

## Report to Planning and Environment Committee

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

**From:** George Kotsifas, P. Eng.  
Deputy City Manager, Planning and Economic Development

**Subject:** 2781033 Ontario Inc.  
915-919 Commissioner Road East, London, Ontario  
Public Participation Meeting

**Date:** June 21, 2021

## Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the application of 2781033 Ontario Inc. relating to the property located at 915-919 Commissioners Road East, London, Ontario, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 6, 2021 to amend Zoning By-law No. Z.-1, in conformity to the Official Plan for the City of London, to change the zoning of the subject property **FROM** a Restricted Office/Highway Service Commercial (RO2/HS) Zone **TO** a Restricted Office Special Provision/Highway Service Commercial Special Provision (RO2(\_)/HS(\_)) Zone.

## Executive Summary

### Summary of Request

The applicant requested an amendment to Zoning By-law Z.-1 to allow a Retail Store in an existing building up to a maximum gross floor area (GFA) of 111 m<sup>2</sup> (1200 ft<sup>2</sup>) and a reduction of parking requirements to the existing fifty-one (51) on-site parking spaces. The existing range of permitted uses would continue to apply to the site.

The applicant is proposing to incorporate a Retail Store into the existing multiple-unit commercial building at 919 Commissioners Road East.

A Restricted Office Special Provision/Highway Service Commercial Special Provision (RO(\_)/HS(\_)) Zone for the subject site is recommended. The two (2) special provisions are:

1. Retail Store up to a maximum gross floor area (GFA) of 111 m<sup>2</sup> (1200 ft<sup>2</sup>) as a permitted use within the existing building; and,
2. a minimum of fifty-one (51) on-site parking spaces for all permitted uses in the existing buildings.

### Purpose and Effect of Recommended Action

The purpose and effect of the recommended amendment is to permit a limited amount of retail in an existing multi-unit commercial building and a reduction of required parking through recognition of the existing fifty-one (51) on-site spaces.

### Rationale of Recommended Action

- i) The recommended amendment to Zoning By-law Z.-1 is consistent with the *Provincial Policy Statement (PPS)* which encourages the following: accommodating an appropriate range and mix of employment; promoting economic development and competitiveness; supporting long-term economic prosperity; promoting the vitality and regeneration of settlement areas; supporting energy conservation, improved air quality, reduced greenhouse gas emissions (GHGs) and climate change adaptation; and, supporting and promoting intensification and redevelopment to utilize existing services.

- ii) The recommended amendment to Zoning B-law Z.-1 conforms to the Auto-Oriented Commercial Corridor policies of the 1989 *Official Plan*.
- iii) The recommended amendment to Zoning B-law Z.-1 conforms to the in-force policies of the Commercial Industrial Place Type of *The London Plan*.
- iv) The use of an existing developed site supports Council's commitment to reducing and mitigating climate change by making efficient use of existing infrastructure and by focusing intensification and growth in already-developed areas.
- v) The subject lands are an appropriate location for a small-scale retail use and a reduction in required parking. The recommended amendments are consistent with and appropriate for the site and context and will support opportunities for economic activity and employment.

## **Linkage to the Corporate Strategic Plan**

This application supports the Building a Sustainable City area of focus in the Corporate *Strategic Plan* by ensuring London's growth and development is well planned and sustainable over the long term.

## **Climate Emergency**

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change by encouraging intensification and growth at appropriate locations. This includes efficient use of existing urban lands and infrastructure. It also includes aligning land use planning with transportation planning to facilitate transit-supportive developments and encourage active transportation

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

This is the first application for a zoning by-law amendment on record for this site.

#### **1.2 Property Description**

915-919 Commissioners Road East is a developed site and functions as an integrated, convenience commercial plaza with shared access and shared on-site parking spaces. The subject site is located on the south side of Commissioners Road East, approximately 50 metres east of Adelaide Street South.

There are two (2) buildings on the property.

- 1) 915 Commissioner Road East (west building) is comprised of a single-storey restaurant with a drive-through facility (Tim Hortons). This building has a total gross floor area of approximately 261.1 m<sup>2</sup>.
- 2) 919 Commissioners Road East (east building) is comprised of a multiple-unit single-storey commercial building of four (4) individual units. Current occupants include convenience commercial uses and take-out restaurants (Aim Convenience, Wireless Shield, Panucci's Pizza, Subway). This building has a total gross floor area of approximately 410.8 m<sup>2</sup>.

The proposal is to permit a small-scale Retail Store in the existing multiple-unit commercial building at 919 Commissioners Road East.



