

## **SECTION 24**

### **ASSOCIATED SHOPPING AREA COMMERCIAL (ASA) ZONE**

#### **24.1 GENERAL PURPOSE OF THE ASA ZONE**

The variations generally group uses as follows: in the ASA1 (retail/convenience/personal service), ASA2 (retail/semi light industrial), ASA3 (offices), ASA4 (community facilities), ASA5 (automotive), ASA6 (large traffic generating uses), ASA7 (theatres) and ASA8 (large format retail) Zone variations. (Z.-1-202871)

#### **24.2 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 ASA Zone variation for any use other than the following uses:

1) **ASA1**

The following are permitted uses in the ASA1 Zone variation in the form of a shopping centre:

- a) Animal hospitals;
- b) Convenience service establishments;
- c) Convenience stores;
- d) Dry cleaning and laundry plants;
- e) Duplicating shops;
- f) Financial institutions;
- g) Grocery stores;
- h) Restaurants;
- i) Retail stores;
- j) Personal service establishments;
- k) Pharmacies;
- l) Printing establishments;
- m) Video rental establishments;
- n) Brewing on premises establishment. (Z.-1-95390)

2) **ASA2**

The following are permitted uses in the ASA2 Zone variation:

- a) (Hardware stores deleted by Z.-1-96435)
- b) (Home and auto supply stores deleted by Z.-1-96435)
- c) (Home improvement/furnishings stores deleted by Z.-1-96435)
- d) Repair and rental establishments;
- e) Restaurants;
- f) Retail stores;
- g) Service and repair establishments;
- h) Studios;
- i) Supermarkets;
- j) Video rental establishments;
- k) Brewing on Premises Establishment.(Z.-1-021027)

3) **ASA3**

The following are permitted uses in the ASA3 Zone variation:

- a) Clinics;
- b) Day care centres;
- c) Laboratories;
- d) Medical/dental offices;
- e) Offices, professional;
- f) Offices, service.

- 4) ASA4
- The following are permitted uses in the ASA4 Zone variation:
- a) Assembly halls;
  - b) Commercial recreation establishments;
  - c) Funeral homes;
  - d) Private clubs;
  - e) Schools (Z.-1-99634)
- 5) ASA5
- The following are permitted uses in the ASA5 Zone variation:
- a) Automobile repair garages;
  - b) Automotive uses, restricted;
  - c) Restaurants;
  - d) Taxi establishments.
- 6) ASA6
- The following are permitted uses in the ASA6 Zone variation:
- a) Commercial recreation establishments;
  - b) Restaurants;
  - c) Taverns.
- 7) ASA7
- The following are permitted uses in the ASA7 Zone variation:
- a) Cinemas. (Z.-1-91009)(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- 8) ASA8
- The following are permitted uses in the ASA8 Zone variation:
- a) Uses permitted in the ASA1 Zone variation; (Z.-1-96435)
  - b) Uses permitted in the ASA2 Zone variation (Z.-1-96435)

**24.3 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 ASA Zone variation except in conformity with the regulations as set out below or in Table 24.3.

- 1) ASA1 GROSS FLOOR AREA (MAXIMUM)
- The maximum gross floor area for specific individual uses shall be as follows:  
(Z.-1-97551)
- |    |                                                              |                                     |
|----|--------------------------------------------------------------|-------------------------------------|
| a) | Financial institutions<br>(O.M.B. File #R910387 June 4, 1993 | 500 m <sup>2</sup> (5,382 sq.ft.)   |
| b) | Dry cleaning and laundry depots                              | 300 m <sup>2</sup> (3,229.2 sq.ft.) |
| c) | Restaurants                                                  | 500 m <sup>2</sup> (5,382.0 sq.ft.) |
| d) | (Z.-1-96435)                                                 |                                     |
| e) | Video rental establishments                                  | 800 m <sup>2</sup> (8,611.4 sq.ft.) |
- 2) ASA2 AND ASA5 GROSS FLOOR AREA (MAXIMUM/MINIMUM)
- The maximum gross floor area for specific individual uses shall be as follows:  
(Z.-1-97551)
- |    |                       |                                       |
|----|-----------------------|---------------------------------------|
| a) | Restaurants (Maximum) | 1000 m <sup>2</sup> (10,763.9 sq.ft.) |
| b) | (Z.-1-96435)          |                                       |

- 3) **ASA3 GROSS FLOOR AREA (MAXIMUM)**  
 The maximum gross floor area for specific individual uses shall be as follows:  
 (Z.-1-97551)
  - a) All office uses 2000 m<sup>2</sup> (21,529 sq.ft.)  
 (Z.-1-95320)
- 4) **ASA6 GROSS FLOOR AREA (MAXIMUM)**  
 The maximum gross floor area for specific individual uses shall be as follows:  
 (Z.-1-97551)
  - a) Restaurants or taverns 1200 m<sup>2</sup> (12,917.1 sq.ft.)
- 5) **ASA7 GROSS FLOOR AREA (MAXIMUM)**
  - a) Cinemas 1000 m<sup>2</sup> (10,765 sq.ft.)  
 (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- 6) **BUILDING FORM**  
 Development in the ASA Zones may take the form of a stand-alone building or shopping centre building.
- 7) **INCREASED COVERAGE AND GROSS FLOOR AREA FOR 1020 WONDERLAND ROAD SOUTH**  
 Notwithstanding the regulations contained in Table 24.3 of By-law No. Z.-1 for Lot Coverage and Gross Floor Area, being row 9, columns B through I, and row 11, columns B through I, the maximum Lot Coverage shall be 4% for a Self-Storage Establishment, plus up to 30% for all other commercial uses; the Gross Floor Area (Maximum) for a Self-Storage Establishment may be up to 8,178 m<sup>2</sup> (88,034 sq. ft.) (ASA4 (3)), plus up to 2,100 m<sup>2</sup> (22,606 sq. ft.) (ASA8 (6)) for all other commercial uses.  
 (Z.-1-051316)

**24.4 SPECIAL PROVISIONS**

The following zones apply to unique or existing situations and are not the standard ASA Zones. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 24.2 and/or Section 24.3 shall apply.

