

Bill No. 333
2024

By-law No. Z.-1-24_____

A by-law to amend By-law No. Z.-1 to add a new Zone (TSA) and regulations and apply new zones to lands located within the Protected Major Transit Station Areas within the City of London.

WHEREAS upon approval of Official Plan Amendment Number ____ by the Province of Ontario Ministry of Municipal Affairs and Housing this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1) Zoning By-law No. Z.-1 is amended by adding the following Transit Station Area (TSA) Zone after Section 51 (Waste & Resource Management):

SECTION 52 TRANSIT STATION AREA (TSA)

52.1 GENERAL PURPOSE OF THE TSA ZONE

This Zone provides for and regulates the City's Protected Major Transit Station Areas. The permitted uses include a full range of commercial, service, office, and residential uses. Zone variations are established to ensure a sensitive transition to adjacent land uses.

The TSA1 Zone variation is applied to the Rapid Transit Corridor Place Type. The TSA2 Zone variation is applied to the periphery of the Transit Village Place Type, while the TSA3 Zone variation is applied to the core of the Transit Village Place Type. The TSA4 Zone variation is applied to the periphery of the Downtown Place Type, while the TSA5 Zone variation is applied to the core of the Downtown Place Type.

52.2 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 TSA Zone variation for any use other than the following uses:

TSA1

The following are permitted uses in the TSA1 Zone variation:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i) Animal clinics;
 - ii) Antique stores;
 - iii) Art galleries;
 - iv) Artisan workshops;
 - v) Bake shops;

- vi) Boutique;
- vii) Brewing on premises establishment;
- viii) Catalogue stores;
- ix) Cinemas;
- x) Clinics;
- xi) Commercial parking structures;
- xii) Commercial recreation establishments;
- xiii) Commercial schools;
- xiv) Convenience service establishments;
- xv) Convenience stores;
- xvi) Craft brewery;
- xvii) Day care centres;
- xviii) Delicatessens;
- xix) Dry cleaning and laundry depots;
- xx) Duplicating shops;
- xxi) Film processing depots;
- xxii) Financial institutions;
- xxiii) Florist shops;
- xxiv) Funeral homes;
- xxv) Gift shops;
- xxvi) Grocery stores;
- xxvii) Hair dressing establishments;
- xxviii) Laboratories;
- xxix) Laundromats;
- xxx) Libraries;
- xxxi) Liquor, beer and wine stores;
- xxxii) Medical/dental offices;
- xxxiii) Offices;
- xxxiv) Personal service establishments;
- xxxv) Private clubs;
- xxxvi) Private schools;
- xxxvii) Restaurants, outdoor patio;
- xxxviii) Restaurants;
- xxxix) Retail stores;
- xl) Service and repair establishments;
- xli) Studios;
- xlii) Video rental establishments.

TSA2

The following are permitted uses in the TSA2 Zone variation:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i) Animal clinics;
 - ii) Antique stores;
 - iii) Art galleries;
 - iv) Artisan workshops;
 - v) Assembly halls;
 - vi) Bake shops;
 - vii) Boutique;
 - viii) Brewing on premises establishment;
 - ix) Catalogue stores;
 - x) Cinemas;
 - xi) Clinics;
 - xii) Commercial parking structures;

- xiii) Commercial recreation establishments;
- xiv) Commercial schools;
- xv) Convenience service establishments;
- xvi) Convenience stores;
- xvii) Craft brewery;
- xviii) Day care centres;
- xix) Delicatessens;
- xx) Dry cleaning and laundry depots;
- xxi) Duplicating shops;
- xxii) Film processing depots;
- xxiii) Financial institutions;
- xxiv) Florist shops;
- xxv) Funeral homes;
- xxvi) Gift shops;
- xxvii) Grocery stores;
- xxviii) Hair dressing establishments;
- xxix) Institutions;
- xxx) Laboratories;
- xxxi) Laundromats;
- xxxii) Liquor, beer and wine stores;
- xxxiii) Libraries;
- xxxiv) Medical/dental offices;
- xxxv) Offices;
- xxxvi) Personal service establishments;
- xxxvii) Place of entertainment;
- xxxviii) Private clubs;
- xxxix) Private schools;
- xl) Restaurants;
- xli) Restaurants, outdoor patio;
- xlii) Retail stores;
- xliii) Service and repair establishments;
- xliv) Studios;
- xlv) Supermarkets;
- xlvi) Taverns;
- xlvii) Video rental establishments.