**Figure 1: 915-919 Commissioners Road East Plaza**



**Figure 2: 919 Commissioners Road East**

**On-site parking:** There are fifty-one (51) on-site parking spaces.

**Access:**

- Vehicular: Two points of vehicular access: 1. from Commissioners Road East at the Adelaide Street South intersection; and 2. right-in/right-out access from Commissioners Road East at the easterly limit of the property.
- Pedestrian: There are sidewalks on both the south and north sides of Commissioners Road East.
- Public Transportation: London Transit Commission (LTC) bus service is provided along both the Commissioners Road East and the Adelaide Street South corridors.

The lands immediately surrounding the subject site consist of:

- single-storey carwash to the east (925 Commissioners Road East).
- 2-storey commercial building to the west (911 Commissioners Road East).
- multiple-tenant 1- and 2-storey commercial building to the north (920 Commissioners Road East).
- Glen Cairn Park to the south (behind the property).
- 14-storey residential apartment building to the northeast (940 Commissioners Road East).

Land uses in the broader area include:

- Open Space (Caesar's Park), 2-storey multi-tenanted building, and multi-storey residential buildings further to the east.
- Open Space to the west (Glen Cairn Park).
- Residential further to the northeast and west.
- Commercial buildings further to the northwest.

### **1.3 Current Planning Information**

- 1989 *Official Plan* Designation – Auto-Oriented Commercial Corridor
- *The London Plan* Place Type – Commercial Industrial
- Existing Zoning – Restricted Office/Highway Service Commercial Zone

