

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Housing and Community Growth

Subject: The London Cross-Cultural Learner Centre (c/o Monteith
Brown Planning Consultants Ltd.)
127 Friars Way
File Number: Z-26015, Ward 6
Public Participation Meeting

Date: April 14, 2026

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of The London Cross-Cultural Learner Centre (c/o Monteith Brown Planning Consultants Ltd.) relating to the property located at 127 Friars Way, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting April 28, 2026 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R1 (R1-8) Zone **TO** a Residential R2 Special Provision (R2-2(_)) Zone.

IT BEING NOTED, that the above noted amendments is being recommended for the following reasons:

- i) The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*, which encourages an appropriate range and mix of housing options and densities to meet projected needs and addresses the full range of housing options, including affordable housing;
- ii) The recommended amendment conforms with The London Plan, including, but not limited to, the Key Directions, City Building policies, Place Type policies, Near Campus Neighbourhoods policies, and the Our Tools policies; and
- iii) The recommended amendment facilitates an appropriate use in a suitable location within the Built-Area Boundary and the Primary Transit Area at a scale and intensity that can be suitably accommodated and will contribute to achieving a diverse range and mix of housing options in the area.

Executive Summary

Summary of Request

The applicant has requested an amendment to Zoning By-law No. Z.-1 to rezone from a Residential R1 (R1-8) Zone to a Residential R2 Special Provision (R2-2(_)) Zone with special provisions to facilitate the proposed conversion of the existing building.

Purpose and the Effect of Recommended Action

Staff are recommending approval of the requested Zoning By-law amendment with special provisions. The recommended action would permit the conversion of the existing two (2) storey single detached dwelling to a Lodging House, Class 2 containing **eight (8) lodging units within two (2) dwelling units**.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Strategic Plan Area of Focus: Housing and Homelessness**, by increasing access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

No previous reports.

1.2 Property Description and Location

The subject lands, municipally known as 127 Friars Way, are bounded by Wonderland Road North to the west, Annadale Drive to the south and Friars Way to the east, located within the Medway Planning District. The subject lands have an area of approximately 0.08 hectares and approximately 18.0 metres of frontage along Friars Way and Wonderland Road North and approximately 48.0 metre of frontage along Annadale Drive. The subject lands currently contain a 2-storey single detached dwelling, with vehicular access provided via an existing driveway from Friars Way.

Site Statistics:

- Current Land Use: Single detached dwelling
- Frontage: 18.0m
- Depth: 48.0m
- Area: 0.08 ha (862m²)
- Shape: Regular (rectangle)
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Residential
- East: Residential
- South: Commercial Shopping Area
- West: Residential/Commercial Shopping Area

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type at the intersection of an Urban Thoroughfare (Wonderland Road North) and two Neighbourhood Streets (Friars Way and Annadale Drive)
- Existing Zoning: Residential R1 (R1-8) Zone



Figure 1 - Streetview of the subject lands (view from Friars Way facing west)