TSA3

The following are permitted uses in the TSA3 Zone variation:

- a) Any use permitted in the TSA 2 Zone variation.

TSA4

The following are permitted uses in the TSA4 Zone variation:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i) Animal clinics;
 - ii) Antique stores;
 - iii) Art galleries;
 - iv) Artisan workshops;
 - v) Assembly halls;
 - vi) Bake shops;
 - vii) Boutique;
 - viii) Brewing on premises establishment;
 - ix) Catalogue stores;

- x) Cinemas;
- xi) Clinics;
- xii) Commercial parking structures;
- xiii) Commercial recreation establishments;
- xiv) Commercial schools;
- xv) Convenience service establishments;
- xvi) Convenience stores;
- xvii) Craft brewery;
- xviii) Day care centres;
- xix) Delicatessens;
- xx) Dry cleaning and laundry depots;
- xxi) Duplicating shops;
- xxii) Film processing depots;
- xxiii) Financial institutions;
- xxiv) Florist shops;
- xxv) Funeral homes;
- xxvi) Gift shops;
- xxvii) Grocery stores;
- xxviii) Hair dressing establishments;
- xxix) Hotels;
- xxx) Institutions;
- xxxi) Laboratories;
- xxxii) Laundromats;
- xxxiii) Liquor, beer and wine stores;
- xxxiv) Libraries;
- xxxv) Medical/dental offices;
- xxxvi) Museums;
- xxxvii) Offices;
- xxxviii) Personal service establishments;
- xxxix) Place of entertainment;
- xl) Private clubs;
- xli) Private schools;
- xlvi) Repair and rental establishments;
- xlvi) Restaurants;
- xliv) Restaurants, outdoor patio;
- xlvi) Retail stores;
- xlvi) Service and repair establishments;
- xlvi) Studios;
- xlvi) Supermarkets;
- xlvi) Taverns;
- l) Theatres;
- li) Video rental establishments.

TSA5

The following are permitted uses in the TSA5 Zone variation:

- a) Any use permitted in the TSA4 Zone variation.

52.3 REGULATIONS

No person shall erect or use any building or structure, or use 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 TSA Zone variation except in conformity with the regulations as set out below or in Table 52.3 or as set out on the Zoning Maps.

1) REAR YARD DEPTHS (MINIMUM)

Within the TSA1, TSA2 and TSA3 Zone variations, the minimum rear yard depth shall be 7.5 metres, or 3.5 metres where a rear yard abuts a right-of-way.

2) REAR AND INTERIOR SIDE YARD DEPTHS ABUTTING A RESIDENTIAL ZONE (MINIMUM)

Notwithstanding 52.3 1) and Table 52.3, within any TSA Zone variation, the minimum rear and interior side yard depth shall be 7.5 metres plus 1.0 metre per 10.0 metres in height for all portions of a building above 7.5 metres in height where any TSA Zone variation abuts lands zoned Residential R1, Residential R2, and Residential R3 along the rear or interior property line.

3) STEP BACK (MINIMUM)

Within any TSA1, TSA2 and TSA3 Zone variations, any building greater than 21.0 metres shall have a minimum step back of 1.5 metres that begins between 8.0 metres and 21.0 metres and continues above the initial step back to the full height of the building.

Within the TSA4 and TSA5 Zone variations, any building greater than 21.0 metres shall have a minimum step back of 1.5 metres that begins between 9.0 metres and 21.0 metres and continues above the initial step back to the full height of the building.

4) TSA GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for specific individual uses in any TSA Zone variation shall be as follows:

Artisan Workshop 500m²

Craft Brewery 500m²

5) REQUIRED GROUND FLOOR USES FOR ARTISAN WORKSHOP AND CRAFT BREWERY

Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:

is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;

is a minimum of 10% of the gross floor area (GFA) of the main building or unit;

is located within the front portion of the ground floor;

and, is accessible via the front of the building.

