

SECTION 23

NEIGHBOURHOOD SHOPPING AREA (NSA) ZONE

23.1 GENERAL PURPOSE OF THE NSA ZONE

The NSA Zone is typically applied to neighbourhood-scale commercial lands. The NSA zone provides for and regulates a range of neighbourhood-scale retail, personal service and office uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents. Zone variations of the zone are differentiated based on uses and maximum permitted gross leasable floor area for certain defined uses. Shopping centres are the permitted form of development; however, stand-alone buildings 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 parking lots. The NSA5 Zone variation is used for this purpose. A limited range of automotive uses may be permitted by using the Automobile Service Station (SS) Zone. High density and medium density residential uses may also be permitted by applying the appropriate zone. (Z.-1-202871)

23.2 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 NSA variation for any use other than the following uses:

1) NSA1, NSA2, and NSA5 Zone variations: (Z.-1-93209)

The following shall be permitted uses within a shopping centre in the NSA1, NSA2, and NSA5 Zone variations:

- a) Bake shops;
- b) Catalogue stores;
- c) Clinics;
- d) Convenience service establishments;
- e) Day care centres;
- f) Duplicating shops;
- g) Financial institutions;
- h) Food stores;
- i) Libraries;
- j) Medical/dental offices;
- k) Offices;
- l) Personal service establishments;
- m) Restaurants;
- n) Retail stores;
- o) Service and repair establishments;
- p) Studios;
- q) Video rental establishments;
- r) Brewing on Premises Establishment.(Z.-1-021027)

2) NSA3

The following are permitted uses in the NSA3 Zone variations:

- a) Any use permitted in the NSA1 Zone;
- b) An apartment building with any or all of the other permitted uses on the first and/or second floor;

3) NSA4

The following are permitted uses in the NSA4 Zone variations:

- a) Any use permitted in the NSA1 Zone;
- b) Animal hospitals;
- c) Commercial recreation establishments;
- d) Funeral homes;
- e) Grocery stores;
- f) Private clubs.

23.3 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 NSA Zone variation except in conformity with the regulations as set out below and in Table 23.3.

1) BUILDING FORM

Except in an NSA5 Zone variation, all uses shall be within a shopping centre building or a stand-alone building which is part of a shopping centre. In an NSA5 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 NSA Zone variations, the maximum gross floor area shall not include floor area devoted to libraries or day care centres. The parking provisions of Section 4.19 shall continue to apply to such floor area, except where the conditions of Section 4.3(3) are met for day care centres.

Notwithstanding the provisions of Section 3.10, the application of the maximum gross floor area requirements of the Neighbourhood Shopping Area (NSA) Zone shall be to the zone and not to the individual properties contained within the zone. Gross floor area may be allocated in proportion to the parcel size as it relates to the total area zoned and to the total gross floor area assigned to the individual Neighbourhood Shopping Area Zone variations.

3) NSA1, NSA2 GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for specific individual uses shall be as follows:

a)	Food stores	500.0 m ²	(5,382.0 sq.ft.)
b)	Restaurants	150.0 m ²	(1,614.5 sq.ft.)
c)	All other uses	300.0 m ²	(3,229.2 sq.ft.)

4) NSA3, GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for specific individual uses shall be as follows:

a)	Food stores	1 500.0 m ²	(16,146.4 sq.ft.)
b)	Restaurants	300.0 m ²	(3,229.2 sq.ft.)
c)	All other uses	500.0 m ²	(5,382.0 sq.ft.)

5) NSA4, NSA5 GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for specific individual uses shall be as follows:

a)	Food stores	3 200.0 m ²	(34,444.5 sq.ft.)
b)	Restaurants	500.0 m ²	(5,382.0 sq.ft.)
c)	All other uses	500.0 m ²	(5,382.0 sq.ft.)

6) BUILDING FORM

Notwithstanding the provisions of Section 23.2(1), buildings in the NSA5 Zone variation may take the form of a stand-alone structure.

23.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard NSA Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 23.2 and/or Section 23.3 shall apply.

a) NSA1 Zone Variation

NSA1(1)

- a) Regulations:
 - i) A restaurant to a maximum size of 500.0 square metres (5,382.0 square feet) gross floor area.

NSA1(2)

- a) Regulations:
 - i) A video rental establishment to a maximum size of 600.0 square metres (6,458 square feet).

