

Bill No. 358
2012

By-law No. Z.-1-122132

A by-law to amend By-law No. Z.-1 to make changes to the introductory paragraphs of some commercial zones.

WHEREAS the **City of London** has initiated a zoning review for lands within the City of London, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Sections 21.1, 22.1, 23.1, 24.1, 25.1, 26.1, 27.1 and 28.1 of Zoning By-law Z-1 are amended by deleting the existing text under the existing title and replacing it with the following;

21.1 GENERAL PURPOSE OF THE RSA ZONE

This Zone is primarily intended to implement the Enclosed Regional Commercial Node designation in Section 4.3.5 of the Official Plan. The Associated Shopping Area Commercial (ASA) Zone may also be used to zone commercial areas adjacent to the shopping centre node and also implement the Enclosed Regional Commercial Node designation.

The RSA Zone provides for and regulates a wide range of regional-scale, specialized, comparison shopping retail and personal service uses, as well as some office, commercial recreation and community facilities uses, which are suited to a location within an enclosed shopping centre building. Limits are placed on the amount of office and entertainment space. Other shopping centre and stand-alone buildings are allowed on a limited basis normally near the perimeter of the property to satisfy urban design goals to create a street edge and screen large surface parking lots. The permitted uses are the same for all RSA Zone variations, however, variations of the zone occur based on maximum permitted gross leasable floor area.

22.1 GENERAL PURPOSE OF THE CSA ZONE

This Zone is primarily intended to implement the Community Commercial Node designation in Section 4.3.7. of the Official Plan. The Associated Shopping Area Commercial (ASA) Zone may also be used to zone commercial areas adjacent to the shopping centre node and implement the Community Commercial Node designation.

The CSA zone provides for and regulates a wide range of community-scale retail and personal service uses, as well as some office, commercial recreation, community facilities and commercial school uses, which serve the needs of the community or a number of neighbourhoods located within convenient walking and/or driving distance. Either enclosed or unenclosed shopping centres are the permitted form of development. Stand-alone buildings which are not part of a shopping centre 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 large surface parking lots. The CSA6 Zone variation is used for this purpose. The permitted uses are the same for all CSA Zone variations; however, variations of the zone are differentiated based on maximum permitted gross leasable floor area. High density residential uses may also be permitted by applying a Residential R8 or Residential R9 Zone.

23.1 GENERAL PURPOSE OF THE NSA ZONE

This Zone is normally intended to implement the Neighbourhood Commercial Node designation in Section 4.3.8 of the Official Plan. The Associated Shopping Area Commercial (ASA), Highway Service Commercial (HS) and Restricted Service Commercial (RSC) may also be used in special circumstances to implement the Neighbourhood Commercial Node designation.

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.

24.1 GENERAL PURPOSE OF THE ASA ZONE

This Zone is normally intended to implement the Auto-Orientated Commercial Corridor designation in Section 4.4.2 and the New Format Regional Commercial Node designation in Section 4.3.6 but also for development at the periphery of the Enclosed Regional Commercial Node designation in Section 4.3.5, the Community Commercial Node designation in Section 4.3.7 and the Neighbourhood Commercial Node designation in Section 4.3.8 of the Official Plan depending on the scale and location of the use. The ASA1 to ASA7 Zone variations are intended to implement the Auto-Orientated Commercial Corridor designation and the ASA8 Zone variation the New Format Regional Commercial Node designation. The variations generally group uses in the ASA1 (retail/convenience/personal service), ASA2 (retail/semi light industrial), ASA3 (offices), ASA4 (community facilities), ASA5 (automotive), ASA6 (large traffic generating uses), ASA7 (theatres) and ASA8 (large format retail) Zone variations.

The ASA Zone provides for and regulates a wide range of retail, personal service, community facility, automotive and office uses. Uses permitted in the ASA Zone are differentiated through the use of zone variations on the basis of their function, intensity, customer draw, proximity to residential uses and potential impacts.

25.1 GENERAL PURPOSE OF THE BDC ZONE

This Zone is normally intended to implement the Main Street Commercial Corridor designation in Section 4.4.1 of the Official Plan. The Zone provides for and regulates a mix of retail, restaurant, neighbourhood facility, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets or small business areas in rural areas. Normally buildings are located near the street line with parking to the rear. The uses in this zone, which are intended to provide for the shopping needs of nearby residents, and cater to certain specialty shopping needs, have been differentiated on the basis of their function, intensity and potential impacts. (Z-1-051390)

The BDC Zone variation provides for a wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations. In addition to the uses provided for under BDC an expanded range of uses may be permitted at appropriate locations through the use of other zone variations in BDC1 (larger scale uses) and BDC2 (institutional/facility type uses). Automotive uses are not permitted in the zone.

26.1 GENERAL PURPOSE OF THE AC ZONE

This Zone is normally intended to implement the Auto-Oriented Commercial Corridor designation in Section 4.4.2 of the Official Plan. This zone provides for and regulates a mix of small scale retail, office, personal service and automotive uses located along arterial roads which serve both vehicular and pedestrian trade. This zone tends to be applied in older areas of the City where auto-orientated uses have existed for some time and in areas along arterial roads that serve both a local and broad market area. The uses of this zone, which reflect the nature of existing development in an area, have been differentiated on the basis of their function, intensity and potential impacts.

The main AC Zone variation accommodates a compatible range of existing residential and accessory uses. In addition to the uses provided for under the AC zone variation an expanded range of uses may be permitted at appropriate locations through the use of other zone variations. The AC1 (offices), AC2 (small retail/personal service), AC3 (institutional/facility uses), AC4 (broader range of uses) and AC5 (automotive) Zone variations can all be used where circumstances warrant.

27.1 GENERAL PURPOSE OF THE HS ZONE

This Zone is normally intended to implement the Auto-Oriented Commercial Corridor designation in Section 4.4.2 of the Official Plan. The Zone provides for and regulates a range of commercial and service uses which cater to the needs of the travelling public. They tend to be located on major arterial roads with high traffic volumes at major entrances to the City. Offices are not generally permitted.

Uses which may be permitted in the Highway Service Commercial Zone are differentiated through zone variations on the basis of their function, intensity and potential impacts. The main HS Zone variation permits a restricted range of automobile-oriented, convenience commercial and service uses which are appropriate for all areas. An expanded range of uses may be permitted in appropriate locations through the use of zone variations. The HS1 (larger assembly uses), HS2 (automotive), HS3 (commercial recreation) and HS4 (hotel/motel) can be applied in appropriate locations. Application of a zone variation may be restricted due to the amount of traffic generated and/or the effect of the uses on the adjacent land uses.

28.1 GENERAL PURPOSE OF THE RSC ZONE

This Zone is normally intended to implement the Auto-Oriented Commercial Corridor designation in Section 4.4.2 of the Official Plan. The Zone provides for and regulates a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets.

The wide range of uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts. More intensive light industrial uses with associated retail, wholesale or service functions are permitted in the RSC5 Zone variation.

2. This By-law shall come into force and be deemed to come into force 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 August 28, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - August 28, 2012
Second Reading - August 28, 2012
Third Reading - August 28, 2012