

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: John M. Fleming
Managing Director, Planning and City Planner

Subject: Commissioners Road East Corridor Review
(between Adelaide Street South and Meadowgate Boulevard)
City of London

Meeting on: Monday, December 2, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, that **NO ACTION** be taken with respect to a further City of London review of the Commissioners Road East Corridor Review (between Adelaide Street South and Meadowgate Boulevard) to initiate London Plan and/or zoning by-law amendments.

Executive Summary

Summary of Request

This item was on the Deferred Matters List of the Planning and Environment Committee (PEC). The Committee requested that planning staff review the corridor to see if any changes could be made to address existing vacancies and recent land use changes.

Purpose and the Effect of Recommended Action

Remove the item from the Deferred Matters List and no further action be taken.

Rationale of Recommended Action

The current policy framework of the London Plan, which identifies lands within the corridor in the Shopping Area, Commercial Industrial and Neighbourhood Place Types provide for a broader range of uses than contemplated in the 1989 Official Plan Community Commercial Node, Neighbourhood Commercial Node, Auto-Orientated Commercial Corridor, Multi-Family High Density Residential, Multi-Family Medium Density Residential and Low Density Residential land use designations. The London Plan Place Type policies provide opportunities for redevelopment along the corridor so no change would be required. In addition, there have been no recent landowner requests for official plan and/or zoning by-law amendments to change the Official Plan policies that apply to these lands or the range of permitted uses.

Analysis

1.0 Rationale for Review

The request for a review of the area initially came from the Ward Councillor in March 2019 and was subsequently reviewed by Planning and Environment Committee (PEC) on March 18, 2019 and added to the Deferred Matters List.

The Councillor indicated that the area was *experiencing vacancy and turnover issues* and the Pond Mills Plaza, specifically, was *transitioning to non-retail uses* and, as a result, requested a review of the corridor. The Councillor, and subsequently the Committee requested that planning staff;

1. *Determine possible planning initiatives to address revitalization and redevelopment opportunities;*
2. *Review the current land uses along the corridor, and to determine if revised policies and/or other planning tools could be developed to foster redevelopment along the corridor; and,*
3. *Examine the streetscape and identify opportunities for future improvements along the Commissioners Road Corridor.*

The Councillor requested that the corridor between Adelaide Street and Highbury Avenue be reviewed; however, Planning staff have suggested adding the remaining commercial lands east of Highbury Avenue over to Meadowgate Boulevard to foster a complete review of commercial lands east of Adelaide Street to the City boundary.

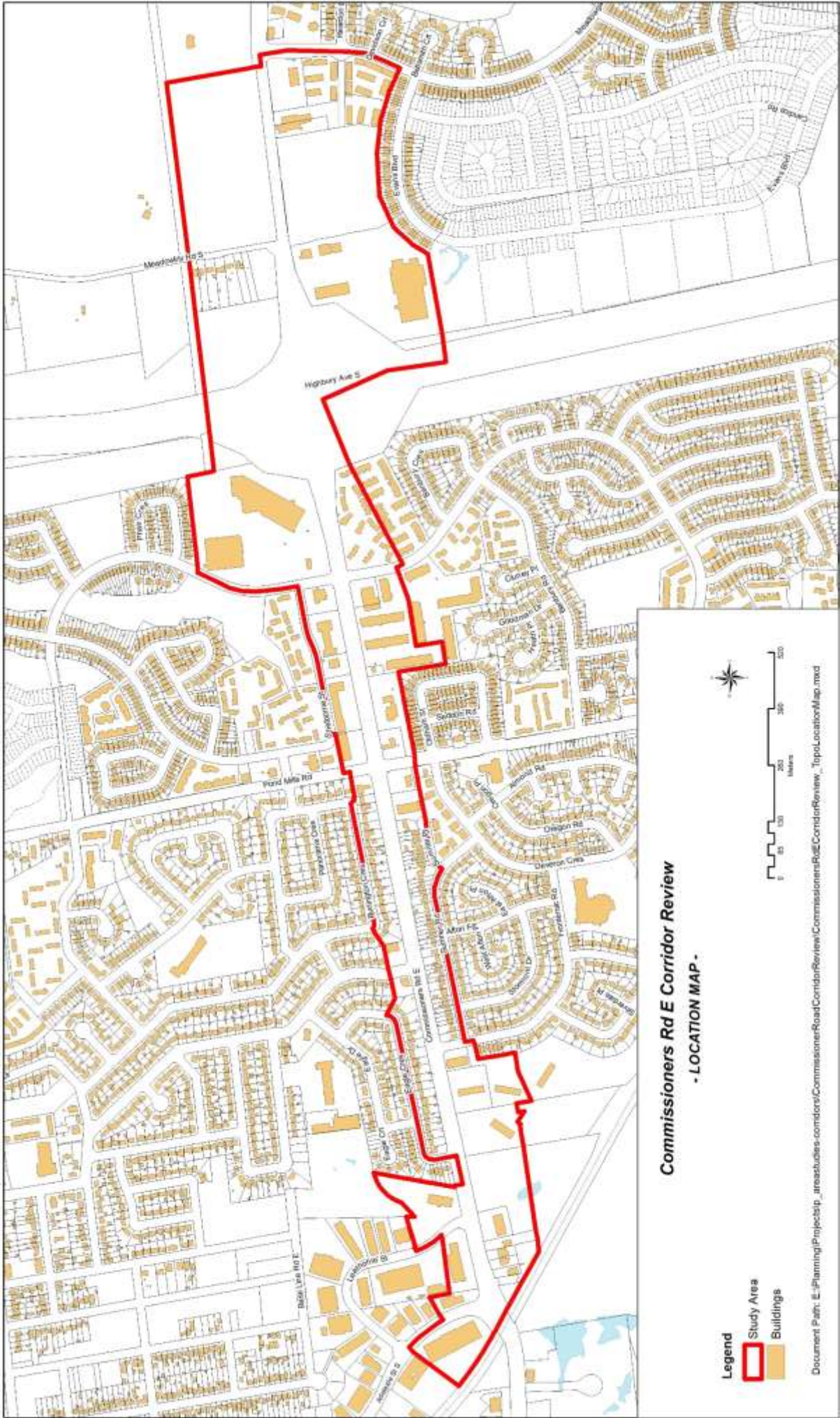
2.0 Corridor Location and Policy Framework

2.1 Nature of Corridor

This portion of the Commissioners Road corridor is a five lane auto-orientated road corridor carrying between 30,000-34,000 vehicles per day. All commercial development along the corridor is auto-orientated, characterized by setbacks from the roadway and front yard parking. In its current form it is not walkable. The commercial corridor is not continuous on both sides of the road. Some commercial sites are nodal at street intersections.

