

Areas for Proposed Residential Apartment Commercial (RAC) Zone

Date:	January 31, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	All
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14004

SUMMARY

The objective of this report is to obtain Planning and Growth Management Committee's endorsement for consultation with the community and interested stakeholders on potential sites appropriate for the new Residential Apartment Commercial (RAC) zone, including revisions to some of the provisions.

There is a growing concern that many of Toronto's apartment neighbourhoods are not able to meet the needs of residents to provide access to the social services or commercial facilities that would potentially make these communities healthier and more vibrant. The new Residential Apartment Commercial zone in the city-wide Zoning By-law addresses this with the inclusion of additional permitted uses to allow for much needed services and allow for small-scale local enterprise to be established.

The results of this consultation, the final recommended areas for application of the RAC zoning and any proposed amendments to the city-wide Zoning By-law pertaining to the RAC zone, are to be reported to the May 29, 2014 meeting of Planning and Growth Management Committee.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. The Chief Planner and Executive Director, City Planning Division, in collaboration with Social Development, Finance and Administration, Public Health, Economic Development and Culture and the United Way consult with communities and stakeholders affected by the application of the proposed RAC zoning areas shown in Attachment 1 and on the proposed amendments to city-wide Zoning By-law 569-2013 section 15.20 shown in Attachment 2.
2. The Chief Planner and Executive Director, City Planning Division, prepare a final report and draft by-law on the changes to Section 15.20 of Zoning By-law 569-2013 and the sites to be zoned RAC for the purposes of a Statutory Public Meeting at the May 29, 2014 meeting of the Planning and Growth Management Committee.

Financial Impact

There is no financial impact beyond what has already been approved in the current year's Budget.

DECISION HISTORY

At its meeting on April 3 and 4, 2013, Council adopted the new city-wide Zoning By-law, including the creation of the new Residential Apartment Commercial (RAC) zone. Council also requested that the Chief Planner, in consultation with Tower Renewal, report to the Planning and Growth Management Committee by January 2014 on a process to establish pilot projects with the required zoning provisions and to create Residential Apartment Commercial (RAC) zoning in communities, including the following: Thorncliffe Park; Jane Street (Ward 8); Rexdale; The Oriole Community; Taylor Massey Neighbourhood; East Scarborough; Pape and Cosburn corridor.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG21.1>

At its meeting on October 12, 2012, Planning and Growth Management Committee requested City Planning to work with United Way Toronto, the Tower Renewal Office, Toronto Public Health, Social Development Finance and Administration Division, Economic Development and Culture Division, and other key stakeholders, to examine which Residential Apartment zones of the City would be best suited for application of the new Residential Apartment Commercial zone and report back to the Committee with these findings.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG18.7>

ISSUE BACKGROUND

In 1968 R. Buckminster Fuller made this observation of Toronto:

In Toronto, an unusually large number of apartments poke above the flat landscape many miles from downtown ...this is a type of high density suburban development far more progressive and able to deal with the future than the endless sprawl of the US...

When built, these apartment neighbourhoods were promoted as progressive, self sufficient enclaves close to schools and green space. Most were planned as single use entities, focused inward, 'turning their backs on the city' and car dependent. Today, as a result of changes to societal values and the influx of many new immigrants to these neighbourhoods, the needs of the residents have dramatically changed from those of 50 years ago. Residents need to be in close proximity to child care, settlement services, social services, language and job training, access to healthy food, community kitchens, access to transit and walking and cycling routes and would benefit from the opportunity to engage in small-scale local enterprise.

A number of recent reports support this: *Vertical Poverty* (United Way, 2011) suggested that many of these neighbourhoods are in decline and are emerging as centres of growing poverty; *Toward Healthier Apartment Neighbourhoods* (Toronto Public Health, 2012) suggests that the ability to provide a variety of goods and services within an apartment building or cluster of buildings can better support creation of healthier communities and contribute toward positive change, identifying a number of regulatory barriers, including the zoning by-law. *Apartment Neighbourhood Zoning Study* (United Way, 2012) proposed a tiered approach to provide more permissible as-of-right zoning which would allow services, such as artist studios, cafés, dance classes, homework clubs, medical offices, and green grocers to locate and operate on these apartment sites.

The new RAC zone addresses this issue by permitting uses such as a local art gallery, an artist studio, an automated banking machine, a non-profit social or cultural club, a custom workshop, an eating establishment/restaurant, a training and education centre, a financial institution/bank, a market garden, a medical office, a business office, the outdoor display and sale of goods, a performance arts studio, a personal service shop, a pet grooming service, an audio/video production studio, a recreation use, a religious education use, a retail store, a retail service, a service shop, a take-out eating establishment, and a veterinary office. The RAC zone was adopted by Council in April 2013 and enacted by Council on May 9, 2013 as part of the city-wide Zoning By-law. The second phase is to explore the geographic locations where the new RAC zone would apply and is the subject of this report.

COMMENTS

A staff and agency Working Group on the Residential Apartment Commercial (RAC) zone was established in December 2012 to assist the City Planning Division in developing criteria for the identification of potential sites for application of the new RAC zone. Membership included representatives from Social Development, Finance & Administration (Tower

Renewal), Public Health, Economic Development, United Way, Centre for Urban Growth and Renewal (CUG+R) and City Planning.

