

SECTION 7 - REINVESTMENT AREA DISTRICTS

(RA and (h)) (1996-0238)

(1) PERMITTED USES

- (a) No person shall, within an RA or (h) district, use a *lot* or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated.
- (b) Each use permitted by the chart is subject to:
 - (i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
 - (ii) the regulations in section 4;
 - (iii) the regulations in subsection (3);
 - (iv) the exceptions in section 11; and
 - (v) the exceptions in section 12;
 - (vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
 - (vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
- (c) A use is permitted by the chart when the letter "P" is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" is set.
- (d) A use is permitted by the chart when the letter "q" followed by a number or numbers is set in the line opposite the designation of the use but only:
 - (i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter "q" followed by a number or numbers is set; and
 - (ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter "q".

- (e) (i) Uses *accessory* to a use that is permitted by the chart are themselves permitted by the chart as *accessory* uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" or the letter "q" is set; and
- (ii) Notwithstanding subparagraph (i), motor vehicle parking spaces, whether required by the by-law or not, shall only be provided in a parking facility that is permitted in the zoning district where it is located.
- (f) Following is the chart:

CHART

(a)	RESIDENTIAL USES	Acc.	RA	(h)
(i)	HOUSING COMPRISING DWELLING UNITS			
	any of the uses permitted in a CR district in section 8(1)(f)(a)(i)	*	q1	
	<i>live-work unit</i>	*	P	
(ii)	SHARED HOUSING CONTAINING DWELLING ROOMS			
	any of the uses permitted in a CR district in section 8(1)(f)(a)(ii)	*	q1	
	<i>dwelling room</i>	*	P	
(iii)	ASSOCIATED/ACCESSORY RESIDENTIAL USES			
	any of the uses permitted in a CR district in section 8(1)(f)(a)(iii)	*	q1	
	<i>parking stacker</i>	*	q2	
	<i>parking station</i>	*	q3	

(b)	NON-RESIDENTIAL USES	Acc.	RA	(h)
(i)	PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY			
	any of the uses permitted in a CR district in section 8(1)(f)(b)(i)	*	q1	
	<i>public park</i>	*	P	P
(ii)	COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES			
	any of the uses permitted in a CR district in section 8(1)(f)(b)(ii)	*	q1	
	<i>clinic</i>	*	P	q5
	<i>community health centre</i>	*	P	q5
	<i>day nursery</i>	*	P	q5
	fire hall	*	P	P
	police station	*	P	P
(iii)	GENERAL INSTITUTIONS			
	any of the uses permitted in a CR district in section 8(1)(f)(b)(iii)	*	q1	
	<i>post office</i>	*	P	q5
	<i>union hall</i>	*	P	q5
(iv)	RETAIL AND SERVICE SHOPS			
	any of the uses permitted in a CR district in section 8(1)(f)(b)(iv)	*	q1	
	any of the uses permitted in an I2 district in section 9(1)(f)(b)(iv)	*		q5, q6
	<i>courier service</i>	*	P	

(b)	NON-RESIDENTIAL USES	Acc.	RA	(h)
	<i>entertainment facility</i>	*	q4	
	<i>restaurant</i>	*	q4	q4, q5
	<i>take-out restaurant</i>	*	q4	q4, q5
(v)	WORKSHOPS AND STUDIOS			
	any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(v)	*	P	q5
	<i>data processing establishment</i>	*	P	q5
	<i>printing plant</i>	*	P	q5
	research and development institute	*	P	q5
(vi)	OFFICES			
	office	*	P	q5
(vii)	AUTOMOBILE RELATED USES			
	any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(vii)	*	q6	q5, q6
	<i>parking stacker</i>	*	q2	q2
	<i>parking station</i>	*	q3	q3
(viii)	PUBLIC			
	any of the uses permitted in an I2 district in section 9(1)(f)(b)(viii)	*	P	q5
(ix)	WAREHOUSING AND STORAGE			
	any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(ix)	*	P	q5, q6
(x)	INDUSTRIAL WORKSHOPS			
	any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(x)	*	P	q5, q6