**a) ASA1 Zone Variation**

- ASA1(1)      Number not used.
- ASA1(2)
- a) Regulations:
    - i) Main Building Setback 7.5 metres  
 from Existing Imperial (24.6 feet)  
 Oil Pipeline Easement  
 (Minimum)  
 (Z.-1-92052)
- ASA1(3)
- a) Additional Permitted Uses:
    - i) Automobile sales and service establishment;
    - ii) Automobile rental establishment.
  - b) Regulations:
    - i) Lot Depth 30 metres  
 (Minimum) (98.4 feet)  
 (Z.-1-94242)

- ASA1(4)
- a) Permitted Uses:
    - i) All uses permitted in the ASA1/ASA2/ASA3/ASA4/ASA5 Zone variations;
    - ii) Service trades
  - b) Regulations:
    - i) Gross Floor Area for Retail Stores No minimum or maximum.
    - ii) Section 4.18(5) shall not apply to entertainment performed on the existing patio.
  - c) Special Definitions applying exclusively to this zone:
    - i) "RETAIL STORE" means a building or structure, or part thereof, in which goods, wares, merchandise, substances, foodstuffs, farm produce, articles or things are stored, offered or kept for retail sale to the public, and includes the business premises of an auctioneer, where such premises are used for the sale of merchandise by auction, and includes all defined uses beginning with the phrase "means a retail store", but does not include department stores, supermarkets, or automobile or vehicle sales.
    - ii) "RESTAURANT" means a building or part thereof where food is prepared and offered for retail sale to the public for immediate consumption either on or off the premises, including a licensed dining lounge, an eat-in restaurant, a fast food restaurant and a takeout restaurant but excluding a tavern as defined herein.  
(O.M.B. File #R 910387 - Appeal #9003-3 May 9, 1994)

- ASA1(5) 1701-1737 Richmond Street
- a) Prohibited Use:
    - i) Grocery stores
  - b) Additional Permitted Use:
    - i) Food Store
  - c) Regulations:
    - i) Gross Floor Area (Maximum): 17,950 sq.m inclusive of patios
    - ii) Parking (Minimum): 550 spaces for all permitted uses  
(Z.-1-93143 - O.M.B. Order R 930480, O 930079 & S 930046 - March 21, 1994) (Z.-1-212930)

- ASA1(6)
- a) Regulation:
    - i) Gross Floor Area Retail Stores No minimum or maximum
    - ii) Total Gross Floor Area Maximum (Z.-1-96428) N/A (not applicable)

ASA1(7)

- a) Regulations:
  - i) There is no Front and Exterior Yard Depth (m) Minimum requirement.
  - ii) There is no Gross Floor Area (Maximum) for Retail Stores. (Z.-1-96438)
  
- ASA1(8) West side of Wellington Road, between Montgomery Gate and Harlech Gate
  - a) Regulations:
    - i) Cinemas will be permitted in excess of 1 000 square metres (10,765 square feet).  
(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
  
- ASA1(9)
  - a) Regulations:
    - i) Rear Yard Depth 1.5 metres (4.9 feet)  
Abutting a Residential Zone  
(Z.-1-99648)
  
- ASA1(10)
  - a) Regulations:
    - i) Minimum Rear and Interior Side Yard Depth Abutting a Residential Zone 6.0 metres (19.6 feet)  
Where a Noise Fence or Wall is Provided  
(Z.-1-99650)
  
- ASA1(11)
  - a) Additional Regulations:
 

The setback from the Open Space (OS5) Zone shall be a minimum of 5 metres (16.4 feet). This yard will be treated as a buffer and will be landscaped with appropriate native vegetative species and prohibit any vehicular, pedestrian or building access.  
(Z.-1-021032)
  
- ASA1(12)
  - a) Notwithstanding Section 2.165) and Section 2. 258) of the By-law, the following definitions apply exclusively to this zone:
    - i) "PERSONAL SERVICE ESTABLISHMENT" means a building, or part thereof, in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, comprising the premises of a barber, hairdresser, beautician, tailor, dressmaker and/or shoemaker, as well as a laundromat, dry cleaning and laundry depot, suntanning shop and a formal rentals shop, but does not include a body-rub parlour or any adult entertainment parlour as defined in the Municipal Act. The sale of merchandise shall be permitted only as an accessory use to the personal service provided.
    - ii) "HAIRDRESSING ESTABLISHMENT" means a service commercial establishment providing a personal service to men, women or children by shampooing, cutting, styling, tinting or treatment of hair, by giving manicures, pedicures, facial treatments, and which may include massage treatment

as an accessory use or by the use of cosmetic products and, without limiting the generality of the foregoing, includes a barber shop and beauty salon but does not include a body-rub parlour or any adult entertainment parlour as defined in the Municipal Act.  
(Z.-1-061474)

ASA1(13)

- a) Additional Permitted Use:
  - i) Convenience Business Service Establishment  
(Z.-1-071668)

ASA1(14)

- a) Additional Permitted Uses:
  - i) A warehouse use with a maximum gross floor area of 1000 sq. metres (10,764 sq. ft);
  - ii) An automotive parts wholesaler/retailer with an accessory service and repair establishment.
- a) Regulations:
  - i) No outdoor storage  
(Z.-1-071671)

ASA1(15)

ASA1(16)

- a) Regulations:
  - i) Parking rate for all permitted uses contained in four standalone commercial buildings with a gross floor area of 3,875 square metres (41,710 square feet).

