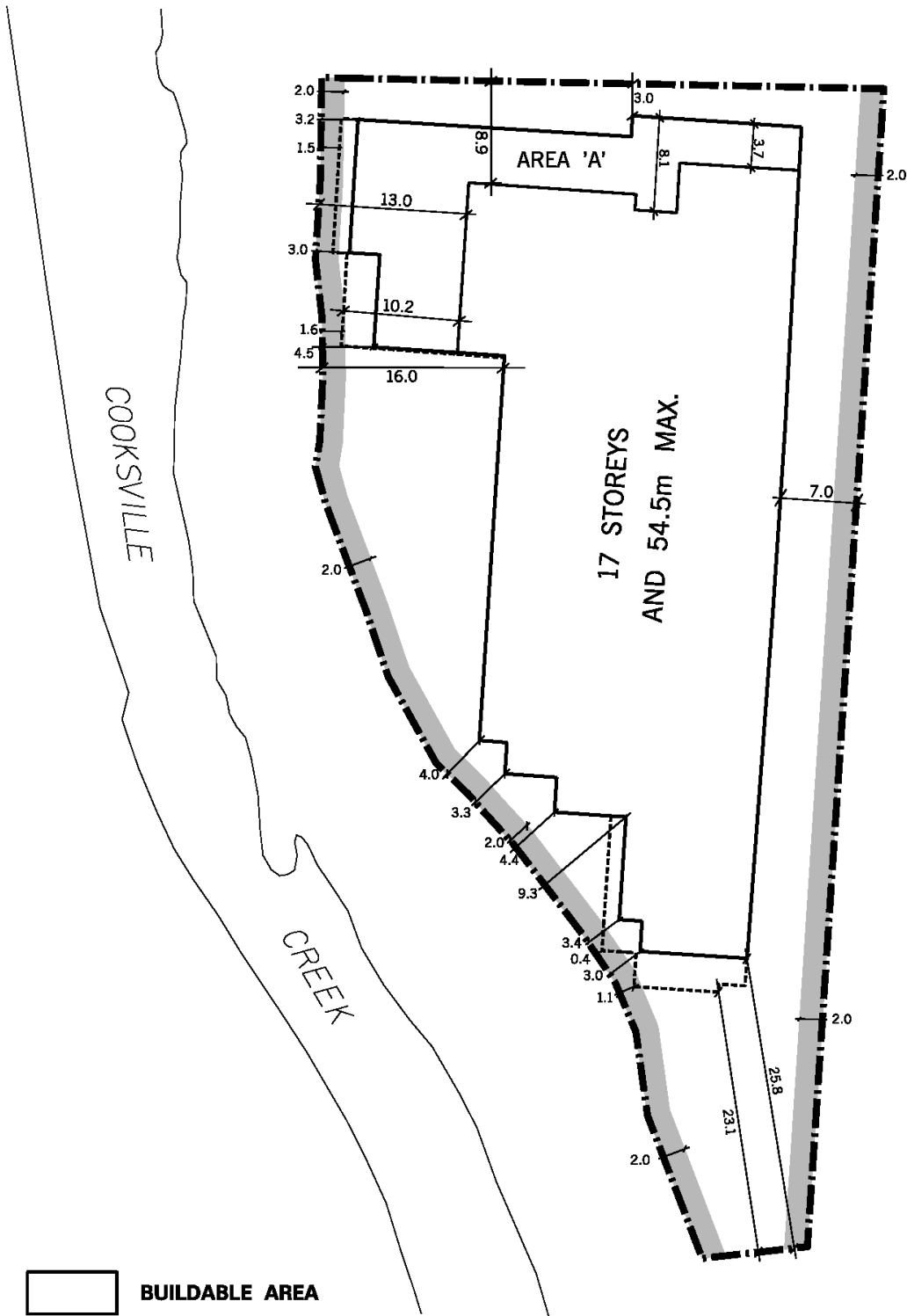
4.15.5.52	Exception: RA4-52	Map #14	By-law: 0185-2020, 0111-2019/LPAT Order 2021 March 09, 0240-2021, 0059-2022, 0208-2022, 0217-2023
In a RA4-52 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.5.52.1	(1) <b>Retail Store</b> (2) <b>Restaurant</b> (3) <b>Take-out Restaurant</b> (4) <b>Service Establishment</b> (5) <b>Financial Institution</b> (6) <b>Office</b> (7) Art Gallery (8) Museum		
<b>Regulations</b>			
4.15.5.52.2	The provisions contained in Subsection 2.1.14, Articles 3.1.4.1 and 3.1.4.3, Subsection 4.1.8, Article 4.1.15.1 and the regulations of Lines 6.0, 8.0, 9.0, 11.1, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.52.3	The <b>uses</b> contained in Sentence 4.15.5.52.1 of this Exception shall only be located within a <b>building, structure</b> or part thereof used for an <b>apartment, long-term care building, retirement building</b> or any other combination thereof		
4.15.5.52.4	The <b>uses</b> contained in Sentence 4.15.5.52.1 of this Exception shall not be permitted above the seventh <b>storey</b>		
4.15.5.52.5	Maximum <b>floor space index - apartment zone</b>		6.6
4.15.5.52.6	Maximum <b>floor area</b> used for <b>amenity areas</b> and mechanical rooms and other common facilities for the maintenance and operation of the <b>building</b> located within the <b>first storey</b>		940 m <sup>2</sup>
4.15.5.52.7	<b>Dwelling units</b> shall not be permitted on the <b>first storey</b>		
4.15.5.52.8	Maximum <b>front yard</b> in <b>Buildable Area 'A'</b> identified on Schedule RA4-52 of this Exception		4.9 m
4.15.5.52.9	Minimum <b>height</b> in <b>Buildable Area 'A'</b> identified on Schedule RA4-52 of this Exception		8.0 m and 2 <b>storeys</b>
4.15.5.52.10	Maximum <b>height</b> in <b>Buildable Area 'A'</b> identified on Schedule RA4-52 of this Exception		24.4 m and 7 <b>storeys</b>
4.15.5.52.11	Maximum projection of a <b>balcony</b> located above the seventh <b>storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects		2.1 m
4.15.5.52.12	Maximum projection of a canopy measured from the outermost face or faces of the <b>streetwall</b> from which the canopy projects in <b>Buildable Area 'A'</b> identified on Schedule RA4-52 of this Exception		2.0 m
4.15.5.52.13	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells and ventilation shafts, to any <b>lot line</b>		0.7 m
4.15.5.52.14	Notwithstanding Sentence 4.15.5.52.13 of this Exception, minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells and ventilation shafts, to a westerly <b>interior side lot line</b>		2.0 m
4.15.5.52.15	Minimum number of resident <b>parking spaces</b> per one-bedroom apartment <b>dwelling unit</b>		0.9
4.15.5.52.16	Minimum number of resident <b>parking spaces</b> per two-bedroom apartment <b>dwelling unit</b>		1.0




