

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Gregg Barrett, ACIP  
Director, City Planning and City Planner

**Subject:** 2773070 Ontario Inc.  
526 Oxford Street East

**Public Participation Meeting on April 26, 2021**

## Recommendation

That, on the recommendation of the Director, City Planning and City Planner the following actions be taken with respect to the application of 2773070 Ontario Inc. and the City of London relating to the property located at 526 Oxford Street East:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 4, 2021 to amend the Official Plan for the City of London (1989) to **ADD** a policy to Section 10.1.3 – “Policies for Specific Areas” to allow the site to develop with a personal service establishment with a maximum floor area of 140m<sup>2</sup>.
- b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 4, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Residential R3/Office Conversion (R3-1/OC5) Zone, **TO** a Residential R3/ Office Conversion Special Provision (R3-1/OC5 (\*) Zone.

## Executive Summary

### Summary of Request

The purpose and effect of this Official Plan and Zoning By-law change is to permit a personal service establishment within an existing two storey converted office building with a minimum of 4 parking spaces.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action will be to permit the additional use of a personal services establishment (hair salon) in the existing converted office building on the first floor (approx. 140m<sup>2</sup> floor area).

### Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020 which promotes an appropriate range and mix of uses in a settlement area.
2. The recommended use conforms to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate the development of a mix use building in the Urban Corridor Place Type.
3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to, Chapter 10 – Policies for Specific Areas, which allows Council to apply specific policies where the change in land use is site specific and located in an area where Council wishes to maintain the existing land use designation while allowing for a site-specific use: and
4. The recommended Zoning By-law Amendment implements an appropriate use and intensity for the site which is compatible with the surrounding area.

# Analysis

## 1.0 Background Information

### 1.1 Property Description

The property is located on the northwest corner of Oxford Street East and William Street. An existing two storey converted office use exists on the property. Converted office uses exist to the east, west and south, to the north is a residential use with 3 units.

#### 526 Oxford Street Front View

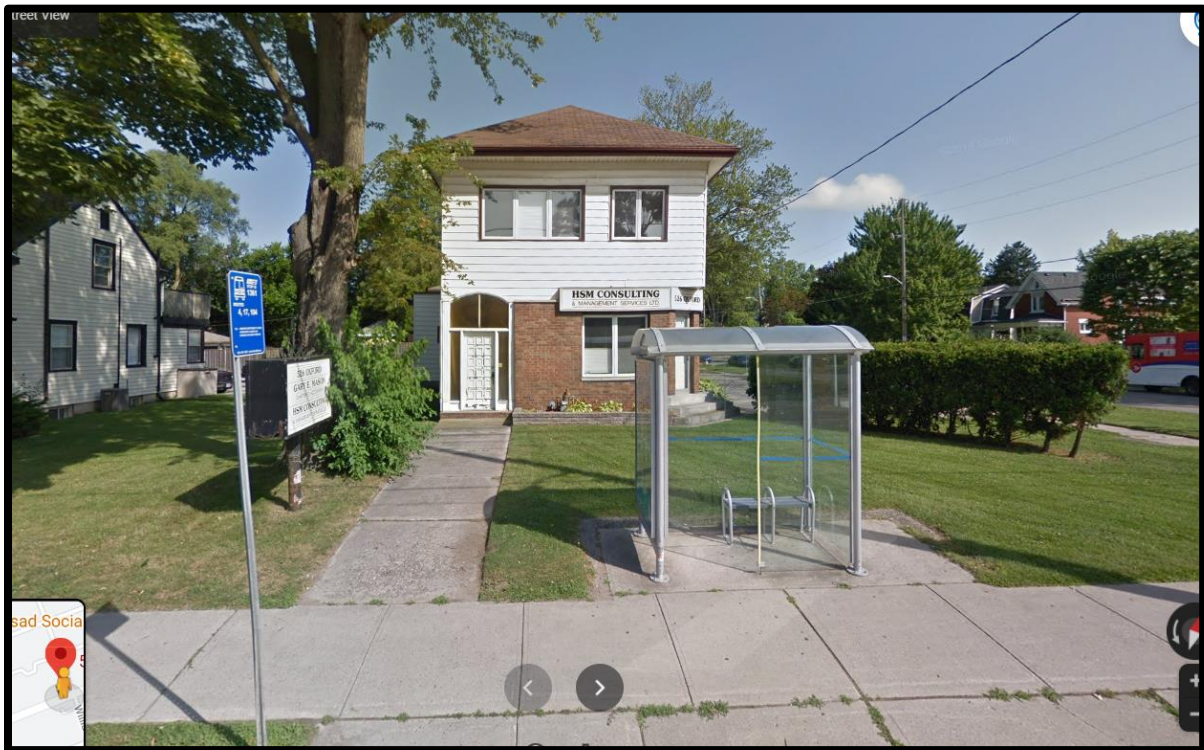


Figure 1: 526 Oxford Street East front view from Oxford Street East

#### 526 Oxford Street East, East Side View



Figure 2: 526 Oxford Street East, east side and rear yard as viewed from William Street

## **1.2 Current Planning Information (see more detail in Appendix D)**

- Official Plan Designation – Multi Family Medium Density Residential, St. George/Grosvenor Specific Area policy that permits converted office uses.
- The London Plan Place Type – Urban Corridor
- Existing Zoning – Residential R3/ Office Conversion (R3-1/OC5) Zone