There is no residential development fronting Commissioners along this portion of the corridor; any adjacent residential uses are typically back lotted and screened by noise walls. Currently, this is not a pedestrian – orientated corridor and does not encourage walking and bicycling between the neighbourhood and commercial/community uses.

Appendix 1 provides a summary of the London Plan Place Types and existing zoning along the corridor as well as land and building statistics and existing land uses. The majority of uses include neighbourhood serving uses (eg. Service offices, restaurants, banks etc.), retail (eg. Food stores and convenience stores), neighbourhood facilities (library and fire station) and some commercial/industrial uses near the intersection with Adelaide Street.



Commissioners Rd E Corridor Review
 - LOCATION MAP -

- Legend**
- Study Area
 - Buildings



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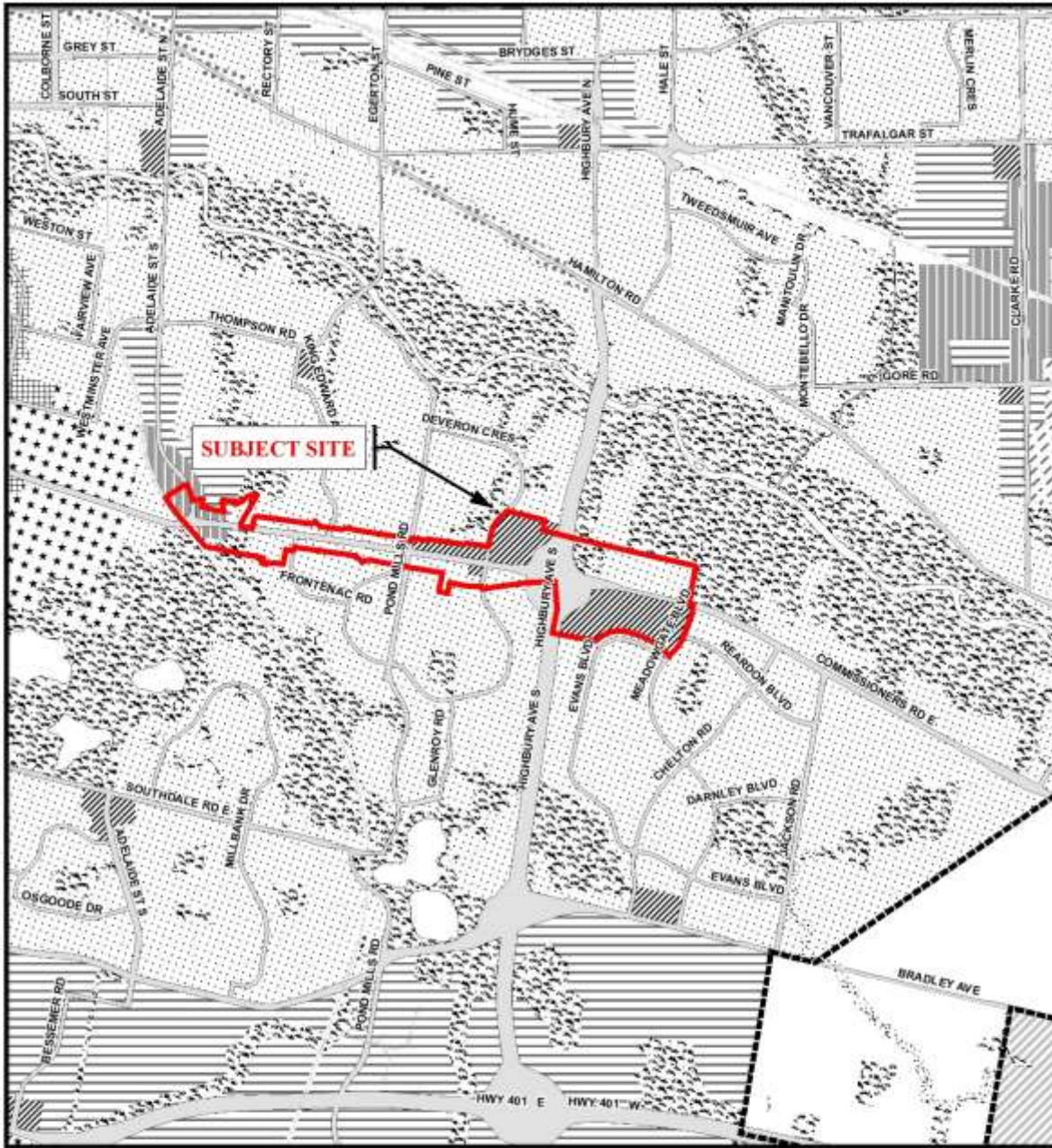
2.2 Existing Policy Framework

The existing Policy framework for the corridor is summarized in Table 1 below.

TABLE 1 – EXISTING POLICY FRAMEWORK

London Plan Place Type (see Map 4 and 6)	Uses, Form and Height Permitted	Zoning By-law Z-1 (see Maps 1-4)	Uses, Form and Height Permitted
Shopping Area	These centres act as hubs for neighbourhoods and include a broad range of retail, office and residential uses at a moderate intensity. Over time, many of these centres will reformat to become mixed use centres which are less auto-orientated. Storeys- 1 minimum and 4-6 maximum. Special policy to allow 4923m ² of office space at 1200 Commissioners.	CSA5 and CSA5 (2)	A broad range of retail, office and service uses up to a maximum size of 30,000m ² . The regulations are for a form which is typically auto-orientated, setback from the street with large parking areas. Height is 12m which could accommodate 2-3 storeys.
		Various ASA Zones	A broad range of retail, office and service uses normally in a strip plaza format up to a maximum size of 6000m ² . Maximum height is 12m or 2-3 storeys.
		NF	Permits churches and schools and other neighbourhood serving uses.
		SS	Permits small gas bars and other auto uses.
Neighbourhood	Residential uses with neighbourhood-orientated commercial and public facility uses. Intensity varies by road classification. Commissioners Road is an Urban Thoroughfare, the highest classification of road, and permits the broadest range of uses and greatest intensity. Minimum height 2 storeys, max. 6 stys	Various NSA Zones	A limited range of retail, office and services uses at a maximum size of 2000m ² in a shopping centre or the same range of uses at a maximum size of 500m ² in a stand-alone building. Height is 8 metres or 1-2 storeys.
		ASA	A broad range of retail, office and service uses in a free standing format up to a maximum size of 6000m ² . Maximum height is 12m or 2-3 storeys.
		CC	Permits small convenience uses a maximum size of 1000m ² and height of 8 metres.
		SS	Permits small gas bars and other auto uses

London Plan Place Type (see Map 4 and 6)	Uses, Form and Height Permitted	Zoning By-law Z-1 (see Maps 1-4)	Uses, Form and Height Permitted
Commercial/Industrial	Includes commercial and industrial uses which have planning impacts which need to be separated from residential neighbourhoods and pedestrian areas. Storeys – 1 minimum and 2 maximum.	RSC	A broad range of commercial uses with large buildings and/or open storage associated with the use to a maximum size of 6000m ² and height of 12 metres.
		HS	Auto-orientated uses with high traffic volumes at a maximum height of 8 metres.
		RO	Permits small scale office buildings at a maximum size of 2000m ² and height of 12 metres or 3 storeys.