**Exception RA4-52 continued on next page**

**Part 4 - Residential Zones**

4.15.5.52	Exception: RA4-52	Map #14	By-law: 0185-2020, 0111-2019/LPAT Order 2021 March 09, 0240-2021, 0059-2022, 0208-2022, 0217-2023
<b>Exception RA4-52 continued from previous page</b>			
4.15.5.52.17	Maximum number of required resident <b>parking spaces</b> that may be provided using stacked parking spaces		15
4.15.5.52.18	The provisions contained in 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 <b>parking spaces</b> contained in Sentence 4.15.5.52.17 of this Exception		
4.15.5.52.19	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> of <b>gross floor area - non-residential</b> for <b>uses</b> 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	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential <b>uses</b>, located in the same <b>building</b> or on the same <b>lot</b> as the residential <b>use</b>, except <b>restaurant</b></p> <p>Parking for a <b>restaurant</b> shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.5.52.21	Minimum contiguous <b>floor area</b> for bicycle parking		360 m <sup>2</sup>
4.15.5.52.22	Minimum <b>landscaped area</b>		29% of the <b>lot area</b>
4.15.5.52.23	Notwithstanding Sentence 4.15.5.52.27 of this Exception, a walkway is permitted within a <b>landscaped buffer</b> abutting the westerly <b>interior lot line</b> in compliance with the following:		
	(1) maximum width of a walkway		1.2 m
4.15.5.52.24	Minimum <b>amenity area</b>		4.9 m <sup>2</sup> per <b>dwelling unit</b>
4.15.5.52.25	Minimum <b>amenity area</b> to be provided outside		2.6 m <sup>2</sup> per <b>dwelling unit</b>
4.15.5.52.26	"Stacked Parking Space" means a <b>parking space</b> that is positioned above another <b>parking space</b> and is accessed only by means of an elevating device		
4.15.5.52.27	All site development plans shall comply with Schedule RA4-52 of this Exception		