6) LOCATION OF PARKING

Surface parking is not permitted in the front and exterior side yard.

Ground-floor structured parking is not permitted adjacent to a public right-of-way.

7) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not permitted in any TSA Zone variation.

TABLE 52.3 – REGULATIONS TSA ZONE VARIATIONS

ZONE VARIATIONS:	TSA1	TSA2	TSA3	TSA4	TSA5
PERMITTED USES	See Section 52.2(1)	See Section 52.2(2)	See Section 52.2(3)	See Section 52.2(4)	See Section 52.2(5)
LOT FRONTAGE (m) MINIMUM:	30	30	30	30	30
FRONT YARD DEPTHS (m) MINIMUM:	1.0	1.0	0	0	0
FRONT YARD DEPTHS (m) MAXIMUM:	3.5	3.5	1.0	1.0	1.0
EXTERIOR YARD DEPTHS (m) MINIMUM:	1.0	1.0	1.0	1.0	0
EXTERIOR YARD DEPTHS (m) MAXIMUM:	2.0	3.0	2.0	3.0	2.0
INTERIOR YARD DEPTHS (m) MINIMUM:	3.0	3.0	3.0	0	0
REAR YARD DEPTHS (m) MINIMUM:	See Section 52.3(1)	See Section 52.3(1)	See Section 52.3(1)	0	0
REAR YARD DEPTHS ABUTTING A RESIDENTIAL ZONE (m) MINIMUM:	See Section 52.3(2)	See Section 52.3(2)	See Section 52.3(2)	See Section 52.3(2)	See Section 52.3(2)
LANDSCAPED OPEN SPACE (%) MINIMUM:	10.0	15.0	15.0	0	0
LOT COVERAGE (%) MAXIMUM:	80	85	85	100	100
FIRST STOREY HEIGHT (m) MINIMUM:	4.0	4.0	4.0	4.0	4.0
HEIGHT (m) MINIMUM:	8.0	8.0	8.0	8.0	9.0
HEIGHT (m) MAXIMUM:	82.0	50.0	114.0	66.0	146.0
RESIDENTIAL DENSITY (UPH) MINIMUM:	45	45	45	60	60
FLOOR AREA RATIO MAXIMUM:	6.5	6.5	6.5	N/A	N/A
GROSS FLOOR AREA OFFICE (m ²) MAXIMUM:	5000	5000	5000	N/A	N/A
AMENITY AREA (m ² PER RESIDENTIAL UNIT) MINIMUM:	6.0	6.0	6.0	6.0	6.0

2) Schedule "A" to By-law No. Z.-1 is amended by adding Holding Transit Station Area (h-213*TSA1, h-213*TSA2, h-213*TSA3, h-213*TSA4 and h-213*TSA5) Zones to certain properties, as shown on the attached maps comprising part of Key Map No. A101, Key Map No. A102, Key Map No. A103, Key Map No. A106, Key Map No. A107, Key Map No. A108, Key Map No. A111, Key Map No. A112.

3) This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on [date], subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