1 space per 27<sup>m</sup><sup>2</sup>  
(290.6 square feet)  
of gross floor area
  - ii) Rear Yard Setback  
(Z.-1-1939)

3.0m (9.8 feet)

ASA1(17)

- a) Regulations:
  - i) Interior Side Yard Depth Abutting a Residential Zone (Minimum)

1.5 m (4.9 ft.)
  - ii) Rear Yard Depth Abutting a Residential Zone (Minimum)

2.45 m (8 ft.)
  - iii) Lot Coverage (% Maximum)

36 percent
  - iv) Parking for pharmacy use (Minimum)

59 spaces

ASA1(18)

- 1255 Kilally Road
- a) Additional Permitted Use(s):
  - i) Gas Bar
- b) Regulation[s]:
  - i) Front and Exterior Side Yard Depth for fuel

3.0 metres

|          |                                                                                                                                                  |                                              |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
|          | pumps, gas bar kiosk and dispenser canopy (min)                                                                                                  |                                              |
|          | ii) Parking Spaces (min)                                                                                                                         | 133 spaces                                   |
|          | iii) Parking Area Setback from ultimate road allowance (min)                                                                                     | 0.0m (0 feet)                                |
|          | iv) Patio Location (Z.-1-152428)                                                                                                                 | Interior Yard                                |
| ASA1(19) | 944 Hamilton Road                                                                                                                                |                                              |
| a)       | Regulations                                                                                                                                      |                                              |
| i)       | Rear Yard Setback from the existing building (Minimum)                                                                                           | 2.1 metres (6.9 feet)                        |
| ii)      | Lot Frontage (m) (Minimum)                                                                                                                       | 40.0 metres (131.2 feet)                     |
|          | Lot Depth (m) (Minimum)                                                                                                                          | 41.0 metres (134.5 feet)                     |
| iii)     | Parking Spaces (Minimum)                                                                                                                         | 46 spaces for all uses permitted in the zone |
| iv)      | Landscaped strip width adjacent to any noise barrier (Minimum)                                                                                   | 1.5 metres (4.9 feet)                        |
| v)       | Landscaped buffer between the edge of the drive-through lane and the ultimate road allowance along Highbury Avenue North (Minimum) (Z.-1-202852) | 0.9 metres (3.0 feet)                        |
| ASA1(20) | 1830 Wharncliffe Road South                                                                                                                      |                                              |
| a)       | Regulations                                                                                                                                      |                                              |
| i)       | Gross floor area in all ASA Variations (Maximum) (Z.-1-202818 – LPAT No. PL200128 – March 16, 2021)                                              | 1,745.5 m <sup>2</sup> (18,788 sq.ft)        |
| ASA1(21) | 847-851 Wonderland Road South                                                                                                                    |                                              |
| a)       | Additional Permitted Uses:                                                                                                                       |                                              |
| i)       | Medical/ Dental Offices                                                                                                                          |                                              |
| b)       | Regulations:                                                                                                                                     |                                              |
| i)       | There is no Front and Exterior Yard Depth (m) Minimum requirement.                                                                               |                                              |
| ii)      | There is no Gross Floor Area (Maximum) for Retail Stores (Z.-1-233110)                                                                           |                                              |
| ASA1(22) | 1544 Dundas Street                                                                                                                               |                                              |
| a.       | Additional Permitted Use:                                                                                                                        |                                              |
| i)       | Restaurant; take-out services                                                                                                                    |                                              |
| b.       | Regulations:                                                                                                                                     |                                              |
| i)       | Lot Frontage                                                                                                                                     | As existing on the date of passing           |

- |      |                                                                                       |                                                                |
|------|---------------------------------------------------------------------------------------|----------------------------------------------------------------|
|      | (Minimum)                                                                             | this by-law (10.86 metres)                                     |
| ii)  | Rear Yard Setback<br>(Minimum)                                                        | As existing on the date of passing<br>this by-law (0.2 metres) |
| iii) | Landscaped Open Space<br>(Minimum)                                                    | As existing on the date of passing<br>this by-law (0%)         |
| iv)  | Off-Street Parking for<br>Restaurant; take-out services<br>(Minimum)<br>(Z.-1-243170) | 9 spaces                                                       |

ASA1(23) 1560 Dundas Street

- a) Regulations
  - i) West Interior Side Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
  - ii) Rear Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
  - iii) Landscaped Open Space (Minimum) – As existing on the date of the passing of this by-law (4%)
  - iv) Lot Coverage (Maximum) – As existing on the date of the passing of this by-law (59.8%)
  - v) Parking Area Setback (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
  - vi) Notwithstanding section 4.19, no additional parking spaces are required for conversions and/or changes of use within the existing floor area, provided that the number of parking spaces which existed on the date of the passing of this by-law shall continue to be provided and maintained. Where an addition or expansion of the existing building is proposed, the parking requirements of Zoning By-law Z.-1 shall only apply to the increased gross floor area. (Z.-1-243206)

ASA1(24) 379 Southdale Road West

- a) Additional permitted Use
  - i) Commercial Recreation Establishment  
(Z.-1-243238)

ASA1(25) 1398 Wellington Road

- a) Additional Permitted Uses:
  - i) Any use permitted in the ASA3 Zone
  - ii) Any use permitted in the ASA6 Zone
- b) Regulations:
  - i) Parking (minimum): 102 spaces for all permitted uses
  - ii) Gross Floor Area for All Office Uses (maximum): 2,000 m<sup>2</sup>  
(Z.-1-253307)

ASA1(26) 1793 Dundas Street

- a) Additional Permitted Uses:
  - i) Commercial school

- ii) Office, professional
- iii) Office, service

b) Regulations:

- i) Lot Frontage (minimum): 28.0 metres
- ii) East Interior Side Yard Depth (minimum): 0.0 metres as existing on the date of the passing of the by-law.
- iii) West Interior Side Yard Depth (minimum): 3.3 metres as existing on the date of the passing of the by-law.  
(Z.-1-263390)