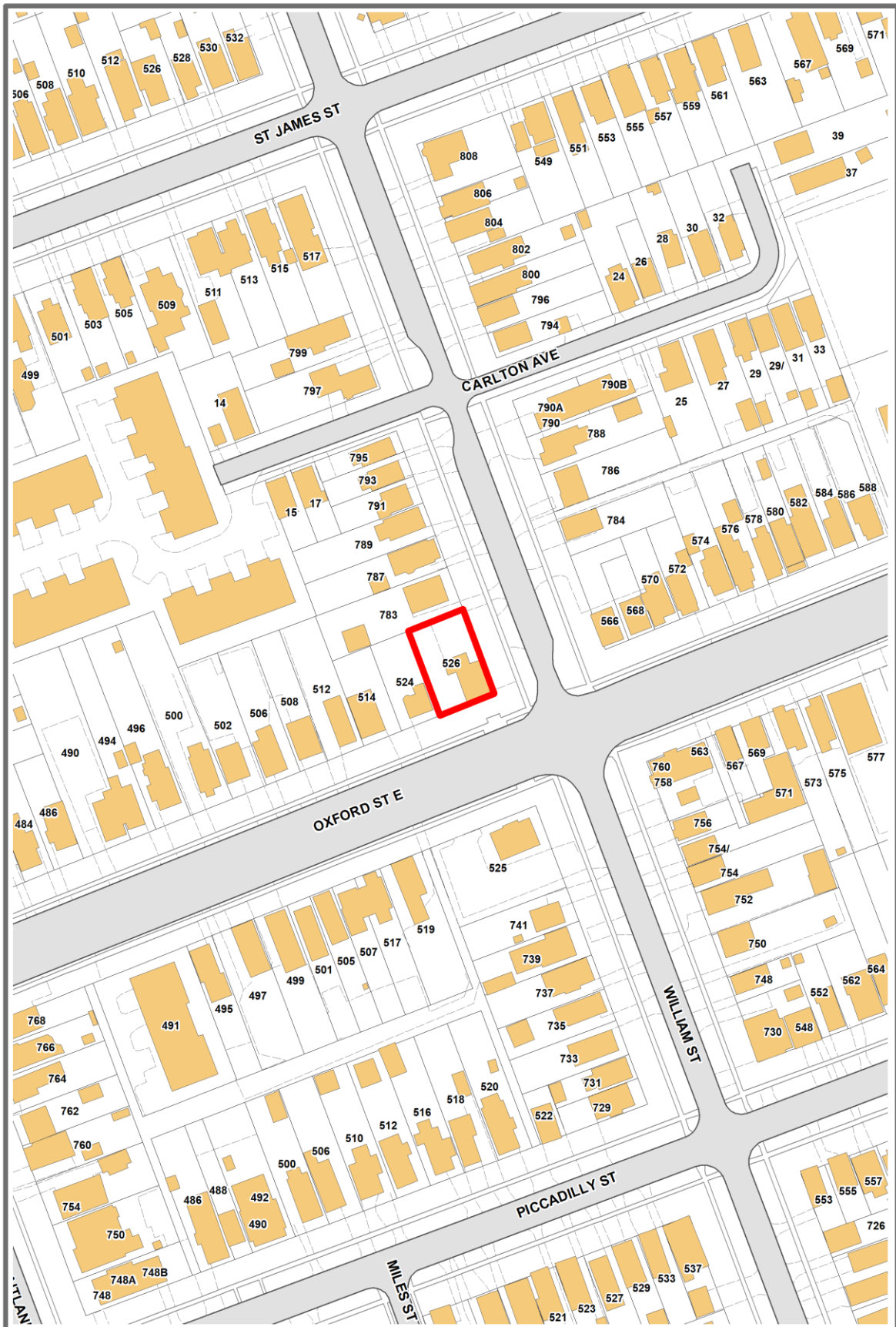
## **1.3 Site Characteristics**

- Current Land Use – Converted Office (approx. 242m<sup>2</sup> total floor area)
- Frontage – 19.8m
- Depth – 30.4m
- Area – 0.6ha
- Shape – Rectangle

## **1.4 Surrounding Land Uses**

- North – 3 unit converted dwelling.
- East – converted office
- South – converted office
- West – converted office

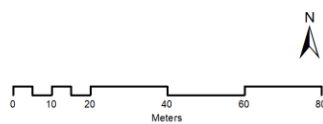
# 1.6 Location Map



## LOCATION MAP

Subject Site: 526 Oxford St E  
 File Number: OZ-9303  
 Planner: Craig Smith  
 Date: 02/03/2021

Corporation of the City of London  
 Prepared By: Planning and Development



Scale 1:1500

## Legend

- Subject Site
- Buildings
- Parks
- Driveways/ParkingLots

## 2.0 Description of Proposal

### 2.1 Development Proposal

The proposed development is to permit a personal service establishment (hair salon) use on the first floor (approx. 140m<sup>2</sup>) and a medical/dental office (approx. 103m<sup>2</sup>) use on the second floor of the existing converted office building. The site currently exists with 4 parking space in the rear yard. Oxford Street East and William Street both have 40m road allowances and as such there are two additional parking spaces located within the boulevard on the east side of the building south of the driveway. A commercial boulevard parking agreement exists for the two space in the City's boulevard.

The applicant does not plan on expanding the existing building and requires the zoning by-law amendment to permit the personal service use. Personal service uses are not permitted in the Office Conversion (OC5) Zone.

#### Existing Conditions



Figure 3: Existing conditions as provided by applicant.

## 3.0 Relevant Background

### 3.1 Policy Context (see more detail in Appendix C)

#### **Provincial Policy Statement, 2020**

The Provincial Policy Statement (PPS) 2020, provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting land use planning matters shall be “consistent with” the policies of the PPS. The PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs (1.1).

## The London Plan

*The London Plan* is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council but are not determinative for the purposes of this planning application. The subject site is located within the Urban Corridor Place Type.

## 1989 Official Plan

The subject lands are designated Multi Family Medium Density Residential, St. George/Grosvenor Neighbourhood, Office Conversion, Specific Policy area in the 1989 Official Plan, which applies to lands primarily planned for existing converted dwellings and converted office uses.

## 4.0 Key Issues and Considerations

### 4.1 Use

#### *Provincial Policy Statement, 2020*

The PPS states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other land uses to meet long term needs (1.1.1.b). The proposed additional personal service establishment (hair salon) use in conjunction with the existing permitted office uses represent an expanded range of local office and service uses for the nearby residents and the surrounding community.

The PPS also requires municipalities to provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (1.3.1.b). The requested amendment for the personal service establishment (hair salon) use in conjunction with the existing permitted office uses contributes to a mix of local small-scale employment options.

#### *The London Plan*

The vision for the Urban Corridor Place Type provides key elements for corridor uses which include a range of residential, retail, service, office, cultural, recreational, and institutional uses. Where there is a mix of uses within an individual building, retail and service uses will be encouraged to front the street at grade (830\_ and 837).

The building will feature a mix of office, medical/dental office and personal service uses. The personal service use is to be located on the main floor fronting onto Oxford Street East. The proposed personal service use provides for a service for the community and provides for an appropriate level of intensity on this site.

#### *1989 Official Plan*

The subject lands are designated Multi Family Medium Density Residential, St. George/Grosvenor Specific Area policy that permits converted office uses. The existing 1989 Official Plan designation permits the conversion of existing residential dwellings to a larger range of office uses including medical/dental offices. The proposed amendment will allow for a personal service establishment in the existing converted office use. No new floor area is proposed. The proposed use is compatible with the existing uses and will not create any new adverse impacts on the abutting uses.

## **4.2 Location**

### *Provincial Policy Statement, 2020*

The PPS directs that settlement areas shall be the focus of growth and development, and that their vitality and regeneration shall be promoted (1.1.3). The site is well located within an existing neighbourhood in a settlement area to support an expanded range of uses.

### *The London Plan*

A key direction of The London Plan is to build a mixed-use, compact city that provides a mix of “stores, restaurants, clean industry, live-work arrangements and services in ways that respect the character of neighbourhoods” (59\_6).

The proposed use will utilize the existing main floor area of the existing converted office use. The proposed use will maintain the existing character of the property.