NSA1(3) Part of 576 Sarnia Road (Block 1)

- a) Regulations:
 - i) The maximum gross floor area for a retail store shall be 700 square metres (7,535 square feet); the maximum gross floor area for a financial institution shall be 400 square metres (4,306 square feet); and the maximum gross floor area for medical/dental offices shall be 400 square metres (4,306 square feet).
(O.M.B. File #O 920093 and R 920230 December 2, 1993 and Z.-1-91059)

NSA1(4)

- a) Prohibited Uses:
 - i) Clinics;
 - ii) Day care centres;
 - iii) Libraries;
 - iv) Medical/dental offices;
 - v) Personal service establishments;
 - vi) Restaurants;
 - vii) Brewing on premises establishment.
(Z.-1-041269)

NSA1(5)

- a) Additional Permitted Use
 - i) Notwithstanding Section 23.3 a Stand Alone Self-Storage Establishment
- b) Regulation(s)
 - i) Gross Floor Area 5,700 m² (61,356 sq.ft)
(Maximum)
 - ii) Lot Coverage 36.5%
(Maximum)
 - iii) Parking Spaces 12
(Minimum)
(Z.-1-081721)

NSA1(6)

- a) Permitted Uses:
 - i) Bake shops;
 - ii) Catalogue stores;
 - iii) Convenience service establishments;
 - iv) Duplicating shops;
 - v) Financial institutions;
 - vi) Food stores;
 - vii) Personal service establishments;

- viii) Restaurants;
- ix) Retail stores;
- x) Studios;
- xi) Video rental establishments;
- xii) Offices;
- xiii) Service and repair establishments

b) Regulations:

- i) Lot Frontage (Minimum) 23.8 metres (78.08 feet)
- ii) Minimum Parking (total permanent) 5 spaces
- iii) Notwithstanding the provisions of Sections 23.3(2) and (3) to the contrary, the maximum gross floor area for a restaurant at 1149 Western Road shall be 165 square metres (1,776.1 square feet) (Z.-1-101931)

NSA1(7)

a) Regulations:

- i) Front Yard Setback 2.0 metres (6.6 feet) (Minimum)
4.0 metres (13.1 feet) (Maximum)
- ii) Exterior Side Yard Setback 2.0 metres (6.6 feet) (Minimum)
4.0 metres (13.1 feet) (Maximum) (Z.-1-101934)

NSA1(8) 1103 Adelaide Street North

a) Regulations:

- i) Loading Spaces 0 Loading Spaces (Minimum)
- ii) Distance of Parking Area Located next to an Ultimate Road Allowance (Minimum) 0.0 metres
- iii) Distance of Parking Area Located next to Property Line (Minimum) 0.0 metres
- iv) Drive-Through Setback from interior and rear lot line with appropriate noise attenuation and a 2.4 metre high noise attenuation wall (Minimum) 0.0 metres
- v) Rear Yard Setback (Minimum) 3.4 metres
- vi) Gross Floor Area Restaurant (Maximum) (Z.-1-22089) 416.4 m²

- vii) 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.-1-142253)

NSA1(9) 2115, 2119, 2121 Aldersbrook Road

- a) Additional Permitted Use[s]:
 - i) Automotive Uses, restricted
 - ii) Automobile Repair Garages
 - iii) Pharmacy
- b) Regulations
 - i) Gross Floor Area 1,800m² (19,375 square feet)
Maximum
(Z.-1-132168)

b) NSA2 Zone Variation

NSA2(1)

- a) Regulations :
 - i) Gross Floor Area - Restaurant 446.0 square metres
(Maximum) (4,800 square feet).
(O.M.B. File #R 910387 - Appeal #9009-5 May 9, 1994)

NSA2(2)

- a) Additional Permitted Use
 - i) Commercial Storage Establishments.
(Z.-1-99636)
- b) Regulations for Additional Permitted Use
 - i) Interior Side Yard Depth 1.0 metres (3.28 feet)
(Minimum)
 - ii) Rear Yard Depth 3.0 metres (9.84 feet)
(Minimum)
 - iii) Lot Coverage 55%
(Maximum)
 - iv) Height 6.0 metres (19.69 feet)
(Maximum)
 - v) Gross Floor Area 6 000 square metres
(Maximum) (64,585 square feet)
 - vi) Parking 1 space per
(Minimum) 1100 square metres
(11,840 square feet) gross
floor area.
(Z.-1-98600)

NSA2(3)

- a) Prohibited Uses:
 - i) Clinics;
 - ii) Day care centres;
 - iii) Libraries;
 - iv) Medical/dental offices;
 - v) Personal service establishments;
 - vi) Restaurants;
 - vii) Brewing on premises establishment.
(Z.-1-041269)