(b)	NON-RESIDENTIAL USES	Acc.	RA	(h)
(xi)	SALES OUTLET			
	<i>builders' supply yard</i>	*	P	q5
	<i>open air market</i>	*	P	
(xii)	TRANSPORTATION, DISTRIBUTION AND RELATED USES			
	any of the uses permitted in an I2 and IC district in section 9(1)(f)(b)(xii)	*	P	q5, q6
	<i>railway tracks</i>	*	P	P
(xiii)	MANUFACTURING AND RELATED USES			
	any of the uses permitted in an I2 and IC district in section 9(1)(f)(b)(xiii)	*	P	q5, q6
	<i>canning factory (fruits and vegetables)</i>	*	q7	q5, q7
	<i>cereal food products factory</i>	*	q7	q5, q7
	<i>dairy products plant</i>	*	q7	q5, q7
(xiv)	MISCELLANEOUS USES			
	any of the uses permitted in a CR or I2 district in section 8(1)(f)(b)(ix) and section 9(1)(f)(b)(xiv)	*	P	
	any of the uses permitted in an I2 district in section 9(1)(f)(b)(xiv)	*		q5
	<i>market gardening</i>	*	P	P
	pinball or electronic game machine establishment	*	q8	q5, q8
	suite hotel	*	q9	

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(2) **QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN REINVESTMENT AREA DISTRICTS**

1. The CR uses must comply with the applicable qualifications set out in the section cited, notwithstanding they are in an RA district, except for those uses that are separately listed in the subparagraph in which this qualification appears in the chart.
2. A *parking stacker* is permitted provided:
 - (i) it is *accessory*; and
 - (ii) it is located within a building.
3. A *parking station* is permitted provided:
 - (i) it is *accessory*;
 - (ii) any lights used for illumination are so arranged as to divert the light away from adjacent premises;
 - (iii) a non-flexible guard rail or fence, or a wall is erected along the portions of the boundary abutting a *street*, excluding the portions used for access;
 - (iv) a fence of opaque construction, between 1.68 metres and 2 metres in height is erected on any boundary abutting a *lot* in an R district or a *lot* on which a *dwelling unit* is located.
4. An *entertainment facility*, *restaurant* or *take-out restaurant* are permitted except where, on any *lot* that abuts a *lot* in an R district or that is separated from a *lot* in an R district by:
 - (i) a distance of less than 10 metres in width, no person shall use any portion of the *lot* located between the rear wall of a building and the *rear lot line* or any part of the roof of a building containing an *entertainment facility*, *restaurant* or *take-out restaurant*, for the purposes of a *patio*; and (1997-0595)
 - (ii) a street of 6.1 metres or less in width, no person shall use any building or portion of a building for an *entertainment facility*, *restaurant* or *take-out restaurant* or combination of them where the *non-residential gross floor area* of the building or portion thereof used for such purposes exceeds 400 square metres.

(1996-0028, as amended by O.M.B. Order June 18, 1997 D. O. #0416)

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5. The use is permitted provided it is in a building or structure lawfully erected on a *lot* on the date the RA zoning for the *lot* was enacted.
 6. The I2 and IC uses must comply with the applicable qualifications set out in the section cited, notwithstanding they are in an RA district, except:
 - (i) those uses that are separately listed in the subparagraph in which this qualification appears in the chart;
 - (ii) in an (h) district, the uses permitted in an IC district are not permitted; and
 - (iii) a *commercial parking lot* and a *private commercial garage* are not permitted.
 7. A *canning factory (fruits and vegetables)*, *cereal food products factory* and a *dairy products plant* are permitted provided the production process involves *batch processing* only.
 8. A pinball or electronic game machine establishment is permitted provided:
 - (i) the use is provided in conjunction with a use permitted in an RA district other than a use listed in sections 7(1)(f)(a)(iii) and 7(1)(f)(b)(vii); and
 - (ii) the use is located no closer than 300 metres to a *public school*.