ASA1(27) 3334 and 3354 Wonderland Road South

a) Permitted Uses

- i) Any use permitted in the ASA1 Zone variation, but restricted to a location within an apartment building

b) Regulations

- i) Gross Floor Area (Maximum): 500 square metres  
(Z.-1-263411)

**b) ASA2 Zone Variation**

ASA2(1)

a) Regulations:

- i) Lot Coverage (Maximum) 40%
- ii) Gross Floor Area (Maximum) Not applicable (N/A)  
(Z.-1-97516)

ASA2(2)

a) Regulations:

- i) The permitted uses are allowed on the subject lands which have a frontage of 44 metres (145 feet), a lot depth of 40 metres (131 feet), and a lot size of 2 250 square metres (24,220 square feet).  
(O.M.B. File #R910387 - Appeal #6013 June 4, 1993)

ASA2(3) 1701-1737 Richmond Street

a) Prohibited Use:

- i) Supermarkets

b) Additional Permitted Use:

- i) Food Store

c) Regulations:

- i) Gross Floor Area for Supermarkets (Maximum) Not Applicable
- i) Gross Floor Area (Maximum): 17,950 sq.m (193,212.19 sq.ft), inclusive of patios

- ii) Parking 550 spaces for all permitted uses  
(Minimum):  
(Z.-1-93143 - O.M.B. Order # R 930480, O 930079 and S 930046 - March 21, 1994) (modified by Z.-1-97518)  
(Modified by Z.-1-212930)
- ASA2(4) (Z.-1-95327) (Deleted by Z.-1-98564)
- ASA2(5)
  - a) Regulation:
    - i) Gross Floor Area 6000 square metres  
(Maximum) (64,585 square feet)  
(Z.-1-97419)
- ASA2(6)
  - a) Regulations:
    - i) Gross Floor Area No minimum or maximum  
Retail Stores
    - ii) Total Gross Floor Area Not applicable (N/A)  
Maximum:  
(Z.-1-96428)
- ASA2(7) (Z.-1-97517)(deleted by Z.-1-051324)
- ASA2(8) Number used in error
- ASA2(9) Number used in error
- ASA2(10)
  - a) Additional Regulations:
    - i) The setback from the Open Space (OS5) Zone shall be a minimum of 5 metres (16.4 feet). This yard will be treated as a buffer and will be landscaped with appropriate native vegetative species and prohibit any vehicular, pedestrian or building access.  
(Z.-1-021032)
- ASA2(11)
  - a) Additional Permitted Uses:
    - i) Offices;
    - ii) Personal service establishment.  
(Z.-1-101913)
- ASA2(12) 4425 Wellington Road South
  - a) Permitted Uses:
    - i) Those uses permitted in the ASA1/ASA2/ASA3/ASA4 Zones
  - b) Regulations:
    - i) Front Yard Landscaped 10m (33ft)  
Open Space Setback  
(minimum):
    - ii) No parking spaces, driving aisles, or driveways permitted between the main building and the sidewalk  
(Z.-1-162512)
- ASA2(13) 1830 Wharncliffe Road South
  - a) Additional Permitted Uses:

- i) Automobile rental establishments;
    - ii) Automobile sales and service establishments;
    - iii) Automobile supply stores;
    - iv) Bake shops; hardware stores;
    - iv) Home and auto supply stores;
    - v) Home improvement and furnishing stores;
    - vi) Eat in, fast food and take out restaurants
  - b) Regulations
    - i) Gross floor area in all 1,745.5 m<sup>2</sup> (18,788 sq.ft)  
ASA Variations (Maximum)  
(Z.-1-202818 – LPAT No. PL200128 – March 16, 2021)
- ASA2(14) 944 Hamilton Road
  - a) Regulations
    - i) Rear Yard Setback from the existing building (Minimum) 2.1 metres (6.9 feet)
    - ii) Lot Frontage (m) (Minimum) 40.0 metres (131.2 feet)
    - iii) Lot Depth (m) (Minimum) 41.0 metres (134.5 feet)
    - iv) Parking Spaces (Minimum) 46 spaces for all uses permitted in the zone
    - v) Landscaped strip width adjacent to any noise barrier (Minimum) 1.5 metres (4.9 feet)
    - vi) Landscaped buffer between the edge of the drive-through lane and the ultimate road allowance along Highbury Avenue North (Minimum) (Z.-1-202852) 0.9 metres (3.0 feet)
- c) **ASA3 Zone Variation**
  - ASA3(1) 1701-1737 Richmond Street
    - a) Additional Permitted Use:
      - i) Food Store
    - b) Regulations:
      - i) In addition to the permitted uses of the ASA3 Zone, offices are a permitted use subject to a maximum gross floor area of 4,645 square metres (50,000 square feet) for all office uses and a maximum height of 16 metres (52.5 feet) for office buildings.
      - ii) The application of the maximum gross floor area requirements of office use shall be to the ASA3(1) Zone and not to the individual properties contained within the zone. Gross floor area shall be allocated in proportion to the lot size as it relates to the total area zoned.
      - iii) Gross Floor Area (Maximum): 17,950 sq.m (193,212.19 sq.ft), inclusive of patios

- iv) Parking 550 spaces for all permitted uses  
(Minimum):  
  
(Z.-1-93143 - O.M.B. Order R 930480, O 930079 & S 930046 -  
March 21, 1994) (Modified by Z.-1-212930)

#### ASA3(2)

- a) Regulations:
  - i) Rear Yard Depth Abutting 1.5 metres (4.9 feet)  
a Residential Zone  
(Z.-1-99648)

#### ASA3(3)

- a) Additional Regulations:
  - i) The setback from the Open Space (OS5) Zone shall be a minimum of 5 metres (16.4 feet). This yard will be treated as a buffer and will be landscaped with appropriate native vegetative species and prohibit any vehicular, pedestrian or building access  
(Z.-1-021032)

#### ASA3(4) (objection)

#### ASA3(5)

- a) Additional Permitted Use:
  - i) Commercial recreational establishment.  
(Z.-1-091876)