# DUNDAS STREET EAST



-  **BUILDABLE AREA**
-  **BUILDABLE AREA CANTILEVERED ABOVE GRADE**
-  **LANDSCAPED BUFFER**

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



Schedule RA4-52  
Map 14

**Part 4 - Residential Zones**

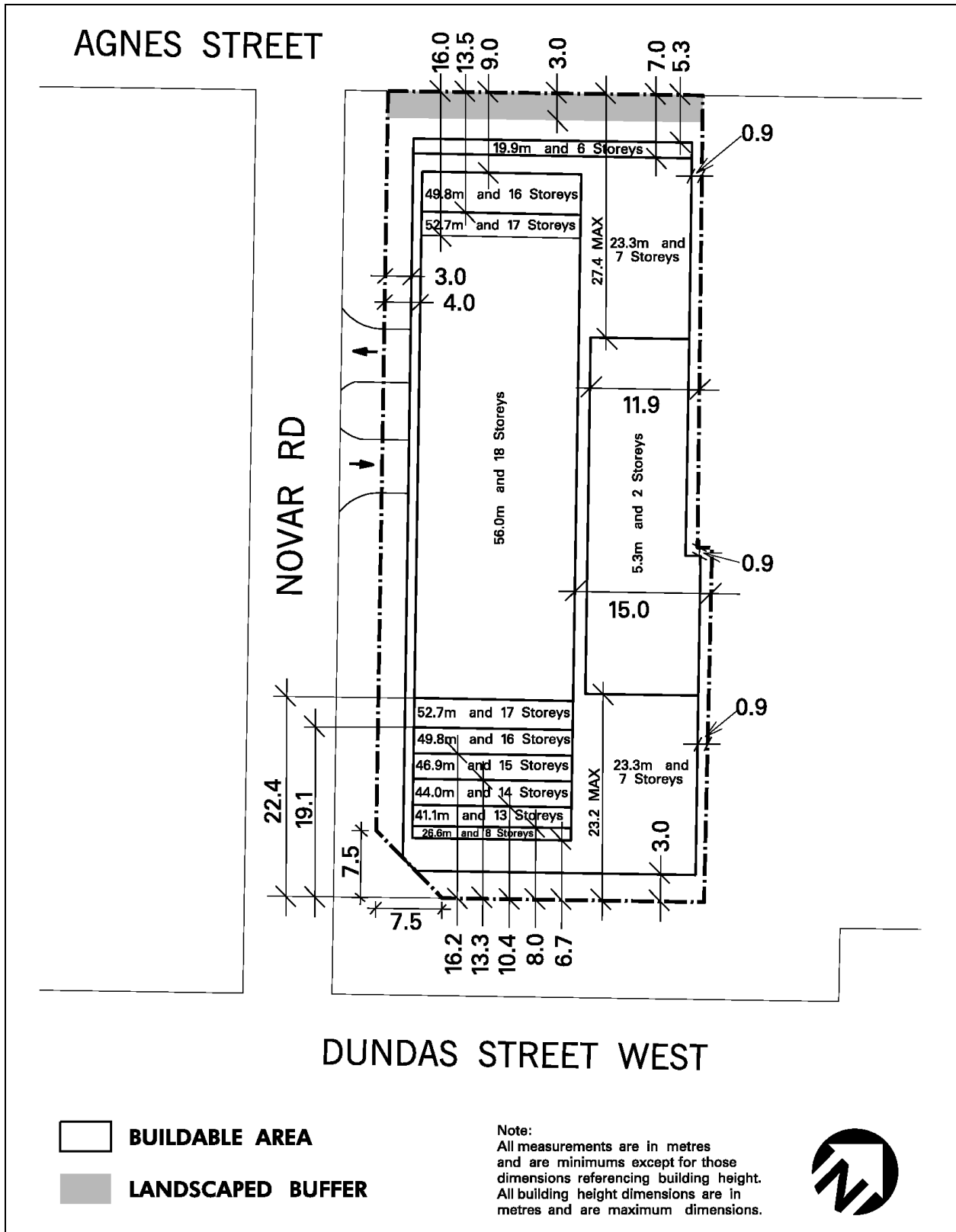
4.15.5.53	Exception: RA4-53	Map # 22	By-law: 0128-2021, 0145-2022, 0095-2023, 0217-2023
In a RA4-53 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.5.53.1	(1) <b>Restaurant</b> (2) <b>Take-out Restaurant</b> (3) Art Gallery (4) Museum (5) <b>Retail Store</b> (6) <b>Service Establishment</b> (7) <b>Financial Establishment</b> (8) <b>Medical Office - Restricted</b>		
<b>Regulations</b>			
4.15.5.53.2	The provisions contained in Subsection 2.1.14, Articles 3.1.4.1, 3.1.4.3 and 4.1.15.1 and the regulations of Lines 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 <b>uses</b> contained in Sentence 4.15.5.53.1 of this Exception shall only be located within a <b>building, structure</b> or part thereof used for an <b>apartment, long-term care building, retirement building</b> or any other combination thereof		
4.15.5.53.4	The <b>uses</b> contained in Sentence 4.15.5.53.1 of this Exception shall not be permitted above the <b>first storey</b>		
4.15.5.53.5	Maximum <b>floor space index - apartment zone</b>		7.9
4.15.5.53.6	Minimum <b>gross floor area - non-residential</b> that shall be located within the <b>first storey</b>		270 m <sup>2</sup>
4.15.5.53.7	Notwithstanding any other provisions of this By-law, the calculation of <b>height</b> for <b>apartment, long-term care and retirement buildings</b> , shall be exclusive of mechanical or architectural appurtenances, located on the roof of a dwelling provided that the maximum <b>height</b> of the top of such elements is no higher than 6.8 m above the <b>height</b> limit otherwise applicable		
4.15.6.53.8	The <b>lot line</b> abutting Dundas Street West shall be deemed to be the <b>front lot line</b>		
4.15.5.53.9	Minimum setback to a <b>sight triangle</b>		0.0 m
4.15.5.53.10	Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum encroachment into a required <b>yard</b> of a <b>balcony, cornice, canopy, roof eaves</b> or architectural projection located above the <b>first storey</b>		1.5 m
4.15.5.53.11	Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum encroachment into a required <b>yard</b> of a <b>porch</b> located on the <b>first storey</b> inclusive of stairs provided that the <b>porch</b> 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 <b>balcony, cornice, canopy, roof eaves</b> or architectural projection located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony, cornice, canopy, roof eaves</b> or architectural projection projects		1.5 m
4.15.5.53.13	Minimum number of resident <b>parking spaces</b> per studio or one-bedroom apartment <b>dwelling units</b>		0.9
4.15.5.53.14	Minimum number of resident <b>parking spaces</b> per two-bedroom apartment <b>dwelling unit</b>		1.0

