

SECTION 22

COMMUNITY SHOPPING AREA (CSA) ZONE

22.1 GENERAL PURPOSE OF THE CSA ZONE

The CSA zone is typically applied to community-scale commercial lands. CSA zone provides for and regulates a wide range of community-scale retail and personal service uses, as well as some office, commercial recreation, community facilities and commercial school uses, which serve the needs of the community or a number of neighbourhoods located within convenient walking and/or driving distance. Either enclosed or unenclosed shopping centres are the permitted form of development. Stand-alone buildings which are not part of a shopping centre may also be permitted at appropriate locations normally near the perimeter of the property to satisfy urban design goals to create a street edge and screen large surface parking lots. The CSA6 Zone variation is used for this purpose. The permitted uses are the same for all CSA Zone variations; however, variations of the zone are differentiated based on maximum permitted gross leasable floor area. High density intensity residential uses may also be permitted by applying a Residential R8 or Residential R9 Zone. (Z.-1-202871)

22.2 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 CSA Zone variation for any use other than the following uses:

- 1) CSA1, CSA2, CSA3, CSA4, CSA5, CSA6 and CSA7 Zone variations:
(Z.-1-96420)

The following uses shall be permitted uses within a shopping centre in the CSA1, CSA2, CSA3, CSA4, CSA5, CSA6 and CSA 7 (Z.-1-96420) Zone variations:

- a) Assembly halls;
- b) Automotive uses, restricted;
- c) Bake shops;
- d) Clinics;
- e) Commercial parking structures and/or lots;
- f) Commercial recreation establishments;
- g) Convenience service establishments;
- h) Day care centres;
- i) (Department stores deleted by Z.-1-96435)
- j) Duplicating shops;
- k) Financial institutions;
- l) Home and auto supply stores;
- m) Institutions;
- n) Medical/dental offices;
- o) Offices;
- p) Patient testing centre laboratories;
- q) Personal service establishments;
- r) Private clubs;
- s) Restaurants;
- t) Retail stores;
- u) Service and repair establishments;
- v) Studios;
- w) Supermarkets;
- x) Taverns;
- y) (Theatres and cinemas deleted by Z.-1-96458 -
O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- z) Video rental establishments;
- aa) Brewing on premises establishment; (Z.-1-95390)
- bb) Cinemas.(Added by Z.-1-96458 - O.M.B. File No. R 980047 - Order

- Issue Date: June 25, 1998)
- cc) Commercial Schools (Z.-1-071630)
 - dd) Private Schools (Z.-1-071630)

22.3 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 CSA Zone variation except in conformity with the regulations as set out below or in Table 22.3.

1) BUILDING FORM

Except in a CSA6 Zone variation all uses shall be within a shopping centre building or a stand-alone building which is part of a shopping centre. In a CSA6 Zone variation, uses may be in a stand-alone building which does not form part of a shopping centre.

2) GROSS FLOOR AREA (MAXIMUM)

For the purposes of the CSA Zone variations, the maximum gross floor area maximum shall not include floor area devoted to commercial recreation establishments, institutions, or day care centres. The exemption of the floor area devoted to such uses is for the gross floor area maximum, as noted in Line 11 of Table 22.3 only, and does not extend to parking spaces required for area devoted to offices, 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 provisions of Section 3.10, the application of the maximum gross floor area requirements of a Community Shopping Area Zone (CSA) shall be to the 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 and to the total maximum gross floor area assigned to the applicable Community Shopping Area Zone variation.

22.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard CSA Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 22.2 and/or Section 22.3 shall apply.

a) CSA1 Zone Variation

CSA1(1) 2809 Roxburgh Road (Former London Ice House)

a) Permitted Uses:

- i) Retail stores;
- ii) Building supply outlet;
- iii) Animal clinic;
- iv) Commercial recreation establishment;
- v) Auditorium
- vi) Automobile sales establishment;
- vii) Recreational vehicle sales establishment;
- viii) Farm equipment sales establishment;
- ix) Duplicating shop;
- x) Custom workshop;
- xi) Hotel;
- xii) Motel;
- xiii) Private Club;
- xiv) Studio;
- xv) Cinemas;
- xvi) Restaurants, take-out and fast food