Criteria were established to provide an objective analysis of the sites and areas suitable for the RAC zoning. An objective analysis is necessary as the process involves a zoning by-law amendment and is subject to appeal to the Ontario Municipal Board (OMB). Expert planning evidence will be necessary to defend any proposed zoning changes.

Criteria for Identification of Potential Sites for Application of RAC Zone

The RAC zone is intended to apply to areas in designated Apartment Neighbourhoods in the Official Plan, on properties having a minimum of 100 dwelling units and containing either rental or condominium apartments. That said, there are a few sites zoned RA which are designated Mixed Use Area in the Official Plan that could also be considered for RAC zoning. The 100 unit criterion was chosen to be consistent with the minimum unit threshold for apartment sites that have small scale commercial uses in Residential Apartment (RA) zones.

The RAC Working Group reviewed criteria previously compiled through other studies including areas where clusters of 5 or more apartments were within 150 metres of each other, and medium to low income walkability mapping produced by Public Health in the report *The Walkable City: Neighbourhood Design Preferences, Travel Choices and Health* (2012). To determine social need, the following criteria were proposed as identified in the report *Tower Neighbourhood Renewal in the Greater Golden Horseshoe* (Centre for Urban Growth and Renewal for the Province of Ontario): lone-parent families; persons below the Census Low-Income Cut-Off; persons 25 years of age and over with no educational certificate, diploma or degree; family income from government transfers; unemployment; and persons aged 65 and over. Location within an area identified by the City as a Neighbourhood Improvement Area was also considered.

Ultimately, it was decided to focus on low income as the key socio-economic criteria. Sites in the Residential Apartment zone containing 100 or more units and identified as having 29% or more persons living below the Low Income Cut-Off (LICO), as per the 2006 Census Dissemination Areas (DA) income data were screened in. Adjacent properties in the RA zone with less than 100 units were also screened in where considered part of the same neighbourhood.

Closer examination of these areas excluded sites with the following conditions: sites containing primarily grade-related housing such as townhouses, as this building form and lot coverage would provide limited opportunity for provision of social and commercial services; sites in close proximity to existing local commercial services within established Business Improvement Areas; and single isolated properties with only 1 or 2 buildings, as this density would not necessarily support the social and commercial services envisioned. Properties with site specific zoning allowing more extensive commercial uses were also excluded to avoid down-zoning properties, as were sites with existing specific by-laws that would necessitate careful integration of the new and old rules. These sites may be considered in a future review of RAC zoning.

Application of the RAC permission to apartments in R zones is not being considered at this time as it would require the evaluation of the substantial differences between the RA and R zone development standards (for example, R zones allow buildings to be closer together, and have less setback requirements). A future phase may consider application of exceptions to lands in the R zone which would incorporate the use conditions of the RAC zone.

It should be noted that sites where there is a current development application in process are not part of the new city-wide Zoning By-law and therefore are not able to be considered for application of the RAC zone at this time. In addition, other sites with current applications (but which are part of the city-wide Zoning By-law) and sites where a major study is underway were not considered for inclusion.

At its meeting on April 3, 2013, Council had identified the following areas to be considered for the establishment of pilot projects for the enhancement of services that would be permitted by the RAC zoning: Thorncliffe Park; Jane Street (Ward 8); Rexdale; The Oriole Community; Taylor Massey Neighbourhood; East Scarborough; Pape and Cosburn corridor. These areas meet the criteria described above and have been identified as candidate sites for inclusion in the new RAC zone. A future report from Social Development, Finance & Administration (Tower Renewal) will discuss the process to establish pilot projects to encourage use of the new RAC zoning permissions in apartment communities.

Proposed Revisions to the RAC Zone Text

The RAC zone permits a number of retail and service uses intended to serve the needs of local area residents and to be incidental to the residential uses. In order to ensure the appropriate scale, they are limited to a maximum size of 200 square metres for any single use, and an overall maximum (depending on the number of units) of 1000 metres for all commercial uses combined.

Through continued discussion with the RAC zone Working Group and community planners some revisions are proposed. There is concern that some of the RAC zone uses, despite their size limit, may be incompatible, from the standpoint of noise, vibration or odour, with the residential units if located in or near the apartment building. These uses include: artist studio; custom workshop; performing arts studio; production studio; service shop; or a veterinary hospital. For these uses it is recommended that they be located within separate non-residential buildings. Further, it is recommended that the non-residential building be separated from a dwelling unit in an apartment building by at least 7.5 metres.

Similarly, the potential impacts of outdoor sale or display of goods on the apartment building units was considered. It is proposed that setbacks of 7.5 metres from a dwelling unit or lot line and 3.0 metres from a lot line where it abuts a street be required for the outdoor sale or display of goods. To protect outdoor amenity space for residents' use, outdoor display areas should not be located in required areas of common outdoor amenity space. In addition, indoor amenity space is not to be located below grade.

An additional proposed change is to the permitted size of a place of worship. The previous use condition allowed up to 600 square metres in interior floor area for a place of worship. This would potentially require the provision of 145 additional parking spaces. The proposed revision is a more appropriate size permission of up to 110 metres.

The draft revised text for the RAC zone is included in Attachment 2.

