

SECTION 52

TRANSIT STATION AREA (TSA) ZONE

52.1 GENERAL PURPOSE OF THE TSA ZONE

This Zone provides for and regulates the City's Protected Major Transit Station Areas. The permitted uses include a full range of commercial, service, office, and residential uses. Zone variations are established to ensure a sensitive transition to adjacent land uses.

The TSA1 Zone variation is applied to the Rapid Transit Corridor Place Type. The TSA2 Zone variation is applied to the periphery of the Transit Village Place Type, while the TSA3 Zone variation is applied to the core of the Transit Village Place Type. The TSA4 Zone variation is applied to the periphery of the Downtown Place Type, while the TSA5 Zone variation is applied to the core of the Downtown Place Type.

52.2 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 TSA Zone variation for any use other than the following uses:

TSA1

The following are permitted uses in the TSA1 Zone variation:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i) Animal clinics;
 - ii) Antique stores;
 - iii) Art galleries;
 - iv) Artisan workshops;
 - v) Bake shops;
 - vi) Boutique;
 - vii) Brewing on premises establishment;
 - viii) Catalogue stores;
 - ix) Cinemas;
 - x) Clinics;
 - xi) Commercial parking structures;
 - xii) Commercial recreation establishments;
 - xiii) Commercial schools;
 - xiv) Convenience service establishments;
 - xv) Convenience stores;
 - xvi) Craft brewery;
 - xvii) Day care centres;
 - xviii) Delicatessens;
 - xix) Dry cleaning and laundry depots;
 - xx) Duplicating shops;
 - xxi) Film processing depots;
 - xxii) Financial institutions;
 - xxiii) Florist shops;

- xxiv) Funeral homes;
- xxv) Gift shops;
- xxvi) Grocery stores;
- xxvii) Hair dressing establishments;
- xxviii) Laboratories;
- xxix) Laundromats;
- xxx) Libraries;
- xxxi) Liquor, beer and wine stores;
- xxxii) Medical/dental offices;
- xxxiii) Offices;
- xxxiv) Personal service establishments;
- xxxv) Private clubs;
- xxxvi) Private schools;
- xxxvii) Restaurants, outdoor patio;
- xxxviii) Restaurants;
- xxxix) Retail stores;
- xl) Service and repair establishments;
- xli) Studios;
- xl ii) Video rental establishments.

TSA2

The following are permitted uses in the TSA2 Zone variation:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i) Animal clinics;
 - ii) Antique stores;
 - iii) Art galleries;
 - iv) Artisan workshops;
 - v) Assembly halls;
 - vi) Bake shops;
 - vii) Boutique;
 - viii) Brewing on premises establishment;
 - ix) Catalogue stores;
 - x) Cinemas;
 - xi) Clinics;
 - xii) Commercial parking structures;
 - xiii) Commercial recreation establishments;
 - xiv) Commercial schools;
 - xv) Convenience service establishments;
 - xvi) Convenience stores;
 - xvii) Craft brewery;
 - xviii) Day care centres;
 - xix) Delicatessens;
 - xx) Dry cleaning and laundry depots;
 - xxi) Duplicating shops;
 - xxii) Film processing depots;
 - xxiii) Financial institutions;
 - xxiv) Florist shops;
 - xxv) Funeral homes;
 - xxvi) Gift shops;
 - xxvii) Grocery stores;

- xxviii) Hair dressing establishments;
- xxix) Institutions;
- xxx) Laboratories;
- xxxi) Laundromats;
- xxxii) Liquor, beer and wine stores;
- xxxiii) Libraries;
- xxxiv) Medical/dental offices;
- xxxv) Offices;
- xxxvi) Personal service establishments;
- xxxvii) Place of entertainment;
- xxxviii) Private clubs;
- xxxix) Private schools;
- xl) Restaurants;
- xli) Restaurants, outdoor patio;
- xl ii) Retail stores;
- xl iii) Service and repair establishments;
- xl iv) Studios;
- xl v) Supermarkets;
- xl vi) Taverns;
- xl vii) Video rental establishments.

TSA3

The following are permitted uses in the TSA3 Zone variation:

- a) Any use permitted in the TSA 2 Zone variation.

