

SECTION 21

REGIONAL SHOPPING AREA (RSA) ZONE

21.1 GENERAL PURPOSE OF THE RSA ZONE

The RSA Zone primarily recognizes lands planned for use as enclosed regional shopping centres. The RSA Zone provides for and regulates a wide range of regional-scale, specialized, comparison shopping retail and personal service uses, as well as some office, commercial recreation and community facilities uses, which are suited to a location within an enclosed shopping centre building. Limits are placed on the amount of office and entertainment space. Other shopping centre and stand-alone buildings are allowed on a limited basis normally near the perimeter of the property to satisfy urban design goals to create a street edge and screen large surface parking lots. The permitted uses are the same for all RSA Zone variations, however, variations of the zone occur based on maximum permitted gross leasable floor area. (Z.-1-202871)

21.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RSA Zone variation or any use other than the following uses:

1) RSA1, RSA2, RSA3, and RSA4 Zone variations

The following are permitted uses within an enclosed shopping centre building in RSA1, RSA2, RSA3, and RSA4 Zone variations:

- a) (Amusement games establishments deleted by Z.-1-96458 - (O.M.B. File No. R 980047 - Order Issue Date June 25, 1998)
- b) Assembly halls;
- c) Automotive uses, restricted;
- d) Catalogue stores;
- e) Clinics;
- f) Commercial parking structures and/or lots;
- g) Commercial recreation establishments;
- h) Convenience service establishments;
- i) Day care centres;
- j) (Z.-1-96435)
- k) Duplicating shops
- l) Financial institutions;
- m) Institutions;
- n) Liquor, beer and wine stores;
- o) Medical/dental offices;
- p) Offices;
- q) Patient testing centre laboratories;
- r) Personal service establishments;
- s) Private clubs;
- t) Restaurants;
- u) Retail stores;
- v) Service and repair establishments;
- w) Studios;
- x) Supermarkets;
- y) Taverns;
- z) Taxi establishments;
- aa) (Deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date June 25, 1998)
- bb) Video rental establishments;
- cc) Place of Entertainment;
(Added by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- dd) Brewing on premises establishments (Z.1-021027)

21.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RSA Zone variation except in conformity with the regulations as set out below or in Table 21.3

1) BUILDING FORM: SECONDARY BUILDINGS

Notwithstanding the enclosed shopping centre building form requirement of Section 21.2(1), an enclosed shopping centre building may have associated with it, within the applicable RSA Zone variation, secondary buildings consisting of one or more unenclosed shopping centres or stand-alone buildings. The total floor area devoted to such secondary buildings shall not exceed the equivalent of 10 percent (10%) of the gross leasable floor area of the enclosed shopping centre building.

2) GROSS LEASABLE FLOOR AREA (MAXIMUM)

For the purpose of the RSA Zone variations, maximum gross leasable floor area shall not include floor area devoted to commercial recreation establishments, institutions, or day care centres.

(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)

Notwithstanding the parking provisions of Section 4.19, floor area within a shopping centre devoted to institutions and day care centres shall not be included in the calculation of the parking requirement for the shopping centre. Floor area devoted to theatres, cinemas and commercial recreation establishments shall continue to be subject to the applicable parking requirements.

Notwithstanding the provisions of Section 3.10, the application of the maximum gross leasable floor area requirements of a Regional Shopping Area (RSA) Zone shall be to the zone and not to the individual lots contained within the zone. Gross leasable floor area shall be allocated in proportion to the lot size as it relates to the total area zoned and to the total maximum gross leasable floor area assigned to the applicable Regional Shopping Area Zone variations.

The gross leasable floor area of all secondary buildings, other than the floor area devoted to uses exempted above, shall be included in the calculation of the total Gross Leasable Floor Area.

