



LONDON DEVELOPMENT INSTITUTE

September 5, 2024

RE: Agenda Number 3.7 PEC - September 10 - PPM – Protected Major Transit Area Zones

Hello Mr. Mayor and Council Members

I wanted to provide you with LDI’s position on the Protected Major Transit Areas Zoning Review as posted on the City’s Get Involved London web site and the staff report regarding this item for the September 10th PEC meeting.

The following is a description of our recommendations and reasons for the proposed changes.

Our recommendations are to provide flexibility in allowing stand alone residential in all 7 TSA’s as well allowing for office/commercial development on other floors other than just the first floor of a mixed use building.

Section 2.2 of the Report: Transit Station Area Zone

1. Change to allow stand-alone residential in all TSA Zones

- Permitted uses should allow for stand-alone residential in all TSA’s

Permitted Uses	TSA1	TSA2	TSA3	TSA4	TSA5	TSA6	TSA7
Residential Uses (Stand-Alone)	✓	✓	✓	✓	✓	✓	✓

- Change “required to “optional” in all zones. “Optional” is used in TSA 1,3,5,6

Reasons for LDI Recommendation:

- Every building in TSA2, TSA4 and TSA7 does not have to be mixed-use,
- The market will decide.

2. Change wording to confirm permission for office/commercial on other floors other than the first floor only

- “commercial and office uses permitted on the ground floor” does this exclude other floors from having commercial or office space.



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Reasons for LDI Recommendation:

- Current wording allow for office /commercial on the first floor does that mean it is not allowed on other floors.
- Is a building allowed to have retail commercial on 1st floor, and office on the second?
- The market will determine the mix in a mixed-use building.

Thank you for considering the above changes.

Thanks

A handwritten signature in black ink that reads 'Mike Wallace'. The signature is fluid and cursive, with the first name 'Mike' and last name 'Wallace' clearly legible.

Mike Wallace
Executive Director