TSA4

The following are permitted uses in the TSA4 Zone variation:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i) Animal clinics;
 - ii) Antique stores;
 - iii) Art galleries;
 - iv) Artisan workshops;
 - v) Assembly halls;
 - vi) Bake shops;
 - vii) Boutique;
 - viii) Brewing on premises establishment;
 - ix) Catalogue stores;
 - x) Cinemas;
 - xi) Clinics;
 - xii) Commercial parking structures;
 - xiii) Commercial recreation establishments;
 - xiv) Commercial schools;
 - xv) Convenience service establishments;
 - xvi) Convenience stores;
 - xvii) Craft brewery;
 - xviii) Day care centres;
 - xix) Delicatessens;
 - xx) Dry cleaning and laundry depots;
 - xxi) Duplicating shops;

- xxii) Film processing depots;
- xxiii) Financial institutions;
- xxiv) Florist shops;
- xxv) Funeral homes;
- xxvi) Gift shops;
- xxvii) Grocery stores;
- xxviii) Hair dressing establishments;
- xxix) Hotels;
- xxx) Institutions;
- xxxi) Laboratories;
- xxxii) Laundromats;
- xxxiii) Liquor, beer and wine stores;
- xxxiv) Libraries;
- xxxv) Medical/dental offices;
- xxxvi) Museums;
- xxxvii) Offices;
- xxxviii) Personal service establishments;
- xxxix) Place of entertainment;
- xl) Private clubs;
- xli) Private schools;
- xl ii) Repair and rental establishments;
- xl iii) Restaurants;
- xl iv) Restaurants, outdoor patio;
- xl v) Retail stores;
- xl vi) Service and repair establishments;
- xl vii) Studios;
- xl viii) Supermarkets;
- xl ix) Taverns;
- l) Theatres;
- li) Video rental establishments.

TSA5

The following are permitted uses in the TSA5 Zone variation:

- a) Any use permitted in the TSA4 Zone variation.

52.3 REGULATIONS

No person shall erect or use any building or structure, or use 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 TSA Zone variation except in conformity with the regulations as set out below or in Table 52.3 or as set out on the Zoning Maps.

1) REAR YARD DEPTHS (MINIMUM)

Within the TSA1, TSA2 and TSA3 Zone variations, the minimum rear yard depth shall be 7.5 metres, or 3.5 metres where a rear yard abuts a right-of-way.

2) REAR AND INTERIOR SIDE YARD DEPTHS ABUTTING A RESIDENTIAL ZONE (MINIMUM)

Notwithstanding 52.3 1) and Table 52.3, within any TSA Zone variation, the minimum rear and interior side yard depth shall be 7.5 metres plus 1.0 metre per 10.0 metres in height for all portions of a building above 7.5 metres in height where any TSA Zone variation abuts lands zoned Residential R1, Residential R2, and Residential R3 along the rear or interior property line.

3) STEP BACK (MINIMUM)

Within any TSA1, TSA2 and TSA3 Zone variations, any building greater than 21.0 metres shall have a minimum step back of 1.5 metres that begins between 8.0 metres and 21.0 metres and continues above the initial step back to the full height of the building.

Within the TSA4 and TSA5 Zone variations, any building greater than 21.0 metres shall have a minimum step back of 1.5 metres that begins between 9.0 metres and 21.0 metres and continues above the initial step back to the full height of the building.

4) TSA GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for specific individual uses in any TSA Zone variation shall be as follows:

Artisan Workshop	500m ²
Craft Brewery	500m ²

5) REQUIRED GROUND FLOOR USES FOR ARTISAN WORKSHOP AND CRAFT BREWERY

Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:

- is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
- is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
- is located within the front portion of the ground floor;
- and, is accessible via the front of the building.

6) LOCATION OF PARKING

- Surface parking is not permitted in the front and exterior side yard.
- Ground-floor structured parking is not permitted adjacent to a public right-of-way.

7) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not permitted in any TSA Zone variation.