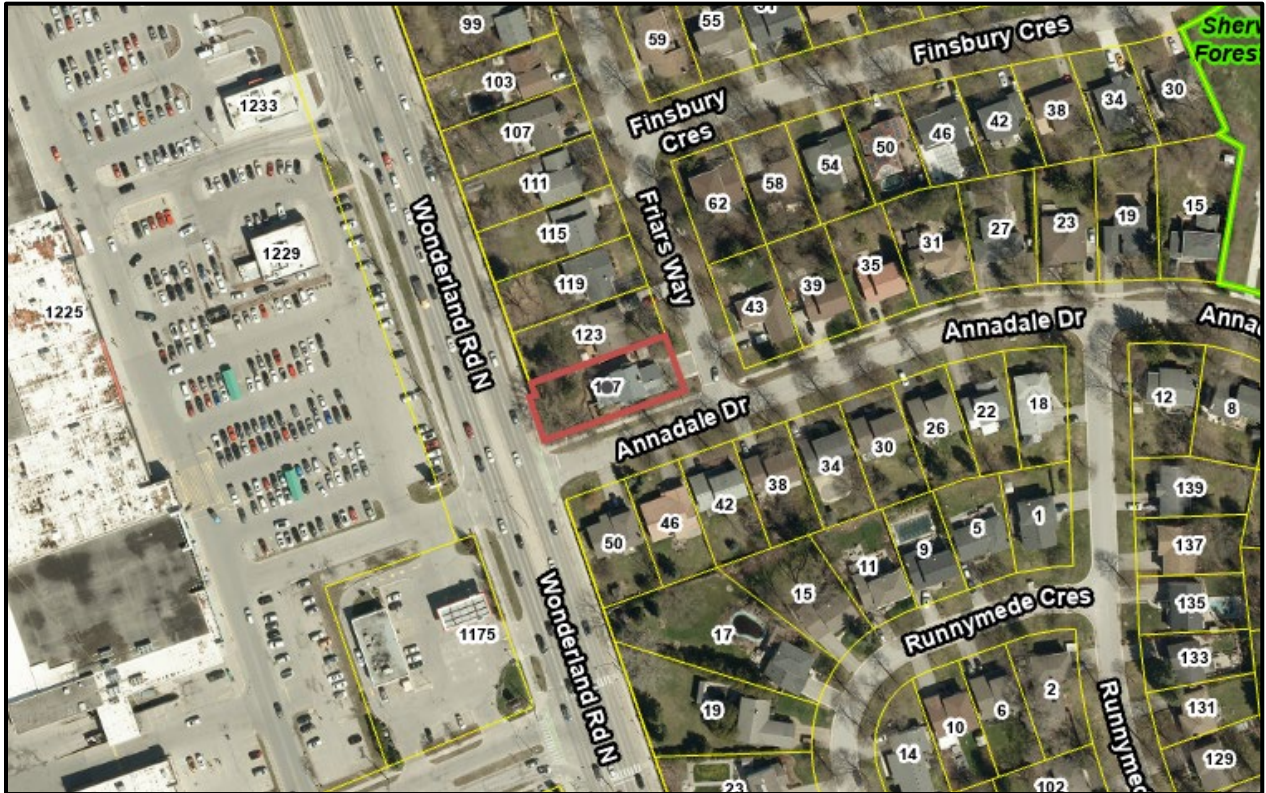


Figure 2 - Aerial photo of the subject lands and surrounding context.

2.0 Discussion and Considerations

2.1 Proposal

The applicant is proposing to convert the existing 2-storey single detached dwelling to a Lodging House, Class 2 containing eight (8) lodging units within two (2) dwelling units. Internal modifications are proposed by way of converting the building into two (2) residential units. No major modifications to the exterior of the building or site layout are proposed as part of the requested amendment. An existing conditions plan is provided below as Figure 3.

The proposal includes the following features:

- Land use: Residential
- Form: Lodging House, Class 2
- Height: 2 storeys
- Residential units: 2 units
- Lodging units: 8 units
- Lot Coverage: ~18%
- Landscaped Open Space: greater than 40%
- Parking spaces: 2 surface parking spaces (1.0 spaces/unit)

2.2 Requested Amendment

The applicant has requested an amendment to Zoning By-law No. Z.-1 to rezone from a

Residential R1 (R1-8) Zone to a Residential R2 Special Provision (R2-2(_)) Zone with special provisions to facilitate the proposed conversion of the existing building. The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R2-2(_))	Required	Proposed/Recommended
Additional Permitted Uses	--	Lodging House, Class 2 (maximum 8 lodging units)
Regulations	--	Four (4) lodging units per dwelling unit.