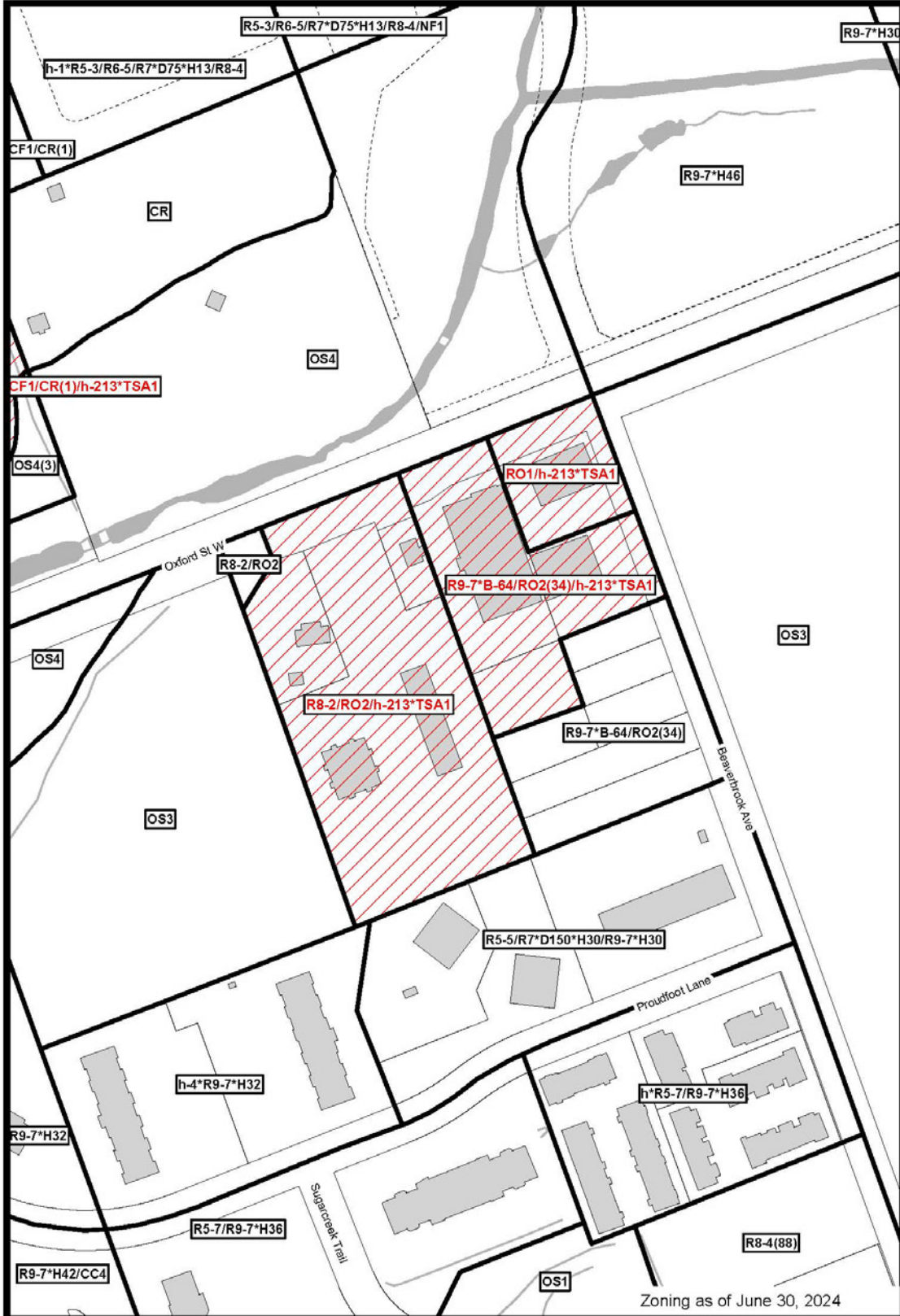
Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – September 24, 2024
Second Reading – September 24, 2024
Third Reading –

“Map No. 2”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9749
Planner: KK
Date Prepared: 2024/09/09
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters



“Map No. 3”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9749
 Planner: KK
 Date Prepared: 2024/09/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