21.4 SPECIAL PROVISIONS

The following zones apply to unique or existing situations and are not the standard RSA Zone variations. If a regulation or case is not specified, the list of permitted uses and/or the regulations of Section 21.2 and/or Section 21.3 shall apply.

a) RSA1 Zone Variation

RSA1(1) 1680 Richmond Street and 95 and 97 Fanshawe Park Road East

a) Additional permitted Use:

- i) Amusement Game Establishment in association with a Place of Entertainment in the existing regional shopping centre
- ii) Automotive Sales Boutique

b) Regulations

- i) Total gross leasable floor area for Places of Entertainment as a proportion of total gross leasable floor area in the existing regional shopping centre 16

(%) (Maximum) (Z.-1-162527; Amended by Z.-1-243166)

b) RSA2 Zone Variation

- RSA2(1) 1925 Dundas Street, located at the southeastern corner of Dundas Street and Clarke Road.
- a) Form:
- i) Notwithstanding Sections 21.1, 21.2(1) and 21.3 (1) and Table 21.3, lands zoned RSA2(1) may take the form of stand alone buildings enclosed shopping centre format and/or non-enclosed shopping centre format.
- b) Regulations:
- i) Front Yard and Exterior Side Yard (Minimum) 3.0 metres (9.8 feet)
- ii) Lot Frontage (Minimum) 200.0 metres (656.1 feet)
- iii) Lot Depth (Minimum) (Z.-1-112017) 200.0 metres (656.1 feet)
- RSA2(2) 785 Wonderland Road South
- a) Additional Permitted Use:
- i) Commercial and Private Schools. (Z.-1-112018)
- RSA2(3) 755-785 Wonderland Road South
- a) Non-application of “h” prefix
- Notwithstanding section 3.8(1), any of the RSA2(3) permitted uses or additional permitted uses below are permitted without removing the holding provisions.
- b) Additional Permitted Uses
- i) Commercial and Private Schools
- ii) Kennel
- iii) Craft Brewery
- iv) Artisan Workshop
- v) Automobile Sales Boutique
- vi) Business Service Establishment
- c) Regulations
- i) Gross floor area for business Service Establishment Use (Maximum) 500sqm (5,382 sq ft)
- ii) Gross floor area for Office (Maximum) 10,000sqm (107,639 sq ft)
- iii) The maximum gross floor area for specific individual uses shall be as follows:
- Office 2,000sqm (21,527 sq ft)
(Z.-1-223002, amended by Z.-1-243189 – OLT-23-000367)

TABLE 21.3
REGIONAL SHOPPING AREA (RSA) ZONE
REGULATIONS FOR RSA ZONE VARIATIONS

Column	A	B	C	D	E
Line 1	ZONE VARIATIONS	RSA1	RSA2	RSA3	RSA4
2	PERMITTED USES	See Section 21.2			
3	LOT FRONTAGE (m) MINIMUM	ENCLOSED SHOPPING CENTRE	200.0		
		SECONDARY BUILDING	45.0		
4	LOT DEPTH (m) MINIMUM	ENCLOSED SHOPPING CENTRE	200.0		
		SECONDARY BUILDING	60.0		
5	ALL YARD DEPTHS (m) MINIMUM	From a road allowance or abutting Residential Zone Boundary - 15.0 metres (49.7 feet); within the same RSA Zone variation - 0.0 metres (0.0 feet); other abutting zones - 3.0 m (9.8 feet).			
6	LANDSCAPED OPEN SPACE (%) MINIMUM	10			
7	LOT COVERAGE (%) MAXIMUM	45			
8	HEIGHT (m) MAXIMUM	24.0			
9	GROSS LEASABLE FLOOR AREA (m ²) MAXIMUM See Section 21.3(2)	75 000 (Z.-1-01844)	57 000	55 000	65 000 (Z.-1-95361)
10	TOTAL GROSS LEASABLE FLOOR AREA FOR OFFICE USES AS A PROPORTION OF TOTAL GROSS LEASABLE FLOOR AREA OF SHOPPING CENTRE (%) MAXIMUM	10			
11**	TOTAL GROSS LEASABLE FLOOR AREA FOR PLACES OF ENTERTAINMENT AS A PROPORTION OF TOTAL GROSS LEASABLE FLOOR AREA (%) (MAXIMUM)	10			

** Z.-1-96458 O.M.B. File No. R 980047 Order Issue Date: June 25, 1998)