**Exception RA4-53 continued on next page**



**Part 4 - Residential Zones**

4.15.5.53	Exception: RA4-53	Map # 22	By-law: 0128-2021, 0145-2022, 0095-2023, 0217-2023
<b>Exception RA4-53 continued from previous page</b>			
4.15.5.53.15	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>		1.3
4.15.5.53.16	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.15
4.15.5.53.17	Notwithstanding Sentence 3.1.1.4.1 of this By-law, maximum number of <b>parking spaces</b> having a minimum length of 5.0 m		55
4.15.5.53.18	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> of <b>gross floor area - non-residential</b> for <b>uses</b> 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	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential <b>uses</b>, located in the same <b>building</b> or on the same <b>lot</b> as the residential <b>use</b>, except <b>restaurant</b></p> <p>Parking for a <b>restaurant</b> shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.5.53.20	Notwithstanding Sentence 4.15.5.53.25 of this Exception, minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells and ventilation shafts, to any <b>lot line</b>		0.5 m
4.15.5.53.21	Minimum <b>floor area</b> for bicycle parking		350 m <sup>2</sup>
4.15.5.53.22	Minimum <b>amenity area</b>		4.9 m <sup>2</sup> per <b>dwelling unit</b>
4.15.5.53.23	Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area		20%
4.15.5.53.24	Minimum <b>amenity area</b> to be provided outside		3.5 m <sup>2</sup> per <b>dwelling unit</b>
4.15.5.53.25	All site development plans shall comply with Schedule RA4-53 of this Exception		