- b) Regulations
 - i) Minimum Lot Area 2000 m²
(21,529 sq. ft)
(Z.-1-051390)

- CSA1 (2) 797 York Street
 - a) Regulation[s]
 - Gross Floor Area for Office, Commercial School, And Private School (maximum) 2,000m²
(21,527.8 square feet)

- CSA1(3) 797 York Street
 - a) Regulation[s]
 - Gross Floor Area for Offices (max) 2,000m²
(21,527.8 square feet)
 - Gross Floor Area for Private Schools (max) 2,000m² Commercial or
(21,527.8 square feet)
(Z.-1-142258)

- CSA1(4) That portion of lands located at 1500 Dundas Street
 - a) Additional permitted Use:
 - i) Automobile Sales and Service Establishment in an existing building
(Z.-1-162516)

- CSA1(5) 1919 Oxford Street West & 1929 Oxford Street West
 - a) Regulations
 - i) Front yard depth 0.6m (1.9ft)
(Minimum)
 - ii) Notwithstanding the provisions of Section 4.35.1) of the By-law Z.-1 to the contrary, the minimum separation distance, measured from the edge of the drive-through lane or speaker location, whichever is closer, to the closest residential/facility/institutional use, lot line and/or zone line shall be 10.5m (34.4ft) with a 3.2 metre (10.5ft) high noise attenuation barrier installed between the residential/facility/institutional use and the drive-through lane. A minimum 1.6 metre (5.2ft) wide landscaped strip is required along the west interior side yard consisting of new and/or existing vegetation.
 - iii) Uses may be in stand-alone buildings that do not form part of a shopping centre.
(Z.-1-202850)

- CSA1(6) 952 Southdale Road West
 - a) Additional Permitted Uses:
 - i) Animal Hospital
 - b) Regulations:
 - i) Front and Exterior Side Yard Depth (Minimum): 1.0 metres
 - ii) Front and Exterior Side Yard Depth (Maximum): 3.0 metres
 - iii) Rear Yard Depth (Minimum): 2.0 metres
 - iv) Height (Maximum): the lesser of 13.0 metres, or 3 storeys
 - v) Gross Floor Area for All Permitted Uses (Maximum): 5000.0

square metres

- vi) Gross Floor Area for All Office Uses (Maximum): 660 square metres, limited to the second floor
- vii) Gross Floor Area for all Supermarket Uses (Maximum): 3,251.6 square metres
- viii) The primary functional entrance of individual commercial units with frontage on Colonel Talbot Road and/or Southdale Road West shall be oriented to the adjacent street. Supermarkets shall be exempt from this provision
- ix) Parking Area Setback (Minimum): 0.5 metres (Z.-1-233078; Deleted and replaced by Z.-1-253273)

b) CSA2 Zone Variation

CSA2(1)

- a) Regulations:
 - i) Main Building Setback from Existing Imperial Oil Pipeline Easement (Minimum) (Z.-1-92052) 7.5 metres (24.6 feet)

CSA2(2) 1251 Huron Street, west of Preston Street

- 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)

CSA2(3) 1070, 1072, 1080 & 1088 Adelaide Street North and 621-623 Huron Street

- a) Additional Permitted Use
 - i) Pharmacy.
- b) Regulations
 - i) East Interior Side Yard Setback (minimum) 6.2m (20.4 ft.)
 - ii) West Interior Side Yard Setback (minimum) 0.1m (0.4 ft.)
 - iii) Parking Area Setback (minimum) (Z.-1-152389) 0m (0 ft.)

c) CSA3 Zone Variation

CSA3(1)

- a) Regulations
 - i) Gross Floor Area (Maximum) (O.M.B. File #R910387 - Appeal #2021 June 4, 1993 and Z.-1-94236) 17,250 square metres (185,684 square feet)

CSA3(2)

- a) Prohibited Uses:
 - i) Theatres and cinemas.
(Z.-1-95382)

CSA3(3)

- a) Regulations
 - i) Front and Exterior Side Yard Depth
(Minimum)
(Z.-1-96421) 0 metres (0 feet)