#### ASA3(6)

- a) Regulations:
  - i) Total Maximum Gross Floor 874 square metres  
Are for All Medical/Dental (9,408 square feet)  
offices/Clinics
  - ii) Parking rate for all permitted 1 space per 27 square  
uses contained in four metres (290.6 square  
standalone commercial feet) of gross floor area  
buildings with a gross floor  
area of 3,875 square metres  
(41,710 square feet).
  - iii) Rear Yard Setback 3.0 m (9.8 feet)  
(Z.-1-101939)

#### ASA3(7)

- a) Regulations:
  - i) Interior Side Yard Depth 1.5 m (4.9 ft.)  
Abutting a Residential Zone  
(Minimum):
  - ii) Rear Yard Depth Abutting 2.45 m (8 ft.)  
Residential Zone  
(Minimum):
  - iii) Lot Coverage 36 percent  
(% Maximum):
  - iv) Parking for Pharmacy Use 59 Spaces  
(Minimum):

#### ASA3(8) 1255 Kilally Road

- a) Regulation[s]:
  - i) Parking Spaces 133 spaces  
(minimum):
  - ii) Parking Area Setback 0.0m (0 feet)  
from ultimate road  
allowance (minimum):  
(Z.-1-152428)
  
- ASA3(9) 1835 Dundas Street
  - a) Regulation[s]:
    - i) Rear Yard Setback 1.0 metre (3.3 feet)  
(Minimum):
    - ii) Interior (west) Side Yard Setback 2 metres (6.7 feet)  
(Minimum):
    - iii) Interior (east) Side Yard Setback 0.0 metres (0.0 Feet)  
(Minimum):
    - iv) Interior (east) Side Yard Setback 5.5 metres (18 feet)  
abutting the residential zone of  
properties fronting Avondale Road  
(Minimum)
    - v) Lot Coverage 34%  
(Maximum):
    - vi) Parking 200 parking spaces  
(Minimum):  
(Z.-1-172617)
  
- ASA3(10) 1235 – 1295 Fanshawe Park Road West
  - a) Regulations
    - i) Mixed-use residential/commercial buildings may include any  
of the uses permitted in the R8-4(40)/ASA3(10)/ASA6(4)/  
ASA8(5) Zones but shall comply with the regulations of the  
R8-4(40) Zone.
    - ii) All uses may develop in standalone buildings, a shopping  
centre building, or as part of a mixed-use residential/  
commercial building, including a live-work format. (Z.-1-  
182634)
  
- ASA3(11) 440 Clarke Road
  - a) Regulation[s]:
    - i) The lot line which abuts an arterial street shall be interpreted  
as the front lot line regardless of whether or not it is the  
longer lot line. (Z.-1-192730)
  
- ASA3(12) 555 Wellington Street
  - a) Regulation[s]:
    - i) All uses permitted in the ASA3 zone will be restricted to the  
existing structure as it exists on the date of passing of this  
by-law.  
(Z.-1-192736)
  
- ASA3(13) 1830 Wharncliffe Road South
  - a) Additional Permitted Uses:
    - i) Support offices;
  - b) Regulations

- i) Gross floor area in all 1,745.5 m<sup>2</sup> (18,788 sq.ft)  
ASA Variations (Maximum)  
(Z.-1-202818 – LPAT No. PL200128 – March 16, 2021)
- ASA3(14) 944 Hamilton Road
  - a) Regulations
    - i) Rear Yard Setback from the existing building (Minimum) 2.1 metres (6.9 feet)
    - ii) Lot Frontage (m) (Minimum) 40.0 metres (131.2 feet)
    - iii) Lot Depth (m) (Minimum) 41.0 metres (134.5 feet)
    - iv) Parking Spaces (Minimum) 46 spaces for all uses permitted in the zone
    - v) Landscaped strip width adjacent to any noise barrier (Minimum) 1.5 metres (4.9 feet)
    - vi) Landscaped buffer between the edge of the drive-through lane and the ultimate road allowance along Highbury Avenue North (Minimum): (Z.-1-202852) 0.9 metres (3.0 feet)
- ASA3(15) 1701-1737 Richmond Street
  - a) Additional Permitted Use:
    - i) Food Store
  - b) Regulations:
    - i) Gross Floor Area (Maximum): 17,950 sq.m (193,212.19 sq.ft), inclusive of patios
    - ii) Parking (Minimum): (Z.-1-212930) 550 spaces for all permitted uses
- ASA3(16) 1560 Dundas Street
  - a) Regulations
    - i) West Interior Side Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
    - ii) Rear Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
    - iii) Landscaped Open Space (Minimum) – As existing on the date of the passing of this by-law (4%)
    - iv) Lot Coverage (Maximum) – As existing on the date of the passing of this by-law (59.8%)
    - v) Parking Area Setback (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)

- vi) Notwithstanding section 4.19, no additional parking spaces are required for conversions and/or changes of use within the existing floor area, provided that the number of parking spaces which existed on the date of the passing of this by-law shall continue to be provided and maintained. Where an addition or expansion of the existing building is proposed, the parking requirements of Zoning By-law Z.-1 shall only apply to the increased gross floor area. (Z.-1-243206)

- ASA3(17) 1074-1100 Dearness Drive
  - a) Additional Permitted Uses
    - i) Office  
(Z.-1-263442)

d) **ASA4 Zone Variation**

- ASA4(1)
  - a) Additional Permitted Uses:
    - i) Warehouse establishment.  
(O.M.B. File #R 910387 - Appeal #9007-16 June 14, 1993 and Z.-1-9236)

- ASA4(2)
  - a) Regulation:
    - i) Gross Floor Area (Maximum):  
(Z.-1-96419) 6000 square metres  
(64,585 square feet)