For the purposes of this qualification, a "pinball or electronic game machine establishment" means a portion of a building containing more than two pinball or other mechanical or electronic game machines operated for gain, excluding any machines used for the purpose of gambling.

9. A suite hotel is permitted and for the purposes of an RA district, means those portions of a residential complex composed of transient living accommodation having self-contained bathroom and kitchen facilities.

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(3) REGULATIONS APPLYING TO REINVESTMENT AREA DISTRICTS

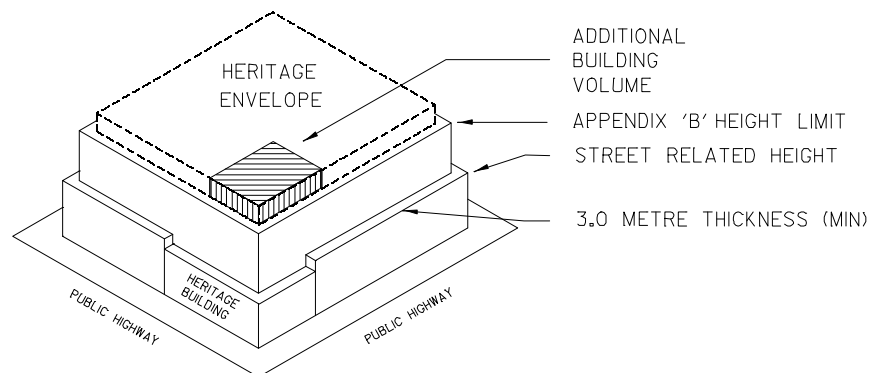
PART I - HERITAGE BUILDINGS

1. Heritage building conservation

Despite section 4(2)(a), no person shall erect or use a building or structure on a *lot* in an RA district on which there is a *heritage building*, having a greater *height* than the *height* limit shown on the Height and Minimum Lot Frontage Map for the *height* district in which the *lot* is located, unless:

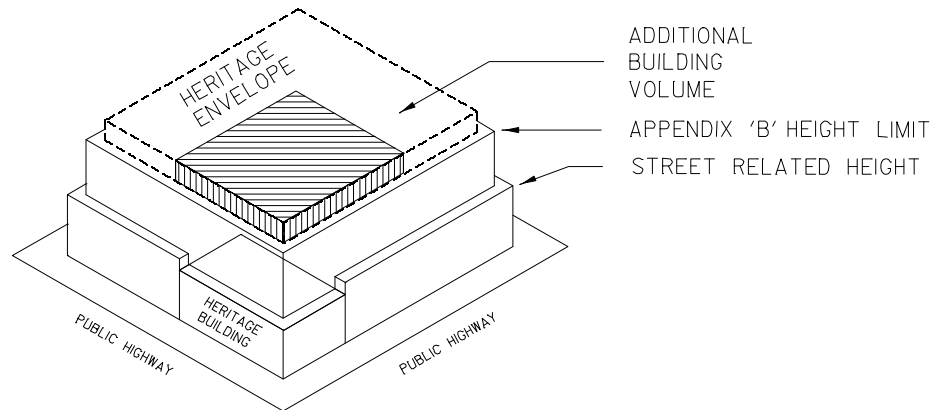
- (i) the owner of the *lot* enters into an agreement satisfactory to the City pursuant to section 37 of the Planning Act as amended, authorizing an increase in *height* and the resulting density in exchange for the historic conservation of any *heritage building* located on the *lot* to the extent and on the terms set out in the section 37 agreement;
- (ii) the additional *height* (set out in the aforesaid section 37 agreement), is provided in a manner consistent with the type of conservation of the *heritage building* as described below and any part of the building or structure located above the aforesaid *height* limit is located only within a *heritage envelope* and does not exceed a *building volume* equal to:
 - A. where the facade of the *heritage building* facing a *street*, other than a public lane, is being conserved, an amount determined by multiplying the width and *height* of such facade by a depth of 3.0 metres for any depth of facade conserved, multiplied by two;