Schedule RA4-53  
 Map 22

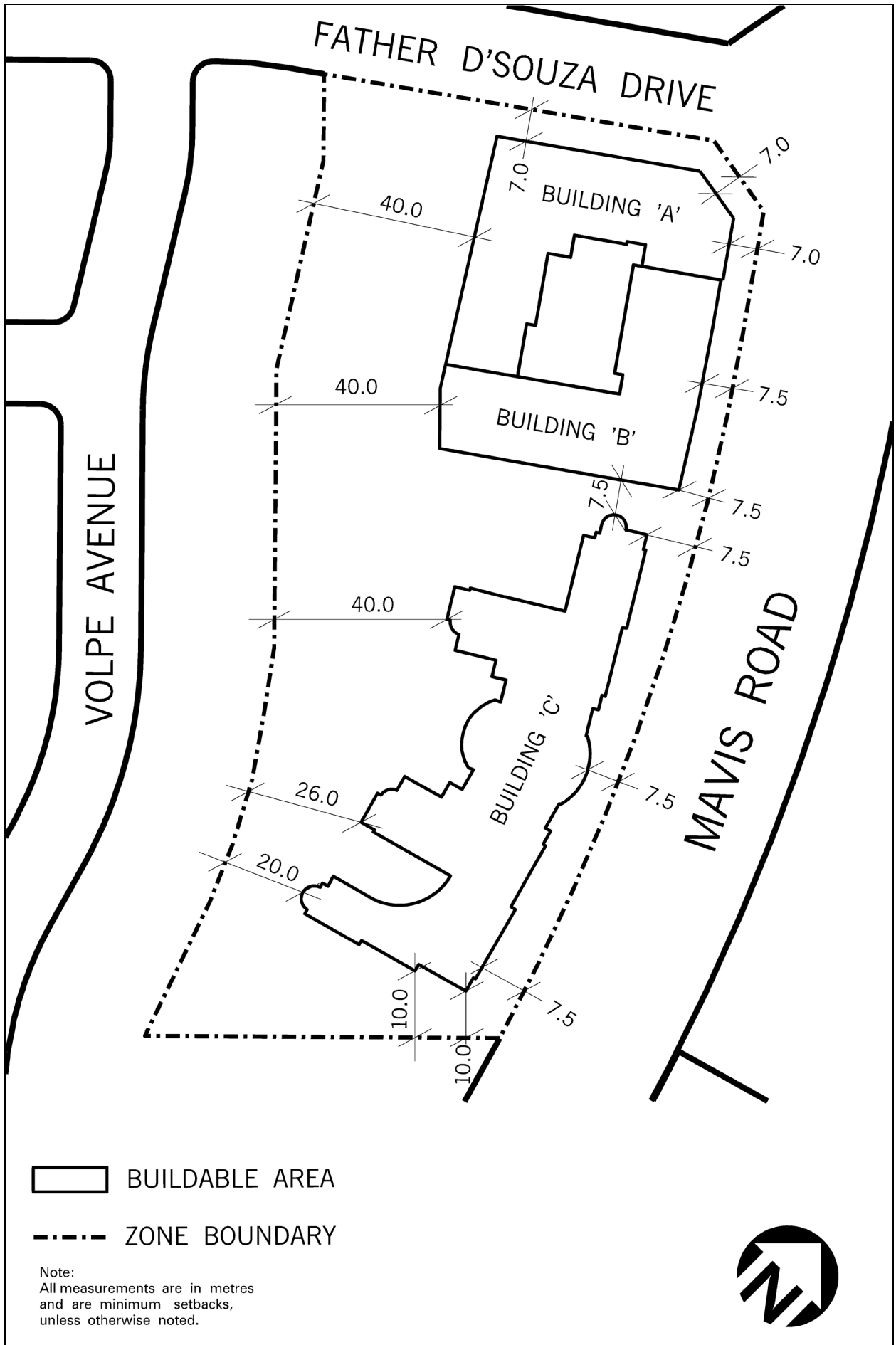
**Part 4 - Residential Zones**

4.15.5.54	Exception: RA4-54	Map # 37W	By-law: 0224-2022
<p>In a RA4-54 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
4.15.5.54.1	(1) <b>Retail Store</b> (2) <b>Service Establishment</b> (3) <b>Office</b> (4) <b>Day Care</b> (5) Community Cultural Centre		
<b>Regulations</b>			
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 <b>uses</b> contained in Sentence 4.15.5.54.1 of this Exception shall only be permitted within a <b>building, structure</b> , or part thereof, used for an <b>apartment, long-term care building, retirement building</b> , or any combination thereof		
4.15.5.54.4	Maximum number of apartment <b>dwelling units</b>		250
4.15.5.54.5	Maximum number of beds in a <b>long-term care building</b>		200
4.15.5.54.6	Maximum number of <b>retirement dwelling units</b>		250
4.15.5.54.7	Minimum percentage of apartment <b>dwelling units</b> that are one-bedroom		60%
4.15.5.54.8	Minimum percentage of <b>retirement dwelling units</b> that are one-bedroom		70%
4.15.5.54.9	Maximum <b>floor space index - apartment zone</b>		2.4
4.15.5.54.10	Maximum <b>gross floor area - apartment zone</b> of a <b>long-term care building</b>		17 670 m <sup>2</sup>
4.15.5.54.11	<b>Gross floor area - apartment zone</b> of a <b>long-term care building</b> shall include the <b>gross floor area - non-residential</b> of a <b>day care</b> and community cultural centre within a <b>long-term care building</b>		