CSA3(4)

- a) Additional Permitted Uses:
 - i) Supermarket in a stand alone building which does not form part of a shopping centre.
(Z.-1-98629 - O.M.B. File No. O 980261 and R 980272)

CSA3(5) 580 Fanshawe Park Road East

- a) Regulations:
 - i) Parking Spaces (Minimum) 43
 - ii) Lot depth (Minimum) 38.1 metres
 - iii) Front yard setback from ultimate road allowance 0.0 metres
 - iv) Loading spaces 0
 - v) Distance of parking area located next to an ultimate road allowance 0 metres
 - vi) Distance of a parking area next to any side yard 0 metres
 - vii) Distance of a parking area next to a rear yard 0 metres
 - viii) Distance between a drive-through lane located in the interior side yard and the property line (Z.-1-112044) 0 metres

CSA3(6) 58 Sunningdale Road West

- a) Regulations
 - i) Front and Exterior Yard Setback (Minimum): 0.0 metres
 - ii) Height (Maximum): 15.0 metres
 - iii) Coverage (Maximum): 40%
 - iv) Parking excluding Office Area (Minimum): (Z.-1-192757) 1 space per 30m² gross floor area

d) CSA4 Zone Variation

CSA4(1) Westtown Plaza Mall, Oxford Street West

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|------|--|--|
| a) | Regulations | |
| i) | Interior and Rear Yard Depth Abutting a Residential Zone (Minimum) | 3.0 metres (9.8 feet) |
| ii) | Interior and Rear Yard Depth (Minimum) | 3.0 metres (9.8 feet) |
| iii) | Lot Coverage (Maximum) | 50% |
| iv) | Height (Maximum) | 9.0 metres (29.5 feet) |
| v) | Gross Floor Area (Maximum) | 25 000.0 square feet (269,097.5 square feet) |

CSA4(2) 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East

a. Regulations

- i) South Interior Side Yard Depth (Minimum) – 8.5 metres to the main building and 0.0 metres to the parking garage
- ii) Rear Yard Depth (Minimum) – 0.0 metres to the parking garage
- iii) Landscaped Open Space (Minimum) – 10% or as existing on the date of the passing of this by-law, whichever is less
- iv) Lot Coverage (Maximum) – 30% or as existing on the date of the passing of this by-law, whichever is greater
- v) Highbury Avenue North shall be deemed to be the front lot line (Z.-1-243168)

CSA4(3) 530 Oxford Street West

a) Regulations

- | | | |
|------|-----------------------------------|------|
| i) | Landscaped Open Space (% minimum) | 9.0% |
| ii) | Lot Coverage (% maximum) | 40% |
| iii) | Loading Spaces (Z.-1-243218) | 0 |

e) CSA5 Zone Variation

- CSA5(1) North-east Wharnccliffe Road South and Southdale Rd
- a) Regulations:
- i) Notwithstanding the provisions of Table 22.3 of this By-law to the contrary, cinemas and theatres 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)
- CSA5(2) 1200 Commissioners Road East
- a) Additional Permitted Uses:
- i) Place of Worship
- b) Regulations:
- i) Gross Floor Area 1,585.00 square metres
For Place of Worship (17,060.80 square feet)
(Maximum)
- ii) Notwithstanding the provisions of Table 22.3 of this By-law to the contrary, the total Gross Floor Area (G.F.A) for Office Uses will be permitted in excess of 15%, to a maximum Gross Floor Area (G.F.A) of 5,000 square metres (53,921 square feet) within the existing central shopping plaza building.
(Z.-1-112038 amended by Z.-1-223016)
- CSA5(3) 1311, 1363 and 1451 Wharnccliffe Road South
- a) Regulations:
- i) Building Form Uses may be in stand-alone buildings and not form part of a shopping centre
- ii) Front Yard Setback (Minimum) 3.0 metres
- ii) Exterior Side Yard Setback (Minimum) (Z.-1-132211) 3.0 metres
- (4)
- (5)
- CSA5(6) 1856-1910 Oxford Street West
- a) Regulations
- i) Front and Exterior Side Yard Depth (Minimum): 0.0 metres
- ii) Permitted uses may be in stand-alone buildings that do not form part of a shopping centre, and/or apartment buildings
- iii) Total Gross Floor Area of Office Uses as a Proportion of Total Gross Floor Area (Maximum): 30%
- iv) Gross floor area maximum shall not include any residential gross floor area
(Z.-1-152386 deleted and replaced by Z.-1-243261)
- CSA5(7) 1080 Westdel Bourne, located at the northeast corner of Westdel Bourne and Oxford Street West
- (a) Regulations