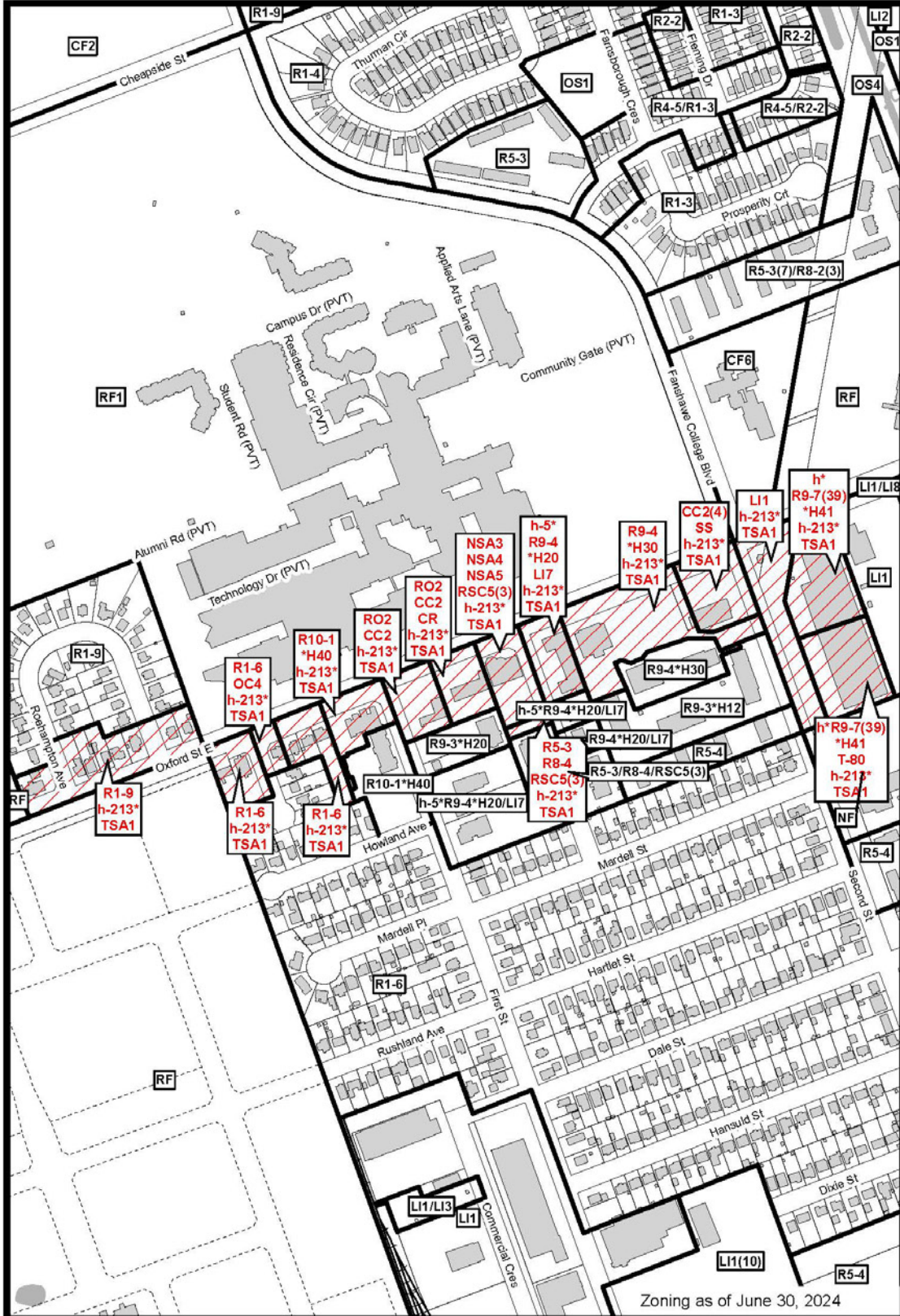
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“Map No. 4”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of June 30, 2024

File Number: OZ-9749
 Planner: KK
 Date Prepared: 2024/09/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