4.15.5.54.12	Maximum <b>gross floor area - non-residential</b> of a <b>day care</b> within a <b>long-term care building</b>		645 m <sup>2</sup>
4.15.5.54.13	Maximum <b>gross floor area - non-residential</b> of a community cultural centre within a <b>long-term care building</b>		2 955 m <sup>2</sup>
4.15.5.54.14	Maximum combined <b>gross floor area - apartment zone</b> of Building 'A' and Building 'B' identified on Schedule RA4-54 of this Exception		35 990 m <sup>2</sup>
4.15.5.54.15	Maximum <b>gross floor area - apartment zone</b> per <b>storey</b> for each <b>storey</b> above 13 <b>storeys</b> for Building 'A' identified on Schedule RA4-54 of this Exception		750 m <sup>2</sup>
4.15.5.54.16	Maximum <b>gross floor area - apartment zone</b> per <b>storey</b> for each <b>storey</b> above 12 <b>storeys</b> for Building 'B' identified on Schedule RA4-54 of this Exception		1 185 m <sup>2</sup>
4.15.5.54.17	Maximum <b>height</b> of Building 'A' identified on Schedule RA4-54 of this Exception		58.0 m and 18 <b>storeys</b>
4.15.5.54.18	Maximum <b>height</b> of Building 'B' identified on Schedule RA4-54 of this Exception		44.0 m and 13 <b>storeys</b>
4.15.5.54.19	Maximum <b>height</b> of Building 'C' identified on Schedule RA4-54 of this Exception		21.0 m and 5 <b>storeys</b>
4.15.5.54.20	For the purposes of this By-law, all lands zoned RA4-54 shall be considered one <b>lot</b>		