- i) Notwithstanding the provisions of Section 22.3 of this By-law, the Total Gross Floor Area for Office Uses (Maximum) within this zone and the adjacent BDC(31) Zone combined shall not exceed 9,500 m².
- ii) Notwithstanding the provisions of Section 22.3 of this By-law, the Total Gross Floor Area for retail uses (Maximum) within this zone and the adjacent BDC(31) Zone combined shall not exceed 30,000 m² .
(Z.-1-162444)

f) CSA6 Zone Variation

CSA6(1)

- a) Additional Permitted Uses:
 - i) A place of entertainment, other than cinemas and theatres, and amusement games establishments with the amusement game area limited to a maximum floor area of 185.8 square metres (2,000 square feet) and ancillary to the main permitted use.
- b) Regulations:
 - i) Gross Floor Area (Maximum) 30,000 square metres (322,927 square feet)
 - ii) Height (Maximum) 13 metres (42.6 feet)
(Z.-1-00798)

CSA6(2)

- a) Regulations:
 - i) Rear Yard (Minimum) 10 metres (32.8 feet)
(Z.-1-041295)

CSA6(3)

- a) Regulations:
 - i) Front and exterior side-yard setback (Minimum) 1.5 metres
 - ii) Drive-through restaurant stacking spaces (Minimum) 8
 - iii) Separation distance from the edge of the Drive-through lane to the residential lot line with a 2.4m noise wall (minimum) 3.5 metres
 - iv) 0 loading spaces.
(Z.1-111987)

g) CSA7 Zone Variation

TABLE 22.3

**COMMUNITY SHOPPING AREA (CSA) ZONE
REGULATIONS FOR CSA ZONE VARIATIONS**

Column	A		B	C	D	E	F	G	H
Line 1	ZONE VARIATIONS		CSA1	CSA2	CSA3	CSA4	CSA5	CSA6	CSA7*
2	PERMITTED USES		See Section 22.2						
3	LOT FRONTAGE REQUIRED ON AN ARTERIAL STREET (m) MINIMUM		30.0	30.0	30.0	60.0	100.0	30.0	60.0*
4	LOT DEPTH (m) MINIMUM		30.0	30.0	50.0	60.0	75.0	30.0	60.0*
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM		8.0	8.0	10.0	10.0	15.0	8.0	10.0*
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	8.0	8.0	10.0	10.0	15.0	8.0	10.0*
7		ABUTTING A NON-RESIDENTIAL ZONE	3.0 metres (9.8 feet) from any other zone boundary and 0.0 metres within the same CSA zone.						
8	LANDSCAPED OPEN SPACE (%) MINIMUM		10						
9	LOT COVERAGE (%) MAXIMUM		30						
10	HEIGHT (m) MAXIMUM		9.0	9.0	9.0	9.0	12.0	9.0	9.0*
11	GROSS FLOOR AREA (m ²) MAXIMUM See Section 22.3(2)		6 000	10 000	15 000	20 000	30 000	6 000	25 000*
12	TOTAL GROSS FLOOR AREA FOR OFFICE USES AS A PROPORTION OF TOTAL GROSS FLOOR AREA (%) MAXIMUM		15						
13	TOTAL GROSS FLOOR AREA FOR COMMERCIAL AND PRIVATE SCHOOL USES AS A PROPORTION OF TOTAL GROSS FLOOR AREA (%) MAXIMUM (Z.-1-071630)		15						
14**	TOTAL GROSS FLOOR AREA FOR CINEMAS (m ²) MAXIMUM		1 000						

* Z.-1-96420

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