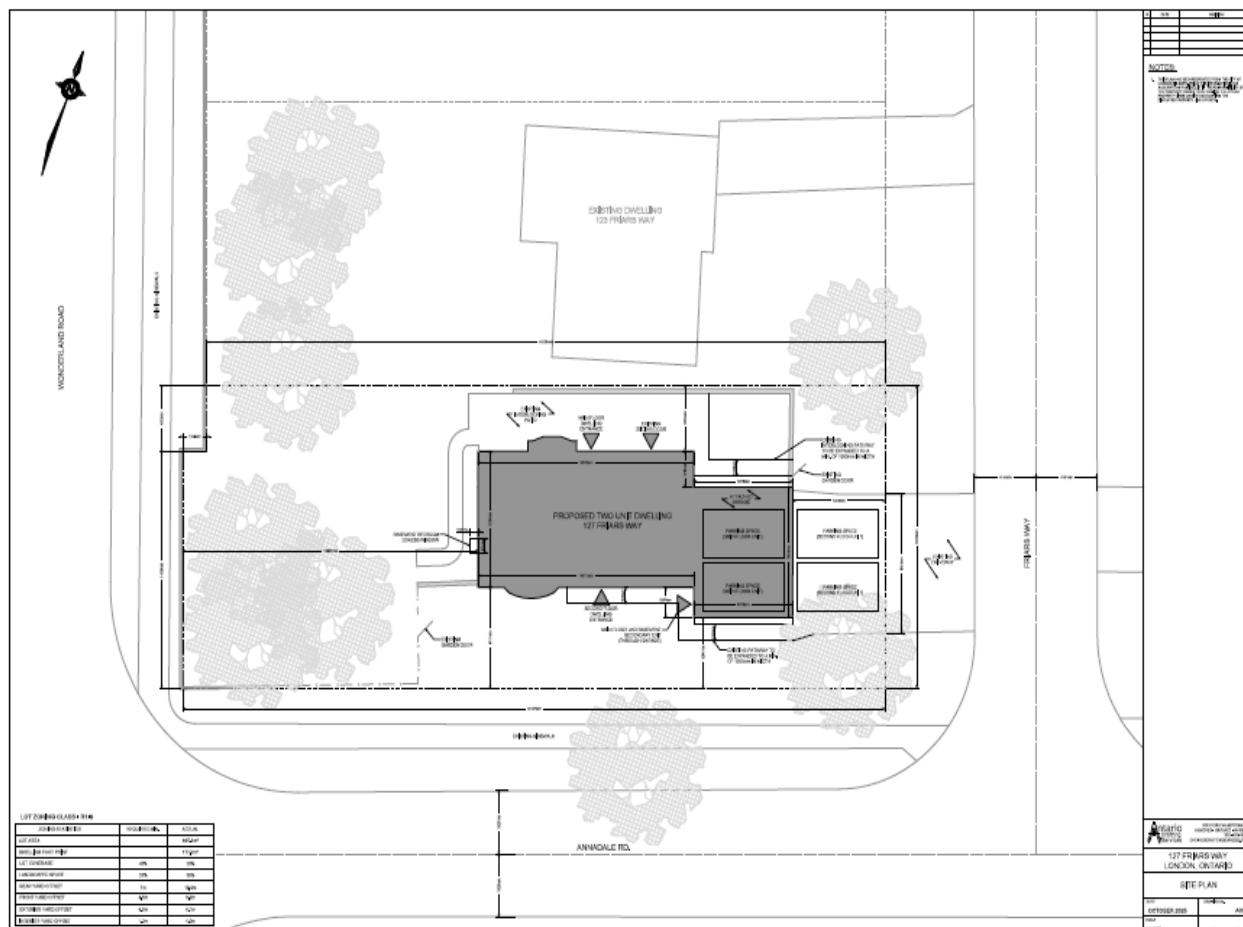


Figure 3 – Existing Conditions/Conceptual Site Plan

2.3 Internal and Agency Comments

The application and [associated materials](#) were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Detailed internal and agency comments are included in Appendix “B” of this report.

2.4 Public Engagement

On February 11, 2026, Notice of Application was sent to 53 property owners and residents in the surrounding area. Notice of Application was also published on the *Public Notices* webpage of the City of London’s official website on February 19, 2026. A “Planning Application” sign was also placed on the site.

There were **no** responses received during the public consultation period. Policy Context

The Planning Act and the Provincial Planning Statement, 2024

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal

(OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

3.0 Financial Impact/Considerations

3.1 Financial Impact

None.

4.0 Key Issues and Considerations

4.1 Land Use

The subject lands are located within the Neighbourhoods Place Type at the intersection of an Urban Thoroughfare (Wonderland Road North) and two Neighbourhood Streets (Friars Way and Annadale Drive) as identified on Map 1 – Place Types and Map 3 – Street Classifications in The London Plan. In accordance with Table 10 – Range of Permitted Uses in Neighbourhoods Place Type, properties fronting major streets may allow for a broader range of uses than those fronting minor streets (TLP 919_3). In general terms, this framework is intended to balance neighbourhood stability and predictability with broader policy objectives, such as supportive diverse housing options, establishing an appropriate mix of uses, enhancing housing affordability, enabling aging in place, and creating vibrant and interesting communities (TLP 919_6).

Section 2 of the Zoning By-law defines a “Lodging House, Class 2” as:

“A residential building which is used to provide lodging units for hire or gain directly or indirectly to more than three persons, with or without meals. A lodging house, class 2, shall not include a nursing home, hotel, motel, hostel, group home, bed and breakfast establishment, emergency care establishment, or a residence of an educational institution.”

Section 2 of the Zoning By-law further defines “Lodging unit” as:

“A room with sleeping facilities, either alone or in conjunction with another room or rooms.”

The intended use of the proposed Lodging House, Class 2 is to provide short-term accommodations for up to eight (8) tenants, specifically newcomers and refugees to Canada. It is also important to note that no special programs will be operated on the

subject lands, and the property will be used solely for residential accommodation. Additionally, the proposed internal modifications would effectively convert the building into two (2) residential units, facilitating a duplex dwelling containing eight (8) lodging units. As such, should the Lodging House, Class 2 use cease in the future, the building could readily function as a stand-alone duplex dwelling.

In accordance with the Our Tools section of The London Plan, “Lodging House” and “Rooming House” are defined as follows:

“Lodging house means an owner-occupied dwelling unit which is used to provide lodging units for hire or gain directly or indirectly to three or fewer persons with or without meals. A lodging house shall not include a nursing home, hotel, motel, hostel, group home, bed and breakfast establishment, emergency care establishment, rooming house or a residence of an educational institution.”

“Rooming house means a residential building that provides shared living, food preparation and sanitary facilities which is licensed and used to provide lodging units for hire or gain directly or indirectly exclusive of the owner or primary occupant to more than three persons, with or without meals. A rooming house shall not include a lodging house, nursing home, hotel, motel, hostel, group home, bed and breakfast establishment, emergency care establishment, or a residence of an educational institution, but shall include a fraternity or sorority.”

Based on the above definitions, the use of “Lodging House, Class 2”, as defined in Zoning By-law Z.-1, would be considered a “Rooming House” as defined in The London Plan. This distinction reflects that The London Plan, adopted more recently, includes revised terminology and definitions that are not yet fully reflected in Zoning By-law Z.-1. The City, however, is currently undertaking a comprehensive zoning by-law update through the ReThink Zoning process to bring zoning regulations and definitions into conformity with The London Plan.