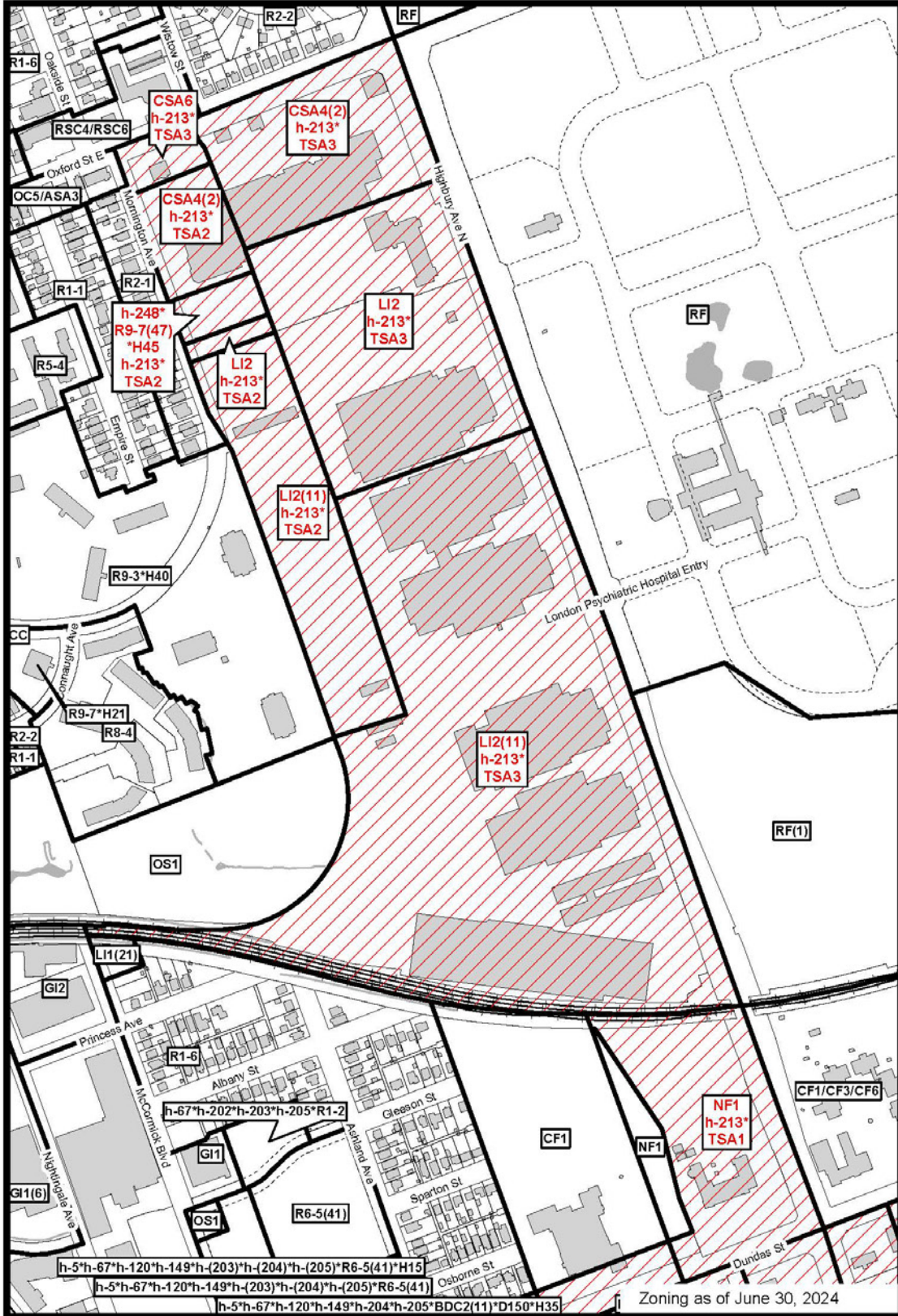
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“Map No. 5”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: OZ-9749 Planner: KK Date Prepared: 2024/09/09 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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“Map No. 6”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9749
 Planner: KK
 Date Prepared: 2024/09/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:6,500

0 30 60 120 180 240 Meters



“Map No. 7”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




Zoning as of June 30, 2024

File Number: OZ-9749
 Planner: KK
 Date Prepared: 2024/09/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters



"Map No. 8"

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9749
Planner: KK
Date Prepared: 2024/09/09
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