- ASA4(3)
  - a) Additional Permitted Use:
    - i) Self-Storage Establishment
  - b) Regulations:
    - i) Gross Floor Area (Maximum):  
Self-storage Establishment 8,178 square metres  
(88,034 square feet)
    - ii) Rear and Interior Side Yard Depth: (Minimum): 6.0 metres  
(19.7 feet)
    - lii) Coverage: (Maximum) 44%
    - iv) Parking: (Minimum): 1 space per 431 sq metres  
(4,639 square feet) Gross Floor Area  
(Z.-1-051316)

- ASA4(4) 1560 Dundas Street
  - a) Regulations
    - i) West Interior Side Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)

- ii) Rear Yard Depth (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
- iii) Landscaped Open Space (Minimum) – As existing on the date of the passing of this by-law (4%)
- iv) Lot Coverage (Maximum) – As existing on the date of the passing of this by-law (59.8%)
- v) Parking Area Setback (Minimum) – As existing on the date of the passing of this by-law (0.0 metres)
- vi) Notwithstanding section 4.19, no additional parking spaces are required for conversions and/or changes of use within the existing floor area, provided that the number of parking spaces which existed on the date of the passing of this by-law shall continue to be provided and maintained. Where an addition or expansion of the existing building is proposed, the parking requirements of Zoning By-law Z.-1 shall only apply to the increased gross floor area. (Z.-1-243206)

e) **ASA5 Zone Variation**  
 ASA5(1)

- a) Permitted Uses:
  - i) Any use in the ASA5 Zone Variation;
  - ii) Automobile sales and service establishment. (Z.-1-02943)

ASA5(2)

- a) Additional Permitted Uses:
  - i) Offices;
  - ii) Retail Stores.
- b) Regulations:
  - i) Interior Side and Rear Yard (abutting a Residential Zone) (Z.-1-021060) 6 metres (19.7 feet)

ASA5(3)

- a) Additional Permitted Use:
  - i) Automobile rental establishment.
- b) Regulation:
  - i) Number of Vehicles Available for Rent: (Maximum) (Z.-1-031120) 11

ASA5(4) 1878 Highbury Avenue North and 1411 Fanshawe Park Road East

- a) Additional Permitted Uses:
  - i) Offices;
  - ii) Retail Stores
- b) Regulations:
  - i) Interior Side and Rear Yard (abutting a Residential Zone) 6 metres (19.7 feet)
  - ii) Parking (Minimum) (Z.-1-112012) 18 parking spaces

ASA5(5) 1769 Dundas Street and 400 Edmonton Street

- a) Regulations:
  - i) Gross Floor Area 175 square metres  
related facilities required for (1 883.7 square feet)  
the dispensing of fuel and  
which may include the sale  
of associated sundry items,  
tobacco and snack foods
  - ii) Main Building rear yard 6.0 metres (19.6 feet)  
setback (Minimum):  
(Z.-1-112021)

ASA5(6) 1300 Fanshawe Park Road East

- a) Additional Permitted Use:
  - i) Automobile Sales and Service Establishment  
(Z.-1-142351-Approved by OMB April 2, 2015))

**f) ASA6 Zone Variation**

ASA6(1)

- a) Permitted Uses:
  - i) All the uses in Section 24.2 (6) are permitted with the  
exception of arenas and ice or roller rinks.  
(Z.-1-95321 repealed and replaced by Z.-1-95327)

ASA6(2)

- a) Additional Permitted Uses:
  - i) Hotels;
  - ii) Motels;
  - iii) Automobile rental establishments;
  - iv) Automobile sales areas;
  - v) Automobile sales and service establishments;
  - vi) Home and auto supply stores;
  - vii) Home improvement and furnishing stores;
  - viii) Bakeries;
  - xi) Bake shops.  
(Z.-1-00804)

ASA6(3) 3130 and 3260 Dingman Drive and the rear portion of 4397/4407  
Wellington Road South

- a) Additional Permitted Uses:
  - i) Hotel
  - ii) Home improvement and furnishing store
  - iii) Liquor, beer and wine store
- b) Regulations:
  - i) Commercial Recreational Use –  
Gross Floor Area 14,000 square metres  
(maximum):  
(Z.-1-132226 – approved by OMB June 30, 2015 PL131116)

ASA6(4)

- a) Regulations:
  - i) Mixed-use residential/commercial buildings may include any  
of the uses permitted in the R8-4(40)/ASA3(10)/ASA6(4)/  
ASA8(5) Zones but shall comply with the regulations of the  
R8-4(40) Zone.

- ii) All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format.  
(Z.-1-182634)

**g) ASA7 Zone Variation**

ASA7(1) 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South

a) Regulations:

- i) Cinema Use Gross Floor Area: 4,000 square metre (maximum):  
(Z.-1-132226 – approved by OMB June 30, 2015 PL131116)

**h) ASA8 Zone Variation**

ASA8(1)

a) Additional Permitted Uses:

- i) Hotels;
- ii) Motels;
- iii) Automobile rental establishments;
- iv) Automobile sales areas;
- v) Automobile sales and service establishments;
- vi) Home and auto supply stores;
- vii) Home improvement and furnishing stores;
- viii) Bakeries;
- xi) Bake shops.  
(Z.-1-00805)

ASA8(2)

a) Regulations:

- i) Gross Floor Area 5 575 square metres  
(Maximum): (60,000 square feet)
- ii) Lot Coverage 33%  
(Maximum):
- iii) Landscaped Open Space 11%  
(Minimum):
- iv) Gross Floor Area for 520 square metres  
Financial Institution (5,600 square feet)  
(Maximum):  
(Z.-1-041258)

ASA8(3)

a) Regulations:

- i) Gross Floor Area 5575 square metres  
(Maximum): (60,000 square feet)  
(Z.-1-041258)

ASA8(4)

a) Additional Permitted Uses:

- i) Automobile rental establishment.

b) Regulations:

- i) Gross Floor Area 53,890 square metres  
in all ASA Zone variations (580,086 square feet)  
(Z.-1-041260)