In accordance with Table 10, both a rooming house and duplex dwelling are contemplated uses where a property fronts an Urban Thoroughfare. The proposed uses also align with key directions to invest in, and promote, affordable housing to revitalize neighbourhoods and ensure housing for all Londoners and integrate these affordable forms of housing in all neighborhoods (TLP 55_13, 61_10). On this basis, staff are satisfied that the proposed use conforms with The London Plan.

4.2 Intensity and Form

In accordance with Table 11 – Range of Permitted Heights in Neighbourhoods Place Type, properties fronting major streets may allow for more intense forms of development than those fronting minor streets (TLP 919_3). The existing 2-storey building is consistent with the intensity and form policies within the Neighbourhoods Place Types, which contemplates a minimum building height of two (2) storeys and a maximum building height of eight (8) storeys where a property fronts an Urban Thoroughfare within the Primary Transit Area, in accordance with Table 11.

To ensure that the intensity of development is appropriate for the surrounding neighbourhood context, zoning regulations will apply, include standards for height, density, gross floor area, coverage, frontage, minimum parking, setback, and landscaped open space (TLP 935_3). In this case, no major modifications to the exterior of the building or site layout are proposed as part of the requested amendment, and the existing building complies with the regulations of the proposed Residential R2 (R2-2) Zone. Additionally, the proposed intensity aligns with the goals of The London Plan to support infill and intensification in a variety of forms while ensuring a mix of housing types within our neighbourhoods to help create complete communities (TLP 59_4, 5).

With respect to the Lodging House, Class 2, the maximum number of lodging units and/or density is regulated by Section 4.22 of the Zoning By-law. This section states that, for the purpose of density calculations, a maximum of three (3) lodging units is permitted for each dwelling unit permitted based on density regulations set out in the

base zone. In general terms, this would permit a maximum of six (6) lodging units within the two (2) proposed dwelling units. However, within the Near Campus Neighbourhoods, as identified in Figure 4.36, a dwelling unit shall contain no more than five (5) bedrooms. This would allow for up to ten (10) bedrooms across the two (2) proposed dwelling units if the Lodging House, Class 2 use were to cease in the future, and the building were to function as a stand-alone duplex dwelling.

Accordingly, the proposed Lodging House, Class 2 containing eight (8) lodging units within two (2) dwelling units is considered an appropriate form of residential intensification, as the two (2) additional lodging units would generally function in a similar manner to bedrooms in this instance. An additional special provision is also recommended to restrict the number of lodging units per dwelling unit to four (4). This provision will ensure the establishment of the two (2) dwelling units within the building while limiting the scale of the lodging house use and ensuring conformity with the intent of the intensification and Near Campus Neighbourhoods policies of The London Plan.

Furthermore, The London Plan establishes a policy framework that supports residential intensification, provided that key functional site elements can be appropriately accommodated. These elements include features such as safe driveway access, adequate parking in appropriate locations, landscaped open space, outdoor residential amenities, adequate buffering and setbacks, and garbage storage areas, can be effectively accommodated (TLP 953_3). The subject lands are of sufficient size and configuration to accommodate the proposed use and intensity while maintaining these necessary site elements and mitigating potential adverse land use impacts or conflicts with adjacent properties. In addition, the requested amendment represents an efficient and appropriate use of land and existing municipal services, aligning with The London Plan's objectives to optimize the use of existing municipal services (TLP 59_).

As no new development or major modifications to the existing building are proposed as part of this requested amendment, and the proposed residential intensification is appropriate within the context of the subject lands and surrounding area, staff are satisfied that the proposed intensity and form conform with The London Plan.

4.4 Near Campus Neighbourhoods

The subject lands are located within the Near Campus Neighbourhoods (NCN) Area as identified on Map 7 – Specific Policy Areas of The London Plan. The NCN are located within proximity to Western University and Fanshawe College and are identified as extremely valuable city neighbourhoods that will be planned to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all (TLP 962_ to 964_). To augment the applicable place type policies and the Our Tools section of The London plan, Policy 965 requires that the NCN policies form part of the evaluation of planning applications within this area. The criteria relevant to this application include:

1. Plan for residential intensification in a proactive, coordinated, and comprehensive fashion;
2. Identifying strategic locations where residential intensification is appropriate within Near-Campus Neighbourhoods and which use strong transit connections to link these opportunities to campuses;
3. Avoiding incremental changes in use, density, and intensity that cumulatively lead to undesirable changes in the character and amenity of streetscapes and neighbourhoods;
4. Encouraging a balanced mix of residential structure types at appropriate locations while preserving stable residential areas and recognizing areas that have already absorbed significant amounts of intensification;
5. Encourage appropriate forms of intensification that support the vision for Near-Campus Neighbourhoods and encouraging residential intensification in mid-rise and high-rise forms of development;
6. Directing residential intensification to transportation nodes and corridors and away from interior of neighbourhoods;

7. Utilizing zoning to allow for residential intensification which is appropriate in form, size, scale, mass, density, and intensity.
8. Ensuring that residential projects incorporate urban design qualities that enhance streetscapes and contribute to the character of the neighbourhood while respecting the residential amenity of nearby properties;
9. Conserve heritage resources in ways that contribute to the identity of streetscapes and neighbourhoods, in compliance with the Cultural Heritage chapter of The London Plan;
10. Encourage affordable housing opportunities; and,
11. Ensure intensification is located and designed to respect the residential amenity of nearby properties.