Legend

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

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

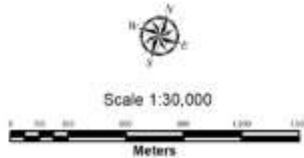
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

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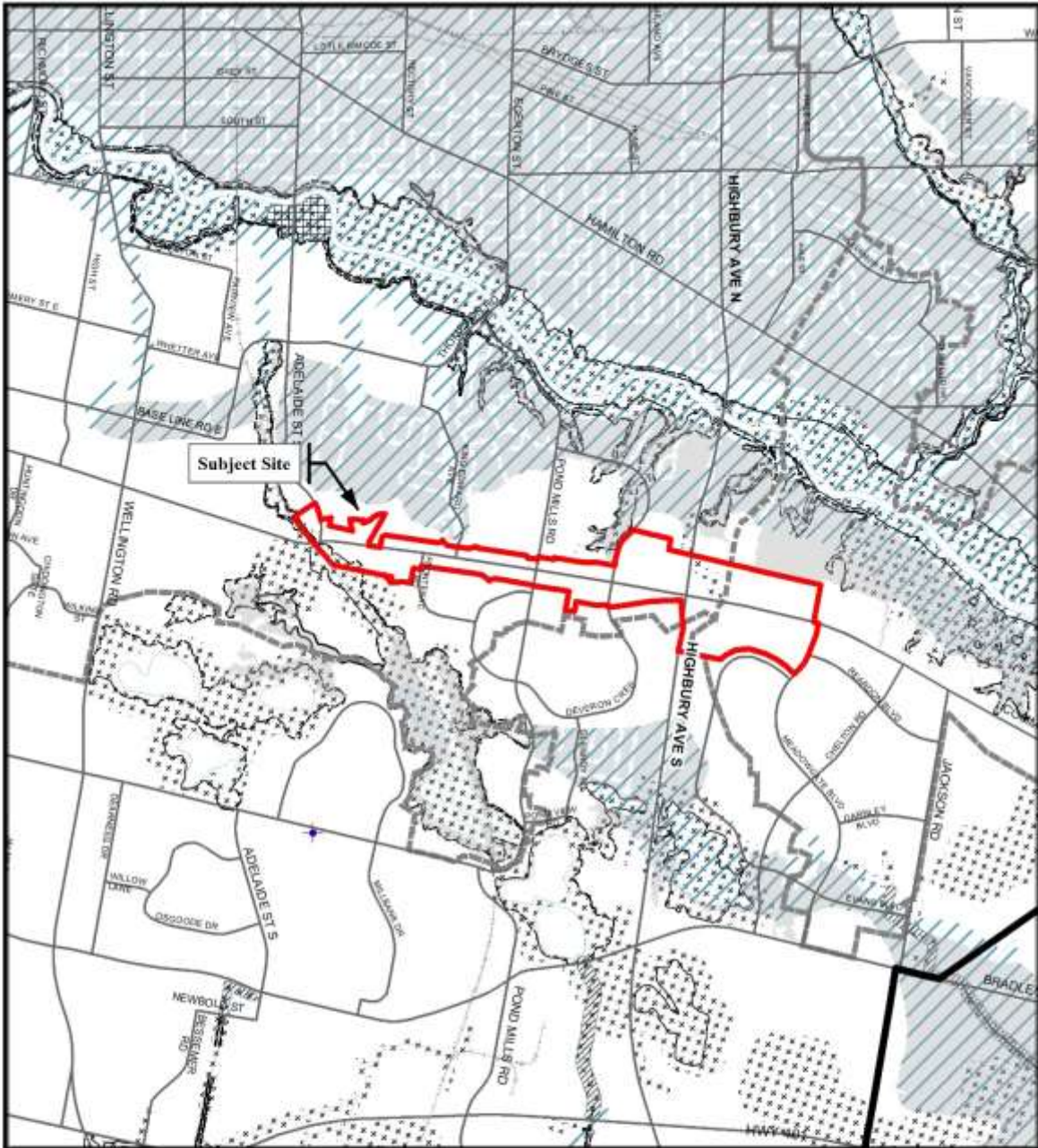
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Development Services

**LONDON PLAN MAP 1
- PLACE TYPES -**

PREPARED BY: Planning Services



Planner: CP
Technician: MB
Date: September 23, 2019



HAZARDS

- Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the City is available from the Upper Thames Conservation Authority.
- Special Policy Areas
- Potential Special Policy Areas
- Riverine Erosion Hazard Limit for Confined Systems
NOTE: Steep Slopes Outside the Riverine Erosion Hazard Limit on the map are approximate. Precise delineation is available from the Conservation Authority having jurisdiction.
- /// Riverine Erosion Hazard Limit for Unconfined Systems
- Maximum Hazard Line

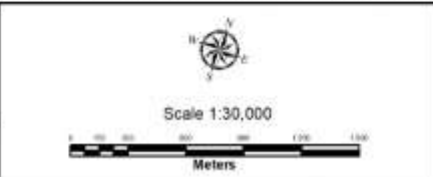
- Conservation Authority Regulation Limit
- Abandoned Oil/Gas Wells
- NATURAL RESOURCES**
- Aggregate Resource Areas
- Extractive Industrial Areas
- Wellhead Protection Area
- Emergency Municipal Water Wells
- Significant Groundwater Recharge Areas
- Highly Vulnerable Aquifers