Type A Conservation of Facades



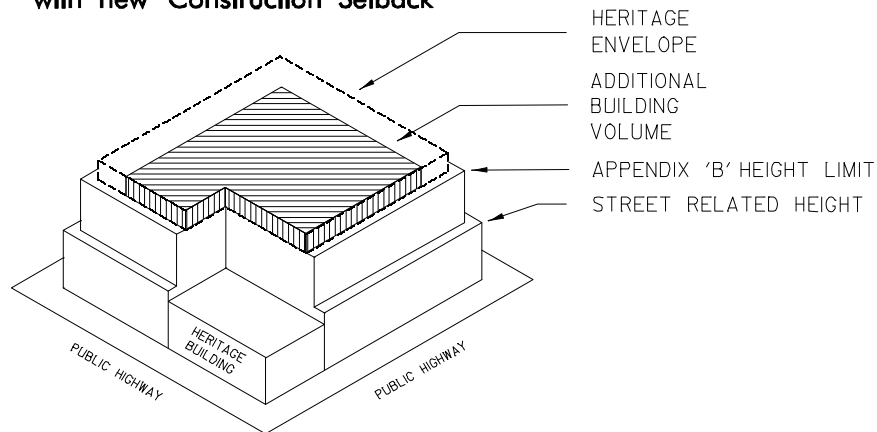
- B. where a part of the *heritage building* is being conserved, an amount determined by multiplying the length, width and height of the conserved *heritage building*, multiplied by one, excluding that part of the *heritage building* for which additional *building volume* has been provided as set out in paragraph A;

Type B
Conservation of a Portion of a Heritage Building within a Building



- C. where a part of the *heritage building* is being conserved and no part of any building or structure, other than the *heritage building*, projects over the conserved *heritage building*, an amount determined by multiplying the length, width and height of the conserved *heritage building*, multiplied by 1.5, excluding that part of the *heritage building* for which additional *building volume* has been provided, as set out in paragraphs A and B; and

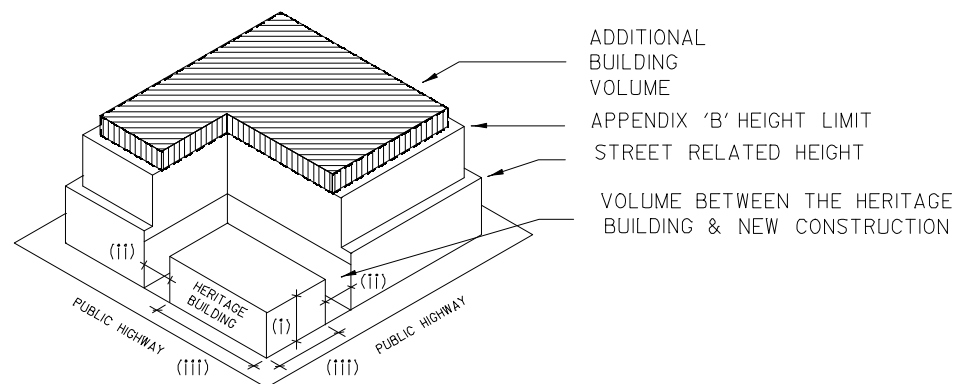
Type C
Conservation of a Heritage Building with new Construction Setback



- D. where a separation is provided above *grade* between the conserved *heritage building* and a part of an adjacent building or structure on the same *lot*, an amount determined by multiplying:
- (i) the height of the conserved *heritage building*;
 - (ii) by the distance between the conserved *heritage building* and the aforesaid adjacent building on the same *lot*; and
 - (iii) by the length of the conserved *heritage building* located opposite the aforesaid adjacent building where the length is measured at right angles to the conserved *heritage building*;

excluding that part of the *heritage building* for which additional *building volume* has been provided, as set out in paragraphs A, B and C.