### *1989 Official Plan*

The St. George/Grosvenor Specific Area permits converted office use on the north side of Oxford Street East from Thames River to Adelaide Street North. The converted office use is located on the northwest corner of Oxford Street East and William Street one block west of Adelaide Street North. The proposed use to maintain the converted office use at this location is appropriate.

## **4.3 Intensity**

### *Provincial Policy Statement, 2020*

Land use patterns within settlement areas are to be based on densities and a mix of land uses which efficiently use land and resources (1.1.3.2.a). The proposed amendment is for a fully serviced site that efficiently utilizes the available and existing infrastructure.

### *The London Plan*

Section 840\_1\* states that development within Corridors will be sensitive to adjacent land uses and employ such methods as transitioning building heights or providing sufficient buffers to ensure compatibility.

The proposed personal service use will utilize the existing converted office use on the main floor. The building has existed as a converted office from the early 1980's. No new floor space or height is proposed and the building will maintain its existing compatibility with the abutting neighbourhood to the north.

### *1989 Official Plan*

The policies for the St. George/Grosvenor Specific Area are to permit the conversion of existing residential buildings along Oxford Street East from the Thames River to Adelaide Street North. The proposed amendment is to permit the continued use of the building as a converted office building with a personal services establishment on the main floor. The personal service establishment can be accommodated on this site and is appropriate.

## **4.4 Form**

### *Provincial Policy Statement, 2020*

The PPS encourages a sense of place by promoting well-designed built form and by conserving features that help define character (1.7.1.e). The built form will be of an

appropriate scale and height that is sympathetic and compatible within the context of the residential neighbourhood.

### *The London Plan*

Section 841\_ of the London Plan states the objectives for form of development on Urban Corridors. The existing building is two storeys, it is located along the front and exterior lot lines. The building is pedestrian oriented with vehicular access on the side street. The form of the building meets the intent of the London Plan and is compatible with the surrounding land uses.

### *1989 Official Plan*

The site is currently developed with an existing converted office use. This use is consistent with the existing development to the east, west and south along Oxford Street East. There are no proposed changes to the existing form of development. The development is pedestrian oriented and meets the policies for the St. George/Grosvenor Specific Area.