BASE MAP FEATURES

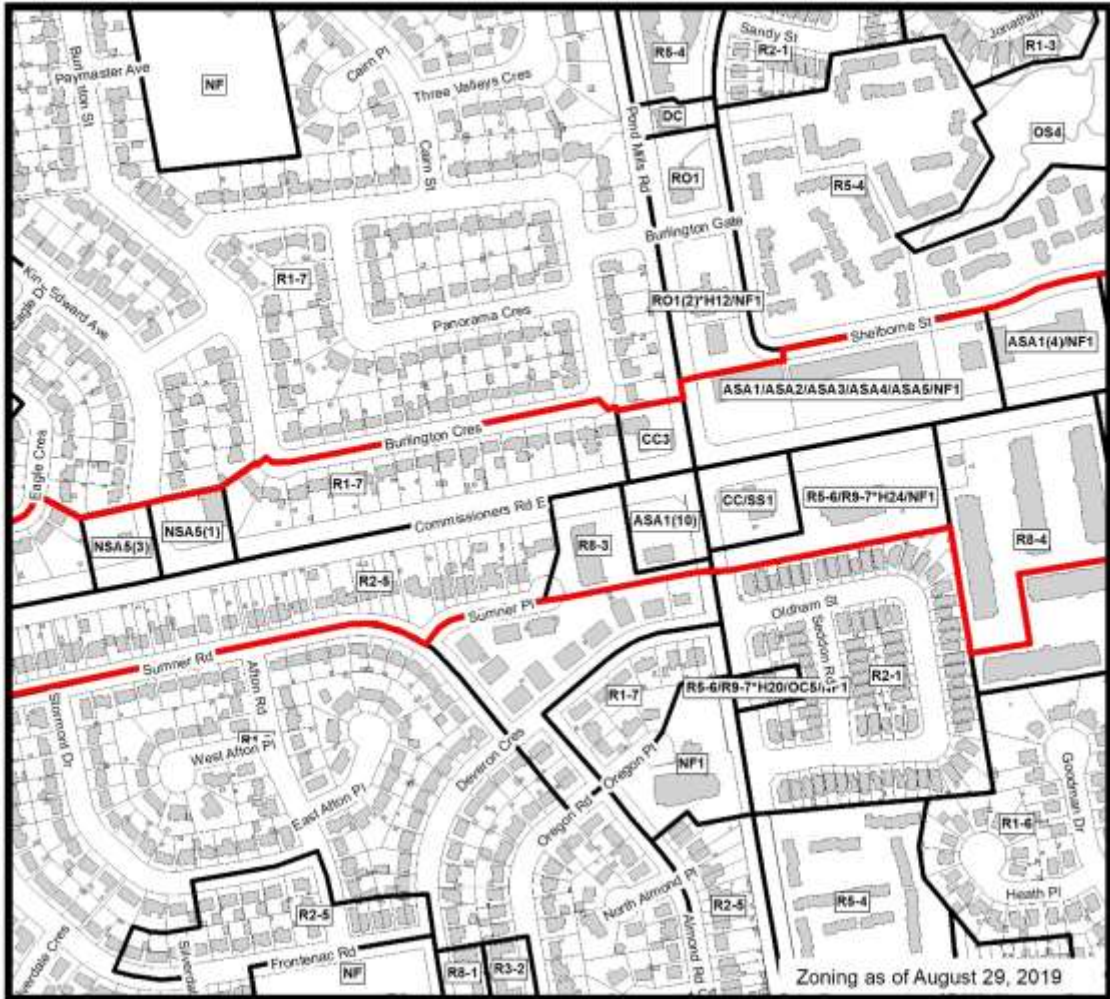
- Streets (see Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds
- Conservation Authority Boundary
- Subwatershed Boundary

This is an excerpt from the Planning Division's working consolidation of Map 6 - Hazards and Natural Resources of the London Plan, with added notations.

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 Planning Services /
 Development Services
LONDON PLAN MAP 6
- NATURAL HAZARDS AND NATURAL RESOURCES -
 PREPARED BY: Planning Services



PLANNER: CP
TECHNICIAN: MB
DATE: 9/23/2019



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: See map**

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 BOC - 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 | <ul style="list-style-type: none"> 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 |
|--|---|