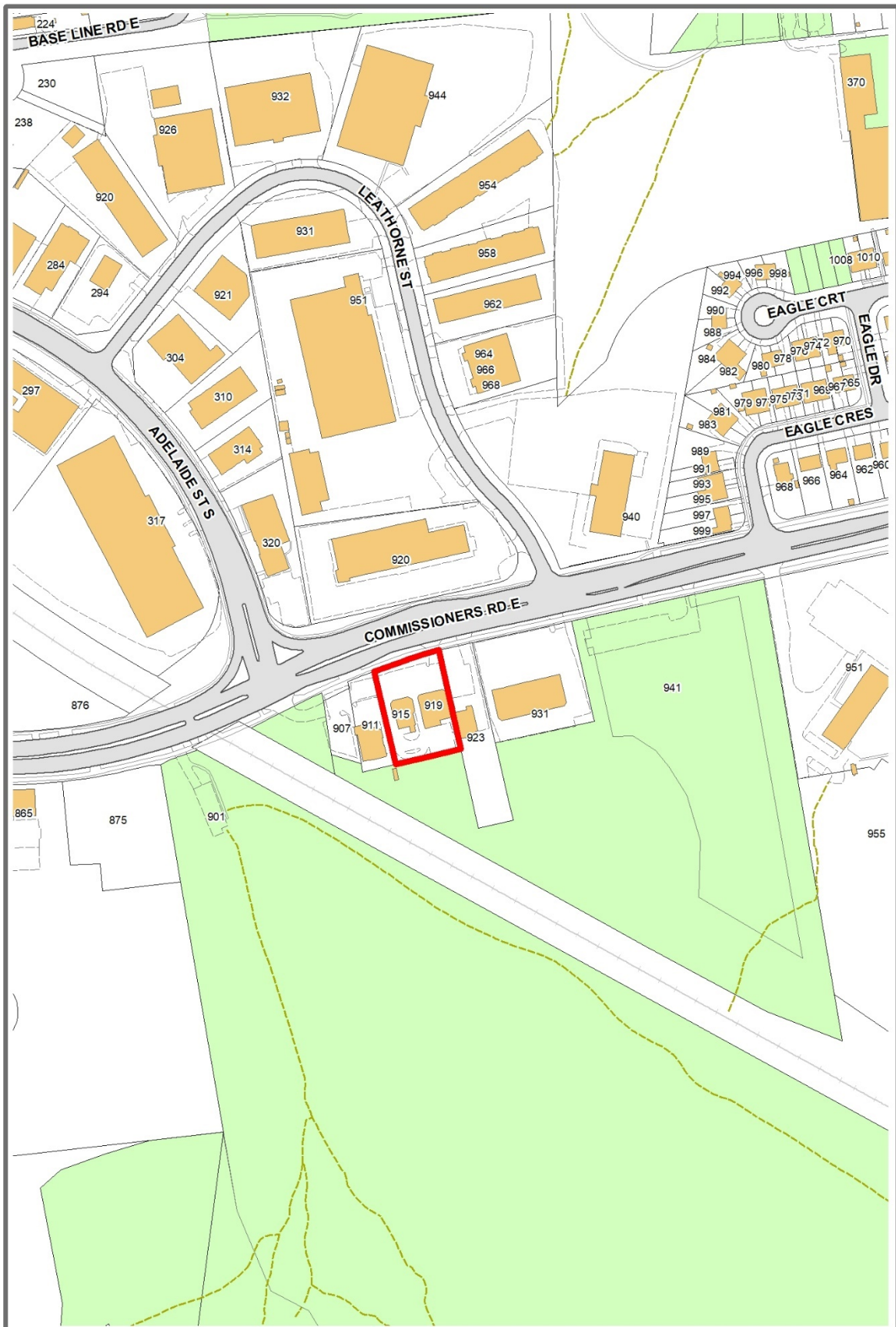
### **1.4 Site Characteristics**

- Current Land Uses – commercial
- Frontage – 46 metres
- Depth – 66 metres
- Area – 0.3 hectares (ha)
- Shape - rectangular

### **1.5 Surrounding Land Uses**

- North – Restricted Service Commercial
- East – Restricted Office/Highway Service Commercial/Restricted Service Commercial
- South – Open Space
- West – Restricted Office/Highway Service Commercial

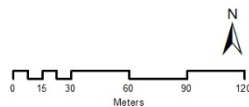
# 1.6 Location Map



### LOCATION MAP

Subject Site: 915-919 Commissioners Rd E  
 File Number: Z-9334  
 Planner: Laurel Snyder  
 Date: 25/05/2021

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



Scale 1:3000

### Legend

- Subject Site
- Buildings
- Parks
- Driveways/Parking Lots

## **2.0 Discussion and Considerations**

### **2.1 Development Proposal**

The proposal is to add a small-scale retail store (maximum gross floor area of 111 m<sup>2</sup>/1200 ft<sup>2</sup>) within an existing multiple-unit building and allow a reduction of required parking to the existing fifty-one (51) on-site parking spaces.

Neither the height nor massing of the building will be changed; all work will be internal to the existing building at 919 Commissioners Road East.

### **2.2 Requested Amendments**

#### **Zoning Request**

The applicant requested an amendment to Zoning by-law Z.-1 to change the existing Restricted Office/Highway Service Commercial Zone to a Restricted Office Special Provision/Highway Service Commercial Special Provision Zone to permit a Retail Store of up to 111 m<sup>2</sup> (1200 ft<sup>2</sup>) as an additional permitted use and permit a reduction of required parking to the existing fifty-one (51) on-site parking spaces for all permitted uses in the existing buildings. The range of currently permitted uses would continue to apply to the site.

### **2.3 Engagement**

Information about the Planning Application and opportunities to provide comments and input were provided as follows:

- April 21, 2021: Notice of Application was sent to nine (9) property owners in the surrounding area and circulated via email to applicable agencies, organizations, committees, and City Staff.
- April 22, 2021: Notice of Application was published in the Public Notices and Bidding Opportunities section of The Londoner.
- April 22, 2021: Information about the Planning Application was posted on the City's website

At the time of writing this report, no comments have been received from members of the public.

### **2.4 Internal and Agency Comments (see detail in Appendix B)**

The application and associated materials were circulated to City Staff and Public Agencies for review and comment. All comments received were considered in the review and analysis of this application and are included in Appendix B of this report.

### **2.5 Policy Context**

#### ***Provincial Policy Statement (PPS), 2020***

The *Provincial Policy Statement (PPS)* provides key policy directions on land use issues that affect communities in Ontario. In accordance with Section 3 of the *Planning Act*, all planning decisions shall be consistent with the *PPS*. The *PPS* is meant to be read in its entirety.

The subject site is a developed site in the settlement area, and the proposal is to incorporate a new use into an existing building. There are a wide range of commercial, residential, retail, and office uses on adjacent sites and in the surrounding area. This planning application is consistent with several PPS policies, summarized below.

The *PPS* prioritizes and directs growth to developed land and existing settlement areas. More specifically, the *PPS* supports efficient development and land use patterns and the wise and efficient use of existing infrastructure (1.1.1, 1.1.3.1, 1.1.3.2, 1.3.1, 1.6).