**Exception RA4-54 continued on next page**

**Part 4 - Residential Zones**

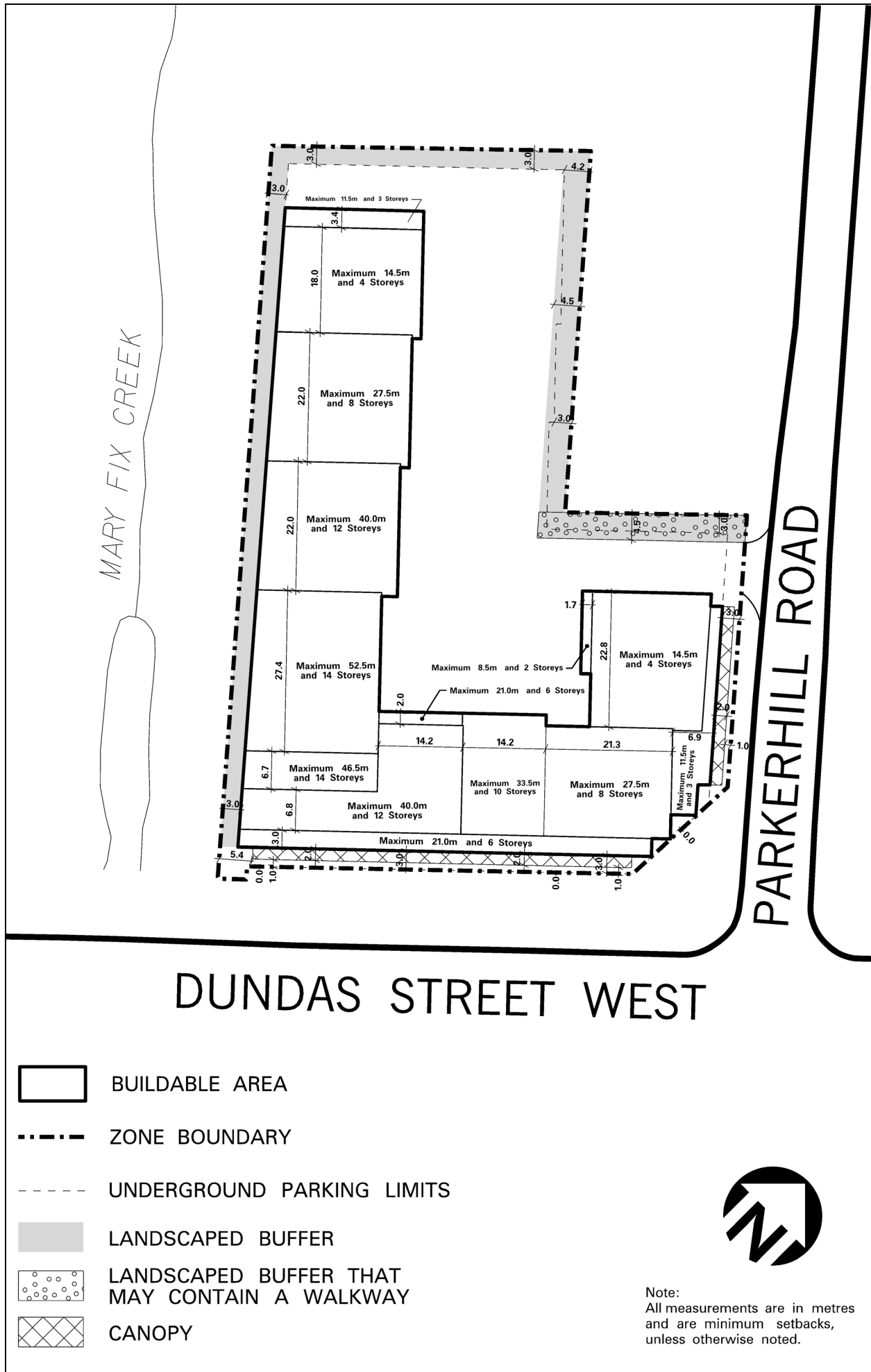
4.15.5.54	Exception: RA4-54	Map # 37W	By-law: 0224-2022
<b>Exception RA4-54 continued from previous page</b>			
4.15.5.54.21	Notwithstanding Sentence 4.15.5.54.30 of this Exception, maximum projection of a <b>balcony</b> , awning, canopy, patio, or staircase		3.0 m
4.15.5.54.22	Minimum above grade separation between <b>buildings</b> for that portion of the dwelling with a <b>height</b> 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 <b>buildable area</b>		
4.15.5.54.24	Minimum number of resident <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.61
4.15.5.54.25	Notwithstanding Sentence 4.15.5.54.30 of this Exception, a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells and ventilation shafts shall be permitted outside the <b>buildable area</b> identified on Schedule RA4-54 of this Exception and may encroach into a required <b>landscaped buffer</b>		
4.15.5.54.26	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b>		2.7 m
4.15.5.54.27	Minimum setback from a waste enclosure/loading area to a <b>street line</b>		7.0 m
4.15.5.54.28	Minimum <b>landscaped area</b>		34% of the <b>lot area</b>
4.15.5.54.29	"Community Cultural Centre" means a <b>building, structure</b> 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