**Type D
Additional Building Volume for space
Adjacent to a Heritage Building**



For the purposes of determining the measurements of the conserved *heritage building* as set out in paragraphs B, C and D, the dimensions described shall be measured between the exterior faces of the exterior walls and between the interior surface of the ceiling of the uppermost *storey* and the top of the floor of the lowest *storey* which is not more than 0.9 metres below *grade*, of the conserved *heritage building*.

This paragraph does not prevent the erection or use of the building elements described in section 4(2)(a)(i), (ii) and (iii) above the *heritage envelope* to the same extent as they could otherwise be erected or used above the *height limit*.

PART II - SETBACKS

1. Side & rear yard setbacks: new construction

No person shall erect or use a building or structure in an RA district, any part of which is located closer than:

- (i) 7.5 metres to a *side lot line* or a *rear lot line*, excluding any part of a building or structure located within 25 metres of a *lot line* that abuts a *street*, other than a public lane, or a *public park*; and
- (ii) 11 metres to a wall of a building on the same *lot*, excluding exterior walls which form an angle of 90 degrees or greater to each other on a horizontal plane.

2. Exception: existing buildings

Despite regulation 1, a building or structure lawfully erected on a *lot* on the date the RA zoning was enacted for such *lot*, that is closer to a *lot line* or the wall of a building or structure than required, may be used for any purpose otherwise permitted, provided the existing setback is not further reduced.

3. Setbacks from a lane

Where a *lot line* abuts a lane, the requirements set out in regulation 1(i) shall be measured from the centre line of the lane.

4. Setbacks from heritage buildings

No part of any building or structure erected in an RA district on the same *lot* as a *heritage building* and located within three metres of the main wall of a *heritage building* that faces a *lot line* that abuts a *street*, other than a public lane, measured perpendicular to such main wall, shall exceed the *height* of the conserved *heritage building*.

5. Setbacks for heritage envelopes

Any part of a building or structure located on a *lot* in an RA district erected above the Appendix "B" *height* limit in accordance with the requirements set out in section 7(3) PART I 1, shall be setback:

- (i) an amount equal to the angular plane requirements set out in section 12(2)260 excluding subparagraph (iii) where it first appears, up to the maximum *height* where permitted by section 7(3) PART I 1; and
- (ii) for those sides of a building to which section 12(2)260 does not apply, a minimum of three metres from any exterior wall of the highest *storey* located below the *heritage envelope*, except where the wall forms a party wall with another building on another *lot*.

6. Separation of buildings from an R district

- (a) No person shall, within an RA district, erect or use a building or structure having any part above *grade*, closer than three metres to a *lot* wholly within an R district.
- (b) Paragraph (a) does not apply to an *accessory* building or structure that is less than four metres in *height*, measured from the natural or finished elevation of the ground, whichever is the lower.

7. Permitted projections

Regulations 1 and 6 do not apply to the type of structure listed in the column entitled "STRUCTURE" in the following chart, provided that the restrictions set out opposite the structure in the columns entitled "MAXIMUM PERMITTED PROJECTION" and "OTHER APPLICABLE QUALIFICATIONS" are complied with.

CHART

STRUCTURE	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
A. eaves or cornices	1.0 metres	none
B. fences and safety railings	no restriction	height of fence or safety railings not to exceed 2.0 metres
C. chimney breast	not more than 0.3 metres from the wall where it is attached	length not to exceed 2 metres
D. uncovered platform	not more than 1.5 metres from the wall where it is attached	height of platform not to exceed 1.2 metres above <i>grade</i>
E. a balcony	not more than 1.5 metres from the wall where it is attached	none
F. a roof over a first floor platform or terrace	not more than 2.5 metres from the wall where it is attached	none
G. canopy	not more than 2.5 metres from the wall where it is attached	no canopies are permitted above the second <i>storey</i>
H. bay window	0.75 metres from the wall where it is attached	width not to exceed 3.0 metres measured where the window joins the wall

PART III - HEIGHT

1. Exemption for existing heights of buildings

Despite section 4(2)(a), a building or structure on a *lot* in an RA district, having a greater *height* in metres than that permitted by section 4(2)(a), may be used for any use permitted in the district in which the *lot* is located, provided the building or structure was lawfully erected on the *lot* on the date the RA zoning was enacted for such *lot* and the *height* of the building or structure does not exceed the *height* which existed on that date.