ASA8(5)

- a) Regulations:
- i) Gross Floor Area (Maximum): (Z.-1-041261) 18580 square metres (2000,000 square feet)
  - ii) Mixed-use residential/commercial buildings may include any of the uses permitted in the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zones but shall comply with the regulations of the R8-4(40) Zone.
  - iii) All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format. (ii and iii added by Z.-1-182634)
- ASA8(7) 1905 Dundas Street and 395 Clarke Road
- a) Regulations:
- i) Front Frontage (Minimum): 41.74 metres (136.94 feet)
  - ii) Off-street Parking (Minimum): 63 spaces
  - iii) Loading Spaces (Minimum): 0 Loading Spaces
  - iv) Distance of Parking Area Located next to an Ultimate Road Allowance (Minimum): 0.0 metres
  - v) Landscaped Open Space (% Minimum): 16.8%
  - vi) Width of landscape strip adjacent to noise barrier (Minimum): 0.0 metres
  - vii) Location of drive-through facilities: Front and Exterior Side Yards
  - viii) Distance between drive-through lane located in the front yard and ultimate road allowance (Minimum): 1.49 metres
  - ix) Width of landscaped buffer between edge of drive-through lane located in the front yard and ultimate road allowance (Minimum): 1.49 metres
- ASA8(8) 1422 Fanshawe Park Road West, located at the southeast corner of Fanshawe Park Road West and Hyde Park Road
- a) Additional Permitted Use:
- i) Automobile Sales Boutique
- b) Regulations:
- i) Gross Floor Area (Maximum): 5 575 square metres (60,000 square feet)
  - ii) Lot Coverage (Maximum): 33%
  - iii) Landscaped Open Space (Minimum): 11%
  - iv) Gross Floor Area for 520 square metres

|          |                                                                                                             |                                                                       |
|----------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
|          | Financial Institution<br>(Maximum):<br>(Z.-1-112010)                                                        | (5,600 square feet)                                                   |
| ASA8(9)  | 1960, 1970, and 1980 Hyde Park Road                                                                         |                                                                       |
| a)       | Regulations:                                                                                                |                                                                       |
| i)       | Parking rate for multi-unit commercial plaza “Building C” (Minimum):                                        | 1 spaces per 22 square metres (236.8 square feet) of gross floor area |
| ii)      | Number of stacking spaces for Fast Food Restaurant Drive-Through (Minimum):<br>(Z.-1-112011)                | 9 spaces                                                              |
| ASA8(10) |                                                                                                             |                                                                       |
| a)       | Additional Permitted Use:                                                                                   |                                                                       |
| i)       | Automobile rental establishment                                                                             |                                                                       |
| b)       | Regulations:                                                                                                |                                                                       |
| i)       | Gross Floor Area:<br>in all ASA Zone variations<br>(Maximum):<br>(Z.-1-122085)                              | 57,606 square metres<br>(620,056 square feet)                         |
| ASA8(11) | 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South                         |                                                                       |
| a)       | Additional Permitted Use:                                                                                   |                                                                       |
| i)       | Gas Bar<br>(Z.-1-132226 – approved by OMB June 30, 2015 PL131116)                                           |                                                                       |
| ASA8(12) | 3313 – 3405 Wonderland Road S & 1789 Wharnccliffe Road S                                                    |                                                                       |
| a)       | Additional Permitted Use:                                                                                   |                                                                       |
| i)       | Home Improvement Stores<br>(Z.-1-132210)                                                                    |                                                                       |
| ASA8(14) | 51 and 99 Exeter Road                                                                                       |                                                                       |
| a)       | Additional Permitted Uses:                                                                                  |                                                                       |
| i)       | Residential uses permitted by the R9 Zone variation;                                                        |                                                                       |
| ii)      | Automobile Repair Garages;                                                                                  |                                                                       |
| iii)     | Automotive Uses, Restricted;                                                                                |                                                                       |
| iv)      | Clinics;                                                                                                    |                                                                       |
| v)       | Community Centres;                                                                                          |                                                                       |
| vi)      | Day Care Centres;                                                                                           |                                                                       |
| vii)     | Home and Auto Supply Stores;                                                                                |                                                                       |
| viii)    | Home Improvement and Furnishing Stores;                                                                     |                                                                       |
| ix)      | Home Improvement Stores;                                                                                    |                                                                       |
| x)       | Libraries;                                                                                                  |                                                                       |
| xi)      | Medical/Dental Offices; and                                                                                 |                                                                       |
| xii)     | Offices                                                                                                     |                                                                       |
| b)       | Regulations:                                                                                                |                                                                       |
| i)       | All uses may develop either in a standalone building or as part of a mixed-use building;                    |                                                                       |
| ii)      | Parking is not permitted in the front or exterior side yard between a building and the public right-of-way. |                                                                       |
| c)       | Additional Regulations for Commercial Uses:                                                                 |                                                                       |
| i)       | Total Gross Floor Area                                                                                      | 18,556 square metres                                                  |