Generally, the intent of the NCN policies is to supplement the general residential policies of The London Plan to ensure that changes in use, intensity and built form are sensitive to current and planned adjacent land uses while balancing neighbourhood stability and predictability. The NCN policies recognize that change within these neighbourhoods will occur and should allow for a range of housing types and an appropriate mix of uses while minimizing significant undesirable changes to the character and amenity of existing streetscapes (TLP 840_,965_3). The NCN policies also acknowledge that these neighbourhoods have been planned with substantial opportunities for residential intensification, with most intensification directed to place types intended to accommodate mid-rise and high-rise residential development. Intensification may also occur in some locations within the Neighbourhoods Place Type where permitted in Tables 10 to 12 and where it meets the general intent of the NCN policies.

In this instance, the proposed Lodging House, Class 2 represents a modest form of residential intensification within the Neighbourhoods Place Type. The subject lands are located at the intersection of an Urban Thoroughfare (Wonderland Road North) and two Neighbourhood Streets (Friars Way and Annadale Drive), and benefits from strong transit connections. The proposed change in use is not anticipated to result in a form of intensification that is inconsistent with the vision and planning objectives for residential intensification within the NCN. Specifically, the requested amendment conforms with the permissions set out in Tables 10 to 12 of the Neighbourhoods Place Type and will not result in a significant increase in residential intensity, as only one additional dwelling unit and a maximum tenancy of eight (8) lodging units are proposed.

The proposed change in use supports a positive pedestrian environment, contributes to a mix of housing types that support aging in place and housing affordability, and is designed to be a good fit and compatible within the surrounding neighbourhood context, particular as no new development or major modifications to the existing building are proposed as part of this requested amendment (TLP 193_). Additionally, the proposed change in use supports low-density residential intensification that balances a mix of residential housing forms in an appropriate location on a sizable parcel, consistent with the goals of the NCN (TLP 953_2, 965_6, 7). The subject lands are also identified as a strategic location where residential intensification is appropriate within the NCN due to the strong transit connections that link the area to the broader City (TLP 965_2).

Furthermore, the subject lands are located within the Built-Area Boundary and Primary Transit Area, where The London Plan targets a higher proportion of new residential development and intensification (TLP 81_). Residential intensification will play a key role in achieving the City's objective of growing "inward and upward", including the addition of residential units through building additions and/or internal alterations at densities greater than those currently existing (TLP 80_). Special provisions within the recommended amendment are also being utilized to ensure that this intensification occurs in a manner which is appropriate within its neighbourhood context and consistent with the policies of the NCN.

On this basis, staff are satisfied that the proposed amendment conforms with the NCN policies of The London Plan.

Conclusion

The applicant has requested an amendment to Zoning By-law No. Z.-1 to rezone from a Residential R1 (R1-8) Zone to a Residential R2 Special Provision (R2-2(_)) Zone with special provisions to implement the proposed use. Staff are recommending approval of the requested Zoning By-law amendment with special provisions.

The recommended action is consistent with the *Provincial Planning Statement, 2024 (PPS)*, conforms to The London Plan and will allow for an appropriate use in a suitable location within the Built-Area Boundary and the Primary Transit Area at a scale and intensity that can be suitably accommodated and will contribute to achieving a diverse range and mix of housing options in the area.

Prepared by: **Michaela Hynes**
Planner, Planning Implementation

Reviewed by: **Catherine Maton, MCIP, RPP**
Manager, Planning Implementation

Recommended by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

Submitted by: **Scott Mathers, MPA, P.Eng.**
Deputy City Manager, Housing and Community Growth

Copy:

Britt O'Hagan, Manager, Current Development

Mike Corby, Manager, Site Plans

Brent Lambert, Manager, Development Engineering

Travis MacBeth, Manager, Planning Policy

Huyen Le, Economic Research Analyst

Appendix A – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2026

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 127
Friars Way

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 127 Friars Way, as shown on the attached map **FROM** a Residential R1 (R1-8) Zone **TO** a Residential R2 Special Provision (R2-2(_)) Zone.
2. Section Number 6.4 of the Residential R2 Zone is amended by adding the following Special Provisions:

R2-2(_) 127 Friars Way
 - a) Additional Permitted Uses
 - i) Lodging House, Class 2 (maximum 8 lodging units)
 - b) Regulations:
 - i) Number of lodging units per dwelling unit (maximum): 4
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.