## **4.5 Parking.**

### Existing Boulevard Parking Agreement

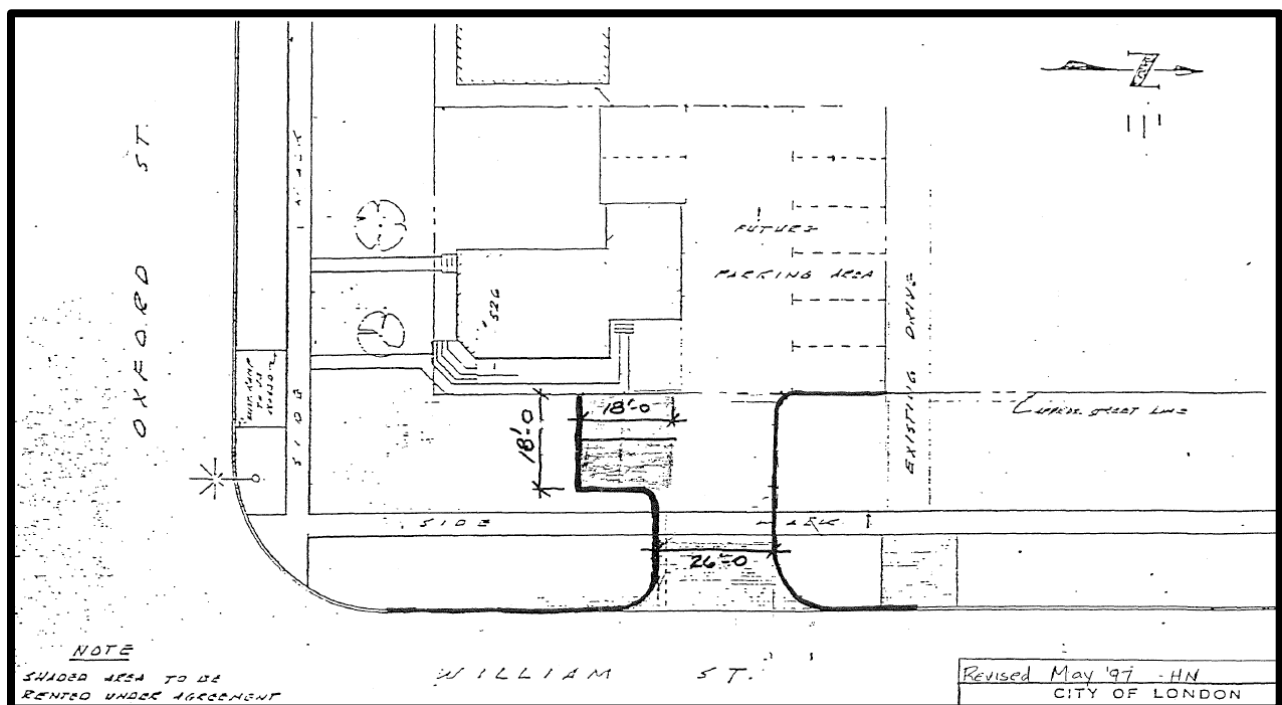


Figure 4: Site plan for exiting boulevard parking agreement



## Existing Location of Conforming Parking Spaces

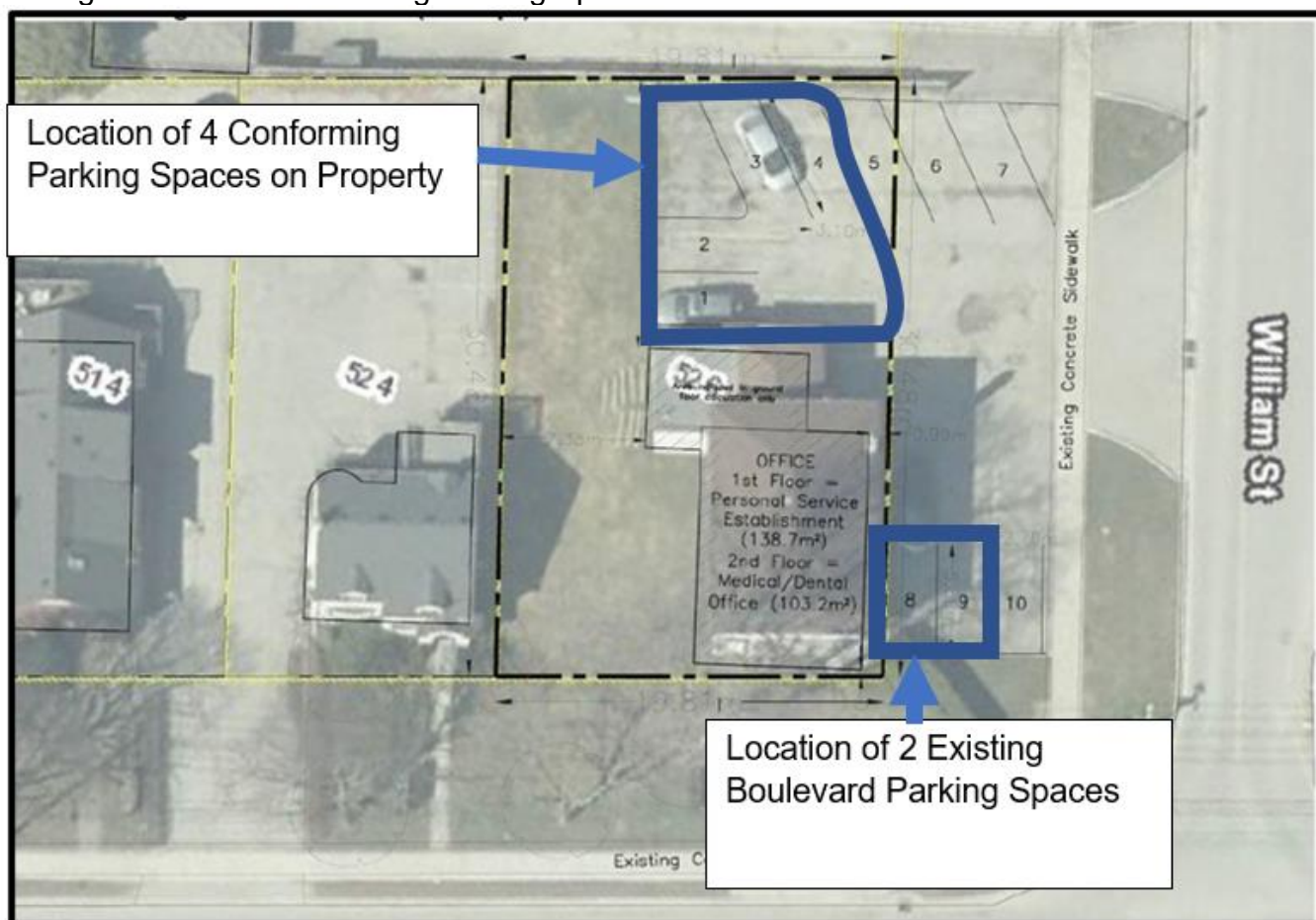


Figure 5- conforming parking spaces

Section 4.19 8) of the Zoning By-law Z.-1 states: *Addition to existing use, where a building or structure has insufficient parking spaces on the date of passing of this By-Law to conform to the requirements herein, this By-Law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition or a change of use provided, however, that any additional parking spaces required by this By-Law for such addition or change of use are provided in accordance with all provisions hereof respecting parking spaces and parking areas.*

The property currently has 4 parking spaces on the property and 2 parking spaces in the boulevard. The by-law requires that only the difference in the required parking for the office use and the required parking for the personal service use be provided. The permitted use of Office Medical/Dental requires 1 parking space per 15m<sup>2</sup> of gross floor area and Personal Service uses requires 1 parking space per 10m<sup>2</sup> of gross floor area. The proposal is to convert the 139m<sup>2</sup> main floor space to personal services. A medical/dental office would require 9 parking spaces, the proposed personal services establishment requires 14 parking space for a deficiency of 5 parking spaces.

The paved area located north of the driveway and on the south side of the driveway closest to the sidewalk in the City's boulevard are nonconforming parking spaces. Parking in these spaces is not permitted. The applicant is aware that these spaces do not conform to the by-law and parking is not permitted in these spaces. The proposed Zoning By-law recognizes the existing 4 parking spaces contained wholly on the property. The existing Boulevard Parking Agreement allows for two spaces on the south side of the driveway in the City's boulevard. The applicant is advised that they should seek a revision to the existing boulevard parking agreement to address these deficiencies.

The property is located on an Urban Corridor and Section 841\_7 of the London Plan encourages on street parking along corridors. There is on street parking available on William Street. There is a transit stop located on Oxford Street East in front of the building and the property is located one block west of the intersection of Oxford Street

East (Urban Throughfare) and Adelaide Street North (Civic Boulevard). The site currently functions with a parking deficit and the proposed use will not impact the existing condition. The reduced parking will encourage alternate forms of transportation along the urban corridor.

#### **4.6 Chapter 10 – “Policies for Specific Areas”.**

Chapter 10 allows Council to consider policies for specific areas where one or more of the four evaluation criteria apply, and the underlying designation is intended to be maintained. It is appropriate to consider the request on a site-specific basis and to maintain the underlying designation and compatibility with the existing office conversion uses along Oxford Street East, between the Thames River and Adelaide Street.

##### Evaluation Criteria

*i) The change in land use is site specific, is appropriate given the mix of uses in the area and cannot be accommodated within other land use designations without having a negative impact on the surrounding area.*

There is a mix of converted small-scale, medical/dental and office uses along the Oxford Street East Urban Corridor. The proposed use is appropriate for the site with frontage on Oxford Street East and William Street. The proposal is a site-specific request and is considered to be the most appropriate approach to allow for the development while minimizing any negative impacts for the surrounding area and adjacent neighbourhood.

*ii) The change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site-specific use.*

The use of a specific policy allows for the proposed development on a site-specific basis and is a targeted approach rather than allowing a broader range of uses and varying intensities associated with a change to the underlying designation. The residential neighbourhood to the north of the subject site is stable and maintaining the underlying special policy area designation of the subject site ensures that the specific proposal is developed, or other convert office uses only are permitted.

*iv) The policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.*

The specific policy will allow only for the proposed personal service use and medical/dental office development at 526 Oxford Street East. The proposal represents an appropriate scale, fit, and form with the surrounding abutting uses. The proposed interior alteration will create no new negative impacts .

#### **4.7 Planning Impact Analysis**

As part of the consideration for a site-specific policy through Chapter 10, a Planning Impact Analysis is required, as follows:

- a) compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses in the area.

The converted office building exists. The proposed amendment to allow for a personal service establishment on the main floor does not change any of the existing conditions. There are features in place including fencing and landscaping that provide sufficient separation and buffering to minimize any impacts on existing or future uses.

- b) the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to accommodate the intensity of the proposed use.

The proposed development has requested relief from certain zoning regulations for total number of parking spaces and parking area setback. The special provisions requested are minor in nature and recognize the existing conditions. The site is large enough to accommodate the proposed use and conforms to all other requirements for the building area, landscaping, height, and setbacks.

- c) the supply of vacant land in the area which is already designated and/or zoned for the proposed use.

The lands located at the corner Adelaide Street North and Oxford Street East permit the personal service use. Personal service uses are not contemplated in the 1989 Official Plan St. George/ Grosvenor Specific Area designation but are permitted in the Urban Corridor Place Type in the London Plan.