- for all Lands Zoned ASA8(14)  
(Maximum):
- d) Additional Regulations for Office Uses:
    - i) Total Gross Floor Area for all Lands Zoned ASA8(14)  
(Maximum): 5,000 square metres
  - e) Additional Regulations for Residential Uses and Mixed-Use Residential Buildings:
    - i) Height (Minimum): 6 storeys
    - ii) Total Building Height (Maximum): 14 storeys
    - iii) Density (Maximum): 150 units per hectare
    - iv) Density (Maximum): 175 units per hectare  
(Z.-1-142352)
- ASA8(15) 3680 Wonderland Road South
- a) Additional Regulations:
    - i) Total Commercial Lands Zones (Maximum): 4,700 square metres for all  
(Z.-1-162492 – OMB Order PL141385/PL150327- May 6, 2016)
- ASA8(16) 440 Clarke Road
- a) Regulation[s]:
    - i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.  
(Z.-1-192730)
- ASA8(17) 3234, 3263, and 3274 Wonderland Road South
- a) Permitted Uses:
    - i) Permitted uses shall include all uses permitted within the ASA3, ASA4, ASA5, and ASA8 Zones.
  - b) Additional Regulations:
    - i) Total commercial floor area (Maximum): 18,700 m<sup>2</sup> (201,285 sq. ft.)
    - ii) Building setback from the Wonderland Road South lot line (maximum), for a minimum of 10% of the lot line length: 3 metres (9.8 feet)
    - iii) Building setback from the Bradley Avenue lot line (maximum), for a minimum of 30% of the lot line length: 3 metres (9.8 feet)
    - iv) Building Orientation:  
Primary building façades with dominant signage and primary entrances into commercial units shall face Wonderland Road South
    - v) Commercial Floor Area to be located within buildings with a maximum Gross Floor Area of 1,500 m<sup>2</sup> (%) (Minimum): 20%

- vi) Setback from Wonderland Road South for buildings with a maximum Gross Floor Area of 1,500 m<sup>2</sup> (Maximum): 18 metres (59.1 feet)
- vii) Portion of the primary, street-facing building façade along Wonderland Road South occupied by public entrances and window openings within the first 4 metres (13.1 feet) of building height (Minimum): 33%
- viii) Single-loaded parking aisle is permitted between Wonderland Road South lot line and primary, street-facing building façade (Z.-1-192796 – LPAT Enacted PL170840)

ASA8(18) 3234-3274 Wonderland Road South

c) Permitted Uses:

- i) Permitted uses shall include all uses permitted within the ASA3, ASA4, ASA5, and ASA8 Zones
- ii) One automobile sales and service establishment with a gross floor area of 4,750m<sup>2</sup>

d) Additional Regulations

- i) Total commercial floor area (Maximum): 18,700 m<sup>2</sup> (201,285 sq. ft.)
- ii) Building setback from the Wonderland Road South lot Line(maximum), for a minimum of 10% of the lot line length: 3 metres (9.8 feet)
- iii) Building setback from the Bradley Avenue lot line (maximum), for a minimum of 30% of the lot line length: 3 metres (9.8 feet)
- iv) Building Orientation:  
Primary building façades with dominant signage and primary entrances into commercial units shall face Wonderland Road South
- v) Commercial Floor Area to be located within buildings with a maximum Gross Floor Area of 1,500m<sup>2</sup> (%) (Minimum): 20%
- vi) Setback from Wonderland Road South for buildings with a maximum Gross Floor Area of 1,500 m<sup>2</sup> (Maximum): 18 metres (59.1 feet)
- vii) Portion of the primary, 33%

street-facing building façade  
along Wonderland Road South  
occupied by public entrances  
and window openings within  
the first 4 metres (13.1 feet)  
of building height  
(Minimum):

- viii) Single-loaded parking aisle is permitted between Wonderland Road South lot line and primary, street-facing building façade. (Z.-1-233142)

ASA8(19) 50 North Centre Road

a) Additional Permitted Use:

- i) Commercial Recreation Establishment (Z.-1-243216)

**Table 24.3**  
**Associated Shopping Area Commercial (ASa) Zone**  
**Regulations for ASA Zone Variations**

| Zone Variations                                               |                                  | ASA1                                                                                        | ASA2                | ASA3                  | ASA4                | ASA5                | ASA6                  | ASA7                    | ASA8                |
|---------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------|---------------------|-----------------------|---------------------|---------------------|-----------------------|-------------------------|---------------------|
| Permitted Uses:                                               |                                  | See Section 24.2(1)                                                                         | See Section 24.2(2) | See Section 24.2(3)   | See Section 24.2(4) | See Section 24.2(5) | See Section 24.2(6)   | See Section 24.2(7)     | See Section 24.2(8) |
| Lot Frontage (M) Minimum:                                     |                                  | 30                                                                                          | 45                  | 30                    | 30                  | 30                  | 30                    | 45                      | 45                  |
| Lot Depth (M) Minimum:                                        |                                  | 50                                                                                          | 60                  | 50                    | 50                  | 50                  | 50                    | 60                      | 60                  |
| Front & Exterior Sideyard Depth (M) Minimum:                  |                                  | 0                                                                                           |                     |                       |                     |                     |                       |                         |                     |
| Interior Side & Rear Yard Depth (M) Minimum:                  | Abutting a Residential Zone:     | 10                                                                                          |                     |                       |                     |                     |                       |                         |                     |
|                                                               | Abutting a Non-Residential Zone: | 3 metres (9.8 feet) from any other zone boundary and 0 metres within ASA zone variation**** |                     |                       |                     |                     |                       |                         |                     |
| Landscaped Open Space (%) Minimum:                            |                                  | 15                                                                                          |                     |                       |                     |                     |                       |                         |                     |
| Lot Coverage (%) Maximum:                                     |                                  | 30                                                                                          |                     |                       |                     |                     |                       |                         |                     |
| Height (M) Maximum:                                           |                                  | 12                                                                                          |                     |                       |                     |                     |                       |                         |                     |
| Gross Floor Area (M <sup>2</sup> ) Maximum:                   |                                  | 6000                                                                                        | 6000***             | 6000***               | 6000***             | 6000                | 6000***               | 6000***                 | N/A                 |
| Gross Floor Area for Specific Uses (M <sup>2</sup> ) Maximum: |                                  | See Section 24.3(1)                                                                         | See Section 24.3(2) | See Section 24.3(3)** | N/A                 | See Section 24.3(2) | See Section 24.3(4)** | See Section 24.3(5)**** | N/A                 |

\* Z.-1-91009  
 \*\* Z.-1-95320  
 \*\*\* Z.-1-96435  
 \*\*\*\* Z.-1-97551  
 \*\*\*\*\* Z.-1-96458 (O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)