NSA2(4)

- a) Regulations:
- i) Front Yard Setback
2.0 metres (6.6 feet) (Minimum)
4.0 metres (13.1 feet) (Maximum)
 - ii) Exterior Side Yard Setback
2.0 metres (6.6 feet) (Minimum)
4.0 metres (13.1 feet) (Maximum)
(Z.-1-101934)

c) NSA3 Zone Variation

NSA3(1)

- a) Regulations:
- i) Buildings may take the form of stand-alone buildings.
 - ii) Restaurant Gross Floor Area - Restaurant (Maximum) 560 square metres (6,028 square feet)
 - iii) Gross Floor Area All Other Uses (excluding food stores) (Maximum) (Z.-1-00752) 1 860 square metres (20,021square feet)

NSA3(2)

- a) Regulations:
- i) Gross Floor Area - Pharmacy (Maximum) 1 500.0 square metres (16,146.4 square feet)
 - ii) Gross Floor Area - Liquor, Beer and Wine Store (Maximum) (Z.-1-041199) 1 500.0 square metres (16,146.4 square feet)

NSA3(3) 150 King Edward Avenue

- a) Regulations
- i) Lot Depth (Minimum) 36.0 metres (118.11 feet)
 - ii) Front Yard Depth (Minimum) 1.0 metres (3.28 feet)
 - iii) Front Yard Depth (Maximum) 3.0 metres (9.84 feet)
 - iv) Interior Side Yard Setback (south) (Minimum) 5.0 metres (16.40 feet)
 - v) Height (Maximum) 11.0 metres (36.09 feet)
 - vi) Parking Spaces (Minimum) 48 spaces

- vii) Density (Maximum) (Z.-1-222996) 85 units per hectare

NSA3(4) 761 Fanshawe Park Road West

- a) Additional Permitted Uses:
 - i) Commercial recreational establishments
 - ii) Home Furnishing Store
- b) Regulations
 - i) Lot Frontage (Minimum) 34.0 metres (111.5 feet)
 - ii) Gross floor area, food stores (Maximum) 500m²
 - iii) Gross floor area, all other uses (Maximum) (Z.-1-233087) 1000m²

NSA3(5) 1900-1902 Trafalgar Street & 159 Clarke Road

- a. Permitted Uses:
 - i) An apartment building with any or all of the other permitted uses on the first and/or second floor in the NSA1, NSA2 and NSA5 Zone variations.
- b. Regulations
 - i) Landscaped Open Space (minimum) 25%
 - ii) Exterior Side Yard Setback (Trafalgar Street) (minimum) 1.0 metres
 - iii) Front Yard Setback (Clarke Road) (minimum) 1.0 metres
 - iv) Lot Frontage (minimum) 39 metres
 - v) West Interior Side Yard Parking Setback (minimum) 3.0 metres
 - vi) North Interior Side Yard Parking Setback (minimum) (Z.-1-233127) 3.0 metres

NSA3(6) 150 King Edward Avenue

- a. Additional Permitted Uses
 - i) Place of Worship (Z.-1-243172)

d) NSA4 Zone Variation

NSA4(1)

- a) Regulations:
 - i) Billiard hall to a maximum size of 888 square metres (9,559 square feet) gross floor area. (O.M.B. File #R 910387 - Appeal #3013 May 9, 1994)

NSA4(2)

- a) Regulations
 - i) Buildings in the NSA4(2) Zone may take the form of stand-alone buildings.
(Z.-1-97513)
 - ii) Gross Floor Area for All Uses (Maximum)
(Z.-1-02964) 3 200 square metres
(34,444.5 square feet)

NSA(3) – repealed by Z.-1-061447

NSA4(4)

- a) Regulations:
 - i) Buildings in the NSA4(4) zone variation may take the form of stand-alone/free-standing buildings not associated with a shopping centre.
(Z.-1-061447)

NSA4(5) - Number not Used

NSA4(6)

- a) Additional Permitted Use:
 - i) Automobile Sales and Service along the Southdale Road East frontage only
- b) Regulations for additional permitted use:
 - i) Maximum depth of automobile sales and service use from Southdale Road East road allowance.
(Z.-1-122113) 50 metres

NSA4(7) 1810, 1820, 1840 and 1850 Adelaide Street North

- a) Regulation[s]:
 - i) Maximum Gross Floor Area of 952m² (10,247 sq.ft.) for all specific individual uses except for Food Stores and Restaurants.
(Z.-1-212946)