- d) the proximity of any proposal for medium or high-density residential development to public open space and recreational facilities, community facilities, and transit services, and the adequacy of these facilities and services.

Not applicable

- e) the need for affordable housing in the area, and in the City as a whole, as determined by the policies of Chapter 12 - Housing.

No residential use is proposed at this time.

- f) the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses.

The built form exists. No new impacts will be created by the change of use on the abutting properties.

- g) the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area.

Landscaping exists on the site in the front, interior side, and exterior side yards and will be maintained. No additional landscaping is proposed at this time.

- h) the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties.

The site is currently accessed off of William Street. No negative impacts to traffic, pedestrian or vehicle safety, and surrounding properties currently exist from the access from William Street.

- i) the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area.

The proposed built form is compatible with the surrounding neighbourhood at two storeys in height. The proposed development is of an appropriate scale to transition to the adjacent neighbourhood and will also have a complementary form to the future land uses in the area.

- j) the potential impact of the development on surrounding natural features and heritage resources.

There are no natural features and/or heritage resources that would be impacted by the development.

- k) constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration and rail safety may limit development.

Not applicable.

- l) compliance of the proposed development with the provisions of the City's Official Plan, Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and

The proposed change of use to the existing conditions will not require site plan approval. The existing parking condition conforms to Section 1.3 of the Zoning By-law Z.1 as non-conforming use. A boulevard parking agreement exists permitting 2 parking spaces in the boulevard and there is a sign permit for the location of the sign on the Oxford Street East boulevard.

- m) Measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

The proposed use will continue to use the site as existing. There is a wood fence that separates the parking area from the residential use to the north. No new adverse impacts will result from the proposed change of use.

- n) Impacts of the proposed change on the transportation system, including transit.

The proposed use will not impact the existing transportation system. The proposed personal service establishment at this location will encourage the use of the transit system.

#### **4.7 Zoning**

The recommended amendment is for a Residential R3/Office Conversion Special Provision (R3-1/OC5 (\*) Zone which will allow for a 140m<sup>2</sup> proposed personal service use on the main floor. The Residential R3/ Office Conversion zone permits a large range of residential uses, office uses or a mix of residential and office. Special provisions will permit the conversion of the main floor only for personal service use. A special provision is required to recognize the existing setback to the parking area of 0.0m.

### **Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement 2020, which promotes healthy, livable and safe communities by accommodating an appropriate range and mix of uses. The office, medical/dental office, personal service establishment conform to the key direction of The London Plan that supports a mix of uses that are pedestrian oriented along the Urban Corridor Place type, and with the specific policies of the 1989 Official Plan. The recommended zone facilitates increased usability of the subject site by accommodating the additional use and intensity that is appropriate for the site and compatible with the surrounding area.

**Prepared and  
Submitted by:  
Recommended by:**

**Craig Smith  
Senior Planner, Sustainability and Resiliency  
Gregg Barrett  
Director, City Planning and City Planner**

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2021

By-law No. C.P.-1284-  
A by-law to amend the Official Plan for  
the City of London, 1989 relating to 526  
Oxford Street East.

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

1. Amendment No. # to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on May 4, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – May 4, 2021  
Second Reading – May 4, 2021  
Third Reading – May 4, 2021

**AMENDMENT NO.**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. The purpose of this Amendment is to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit personal service use.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 526 Oxford Street East in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment allows for a mixed-use building with medical/dental office and personal services uses, while retaining the underlying Multi Family Medium Density Residential designation. The change in land use is appropriate for the site and compatible with the surrounding neighbourhood.

D. THE AMENDMENT

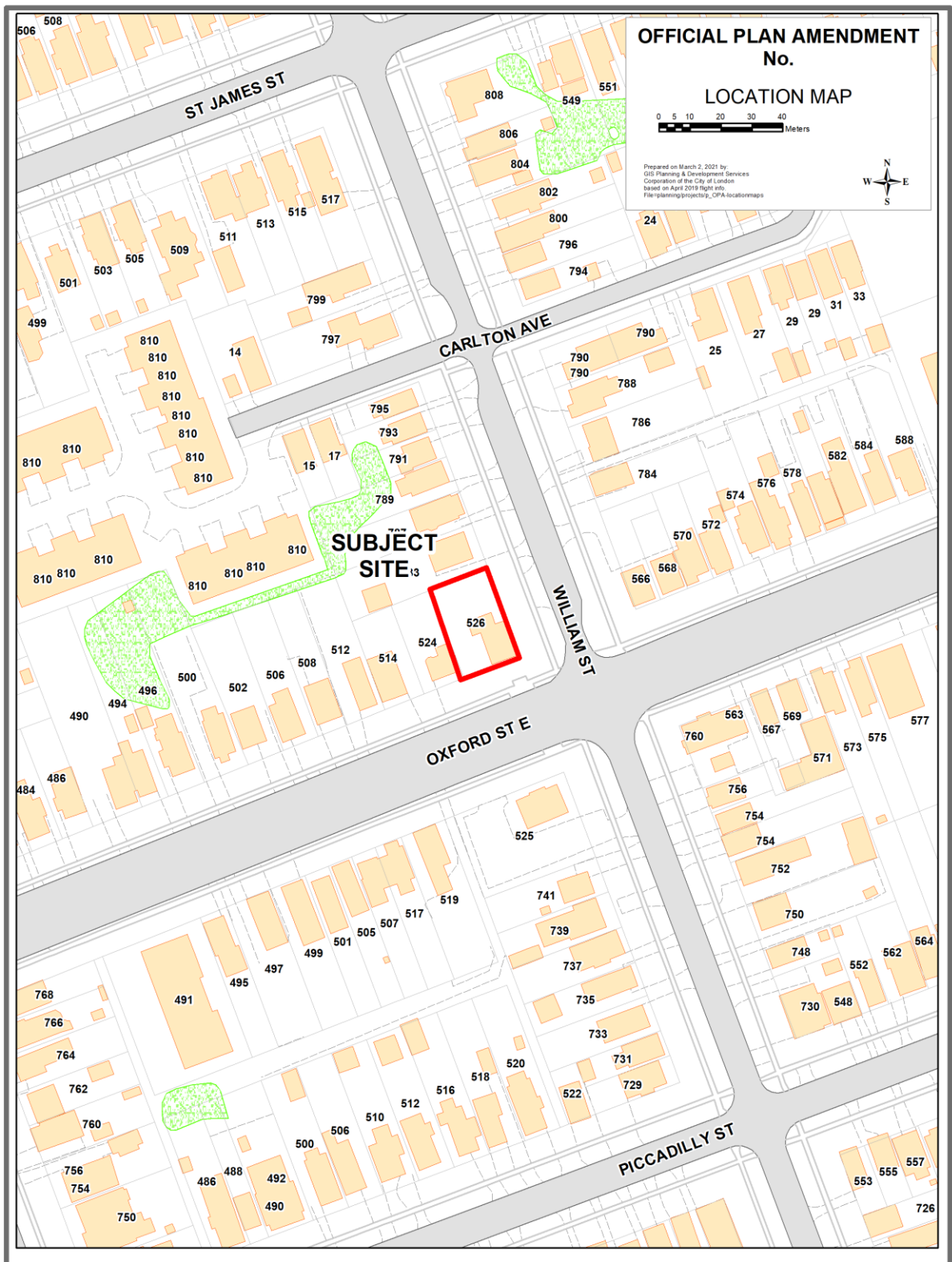
The Official Plan for the City of London is hereby amended as follows:

1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

526 Oxford Street East

A personal service establishment is permitted with a maximum 140m<sup>2</sup> floor area:

# Location Map for Official Plan



## Appendix B

Bill No. (number to be inserted by Clerk's Office)  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 526 Oxford Street East.

WHEREAS 2773070 Ontario Inc has applied to rezone an area of land located at 526 Oxford Street East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 526 Oxford Street East, as shown on the attached map, from a Residential R3/Office (R3-1/OC5) Zone to a Residential R3/ Office Conversion Special Provision (R3-1/OC5(\*)) Zone.
- 2) Section Number 17.4 of the Office Conversion Zone is amended by adding the following Special Provision:

OC5() 526 Oxford Street East

- a) Additional Permitted Use
  - i) Personal Service Establishment.
- b) Regulations
  - i) Number of parking spaces for all permitted uses (Minimum) 4
  - ii) Parking Area Setback from required road allowance (Minimum) 0.0m
  - iii) Gross floor area for Personal Service Establishment use (Maximum) 140m<sup>2</sup>

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 May 4, 2021.

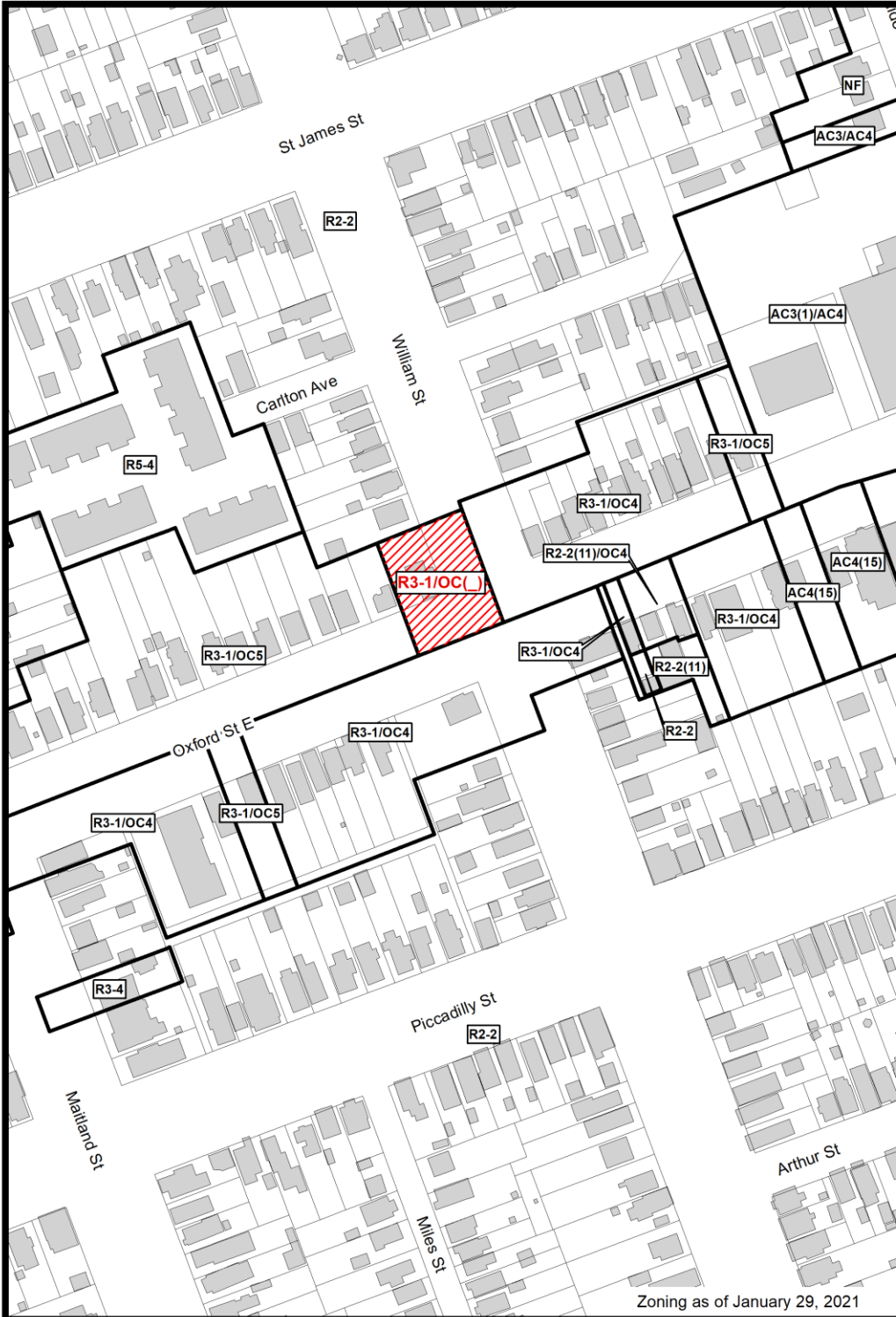


Ed Holder  
Mayor

Catharine Saunders  
City Clerk


First Reading – May 4, 2021  
Second Reading – May 4, 2021  
Third Reading – May 4, 2021

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



Zoning as of January 29, 2021

File Number: OZ-9303  
Planner: CS  
Date Prepared: 2021/03/02  
Technician: MB  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters



## Appendix C – Public Engagement

### Community Engagement

**Public liaison:** On February 4, 2021, Notice of Application was sent to 130 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 4, 2021. A “Planning Application” sign was also posted on the site.

0 replies were received

**Nature of Liaison:** Possible amendment to the 1989 Official Plan **FROM** Multi Family Medium Density Residential **TO** Multi-family, Medium Density Residential with a specific area policy to allow a personal service establishment with a maximum 140m<sup>2</sup> floor area. The intent is to align the 1989 Official Plan policies with The London Plan policies that apply to the site. Possible change to Zoning By-law Z.-1 **FROM** a Residential R3/Office Conversion (R3-1/OC5) Zone **TO** a Residential R3/Office Conversion Special Provision (R3-1/OC5 (\*)) Zone to permit the conversion of 140m<sup>2</sup> of existing office use to personal service use with a minimum of 4 parking spaces for all permitted uses and all other zoning requirements as existing

### Agency/Departmental Comments

#### April 2, 2020 Development Services – Engineering

No comments

#### London Hydro – February 4, 2021

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.