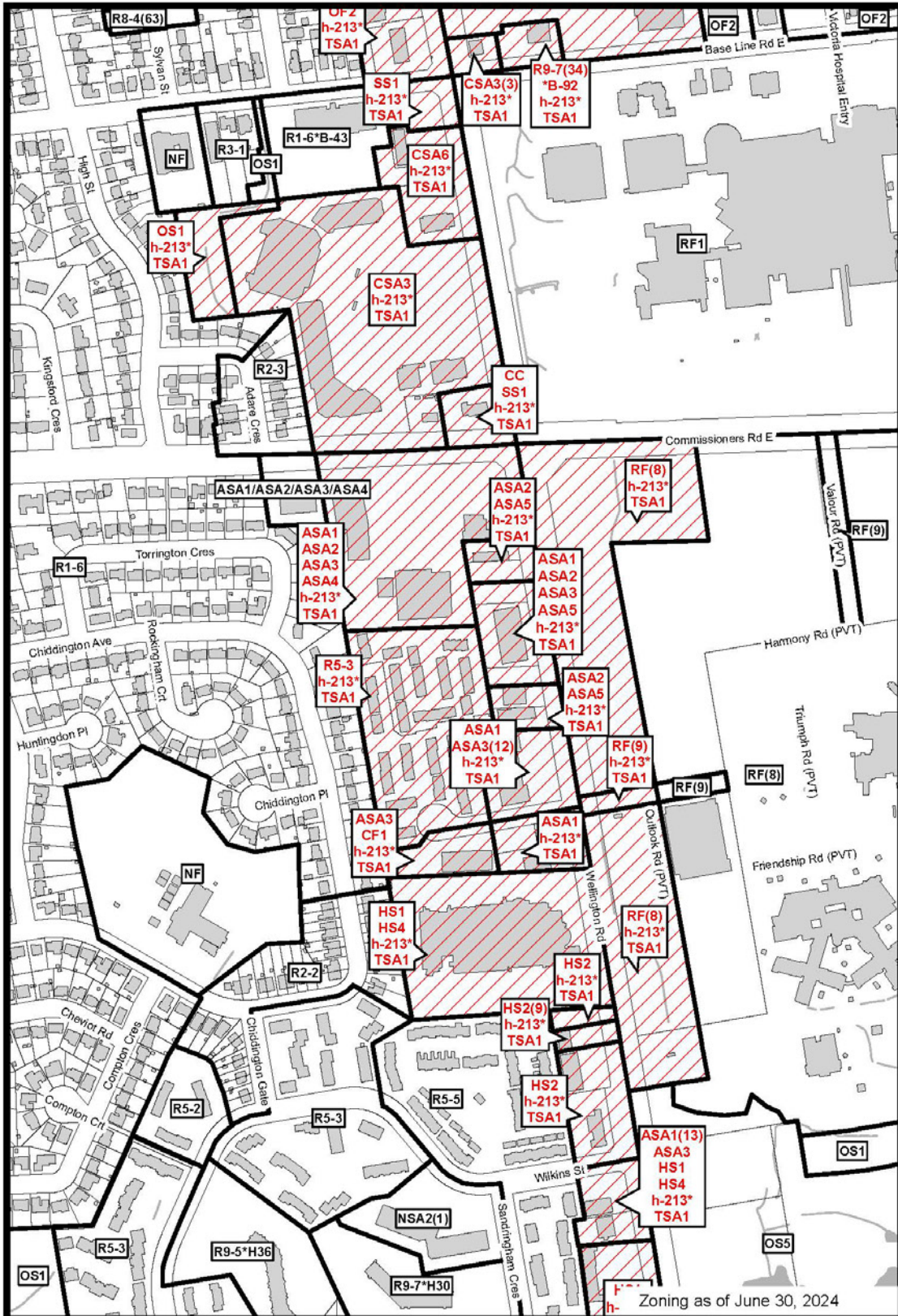
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Meters





“Map No. 9”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of June 30, 2024

<p>File Number: OZ-9749 Planner: KK Date Prepared: 2024/09/09 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters</p> 
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"Map No. 10"

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9749
 Planner: KK
 Date Prepared: 2024/09/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters




“Map No. 11”


AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9749
 Planner: KK
 Date Prepared: 2024/09/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000




 Meters

“Map No. 12”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: OZ-9749
Planner: KK
Date Prepared: 2024/09/09
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters



“Map No. 14”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of June 30, 2024

File Number: OZ-9749
Planner: KK
Date Prepared: 2024/09/09
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