TABLE 52.3 – REGULATIONS TSA ZONE VARIATIONS

ZONE VARIATIONS:	TSA1	TSA2	TSA3	TSA4	TSA5
PERMITTED USES	See Section 52.2(1)	See Section 52.2(2)	See Section 52.2(3)	See Section 52.2(4)	See Section 52.2(5)
LOT FRONTAGE (m) MINIMUM:	30	30	30	30	30
FRONT YARD DEPTHS (m) MINIMUM:	1.0	1.0	0	0	0
FRONT YARD DEPTHS (m) MAXIMUM:	3.5	3.5	1.0	1.0	1.0

ZONE VARIATIONS:	TSA1	TSA2	TSA3	TSA4	TSA5
EXTERIOR YARD DEPTHS (m) MINIMUM:	1.0	1.0	1.0	1.0	0
EXTERIOR YARD DEPTHS (m) MAXIMUM:	2.0	3.0	2.0	3.0	2.0
INTERIOR YARD DEPTHS (m) MINIMUM:	3.0	3.0	3.0	0	0
REAR YARD DEPTHS (m) MINIMUM:	See Section 52.3(1)	See Section 52.3(1)	See Section 52.3(1)	0	0
REAR YARD DEPTHS ABUTTING A RESIDENTIAL ZONE (m) MINIMUM:	See Section 52.3(2)	See Section 52.3(2)	See Section 52.3(2)	See Section 52.3(2)	See Section 52.3(2)
LANDSCAPED OPEN SPACE (%) MINIMUM:	10.0	15.0	15.0	0	0
LOT COVERAGE (%) MAXIMUM:	80	85	85	100	100
FIRST STOREY HEIGHT (m) MINIMUM:	4.0	4.0	4.0	4.0	4.0
HEIGHT (m) MINIMUM:	8.0	8.0	8.0	8.0	9.0
HEIGHT (m) MAXIMUM:	82.0	50.0	114.0	66.0	146.0
RESIDENTIAL DENSITY (UPH) MINIMUM:	45	45	45	60	60
FLOOR AREA RATIO MAXIMUM:	6.5	6.5	6.5	N/A	N/A
GROSS FLOOR AREA OFFICE (m²) MAXIMUM:	5000	5000	5000	N/A	N/A
AMENITY AREA (m² PER RESIDENTIAL UNIT) MINIMUM:	6.0	6.0	6.0	6.0	6.0

52.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard TSA Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 52.2 and/or Section 52.3 shall apply.

a) TSA1 Zone Variations

TSA1(1) 1100 Dundas Street, 420 Burbrook Place and 1108 Dundas Street (Southern Portion) – Block 8

- a) Additional Permitted Uses
 - i) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane.
 - ii) Commercial Parking Lots
 - iii) Amusement Games Establishments
 - iv) Place of Entertainment
 - v) Hotels
 - vi) Apartment Hotels
 - vii) Museums
 - viii) Casinos
 - ix) Theatres
 - x) Supermarkets
 - xi) Taverns
- b) Regulations
 - i) For the purpose of Zoning, the Dundas Street frontage will be considered the front lot line
 - ii) Within buildings existing at the date of passing of this by-law (and any future additions), all permitted uses will not be required to be in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings.
 - iii) All permitted uses shall also be permitted within a mixed-use building containing a hotel and/or apartment hotel.
 - iv) Height (Maximum) – 100.0 metres
 - v) Front Yard Depth (Maximum) – 4.5 metres
 - vi) Westerly Exterior Side Yard Depth (Maximum) – 2.0 metres
 - vii) Yard Depth for Elevated Walkways Connected to a Building (Minimum) – 0.0m
 - viii) Notwithstanding Table 52.3, a maximum 5,000m² for new office space will be permitted
 - ix) Notwithstanding the provisions of Section 4.18(2), outdoor patios will be permitted in any yard at or above grade
 - x) Notwithstanding Section 52.3.4), there shall be no maximum gross floor area for craft breweries or artisan workshops
 - Notwithstanding Table 52.3, there shall be no minimum residential density (Z.-1-253366)

TSA1(2) 1080 Dundas Street – Block 9

- a) Additional Permitted Uses

- i) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane
- ii) Commercial Parking Lots
- iii) Amusement Games Establishments
- iv) Place of Entertainment

b) Regulations

- i) For the purpose of Zoning, the Dundas Street frontage will be considered the front lot line
- ii) Height (Maximum) – 21.0 metres
- iii) Exterior Side Yard Depth (Maximum) – 3.0 metres
- iv) Westerly Interior Side Yard Depth (Minimum) – 1.0 metres
- v) Rear Yard Depth (Minimum) – 7.5m
- vi) Notwithstanding Table 52.3, there shall be no minimum residential density (Z.-1-253366)