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MAP 2

PLANNING SERVICES / DEVELOPMENT SERVICES

Commissioners Rd E Corridor Review

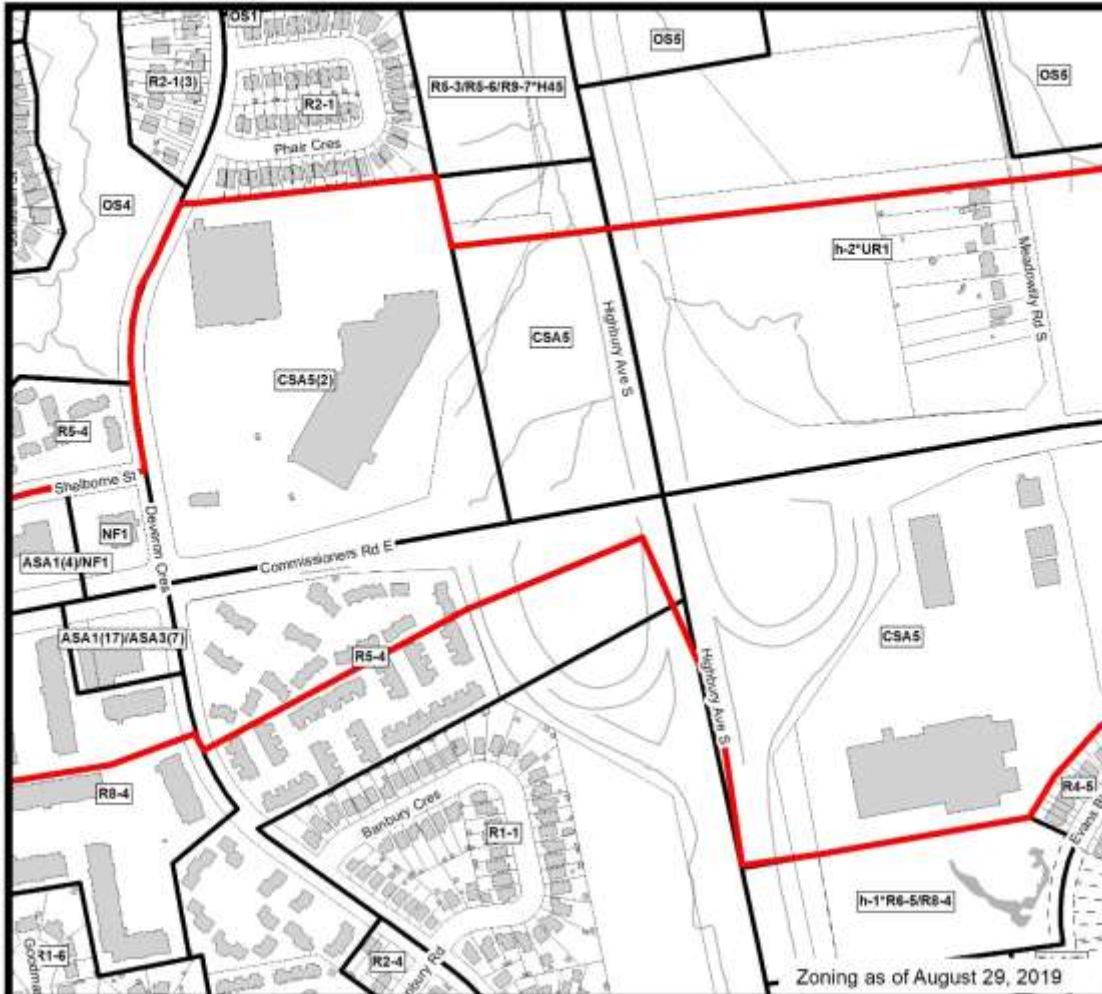
ZONING BY-LAW NO. Z-1 SCHEDULE A



MAP PREPARED:
2019/09/23



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



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

- | | |
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MAP 3

PLANNING SERVICES / DEVELOPMENT SERVICES

Commissioners Rd E Corridor Review

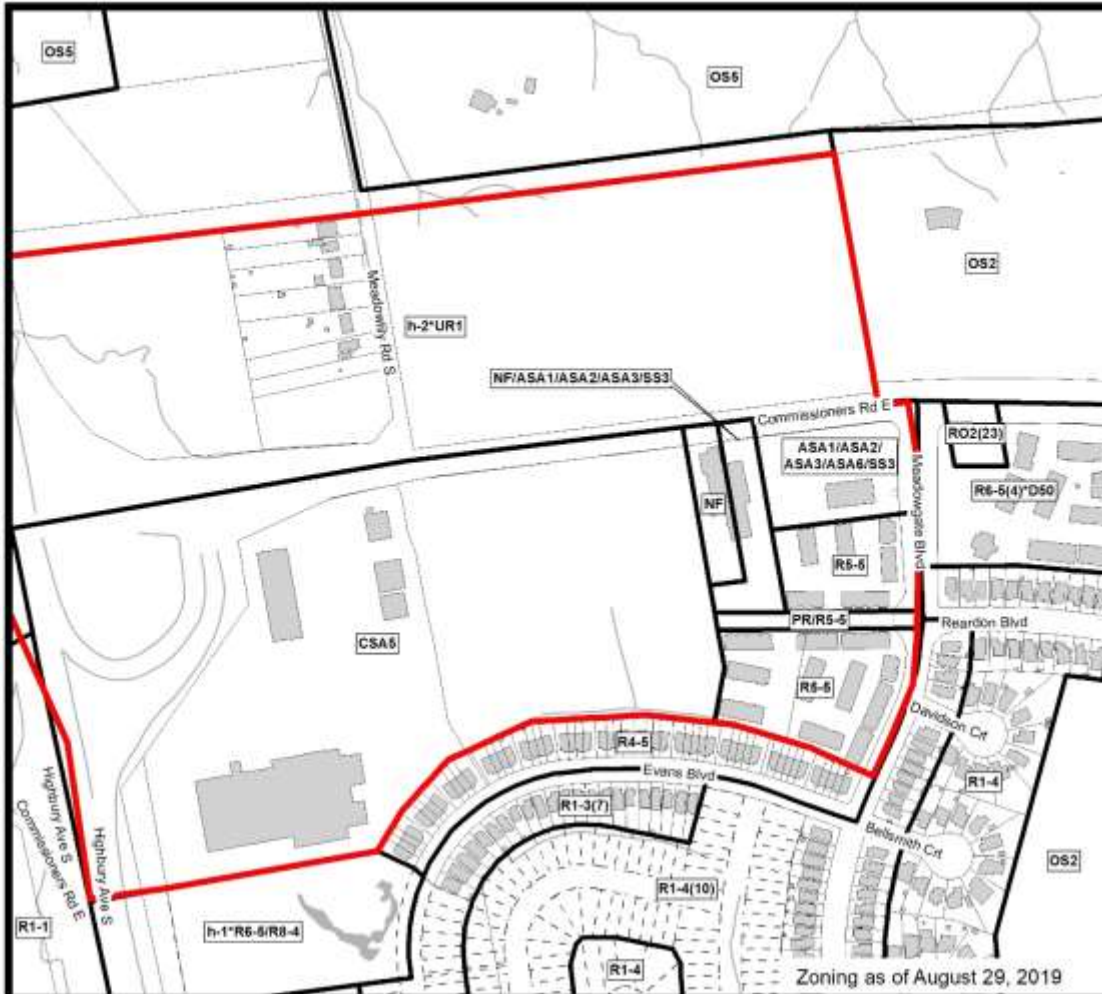
**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



MAP PREPARED:
2019/09/23

1:5,000
0 25 50 100 150 200
Meters

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



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: See map**

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

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MAP 4

PLANNING SERVICES / DEVELOPMENT SERVICES

Commissioners Rd E Corridor Review

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



MAP PREPARED:
2019/09/23

1:5,000
0 25 50 100 150 200
Meters

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

Table 1 indicates that the London Plan policies and existing Zoning By-law Z-1 regulations already provide for a broad range of retail, office, residential and service commercial uses along the entire corridor. Most of the zones that can be applied are applied to the various properties along Commissioners Road East.

Following site visits and aerial photograph review it appears there is an oversupply of commercial land in this corridor to serve the needs of the neighbourhood and community residents, as evidenced by the number of vacancies and the amount of vacant commercial land still not developed. There are some vacant lands which may be more suitable for residential uses, especially those bordering the Commissioners Road East and Highbury Avenue South highway interchange

Even though the Shopping Area and Neighbourhood Place Types in the London Plan permit residential uses, the current zoning does not. There is an option of pre-zoning the entire corridor, or certain properties, for residential uses; however, it is difficult at this point to predetermine which properties should be prezoned without some interest and a design concept in advance.

The Rethink Zoning By-law process will be undertaken over the next few years which will implement the policies of the London Plan by replacing the existing Zoning By-law Z-1. In the interim it is possible that any non-permitted uses and/or changes to regulations could be applied through a zoning by-law amendment application.

Both the Neighbourhood and Shopping Area Place Types in The London Plan provides opportunities for transition and the development of more residential units, as well as commercial uses, as components of these commercial areas.

5.0 Conclusion

The current policy framework included in the London Plan provides opportunities for the redevelopment of the area. As noted in the report, there is currently some inconsistency between the policies and the current zoning. Through the Rethink Zoning By-law Project, the zoning along this corridor will be reviewed to better align with the policies of the London Plan so it would not be appropriate to rezone these lands now in advance of that process.

In the interim, zoning by-law amendment applications to provide for uses contemplated by the London Plan could be considered by Municipal Council.