NSA4(8) 38 Exeter Road

- a. Additional Permitted Use
 - i) Pharmacy
(Z.-1-233128)

e) NSA5 Zone Variation

NSA5(1)

- a) Additional Permitted Uses
 - i) Commercial schools;
 - ii) Laboratories.
- b) Regulations
 - i) Gross Floor Area - Restaurant 630 square metres
(6,781.26 square feet)

(Maximum)
(Z.-1-96450)

- ii) Gross Floor Area For Additional Permitted Uses (Maximum) (Z.-1-00821) 686 square metres (7,382 square feet)

NSA5(2)

- a) Prohibited Uses:
 - i) Clinics;
 - ii) Day care centres;
 - iii) Libraries;
 - iv) Medical/dental offices;
 - v) Personal service establishments;
 - vi) Restaurants;
 - vii) Brewing on premises establishment. (Z.-1-041269)

NSA5(3)

- a) Regulation:
 - i) Gross Floor Area (Maximum) For Medical/Dental Office (Z.-1-061471) 600 square meters (6,458 square feet)

NSA5(4)

- a) Regulations:
 - i) Front Yard Setback 2.0 metres (6.6 feet) (Minimum)
4.0 metres (13.1 feet) (Maximum)
 - ii) Exterior Side Yard Setback 2.0 metres (6.6 feet) (Minimum)
4.0 metres (13.1 feet) (Maximum) (Z.-101934)

NSA5(5) 1761 Wonderland Road North

- a) Additional Permitted Uses:
 - i) Supermarket
- b) Regulations for additional permitted uses:
 - i) Gross Floor Area Maximum (for supermarket use) 3,600 m²
 - ii) Maximum Front yard setback 3 metres (Z.-1-111977 – OMB PL110251 – May 15/13)

NSA5(6)

- a) Regulations
 - i) Yard Depth Abutting the Residential Zone 7.0 m (22.97 feet)

- ii) East Yard Depth (min) 5.0 m (16.4 feet)
 - iii) Gross Floor Area (max) for a maximum of one individual use other than food stores or restaurants 1,000 m² (10,763.92 sq.ft.)
 - iv) Gross Floor Area (max) 6,000 m² (64,585.58 sq. ft.)
 - v) Parking shall not be permitted between any building or structure and any road allowance (Z.-1-132170)
- NSA5(7) 1140 Southdale Road West
- a) Additional Permitted Use[s]
 - i) Commercial Recreation Establishment
 - ii) Animal Clinic (Z.-1-142291)
- NSA5 (8) 2151 Dalmagarry Road and 1195 Fanshawe Park Road West
- a) Regulation[s]
 - i) The following regulations apply for all lands zoned NSA5(8)
 - ii) Yard Depth Abutting the Residential Zone 7.0m (22.97 feet)
 - iii) Total Gross Floor Area (maximum) 6,000 m² (64,585.58 sq.ft.)
 - iv) Parking shall not be permitted between any building or structure and any road allowance.
 - b) Regulation[s] 2151 Dalmagarry Road
 - i) Maximum Gross Floor Area of 1,000m² for one individual use (10,763.9sq.ft) other than food stores or restaurants.
 - ii) Maximum Gross Floor Area of 635m² for one individual use (6,835.1sq.ft) other than food stores or restaurants.
 - iii) Gross Floor Area for one individual "Restaurant" (maximum) 530m² (5,704.85 sq.ft.)
 - c) Regulation[s] 1195 Fanshawe Park Road West
 - i) Maximum Gross Floor Area of 790m² for one individual use (8,503.5sq.ft) other than food stores or restaurants.
 - i) East Yard Depth (minimum) 5.0m (16.4 feet)
 - ii) Landscaped Open Space (minimum) 13%
 - iii) Lot Coverage (maximum) 31% (Z.-1-142344)
- NSA5(9) 276 Highbury Avenue North, 281-285 Short Avenue and 1325 Trafalgar Avenue
- a) Regulations:
 - i) Rear Yard Depth (minimum) 1.0 metre (3.3 feet)
 - ii) Rear Yard Depth (maximum) 2.0 metre (6.6 feet)

- iii) Exterior Side Yard Depth (minimum) 1.0 metres (3.3 feet)
- iv) Exterior Side Yard Depth (maximum) 2.0 metres (6.6 feet)
- v) Stacked Parking Spaces (minimum) 13 spaces
- vi) Parking areas shall be permitted in all yards provided that no part of any parking area is located closer than 2.0 metres (6.6 feet) to any required road allowance.
- vii) Notwithstanding Section 4.35.1) a minimum interior side and rear yard depth of 8.0 metres (26.2 feet) for any portion of drive-through lane or speaker location, where noise attenuation measures have been provided to the satisfaction of the City.
(Z.-1-162469)