Consultation and Next Steps

It is proposed that in collaboration with the United Way, Social Development, Finance and Administration (Tower Renewal), Public Health and Economic Development, the community and interested stakeholders be consulted on the potential RAC sites as identified in Attachment 1 and the proposed amendments to Zoning By-law 569-2013 section 15.20 in Attachment 2. There will be four open houses and community meetings, one in each district, held in April. It is proposed that a report to the May 29, 2014 meeting of Planning and Growth Committee summarize the results of this consultation, the suggested areas for application of the RAC zoning and any proposed amendments to the city-wide Zoning By-law pertaining to the RAC zone for consideration by Council at its meeting on June 10 and 11, 2014.

CONTACT

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SIGNATURE

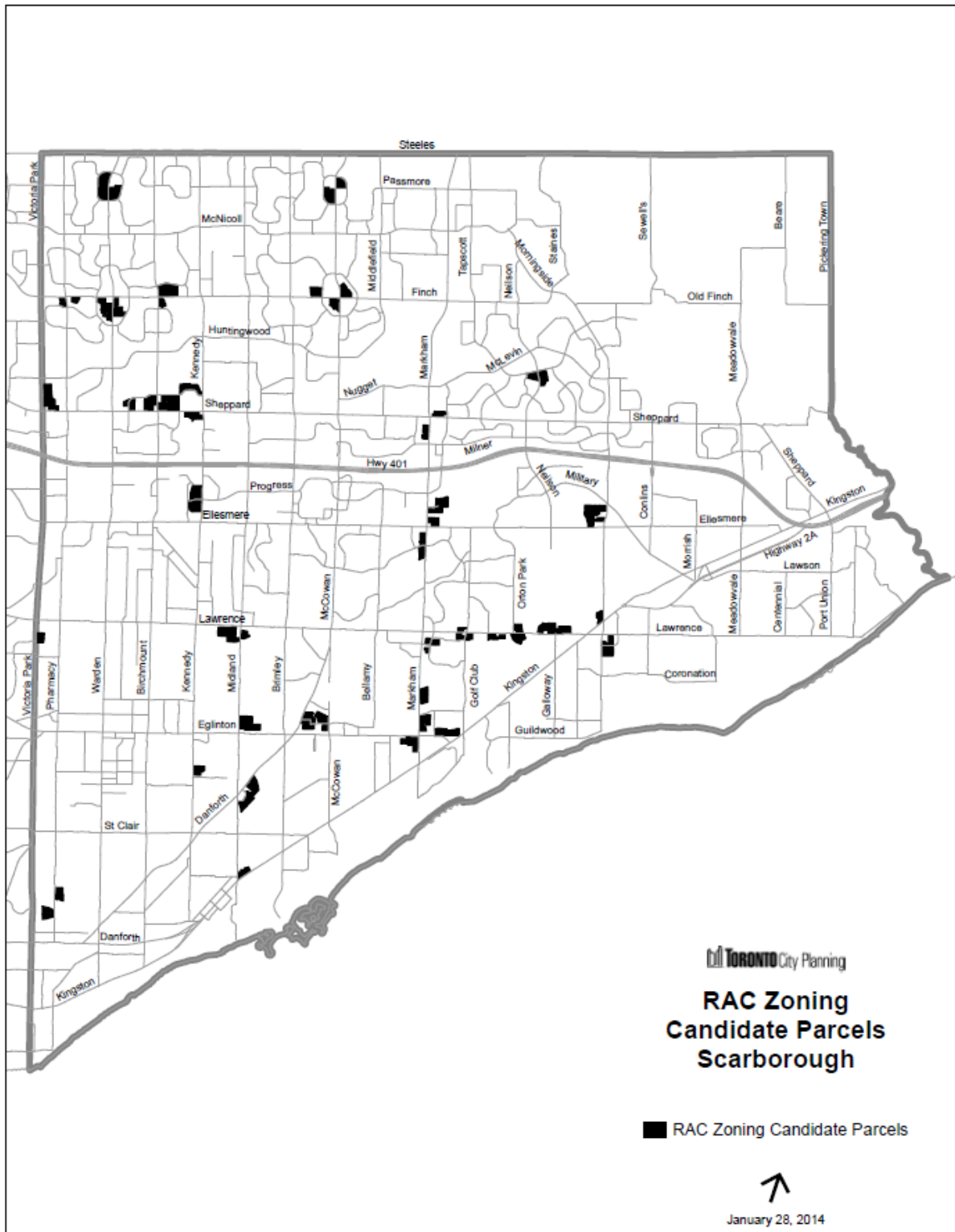
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City Planning Division