## Appendix E – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

### Provincial Policy Statement, 2014

### Provincial Policy Statement, 2020

- 1.1.1.b – appropriate range and mix of uses
- 1.1.3 – regenerate settlement areas
- 1.1.3.2.a – land use and densities which efficiently use resources
- 1.3.1.b – diversified economic base
- 1.7.1.e – opportunities for a diversified economic base

### The London Plan

- 59\_6 – build a mixed-use compact city
- 209\_Urban Corridors
- 212\_General Use, Intensity and Form Policies for Rapid Transit and Urban Corridors
- 220\_Planning and Development Applications
- 1578\* – evaluation of Zoning Amendments
- 1795\* - glossary of terms

### 1989 Official Plan

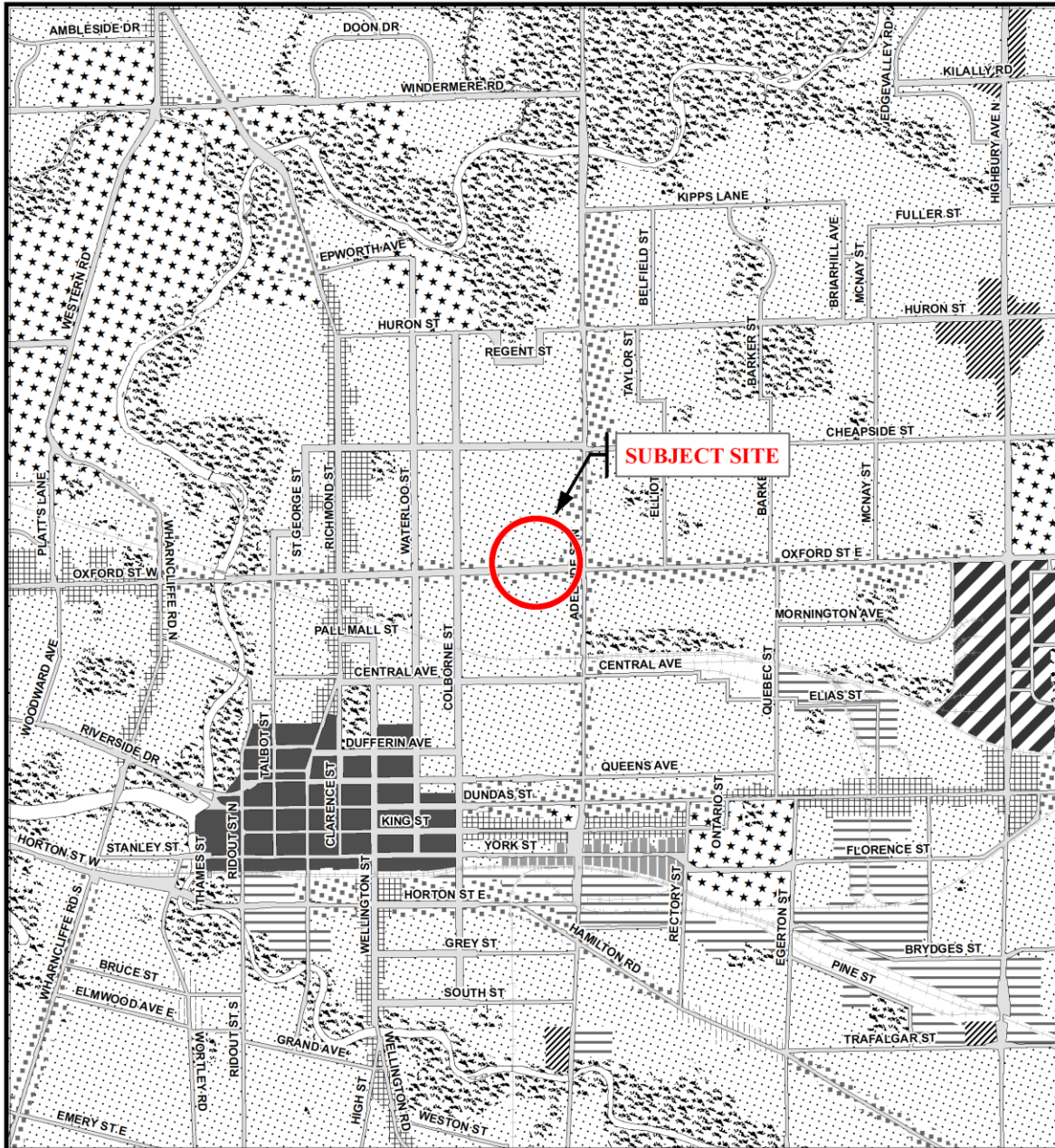
- 3.3 – Multi Family Medium Density Residential
- 3.5.3 iii) – St. George/ Grosvenor Neighbourhood, Office Conversions
- 3.7 – Planning Impact Analysis
- Chapter 10 – Policies for Specific Areas

### Z.-1 Zoning By-law

- Section 2- Definitions
- Section 3 – Zones and Symbols
- Section 4 – General Provisions
- Section 19 – Office Conversion (OC) Zone

# Appendix F – Relevant Background

## Additional Maps



### 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 consolidation 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.

### CITY OF LONDON

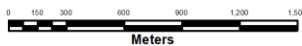
Planning Services /  
Development Services

### LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000

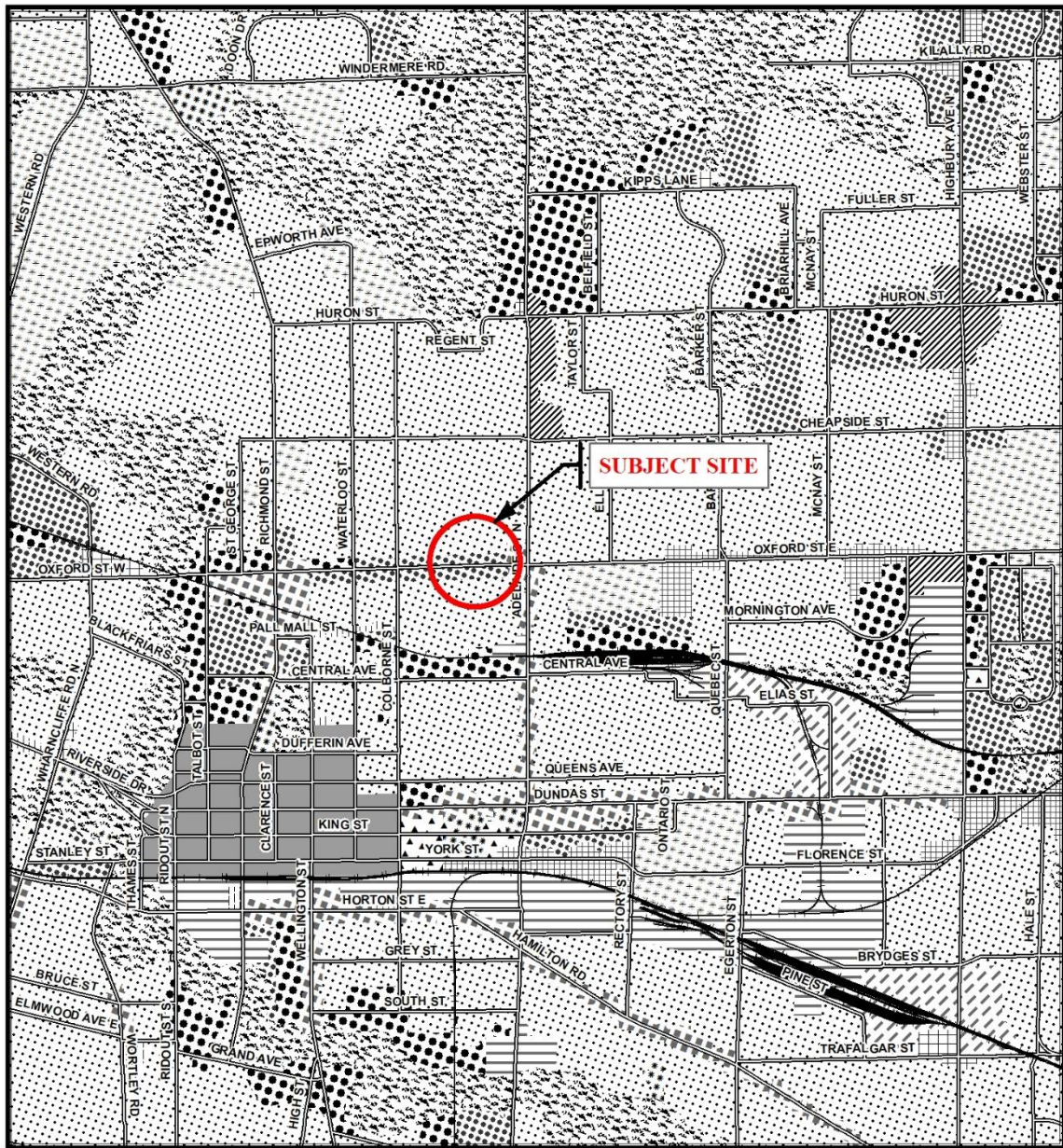


File Number: OZ-9303

Planner: CS

Technician: MB

Date: 2021/03/02



**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   |

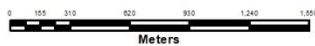
**CITY OF LONDON**

Planning Services /  
Development Services  
OFFICIAL PLAN SCHEDULE A  
- LANDUSE -

PREPARED BY: Graphics and Information Services



Scale 1:30,000

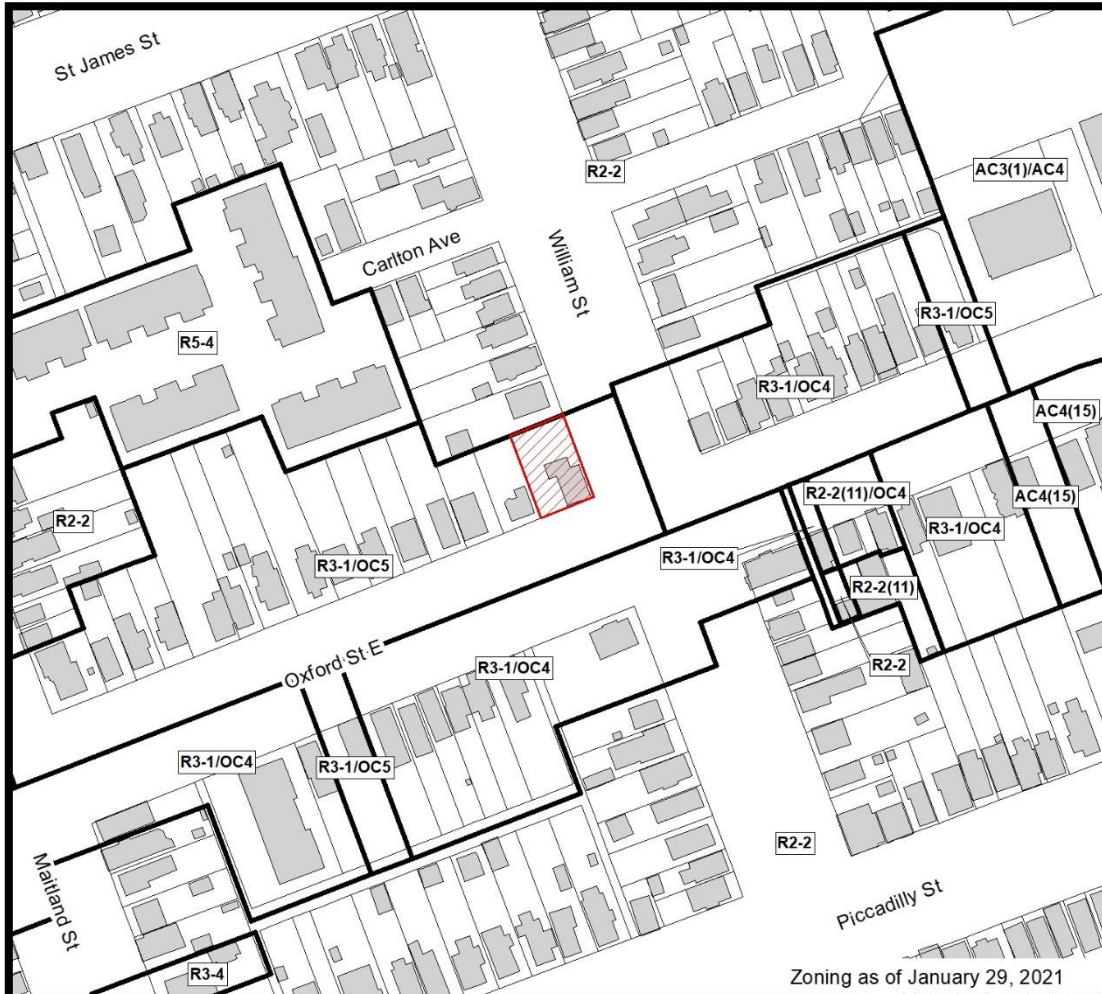


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DATE: 2021/03/02



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-1/OC5**

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:  
**OZ-9303 CS**

MAP PREPARED:  
**2021/03/02 MB**

1:2,000  
0 10 20 40 60 80 Meters