**Part 4 - Residential Zones**

4.15.5.55	Exception: RA4-55	Map # 22	By-law: 0240-2022, 0217-2023
<p>In a RA4-55 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA4 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
4.15.5.55.1	(1) <b>Restaurant</b> (2) <b>Take-out Restaurant</b>		
<b>Regulations</b>			
4.15.5.55.2	<i>deleted</i>		
4.15.5.55.3	Maximum <b>floor space index - apartment zone</b>		3.7
4.15.5.55.4	Minimum setback of all <b>buildings</b> and <b>structures</b> to all lands zoned G1		3.0 m
4.15.5.55.5	Notwithstanding Sentence 4.15.5.55.9 of this Exception, maximum projection of a canopy from the outermost face or faces of the <b>building</b> below the second <b>storey</b>		2.0 m
4.15.5.55.6	Minimum number of resident <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.85
4.15.5.55.7	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>		0.15
4.15.5.55.8	Minimum depth of a <b>landscaped buffer</b> abutting a <b>lot line</b> that is a <b>street line</b>		0.0 m
4.15.5.55.9	All site development plans shall comply with Schedule RA4-55 of this Exception		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-55 by further amendment to Map 22 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City");</li> <li>(2) receipt of a Functional Servicing Report to the satisfaction of the City's Transportation and Works Department and the Region of Peel;</li> <li>(3) receipt of a Temporary Discharge to Storm Sewer Commitment Letter to the satisfaction of the City's Transportation and Works Department;</li> <li>(4) receipt of written confirmation that the <b>existing</b> monitoring wells will be decommissioned to the satisfaction of the City's Transportation and Works Department;</li> <li>(5) land dedication to achieve the ultimate 42.0 m right-of-way on Dundas Street West and a 15.0 m sight triangle at the northwest corner of Dundas Street West and Parkerhill Road to the satisfaction of the City's Transportation and Works Department;</li> <li>(6) land dedication of the lands zoned G1 to the satisfaction of the City's Community Services Department;</li> <li>(7) receipt of Grading and Servicing Plans to the satisfaction of the City's Transportation and Works Department.</li> </ol>			



Schedule RA4-55  
Map 22