PART IV - PARKING & LOADING

1. Exemption for existing parking and loading facilities

Sections 4(5), 4(8) and 12(2)246(e), shall not prevent a building or structure on a *lot* in an RA district which is lawfully erected or which may lawfully be erected pursuant to a building permit issued before the date the RA zoning for the *lot* was enacted, from being used for any use permitted in section 7(1), provided: (1997-0422)

- (i) the whole of the building or structure as it stands before conversion, is at least five years old;
- (ii) the number of *parking spaces* and loading facilities on the *lot* are maintained in an amount equal to the least of:
 - (a) that prescribed by the appropriate section of this by-law;
 - b) the number of *parking spaces* existing on the *lot* prior to conversion;
 - (c) the number of *parking spaces* and loading facilities permitted to be provided under the aforesaid building permit; or
 - (d) the loading facilities, including the minimum vertical clearances appurtenant thereto, existing on the *lot* prior to the conversion; and
- (iii) where the number of existing *parking spaces* exceeds the maximum number permitted, no additional *parking spaces* are provided.

2. Off-site parking

Notwithstanding section 4(5), the *parking spaces* required to be provided for a permitted use in an RA district, shall be provided:

- (i) in a permitted parking facility on the same *lot* containing the use for which the parking is to be provided; or
- (ii) in a permitted parking facility not in an R district, within 300 metres of the *lot* containing such use.

3. Parking for retail uses

Sections 4(5)(k) and 4(16) shall not apply to a *lot* in an RA district.

4. Above grade parking

No person shall in an RA district, provide any parking above *grade* except in a permitted parking facility as set out in section 7(1)(f)(a)(iii) and section 7(1)(f)(b)(vii), unless:

- (i) the parking is *accessory* to a use permitted on the *lot* in section 7(1);
- (ii) no part of any building or structure between *grade* and a *height* of four metres, that is used for the purposes of parking, excluding stairways, driveways or ramps used for access, is erected closer than 10 metres to a *lot* line that abuts a street ¹; and
- (iii) the uses listed in section 7(1) other than a parking use, are provided in a building located between any part of a building or structure provided in accordance with paragraphs (i) and (ii) and a *lot* line that abuts a street ¹.

5. Parking to be in a defined space

No person shall in an RA district, provide more motor vehicular parking than permitted by the requirements of this By-law, whether or not such parking is provided in a *parking space* or any other space intended for parking a motor vehicle.

6. Exemption for listed buildings

Section 4(9) shall apply to any *heritage building* on a *lot* in an RA district except that the requirements for *loading spaces - type G* set out in section 4(8), shall be provided in the case of a building included in the City of Toronto Inventory of Heritage Properties as being a "listed" building.

7. Parking in front of a building

No person shall in an RA district, use any portion of a *lot* located beyond the main front wall ¹ of a building, at or above the natural level of the ground, for the purpose of parking or storing a motor vehicle.

PART V - EXCEPTIONS FOR LOTS SUBJECT TO PRIOR AMENDMENTS

- 1. None of the provisions of a by-law listed in section 13 and pertaining to a *lot* in an RA district and passed prior to the enactment of the RA zoning for the *lot*, shall apply to prevent the use of a building or structure erected pursuant to the by-law listed in section 13, from being used for any of the purposes set out in section 7(1).

¹ Technical amendment is required to italicize "street" and "front wall".