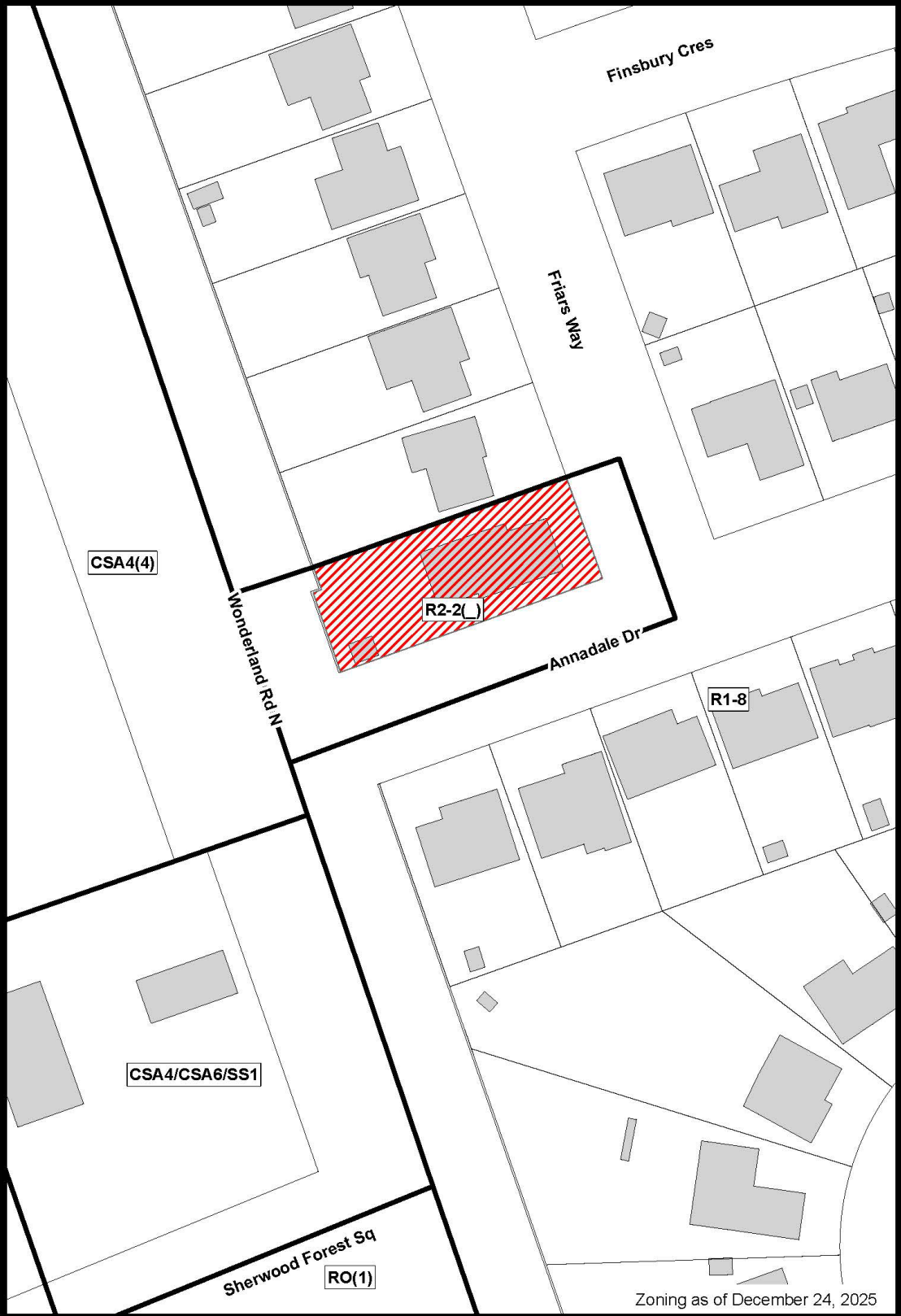
PASSED in Open Council on April 28, 2026, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor



Michael Schulthess
City Clerk

First Reading – April 28, 2026
Second Reading – April 28, 2026
Third Reading – April 28, 2026

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



Zoning as of December 24, 2025

<p>File Number: Z-26015 Planner: MH Date Prepared: 2026/03/02 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 25 50 Meters</p> 
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Appendix B – Internal and Agency Comments

Site Plan

- No Site Plan Approval required.

Engineering

- Engineering has no further comments on this application – Approval is recommended. For the applicant's benefit the following comments have been provided and are to be addressed as a future servicing permit application:

Matters for Servicing Permit

Wastewater

- The municipal sanitary outlet is to the 300mm sanitary sewer on Friars Way. City record drawing #4573 shows information pertaining to the sanitary PDC and sanitary sewer
- The existing sanitary PDC size is 100mm. It is assumed that the existing sanitary PDC will be adequate for the new proposed use of a lodging house.
- Sewer Engineering has no objection to this rezoning

Water

- The owner's engineer is to confirm the existing water service has adequate capacity to service for the proposed development or replace the water service with a new appropriately sized service if necessary and existing water service shall be abandoned to City Standard (Cut and Cap from main).
- Water is available for connection via 150 CI watermain on Friars Way.
- The Site is in the City's low Level service area, which has a hydraulic grade line of 301.8 m

Stormwater

- SWED staff have no objection to this Zoning amendment application. The application states no external modifications are required to accommodate the conversion of the existing building usage. The applicant should however be notified, should the site come in for future re-development then new or additional SWM comments are to be expected.