TSA1(3) 1453-1459 Oxford Street East & 648-656 Ayreswood Avenue

a) Regulations

- i) Front Yard Depth (maximum): 4.5 metres
- ii) Exterior Side Yard Depth maximum): 3.5 metres
- iii) Rear Yard Depth (minimum): 30.0 metres
- iv) Step-back above the 6-storey from the exterior edge of the most southerly portion of the podium (minimum): 5.0 metres (Z.-1-253384)

TSA1(4) 644-664 Southdale Road E and 821 Nadine Avenue

a) Regulations

- i) For the purposes of zoning, the front lot line is deemed to be Southdale Road East
- ii) East Interior Side Yard Depth (minimum) – 3.0 metres
- iii) West Interior Side Yard Depth (minimum) – 4.0 metres for the first 8 storeys of building height and 30.0 metres for all portions of the building above 8 storeys
- iv) Rear Yard Depth to the Underground Parking Garage Staircase (minimum) – 1.5 metres
- v) Building Height (maximum) – 44.0 metres
- vi) Notwithstanding Section 52.3.3) of the TSA Zone, a step back is not required
- vii) Notwithstanding Section 52.3.6) of the TSA Zone, surface parking may be permitted in the exterior side yard (Nadine Avenue) (Z.-1-263409)

b) TSA2 Zone Variations

TSA2(1) 100 Kellogg Lane (Southwestern Portion) – Block 1

a) Additional Permitted Uses

- i) Warehouse, self-storage and wholesale uses within existing buildings existing on the date of passing of this by-law.
 - ii) Commercial Parking Lots
 - iii) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane.
 - iv) Amusement Games Establishments
 - v) Hotels
 - vi) Apartment Hotels
 - vii) Museums
 - viii) Casinos
 - ix) Theatres
- b) Regulations
 - i) All permitted uses will not be required to be in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings.
 - ii) Yard Depth for Elevated Walkways Connected to a Building (Minimum) – 0.0m
 - iii) All regulations will be as existing on the day of the passing of the by-law; however, additions shall be permitted if that new development conforms with the requirements of the TSA2 Zone
 - iv) Notwithstanding the provisions of Section 4.18(2), outdoor patios will be permitted in any yard at or above grade
 - v) Notwithstanding Section 52.3.4), there shall be no maximum gross floor area for craft breweries or artisan workshops
 - vi) Notwithstanding Table 52.3, a total of 20,000m² of office space shall be permitted between the TSA3(1), TSA2(1), TSA3(3) and TSA3(4) Zones
 - vii) Notwithstanding Table 52.3, there will be no maximum gross floor area for office space in individual buildings
 - viii) Notwithstanding Table 52.3, there shall be no minimum residential density (Z.-1-253366)

c) TSA3 Zone Variation

TSA3(1) 100 Kellogg Lane (Northern Portion) – Block 1

- b) Additional Permitted Uses
 - i) Warehouse, self-storage and wholesale uses within existing buildings existing at the date of passing of this by-law.
 - ii) Amusement Games Establishments
 - iii) Hotels
 - iv) Museums
 - v) Casinos
 - vi) Theatres
- c) Regulations
 - i) All permitted uses will not be required to be in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings.

- ii) Yard Depth for Elevated Walkways Connected to a Building (Minimum) – 0.0m
- iii) All regulations will be as existing on the day of the passing of the by-law; however, new additions shall be permitted in conformity with the regulations of the TSA3 Zone.
- iv) Notwithstanding the provisions of Section 4.18(2), outdoor patios will be permitted in any yard at or above grade.
- v) Notwithstanding Section 52.3.4), there shall be no maximum gross floor area for craft breweries or artisan workshops.
- vi) Notwithstanding Table 52.3, a total of 20,000m² of office space shall be permitted between the TSA3(1), TSA2(1), TSA3(3) and TSA3(4) Zones.
- vii) Notwithstanding Table 52.3, there will be no maximum gross floor area for office space for individual buildings
- viii) Notwithstanding Table 52.3, there shall be no minimum residential density. (Z.-1-253366)