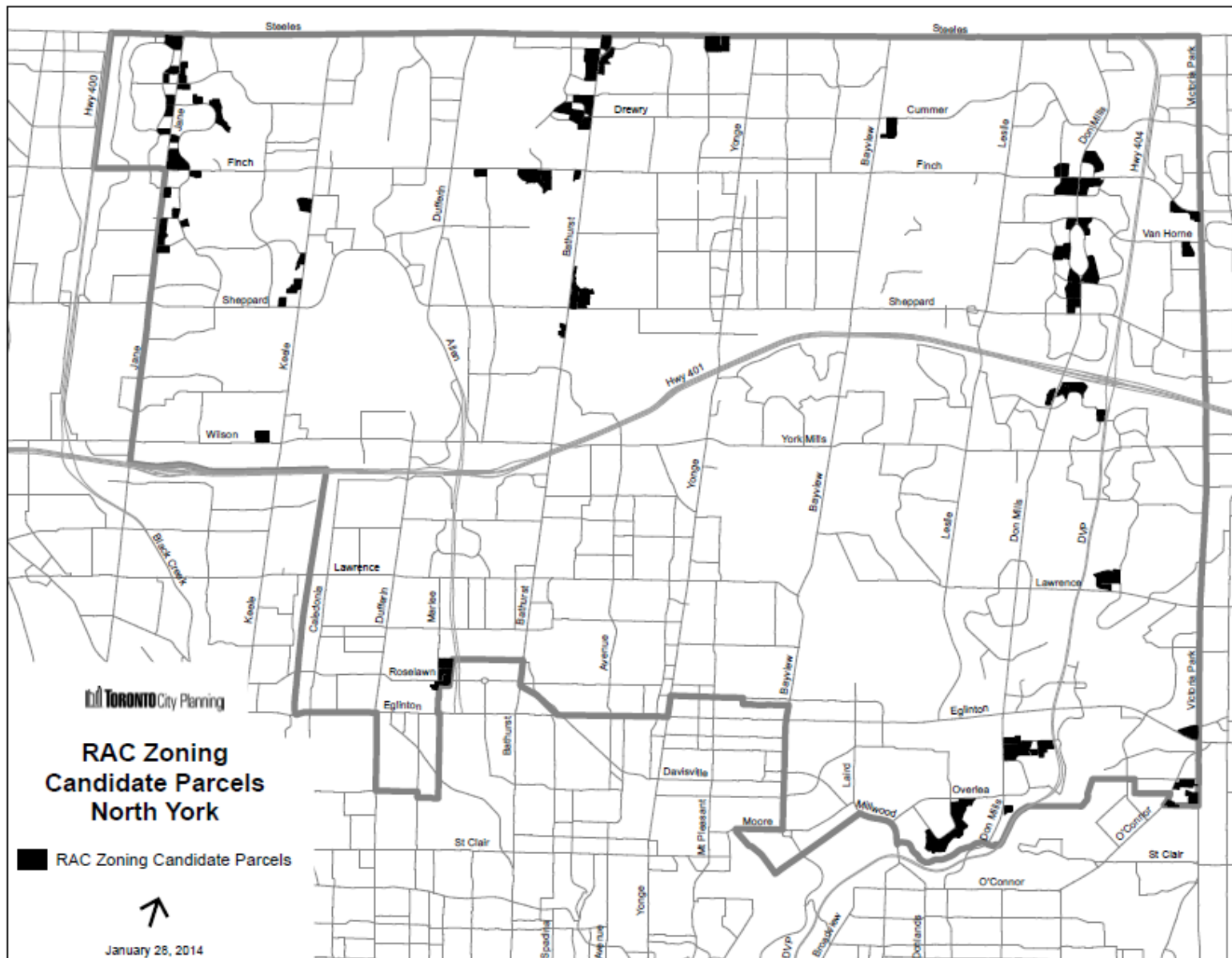
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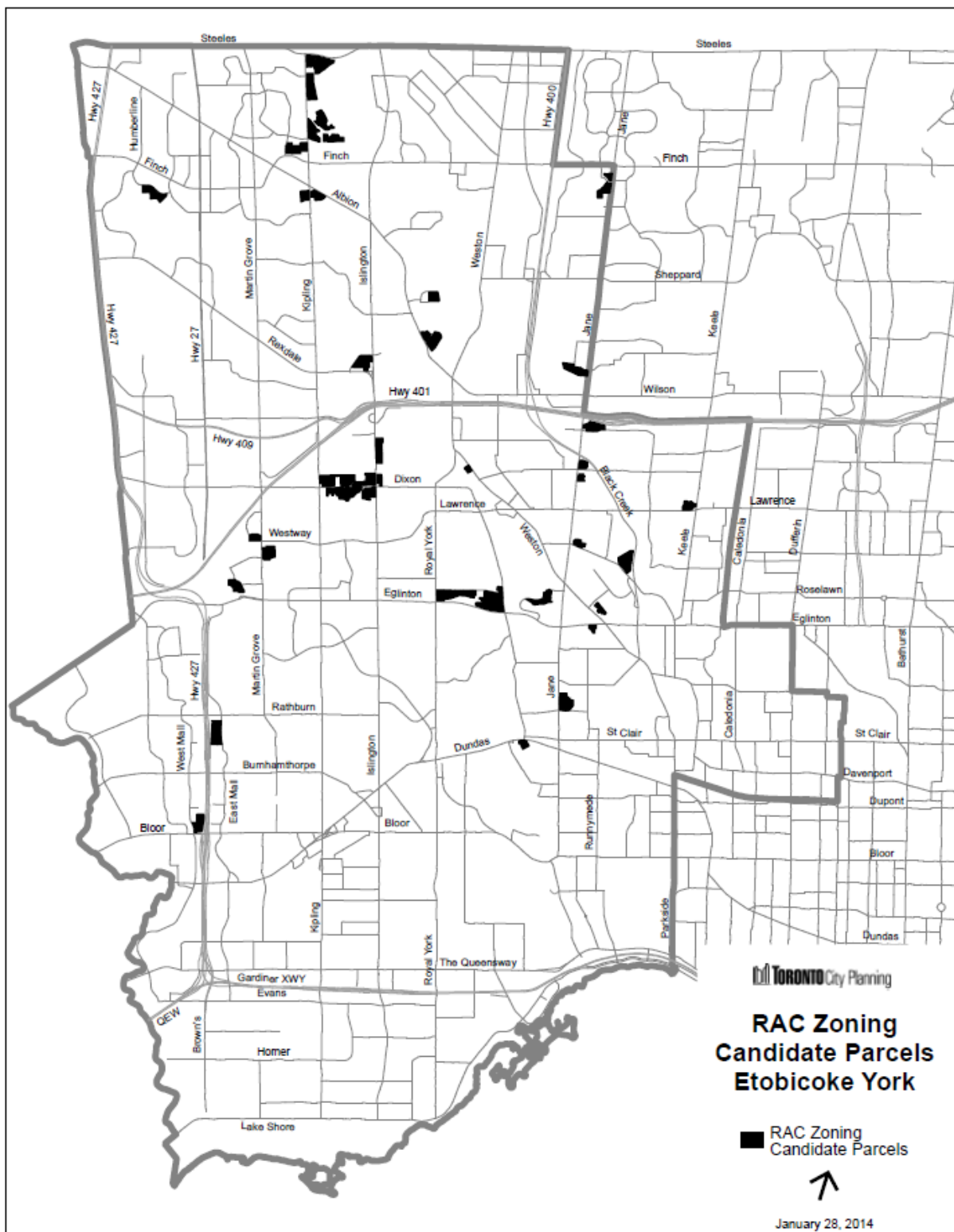
Attachment 1: Candidate Parcels for Application of RAC Zone
Attachment 2: Consolidation of Section 15.20 of By-law 569-2013 with Recommended Revisions to the Highlighted Text