Prepared by:	W.J. Charles Parker, MA Senior Planner – City Planning (Planning Policy)
Submitted by:	Gregg Barrett, AICP Manager – Long Range Planning and Sustainability
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

**COMMISSIONERS ROAD EAST LAND USE SURVEY
(OCTOBER 2019)**

APPENDIX 1 - COMMISSIONERS ROAD EAST LAND USE SURVEY (west to east)

October 2019

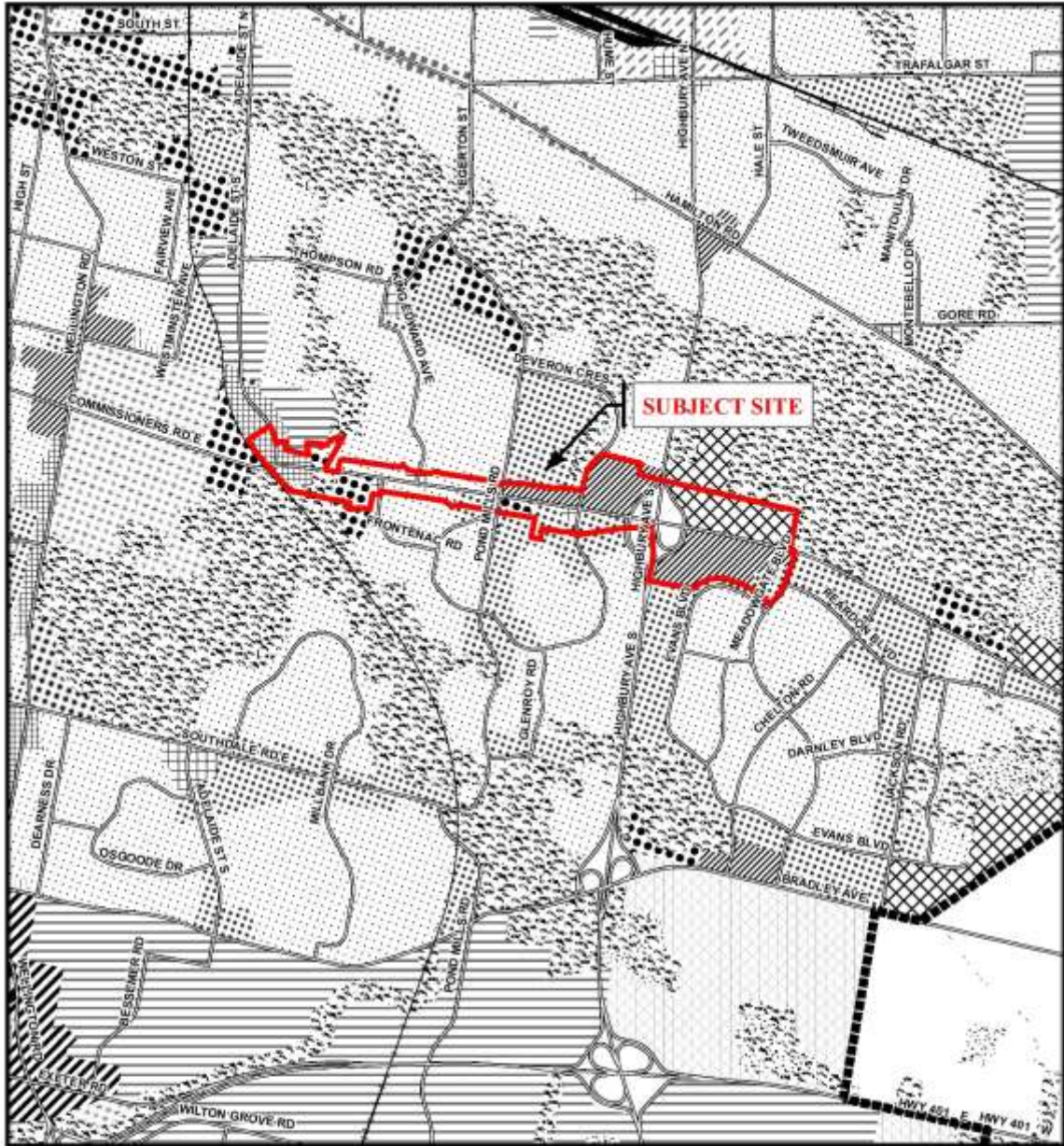
Address	Land Area (m ²)	Frontage (m)	Depth (m)	Building Area (m ²)	Vacant Area (m ²)	Land Uses	London Plan	Zoning	Previous Applications
317 Adelaide St. S	16552	210			1. Unit 104-166 2. Unit 101B – 204 3. 547 T- 917	Vital Aire – home oxygen 110-London Training – employment services Unit 101- vacant London Bath and Flooring Depot 102-Max & Oskars Childrens Hair Studio 102a-Global Inks and PC – computer Repair 121a- Condos Plus Property Management Inc. Steda Tropical Foods Ltd – groceries Salon Trend Hair and Beauty Salon Gigolaj's Bakery and Grill Habitat Restore Comairco Compressed Air 112-Signature Graphics	Commercial Industrial	RSC2/RSC3/RSC4/RSC5	Z-6186 – Aaron Showalter, TM 2001 Z-6509 – City –LP-2003 A.067/01 – 423400 Ont Ltd - 2001
320 Adelaide St. S	3723	145			372	Occu Medical South London Dental Care Centre	Commercial Industrial	RSC2/RSC3(9)/RSC4/RSC5	Z-6509 Z-6174 – Southside Group – TM - 2001
920 Commissioners Rd. E	8498	145.6				Top Notch Immigration Solutions Inc. Big Al's Aquarium Supercentre March of Dimes Canada Kokomos – retail, tanning Universal Kuts-hair salon Brick House Mortgage Group Lavish Nails & Spa GT Hair Boutique Service Ontario Edward Jones Investments Ontario Driving School Jimbo's – rest. & bar	Commercial Industrial	RSC2/RSC3/RSC4/RSC5	
907 Commissioners Rd. E	1497	18.8				Surface parking lot for adjacent business	Commercial Industrial	RO2(9)/HS(5)	Z-5721 Long Ngo – JL - 1999
911 Commissioners Rd. E	1330	19.4				Ketolibrnyum – food sales/products	Commercial Industrial	RO2/HS	

Address	Land Area (m ²)	Frontage (m)	Depth (m)	Building Area (m ²)	Vacant Area (m ²)	Land Uses	London Plan	Zoning	Previous Applications
915 Commissioners Rd. E.	1507	23.4		196		Tim Hortons with drive-through	Commercial Industrial	RO2/HS	B.007/11- Markou- LM-2011
919 Commissioners Rd. E.	1509	22.4	67.4	400 25 pkg spaces	112	Small plaza with Aim Convenience, Wireless Shield (repair & sell), Pancel's Pizza and Vacancy	Commercial Industrial	RO2/HS	
923 Commissioners Rd. E.	2883	22.8				Vacant	Commercial Industrial	RO2/HS1(1)/RSC4	
931 Commissioners Rd. E.	4775	68.5		1814 80 pkg. spaces	653	London Prosthetics Co. Ltd T. Harris Environmental Management Inc. Lucas Works Recruitment & Human Resource Specialist Partners Indemnity Insurance Cornerstone United	Commercial Industrial	RO2/HS	
971 Commissioners Rd. E.	2628	56.4		876		1- Frontenac Convenience 2- Desjardins Ins. 3- Wine Wox 4- Partners in Health 5- Vacant 6- Vacant 7- Partners in Health - massage	Neighbourhood	NSA1	A.017/19- maintain existing parking of 30 spaces
275 King Edward Ave.	1983	43.8	46			Dental Office	Neighbourhood	NSA5(3)	Z-7066 – Amberlin Hldgs-CS-2005 SP05-127161
280 King Edward Ave.	2365	44.7	52.9			KE Health Centre & Pharmacy	Neighbourhood	NSA5(1)	Z-5951 – ICORR Prop.-LM-2000
1076 Commissioners Rd. E.	2003	43.8	45.7			7-11	Neighbourhood	CC3	
1075 Commissioners Rd. E.	3066	52.7				Burger King	Neighbourhood	ASA1(10)	
1085 Commissioners Rd. E.	3556	69.6	51.8			Husky gas station	Neighbourhood	CC/SS1	OZ-7514 Suncor-CS-2008 SP07-015006 SP10-001088