NSA5(10)

a) Additional Permitted Use[s]

- i) Restricted Automotive Use (car washes are not permitted)
- ii) Commercial Recreation Establishment

b) Regulation[s]

The following regulations apply for all lands zoned NSA5(10):

- i) Yard Depth Abutting the Residential Zone 7.0m (22.97 feet)
- ii) Total Gross Floor Area (maximum) 6,000 m2 (64,585.58 sq.ft.)
- iii) Parking shall not be permitted between any building or structure and any road allowance.

c) Regulation[s] 2151 Dalmagarry Road & 1185, 1205, 1215 Fanshawe Park Road West

- i) Maximum Gross Floor Area of 1,000m2 for one individual use (10,763.9sq.ft) other than food stores or restaurants.
- ii) Maximum Gross Floor Area of 635m2 for one individual use (6,835.1sq.ft) other than food stores or restaurants.
- iii) Gross Floor Area for one individual "Restaurant" (maximum) 530m2 (5,704.85 sq.ft.)

d) Regulation[s] 1175 & 1195 Fanshawe Park Road West

- i) Maximum Gross Floor Area of 790m2 for one individual use (8,503.5sq.ft) other than food stores or restaurants.
- ii) East Yard Depth (minimum) 5.0m (16.4 feet)
- iii) Landscaped Open Space (minimum) 13%
- iv) Lot Coverage (maximum) 31%
(Z.-1-172614)

NSA5(19)

a) Regulations

- i) Yard Depth from Kains Road (Maximum) 4.5 metres (14.76 feet) for a minimum total of 35

		metres (114.8 feet) of built form
ii)	Yard Depth from South Leg of Somerville Drive (private) (Maximum)	10.0 metres (32.8 feet)
iii)	Gross Floor Area (Maximum)	3 000 square metres (32,292.8 square feet)
iv)	Total Gross Floor Area For Office Use Including Medical/Dental Offices As a Proportion of Gross Floor Area (Maximum)	57%
v)	Gross Floor Area for Offices including Medical/Dental Offices Maximum	1 700 square metres (18,299.2 square feet)
vi)	Gross Floor Area for Restaurants (Maximum)	700 square metres (7,535.0 square feet)
vii)	Parking Rate Minimum square metres of gross leasable floor area (Z.-1-122064)	1 space per every 20

NSA5(20) 655-685 Fanshawe Park Road West

a) Additional Permitted Uses:

i) Commercial Recreational Establishment

b) Regulations

i)	Front yard depth (minimum)	1.0 metres
ii)	Gross floor area, restaurants (excluding patios) (maximum)	750.0 square metres
iii)	Gross floor area, retail (maximum)	875.0 square metres
iv)	Parking Rate (minimum)	1 per 20 m ² for all permitted uses with a total gross floor area of 3,698 square metres (Z.-1-223009)

TABLE 23.3

NEIGHBOURHOOD SHOPPING AREA (NSA) ZONE

REGULATIONS FOR NSA ZONE VARIATIONS

Column	A	B	C	D	E	F
Line 1	ZONE VARIATIONS	NSA1	NSA2	NSA3	NSA4	NSA5
2	PERMITTED USES	See Section 23.2				
3	LOT FRONTAGE (m) MINIMUM	25.0	30.0	40.0	40.0	25.0
4	LOT DEPTH (m) MINIMUM	40.0				
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM Z.-1-95346	0.0				
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	8.0			
7		ABUTTING A NON-RESIDENTIAL ZONE	3.0 metres (9.8 feet) from any other zone boundary and 0.0 metres within the same NSA zone.			
8	LANDSCAPED OPEN SPACE (%) MINIMUM	15				
9	LOT COVERAGE (%) MAXIMUM	30				
10	HEIGHT (m) MAXIMUM	8.0	8.0	8.0	12.0	8.0
11	GROSS FLOOR AREA (m ²) MAXIMUM See Section 23.3	2 000	4 000	6 000	6 000	500
12	TOTAL GROSS FLOOR AREA FOR OFFICE USE AS A PROPORTION OF GROSS FLOOR AREA (%) MAXIMUM	20				
13	GROSS FLOOR AREA FOR SPECIFIC USES MAXIMUM	See Section 23.3(3)		See Section 23.3(4)	See Section 23.3(5)	