TSA3(2) 100 Kellogg Lane (Southeastern Portion) – Block 1

a) Additional Permitted Uses

- i) Warehouse, self-storage and wholesale uses within existing buildings existing on the date of passing of this by-law.
- ii) Commercial Parking Lots
- iii) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane
- iv) Amusement Games Establishments
- v) Hotels
- vi) Apartment Hotels
- vii) Museums
- viii) Casinos
- ix) Theatres

b) Regulations

- i) All permitted uses will not be required to be in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings.
- ii) All regulations will be as existing on the day of the passing of the by-law; however, new additions shall be permitted in conformity with the regulations of the TSA3 Zone
- iii) Notwithstanding the provisions of Section 4.18(2), outdoor patios will be permitted in any yard at or above grade
- iv) Notwithstanding Section 52.3.4), there shall be no maximum gross floor area for craft breweries or artisan workshops
- v) Notwithstanding Table 52.3, there shall be no minimum residential density (Z.-1-253366)

TSA3(3) 1097 to 1127 Dundas Street – Block 5

a) Additional Permitted Uses

- i) Warehouse, self-storage and wholesale uses within existing buildings existing on the date of passing of this by-law.
- ii) Commercial Parking Lots

- iii) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane.
- iv) Amusement Games Establishments
- v) Hotels
- vi) Apartment Hotels
- vii) Museums
- viii) Casinos
- ix) Theatres

b) Regulations

- i) Within the former Pillsbury Building (and any future additions), all permitted uses will not be required to be in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings
- ii) All permitted uses shall also be permitted within a mixed-use building containing a hotel and/or apartment hotel
- iii) Height (Maximum) – 147.0 metres
- iv) Front & Exterior Side Yard Depth (Maximum) – None
- v) Yard Depth for Elevated Walkways Connected to a Building (Minimum) – 0.0m
- vi) Notwithstanding Table 52.3, a total of 20,000m² of office space shall be permitted between the TSA3(1), TSA2(1), TSA3(3) and TSA3(4) Zones
- vii) Notwithstanding Table 52.3, there will be no maximum gross floor area for office space in individual buildings
- viii) Notwithstanding the provisions of Section 4.18(2), outdoor patios will be permitted in any yard at or above grade
- ix) Notwithstanding Section 52.3.4), there shall be no maximum gross floor area for craft breweries or artisan workshops
- x) Notwithstanding Table 52.3, there shall be no minimum residential density (Z.-1-253366)

TSA3(4) 351 Eleanor Street & 1101 King Street – Block 6

a) Additional Permitted Uses

- i) Warehouse, self-storage and wholesale uses within existing buildings existing on the date of passing of this by-law.
- ii) Townhouses & Stacked Townhouses
- iii) Commercial Parking Lots
- iv) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane
- v) Amusement Games Establishments
- vi) Hotels
- vii) Apartment Hotels
- viii) Museums
- ix) Casinos
- x) Theatres

b) Regulations

- i) All permitted uses shall also be permitted within a mixed-use building containing a hotel and/or apartment hotel.

- ii) Front Yard Depth (Maximum) – 2.5 metres
- iii) Rear Yard Depth (Minimum) – 1.0 metres to Property Line 1101 King Street
- iv) Notwithstanding Table 52.3, there will be no gross floor area maximum for office space for individual buildings.
- v) Notwithstanding Table 52.3, a total of 20,000m² of office space shall be permitted between the TSA3(1), TSA2(1), TSA3(3) and TSA3(4) Zones
- vi) Notwithstanding the provisions of Section 4.18(2), outdoor patios will be permitted in any yard at or above grade.
- vii) Notwithstanding Section 52.3.4), there shall be no maximum gross floor area for craft breweries or artisan workshops (Z.-1-253366)

TSA3(5) 1151 York Street – Block 7

a) Additional Permitted Uses

- i) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane.
- ii) Commercial Parking Lots
- iii) Townhouses & Stacked Townhouses

b) Regulations

- i) Height (maximum) – 16.0 metres
- ii) Front & Exterior Side Yard Depth (Maximum) – None for Parking Structures
- iii) Rear Yard Depth (Minimum) – 0.0m for Parking Structures
- iv) Interior Side Yard Depth (Minimum) – 0.0m for Parking Structures
- v) Interior Side Yard Depth Abutting a Residential Zone (Minimum) – 6.0m plus 1.0m per 10.0m of building height above 12.0m
- vi) First Storey Height (Minimum) – No minimum ground floor height for Parking Structures and Stacked Townhouses
- vii) Notwithstanding Table 52.3, there shall be no minimum residential density. (Z.-1-253366)

d) TSA4 Zone Variation

e) TSA5 Zone Variation