Address	Land Area (m ²)	Frontage (m)	Depth (m)	Building Area (m ²)	Vacant Area (m ²)	Land Uses	London Plan	Zoning	Previous Applications
1086 Commissioners Rd. E	4775	73.1				Canada Trust Centre -TD -Supercuts -Laundry -Subway -Slavyanka Deli -Joe Bros. Pizza -Pond Mills variety	Shopping Area	ASA1/ASA2/ASA3/ASA4/AS A5/NF1	
1100 Commissioners Rd. E	7932	129.2	62		346 525 Total - 871	Glen Cairn Woods Plaza Vacant Al Andalus-Med. Cuisine –rest Little Ceasars Hale Nails & Spa Fadi's Beauty & Tanning Salon Vacant Vacant Vacant	Shopping Area	ASA1/ASA2/ASA3/ASA4/AS A5/NF1	
1146 Commissioners Rd. E	3035	49.8	60.9			Petit Paris Production Facility – catering establishment	Shopping Area	ASA1/ASA2/ASA3/ASA4/AS A5/NF1	SP14-036962
1155 Commissioners Rd. E	4978	75.3				Shoppers Drug Mart – drug store/pharmacy	Shopping Area	ASA1(17)/ASA3(7)	OZ-7962 – Devcom Dev. Inc-LM-2011 SP12-040384
1166 Commissioners Rd. E	6798	102.7				Fireside Grill & Bar – rest. Pond Mills Medical Pharmacy Pond Mills Medical Clinic M & M Food Market – retail Pond Mills Animal Hospital Mai Nails & Spa Public Library Maggies Grooming – pet service City of London Fire Station	Shopping Area	ASA1(4)/NF1	
751 Deveron Cres	4330	51.8					Shopping Area	NF1	

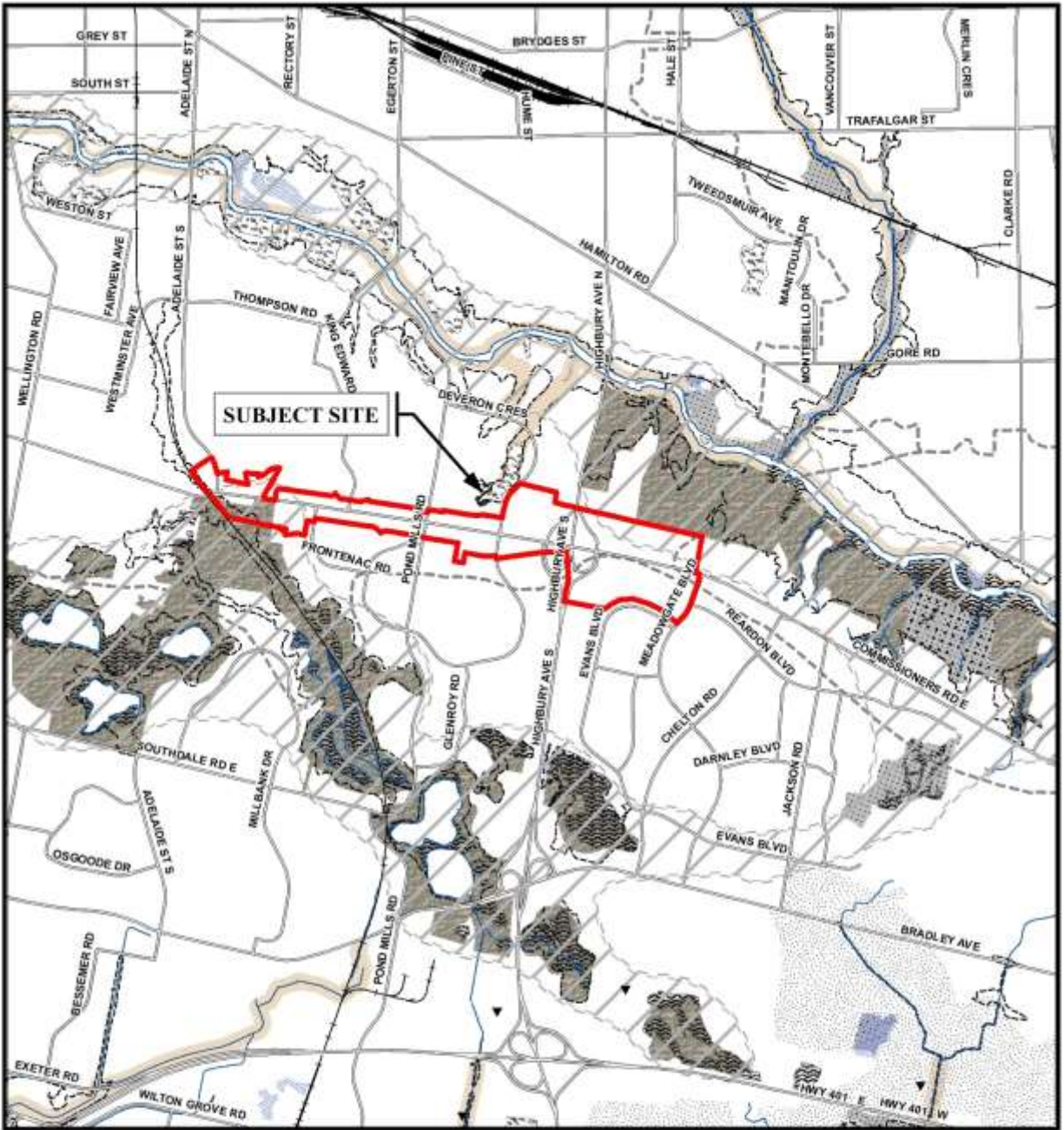
Address	Land Area (m ²)	Frontage (m)	Depth (m)	Building Area (m ²)	Vacant Area (m ²)	Land Uses	London Plan	Zoning	Previous Applications
1200 Commissioners Rd. E				6055 20477 830 pkg spaces	139-2787	Food Basics - retail Dollarama - retail Teen Challenge Thrift Store - retail Employment and Training Division – Colleges & Universities – office Rear (Old Zellers) – Windley Ely Inc – offices – claims management	Shopping Area	CSA5(2)	Oz-7894-Pond Mills Square General Partner Ltd-MH-2011
1305-1319 Commissioners Rd. E	62,000			12688 100 pkg. spaces	119-2787	Summerside Shopping Centre 1305-Activity Plex (opening soon) 1315-BMO 1319-Summerside Family Dental First Choice Hair Cutters Asian Wok Pet Value Mr. Sub Vacant Vacant 1309-Vacant 1307-Vacant	Shopping Area	CSA5	O-5356 Jackson Summerside Land Corp-AM-1999 Z-5844 –AM-1999 39T-92020 SP05-132049 SP07-022656 SP08-002221
1335 Commissioners Rd. E	55,869						Shopping Area	CSA5	O-5356 39T-92020 D
1447 Commissioners Rd. E	3723						Shopping Area	NF	O-5356
1457 Commissioners Rd. E	5383						Shopping Area	NF/ASA1/ASA2/ASA3/SS3	O-5356 39T-92020 D
2010-2030 Meadowgate Blvd	9510					Summerside Dental Chefs Wok Veras Pizza Salon Diva Hair Design Jessicas Nail Spa Macs	Shopping Area	ASA1/ASA2/ASA3/ASA6/SS3	Z-6810- Comro Dev Group-ZGroup – NP. 2004

