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:

<table>
<thead>
<tr>
<th>CHART</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) RESIDENTIAL USES</td>
</tr>
<tr>
<td>(i) HOUSING COMPRISING DWELLING UNITS</td>
</tr>
<tr>
<td>any of the uses permitted in a CR district in section 8(1)(f)(a)(i)</td>
</tr>
<tr>
<td>live-work unit</td>
</tr>
<tr>
<td>(ii) SHARED HOUSING CONTAINING DWELLING ROOMS</td>
</tr>
<tr>
<td>any of the uses permitted in a CR district in section 8(1)(f)(a)(ii)</td>
</tr>
<tr>
<td>dwelling room</td>
</tr>
<tr>
<td>(iii) ASSOCIATED/ACCESSORY RESIDENTIAL USES</td>
</tr>
<tr>
<td>any of the uses permitted in a CR district in section 8(1)(f)(a)(iii)</td>
</tr>
<tr>
<td>parking stacker</td>
</tr>
<tr>
<td>parking station</td>
</tr>
</tbody>
</table>
(b) NON-RESIDENTIAL USES

(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

public park * 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

clinic * P q5

community health centre * P q5

day nursery * 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

post office * P q5

union hall * 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

courier service * P
### NON-RESIDENTIAL USES

<table>
<thead>
<tr>
<th>Category</th>
<th>Acc.</th>
<th>RA</th>
<th>(h)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entertainment facility</td>
<td>*</td>
<td>q4</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>*</td>
<td>q4</td>
<td>q4, q5</td>
</tr>
<tr>
<td>Take-out restaurant</td>
<td>*</td>
<td>q4</td>
<td>q4, q5</td>
</tr>
<tr>
<td>WORKSHOPS AND STUDIOS</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(v)</td>
<td>*</td>
<td>P</td>
<td>q5</td>
</tr>
<tr>
<td>Data processing establishment</td>
<td>*</td>
<td>P</td>
<td>q5</td>
</tr>
<tr>
<td>Printing plant</td>
<td>*</td>
<td>P</td>
<td>q5</td>
</tr>
<tr>
<td>Research and development institute</td>
<td>*</td>
<td>P</td>
<td>q5</td>
</tr>
<tr>
<td>OFFICES</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>*</td>
<td>P</td>
<td>q5</td>
</tr>
<tr>
<td>AUTOMOBILE RELATED USES</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(vii)</td>
<td>*</td>
<td>q6</td>
<td>q5, q6</td>
</tr>
<tr>
<td>Parking stacker</td>
<td>*</td>
<td>q2</td>
<td>q2</td>
</tr>
<tr>
<td>Parking station</td>
<td>*</td>
<td>q3</td>
<td>q3</td>
</tr>
<tr>
<td>PUBLIC</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any of the uses permitted in an I2 district in section 9(1)(f)(b)(viii)</td>
<td>*</td>
<td>P</td>
<td>q5</td>
</tr>
<tr>
<td>WAREHOUSING AND STORAGE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(ix)</td>
<td>*</td>
<td>P</td>
<td>q5, q6</td>
</tr>
<tr>
<td>INDUSTRIAL WORKSHOPS</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any of the uses permitted in an I2 or IC district in section 9(1)(f)(b)(x)</td>
<td>*</td>
<td>P</td>
<td>q5, q6</td>
</tr>
</tbody>
</table>
(b) NON-RESIDENTIAL USES

(xi) SALES OUTLET

* builders' supply yard  P q5
* open air market  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
* railway tracks  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
* canning factory (fruits and vegetables)  q7 q5, q7
* cereal food products factory  q7 q5, q7
* dairy products plant  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
* market gardening  P P
* pinball or electronic game machine establishment  q8 q5, q8
* suite hotel  q9
SECTION 7 - REINVESTMENT AREA DISTRICTS

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

(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
   (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)
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.
SECTION 7 - REINVESTMENT AREA DISTRICTS

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

(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;
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.

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.

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

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 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".