Transportation

- TED staff have no objection to this Zoning amendment application, should the site come in for future re-development through the site plan approval process, a 3.37m widening will be requested to meet 18m from C/L requirement on Wonderland Rd.

Urban Design

- As no changes in built form to the existing single detached residential building are being proposed at this time, Urban Design has no comments.

Heritage

- There are no cultural heritage or archaeological concerns associated with this application.

Parks Planning

- No comments.

Landscape Architecture

- If there are no proposed changes to the site, there are no Landscape Architecture comments.

Ecology

- This is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

UTRCA

- The property located at 127 Friars Way in London is not affected by any regulations made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to this application and we have no Section 28 approval requirements.

London Hydro

- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

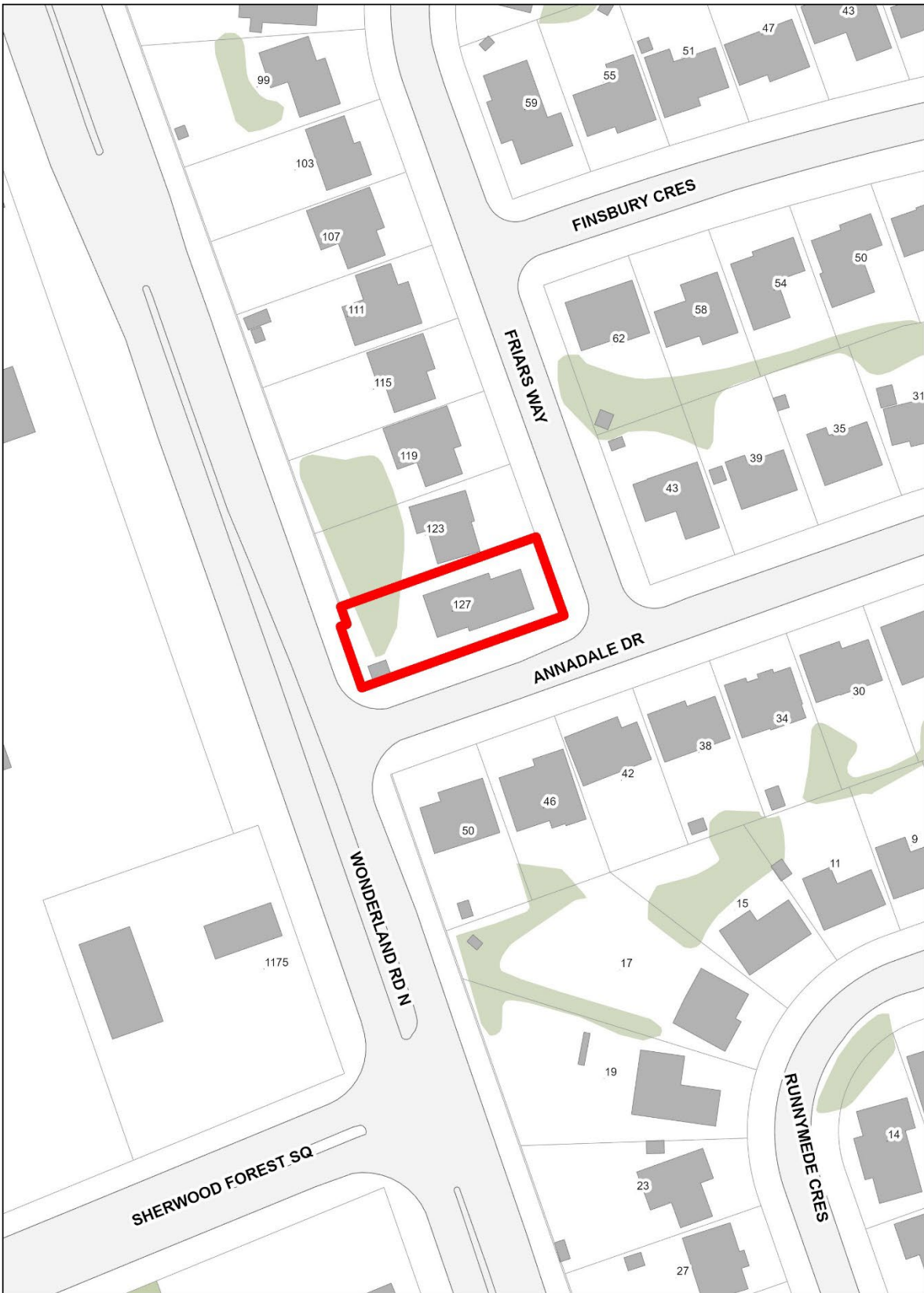
Imperial Infrastructure

- Please be informed, there is no Imperial infrastructure in the vicinity of this location, and there is no need for further engagement.