The *PPS* promotes economic development and competitiveness by increasing employment and business opportunities, supporting a diversified economic base, and encouraging mixed-use and compact development (2.6). Sections 1.3 and 1.7 of the *PPS* outline the employment, economic development and competitiveness, and long-term economic prosperity priorities and policies. The request to add retail as a permitted use will support the diversity of the area and provide a new opportunity for employment.

The *PPS* supports actions that reduce impacts on climate change and prepare us for the impacts of a changing climate. By focusing growth and development on an existing site, within an existing building, and using existing infrastructure and not expanding (i.e. reduction in required parking to the existing on-site parking spaces), this application is consistent with *PPS* goals and policies regarding preparing for the impacts of climate change (1.6.3 b.).

### ***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* sets out Key Directions which clarify priorities that must be considered to help the City effectively achieve its vision and provide planning strategies to guide planning and development over the next 20 years (54\_).

The subject site is in the Commercial Industrial Place Type in *The London Plan*. This Place Type is intended to accommodate commercial uses that do not fit well within the other commercial and mixed-use place types of *The London Plan* (1112\_).

Permitted uses in the Commercial Industrial Place Type are set out in Policy 1119\_. In addition to permitted commercial uses, a limited number of secondary use permissions are prescribed for this Place Type which include a very limited amount of small-scale retail and service uses adjacent to a Civic Boulevard (1119\_, 6.). Commissioners Road East is classified as a Civic Boulevard in *The London Plan*

The proposed small-scale retail use and reduction in required parking conform to the use and intensity policies for the Commercial Industrial Place Type. Specifically, as the proposed Retail Store will be contained within the existing building (i.e. no site modifications), the site will continue to be utilized efficiently continue to fit within the overall context in terms of both form and function (1110\_, 1124\_, 1125\_). Addition of a limited small-scale retail use consistent with other uses on the site and land uses in the immediate area.

The proposal will diversify the range of supportive commercial services available within proximity of an established employment area and accessible by active transportation, transit services and the existing arterial road network.

### ***City of London 1989 Official Plan***

The 1989 *Official Plan* contains policies that guide the use and development of land within the City of London and is consistent with the policy direction set out in the *PPS*.

The subject site is designated Auto-Oriented Commercial Corridor in the 1989 *Official Plan*.

Commercial land designations provide the primary location for retail and service commercial land uses in the city (4.2). The Auto-Oriented Commercial Corridor designation is applied to areas along arterial roads that typically consist of a mix of retail, auto and commercial uses, office, and remnant residential uses (4.4.2). Section 4.4.2.4 identifies permitted uses for Auto-Oriented Commercial Corridors which includes a wide range of commercial, service, retail uses, including a limited amount and range of retail uses as a secondary use. The proposed addition of a Retail Store to a maximum of 111 m<sup>2</sup> within an existing commercial plaza conforms with the principles, policy direction, and permissions of the 1989 *Official Plan*.

The proposed reduction in required parking to the existing fifty-one (51) on-site spaces is supported by Section 4.4.2.1 which promotes the grouping of uses that have common access points and parking facilities, Section 4.4.2.3 which promotes the clustering of similar uses to avoid the extension of strip commercial development, and Section 4.4.2.6.2 which encourages the provision of common parking areas and driveways.

### **Zoning By-law**

The subject site is currently zoned Restricted Office/Highway Service Commercial which provides for and regulates a broad range of uses and activities. This compound zone structure does not allow for Retail Store as a permitted use or the reduction of required on-site parking spaces.

Required parking for a Retail Store in Parking Standard Area 3 of less than 2000 m<sup>2</sup> is 1 space per 15 m<sup>2</sup>. This is the same requirement for a Convenience Store use and less than for Restaurant (Fast-Food, Drive-In, Take-Out) use, both of which are existing uses on the subject site. As the Retail Store will be incorporated into the existing multiple-unit building, there is no requirement for additional on-site parking spaces.

The Restricted Office Zone provides for and regulates new office uses outside of the Downtown area in small-scale office buildings. A Retail Store is not a permitted use in the RO2 Zone variation (18.2). The RO2 variation includes the following uses:

- Clinics
- Medical/dental offices
- Medical/dental laboratories
- Offices

The Highway Service Commercial Zone provides for and regulates a range of commercial and service uses which cater to the needs of the travelling public. Properties with this zoning tend to be on major arterial roads with high traffic volumes at major entrances to the City.

The requested zone is Restricted Office Special Provision/Highway Service Commercial Special Provision Zone to permit a Retail Store of a limited size (up to 111 m<sup>2</sup>) as an additional use and a reduction of required parking to the existing fifty-one (51) on-site parking spaces.