EXISTING 1989 OFFICIAL PLAN POLICIES



Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

<p>CITY OF LONDON</p> <p>Planning Services / Development Services</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>PLANNER: CP</p> <p>TECHNICIAN: MB</p> <p>DATE: 2019/09/23</p>
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NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
- NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

CITY OF LONDON
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OFFICIAL PLAN SCHEDULE B1
- NATURAL HERITAGE FEATURES -

PREPARED BY: Graphics and Information Services



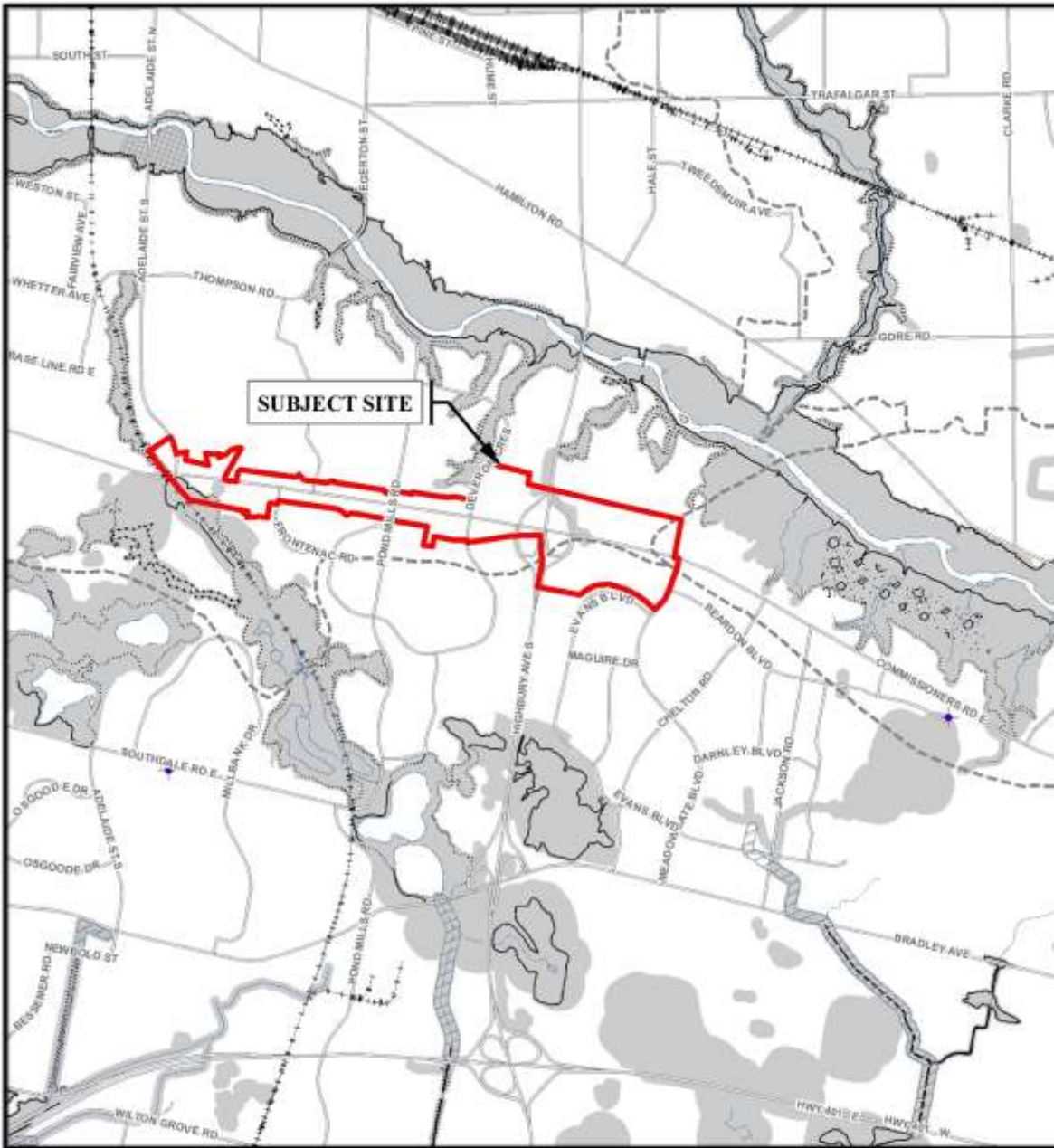
Scale 1:30,000



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DATE: 2019/09/23



NATURAL RESOURCES

- Aggregate Resource Areas
- Extractive Industrial
- Emergency Municipal Water Wells

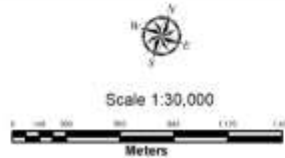
Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Potential Special Policy Areas
- Special Policy Area

NATURAL HAZARDS

- Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.
- Riverine Erosion Hazard Limit For Confined Systems
- Riverine Erosion Hazard Limit For Unconfined Systems
- Steep Slopes Outside of the Riverine Erosion Hazard Limit
- Abandoned Oil/Gas Wells
- Conservation Authority Regulation Limit

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OFFICIAL PLAN SCHEDULE B2
NATURAL RESOURCES
AND
NATURAL HAZARDS
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TECHNICIAN: MB
DATE: 2019/09/23