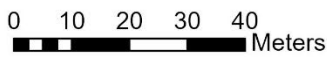
Sun-Canadian Pipe Line

- Sun-Canadian Pipe Line does not operate any facilities near 127 Friars Way. We have no objections to this application or by-law amendment. Please remove us from any further correspondence on this file.

Appendix C – Relevant Background

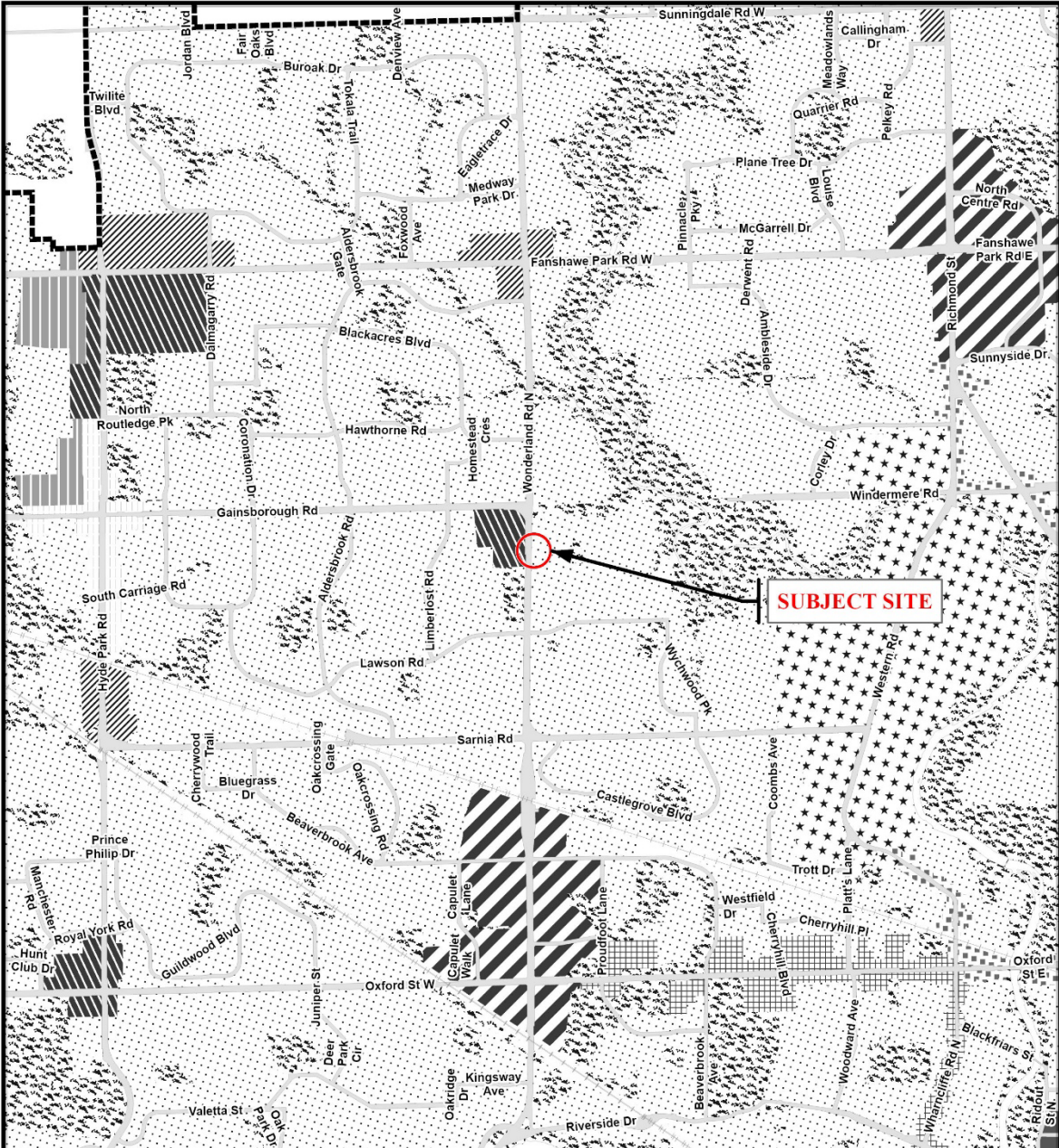


Address: 127 Friars Way
File: Z-26015
Planner: Michaela Hynes
Date: 2026/03/02
Scale: 1:1,000



Legend

-  Subject Site
-  Buildings
-  Vegetation



Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Neighbourhood | Green Space |
| Transit Village | Future Community Growth | Environmental Review |
| Shopping Area | Heavy Industrial | Farmland |
| Rapid Transit Corridor | Light Industrial | Rural Neighbourhood |
| Urban Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Main Street | Commercial Industrial | Urban Growth Boundary |
| Major Shopping Area | Institutional | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -
 PREPARED BY: Planning & Development

Scale 1:30,000

 Meters

File Number: Z-26015
Planner: MH
Technician JI
Date: 2026/03/02



Zoning as of December 24, 2025



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R1-8

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-26015

MH

MAP PREPARED:

2026/03/02

Jl

1:1,200

0 5 10 20 30 40

Meters