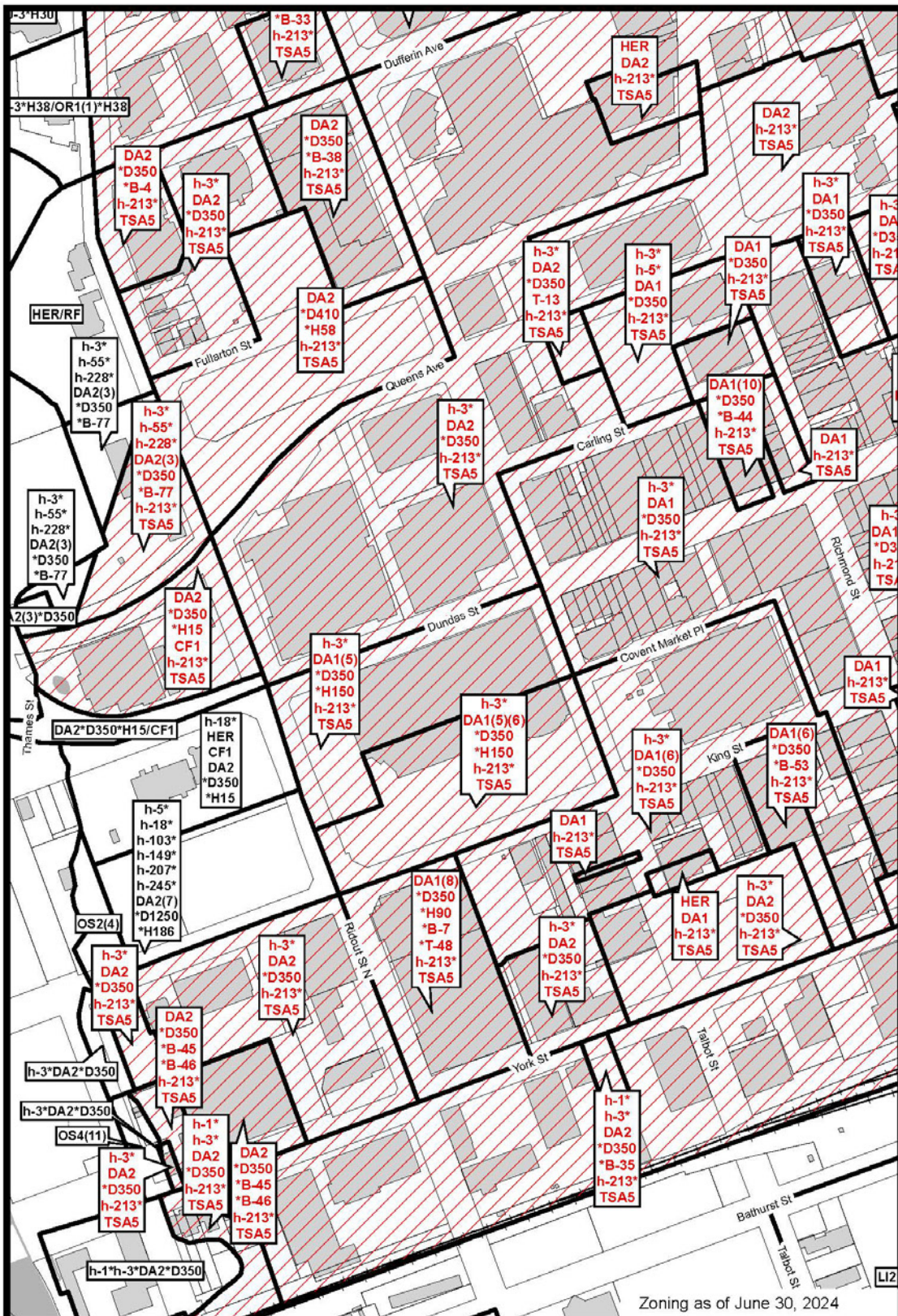
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Meters



"Map No. 15"

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




Zoning as of June 30, 2024

File Number: OZ-9749
 Planner: KK
 Date Prepared: 2024/09/09
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters



“Map No. 16”

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9749
Planner: KK
Date Prepared: 2024/09/09
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters