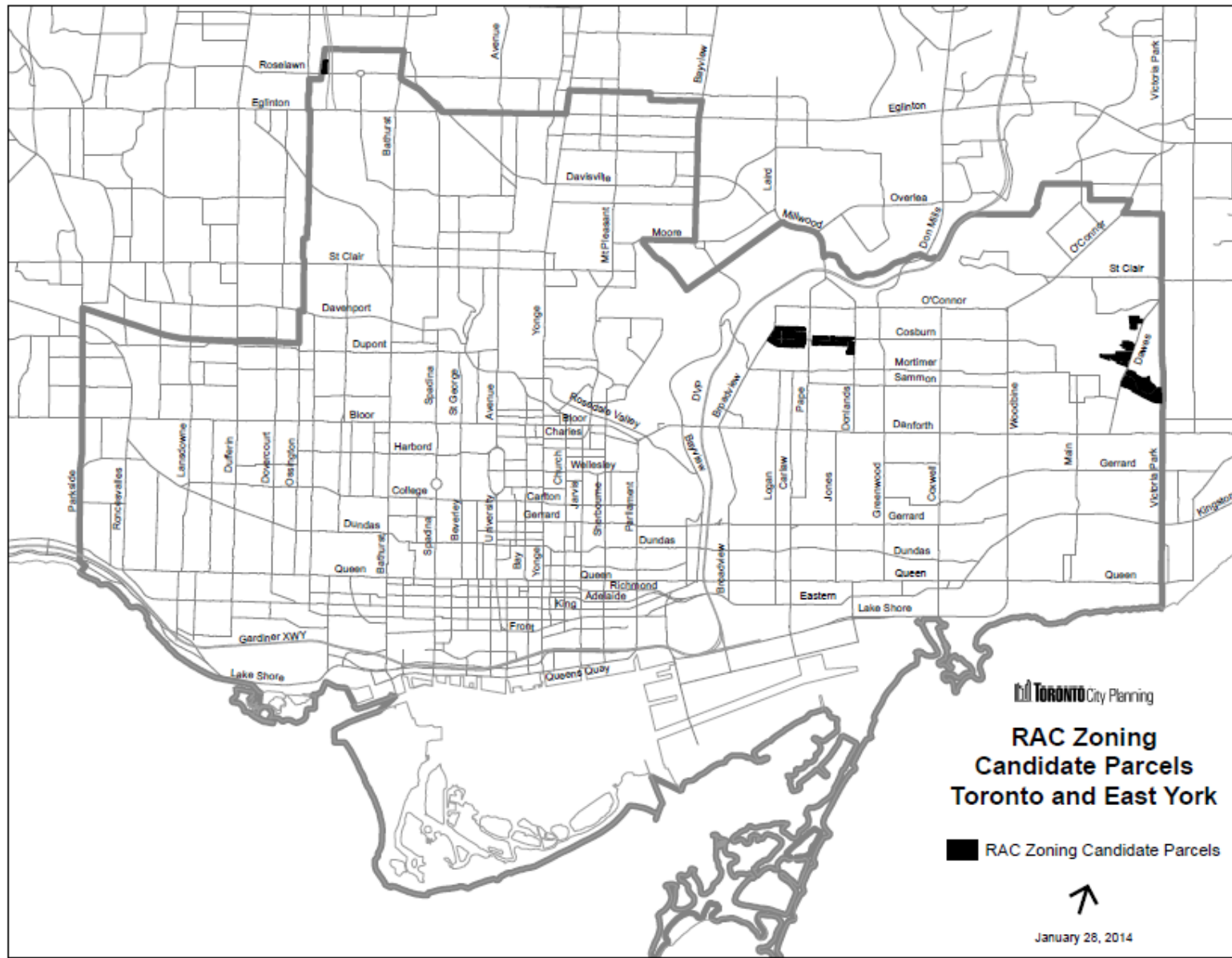
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Attachment 1: Candidate Parcels for Application of RAC Zone









Attachment 2: Consolidation of Section 15.20 of By-law 569-2013 with Recommended Revisions to the Highlighted Text

Please note this attachment illustrates the changes through highlighting new text and striking out words to be deleted.

15.20 Residential Apartment Commercial (RAC)

15.20.1 General

15.20.1.10 Interpretation

(1) Application of This Section

The regulations in Section 15.20 apply to all lands, uses, **buildings** and **structures** in the RAC zone.

15.20.20 Permitted Uses

15.20.20.10 Permitted Use

(1) Use - RAC Zone

The following uses are permitted in the RAC zone: Ambulance Depot

Dwelling Unit in a permitted **residential building** type in Clause 15.20.20.40.

Fire Hall

Park

Police Station

15.20.20.20 Permitted Use - with Conditions

(1) Use with Conditions - RAC Zone

The following uses are permitted in the RAC zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 15.20.20.100:

Art Gallery (1)

Artist Studio (1)

Automated Banking Machine (2)

Club (1)

Cogeneration Energy (3)

Community Centre (4)

Crisis Care Shelter (5)

Custom Workshop (1)

Day Nursery (6)

Eating Establishment (1, 7)

Education Use (1)

Financial Institution (1)

Group Home (8)

Home Occupation (9)

Library (4)

Market Garden (10)

Medical Office (1)

Municipal Shelter (5)

Nursing Home (11)

Office (1)
 Outdoor Sales or Display (12)
Performing Arts Studio (1)
Personal Service Shop (1)
Pet Services (1)
Place of Worship (13)
Production Studio (1)
Private Home Daycare (14)
Public Utility (15, 16)
Recreation Use (1)
Religious Education Use (1)
Renewable Energy (3)
Residential Care Home (8)
Respite Care Facility (17)
Retail Store (1)
Retail Service (1)
Retirement Home (11)
 Rooming House (18)
Secondary Suite (19)
Seniors Community House (20)
Service Shop (1)
Take-out Eating Establishment (1)
Transportation Use (21)
Veterinary Hospital (1)

15.20.20.40 Permitted Building Types

(1) Permitted Building Types for Dwelling Units

In the RAC zone the following **building** types for **dwelling units** are permitted:

- (A) **Apartment Building.**

15.20.20.100 Conditions

(1) Art Gallery and Other Commercial and Non-Residential Uses

In the RAC zone, an **art gallery, artist studio, club, custom workshop, eating establishment, education use, financial institution, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, take-out eating establishment** or a **veterinary hospital** may be located on a lot with 100 or more **dwelling units** in one or more **apartment buildings**, subject to the following:

- (A) they ~~may~~ are not ~~be~~ located above the first **storey** of ~~the~~ an **apartment building** ~~they are in;~~
- (B) an **artist studio, custom workshop, performing arts studio, production studio, service shop**, or a **veterinary hospital** are located in **non-residential buildings** on the **lot**;
- (C) if ~~they are~~ located in an **apartment building**, ~~they~~ the **uses** may not occupy, in total, more than 50% of the **interior floor area** of the first **storey** in that **apartment building**;
- (D) ~~in the total interior floor area on the lot, they~~ of the **uses** may not exceed 400 square metres ~~of interior floor area~~ for the first 100 **dwelling units** on the **lot**, which may be increased by 50 square metres of **interior floor area** for each additional 25 **dwelling units** in excess of 100, to a maximum of 1,000 square metres of **interior floor area**;
- (E) the **interior floor area** of an individual establishment may not exceed 200 square metres; and
- (F) the calculation of total **interior floor area** is reduced by the area in the **building** used for:
- (i) the same **building** areas as provided for in the calculation of **gross floor area** for an **apartment building** in regulation 15.5.40.40(1); and
 - (ii) in the case of an **eating establishment** or a **take-out eating establishment**, the areas used for associated offices, storage rooms, and staff rooms located in the **basement**.

(2) Automated Banking Machine

In the RAC zone, an **automated banking machine** must be located in a **building**.

(3) Cogeneration Energy Production or Renewable Energy Production

In the RAC zone, **cogeneration energy** production or **renewable energy** production must be in combination with another permitted use on the **lot**, and comply with all Municipal, Provincial and Federal by-laws, statutes and regulations.

(4) Community Centre or Library

In the RAC zone:

(A) a **community centre** or a library may be on a **lot** with an **apartment building**, if the **lot** has 100 or more **dwelling units** in one or more **apartment buildings**, and:

(i) if the **community centre** or library is located in an **apartment building**, they may not:

(a) be above the first **storey**;

(b) in total, occupy more than 50% of the **interior floor area** of the first **storey**; and

(c) in total, exceed 600 square metres in **interior floor area**; and

(ii) if the **community centre** or library is not in an **apartment building**, they may not, in total, exceed 600 square metres in **interior floor area**; and

(B) if a **community centre** or a library is not on a **lot** with an **apartment building**, it must be on a **lot** with a **front lot line** or **side lot line** abutting a major **street** on the Policy Areas Overlay Map.

(5) Crisis Care Shelter or Municipal Shelter

In the RAC zone, a **crisis care shelter** or a **municipal shelter** must comply with the specific use regulations in Sections 150.20 and 150.22, respectively.

(6) Day Nursery

A **day nursery** in the RAC zone must comply with the specific use regulations in Section 150.45.

(7) Eating Establishment - Other Uses

In the RAC zone, other uses with an **eating establishment**:

(A) may occupy a maximum of 6% of the total **interior floor area** of the **eating establishment** to a maximum of 12 square metres; and

(B) must be entirely within the **building** where the **eating establishment** is located.

(8) Group Home or Residential Care Home

In the RAC zone, a **group home** or a **residential care home** must comply with the specific use regulations in Section 150.15.

(9) Home Occupation

A **home occupation** in the RAC zone must comply with the specific use regulations in Section 150.5.

(10) Market Garden

In the RAC zone, a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale.

(11) Nursing Home or Retirement Home

In the RAC zone, a **nursing home**, **retirement home** or a combination of these two uses, must be on a **lot** that has a **front lot line** or **side lot line** abutting:

(A) a major **street** on the Policy Areas Overlay Map; or

(B) a **street** which intersects a major **street** on the Policy Areas Overlay Map, and the **lot** is located, in whole or in part, within 80 metres of that intersection.

(12) Outdoor Sales or Display

In the RAC zone, the outdoor sale or display of goods or commodities is subject to the following:

(A) the goods or commodities may not be displayed closer to a **dwelling unit** than 7.5 metres;

(B) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than the greater of:

- (i) 3.0 metres where the **lot line** abuts a street; ~~or~~ and
- (ii) ~~the required minimum building setback for the yard in which the goods or commodities are located~~ 7.5 metres in all other cases;
- (C) the area for the outdoor sale or display of goods or commodities may not exceed 400 square metres for the first 100 **dwelling units** on the **lot**, which may be increased by 50 square metres for each additional 25 **dwelling units** in excess of 100, to a maximum of 1,000 square metres; and
- (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, ~~or~~ **driveways** or outdoor **amenity space**.

(13) Place of Worship

In the RAC zone:

- (A) a **place of worship** may be on a **lot** with an **apartment building**, if the **lot** has 100 or more **dwelling units** in one or more **apartment buildings**, and:
 - (i) if the **place of worship** is inside an **apartment building**, it may not:
 - (a) be above the first **storey**;
 - (b) occupy more than 50% of the **interior floor area** of the first **storey**; and
 - (c) exceed ~~600~~ 110 square metres in **interior floor area**; and
 - (ii) if the **place of worship** is not inside an **apartment building**, it may not exceed ~~600~~ 110 square metres in **interior floor area**;
- (B) if a **place of worship** is not on a **lot** with an **apartment building**, it must:
 - (i) comply with the specific use regulations in Section 150.50;
 - (ii) be on a **lot** with:
 - (a) a **front lot line** or **side lot line** abutting a major **street** on the Policy Areas Overlay Map; and
 - (b) a **lot area** of at least 2,000 square metres; and
 - (iii) be in a **building** with no more than 3,000 square metres of **gross floor area**; and
- (C) a **lawfully existing place of worship** is exempt from the requirements of regulation 15.20.20.100(13)(B) (ii) and (iii).

(14) Private Home Daycare

A children's play area for a **private home daycare** in the RAC zone:

- (A) must be fenced; and
- (B) may be no closer to a **lot line** abutting a **street** than 6.0 metres.

(15) Public Utility

In the RAC zone, a **public utility** may not be:

- (A) a sewage treatment plant;
- (B) a water filtration plant; or
- (C) an above-ground water reservoir.

(16) Public Utility

In the RAC zone, a **public utility** must be enclosed by walls and comply with the permitted maximum **lot coverage**, required minimum **building setbacks** and permitted maximum height for a **building** in the RAC zone if it is:

- (A) an electrical transformer station; or
- (B) a natural gas regulator station.

(17) Respite Care Facility

In the RAC zone, a **respite care facility** must be combined with a **nursing home** or **retirement home**.

(18) Rooming House

A rooming house in the RAC zone must comply with the specific use regulations in Section 150.25.

(19) Secondary Suite

A **secondary suite** in the RAC zone must comply with the specific use regulations in Section 150.10.

(20) Seniors Community House

A **seniors community house** in the RAC zone must comply with the specific use regulations in Section 150.30.

(21) Transportation Use

A **building** or **structure** on a **lot** in the RAC zone and used as a **transportation use** must comply with all requirements for a **building** on that **lot**.

15.20.30 Lot Requirements

15.20.30.10 Lot Area

(1) Minimum Lot Area

In the RAC zone:

- (A) if a zone label includes the letter "a", on the Zoning By-law Map, the numerical value following the letter "a" is the required minimum **lot area**, in square metres; and
- (B) if the zone label does not include an "a" value on the Zoning By-law Map, the required minimum **lot area**, in square metres, is the required minimum **lot frontage** multiplied by 30 metres.

(2) Minimum Lot Area for Each Dwelling Unit in an Apartment Building

If a zone label applying to a **lot** in the RAC zone includes the letters "au", on the Zoning By-law Map, the numerical value following the letters "au" is the required minimum **lot area**, in square metres, required for each **dwelling unit** in an **apartment building**.

15.20.30.20 Lot Frontage

(1) Minimum Lot Frontage

In the RAC zone:

- (A) if a zone label includes the letter "f", on the Zoning By-law Map, the numerical value following the letter "f" is the required minimum **lot frontage**, in metres; and
- (B) if the zone label does not include an "f" value on the Zoning By-law Map, the required minimum **lot frontage** is 24.0 metres.

15.20.30.40 Lot Coverage

(1) Maximum Lot Coverage

In the RAC zone:

- (A) if a **lot** in the RAC zone is in an area with a numerical value on the Lot Coverage Overlay Map, that numerical value is the permitted maximum **lot coverage**, as a percentage of the **lot area**; and
- (B) if a **lot** in the RAC zone is not in an area with a numerical value on the Lot Coverage Overlay Map, no **lot coverage** applies.

15.20.40 Principal Building Requirements

15.20.40.1 General

(1) Application of this Article

The regulations in Article 15.20.40 apply to **buildings** or **structures** in the RAC zone, other than **ancillary buildings** or **structures** which are subject to Article 15.5.60.

(2) Number of Dwelling Units on a Lot

If a zone label applying to a **lot** in the RAC zone includes the letter "u", on the Zoning By-law Map, the numerical value following the letter "u" is the permitted maximum number of **dwelling units** on the **lot**.

15.20.40.10 Height

(1) Maximum Height

The permitted maximum height for a **building** or **structure** on a **lot** in the RAC zone is:

- (A) the numerical value, in metres, following the letters "HT" on the Height Overlay Map; or
- (B) 24.0 metres, if the **lot** is in an area with no numerical value following the letters "HT" on the Height Overlay Map.

(2) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the RAC zone is:

- (A) the numerical value following the letters "ST" on the Height Overlay Map; and
- (B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation.

15.20.40.40 Floor Area

(1) Floor Space Index

In the RAC zone, the permitted maximum floor space index is:

- (A) the numerical value following the letter "d" in the zone label on the Zoning By-law Map; and
- (B) if the zone label on the Zoning By-law Map does not include a "d" value on the Zoning By-law Map, the floor space index is not limited by this regulation.

15.20.40.50 Decks, Platforms and Amenities

(1) Amenity Space for an Apartment Building

In the RAC zone, an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:

- (A) at least 2.0 metres for each **dwelling unit** is indoor **amenity space** located at or above **established grade**;
- (B) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
- (C) no more than 25% of the outdoor component may be a **green roof**.

15.20.40.70 Setbacks

(1) Minimum Front Yard Setback

The required minimum **front yard setback** in the RAC zone is 6.0 metres.

(2) Minimum Rear Yard Setback

The required minimum **rear yard setback** in the RAC zone is 7.5 metres.

(3) Minimum Side Yard Setback

The required minimum **side yard setback** in the RAC zone is 7.5 metres.

(4) Rear Yard Setbacks and Side Yard Setbacks in Relation to the Height of an Apartment Building

Despite regulation 15.20.40.70(2) and (3), for any portion of an **apartment building** in the RAC zone with a height greater than 11.0 metres, the required minimum **rear yard setback** and required minimum **side yard setbacks** for each portion of the **building** above 11.0 metres in height must be increased by 1.0 metres for each additional 2.0 metres, or part thereof, above 11.0 metres in height.

15.20.40.80 Separation

(1) Distance Between Main Walls of the Same Residential Building

In the RAC zone, if a **residential building** has **main walls** where a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required minimum above-ground separation distance between those **main walls** is:

(A) for any portion of the **building** with a height equal to or less than 11.0 metres:

(i) 5.5 metres if there are no openings to **dwelling units** in one or more of those **main walls**; and

(ii) 11.0 metres if each **main wall** has an opening to a **dwelling unit**; and

(B) for any portion of the **building** with a height greater than 11.0 metres, a distance equal to the average height of those **main walls**.

(2) Distance Between Residential Buildings on the Same Lot

In the RAC zone, if two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between the **main walls** of the respective **buildings** is:

(A) for any portion of the **buildings** with a height equal to or less than 11.0 metres:

(i) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and

(ii) 11.0 metres if each **main wall** has an opening to a **dwelling unit**; and

(B) for any portion of the **buildings** with a height greater than 11.0 metres, a distance equal to the average height of those **buildings**.

(3) Distance Between Residential and Non-Residential Buildings on the Same Lot

In the RAC zone, if a **non-residential building** is located on the same **lot** as a **residential building**, the required minimum above-ground separation distance between the **main walls** of the **non-residential building** and the **residential building** is:

(A) 11.0 metres if there is an opening to a **dwelling unit** in the **main wall** of the **residential building** facing the **non-residential building**; and

(B) 7.5 metres in all other cases.

(4) Apartment Building Separation from RD and RS Zones

An **apartment building** in the RAC zone must be at least 15.0 metres from a **lot** in an RD or RS zone.