### **3.0 Financial Impact/Considerations**

There are no financial impacts to the City of London associated with this application.



## 4.0 Key Issues and Considerations

### 4.1. Adding Retail Store as a Permitted Use

The subject site is developed and functions as an integrated commercial plaza with two buildings. Current uses include restaurants, service commercial uses, and convenience commercial uses. The on-site parking spaces and vehicular accesses are shared between all uses in both buildings. The current zoning does not permit a Retail Store as a use.

Although Retail Store is not a specific permitted use in any of the standard HS Zone variations, this use has been permitted through special provisions in the Highway Service Commercial Zone, illustrating its consistency the HS Zone. The scale of the proposed retail use also aligns with the commercial permissions in the Highway Service Commercial Zone.

Adding a Retail Store to the subject site as a permitted use is consistent with planning policies in the *PPS, The London Plan*, and the *1989 Official Plan*. A Retail Store is compatible with the regulations and commercial provisions in the Highway Commercial Zone, the form, existing uses, and current function of the site and the form and existing wide range of uses in the surrounding area. Adding a Retail Store as a use also recognizes that diversification of land uses supports continuing economic vitality.

### 4.2 Supporting a Reduction in Required On-site Vehicular Parking Spaces

The applicant has requested a reduction of required on-site parking spaces to the existing fifty-one (51) on-site spaces. This is a reduction of twenty-one (21) from the seventy-two (72) spaces required for the requested uses under the current Zoning By-law parking standards. City of London Transportation do not have any objections to the requested reduction of requirements for on-site parking to the existing fifty-one (51) spaces.

The City of London policy framework supports and encourages Traffic Demand Management (TDM) which includes reducing vehicle use. The subject site is serviced by two LTC transit routes which provide an opportunity for reducing the use of private vehicles and therefore, demand for parking. The site is also accessible by active transportation as sidewalks are located on either side of Commissioners Road East. A reduction of required parking is consistent with the policy directions in the *PPS, The London Plan*, the *1989 Official Plan*, and Council's Climate Emergency Declaration.

## Conclusion

It is recommended that City Council approve the requested amendment to change the zoning for 915-919 Commissioners Road East from Restricted Office/Highway Service Commercial (RO2/HS) Zone to a Restricted Office Special Provision/Highway Service Commercial Special Provision (RO2/HS(\_)). This amendment would allow for a Retail Store as a permitted use on the site, and a reduction of required parking to the existing fifty-one (51) on-site parking spaces. The Retail Store is compatible with the uses on the site and in the surrounding area and will support the continued viability of the site. The reduction in required parking is consistent with Council's Climate Emergency declaration, as it assists with reducing emissions and use of resources by reducing on-site parking (i.e., less vehicle trips, higher use of other modes of transportation).

**Prepared by:** Laurel Davies Snyder, MCIP, RPP  
Planner II, Core Area & Urban Regeneration


**Reviewed by:** Michael Tomazincic, MCIP, RPP  
Manager, Strategic Land Development

**Recommended by:** Gregg Barrett, AICP  
Director, Planning and Development

**Submitted by: George Kotsifas, P. Eng.  
Deputy City Manager, Planning and Economic  
Development**

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 and Economic Development.

cc: Heather McNeely, Manager, Current Development



## Appendix A

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 915-919 Commissioners Road East .

WHEREAS 2781033 Ontario Inc. has applied to rezone an area of land located at 915-919 Commissioners Road East, as shown on the map attached to this by-law, 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) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 915-919 Commissioners Road East, as shown on the attached map comprising part of Key Map No. (insert map number), from a Restricted Office/Highway Service Commercial (RO2/HS) Zone to a Restricted Office Special Provision/Highway Service Commercial Special Provision (RO2( )/HS( ) Zone.
- 2) Section Number 27.4 of the Highway Service Commercial Zone is amended by adding the following special regulations:

\_) HS ( ) 915-919 Commissioners Road East

a) Additional Permitted Use:

- i) Retail Store up to a maximum gross floor area of 111 m<sup>2</sup> (1200 ft<sup>2</sup>) in existing building at 919 Commissioners Road East.

b) Regulations:

- i) Off-street Parking for all permitted uses in the existing buildings fifty-one (51) spaces

- 3) Section Number 18.4 of the Restricted Office Zone is amended by adding the following special regulations:

\_) RO2 ( ) 915-919 Commissioners Road East

a) Regulations:

- i) Off-street Parking for all permitted uses in the existing buildings fifty-one (51) spaces

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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.

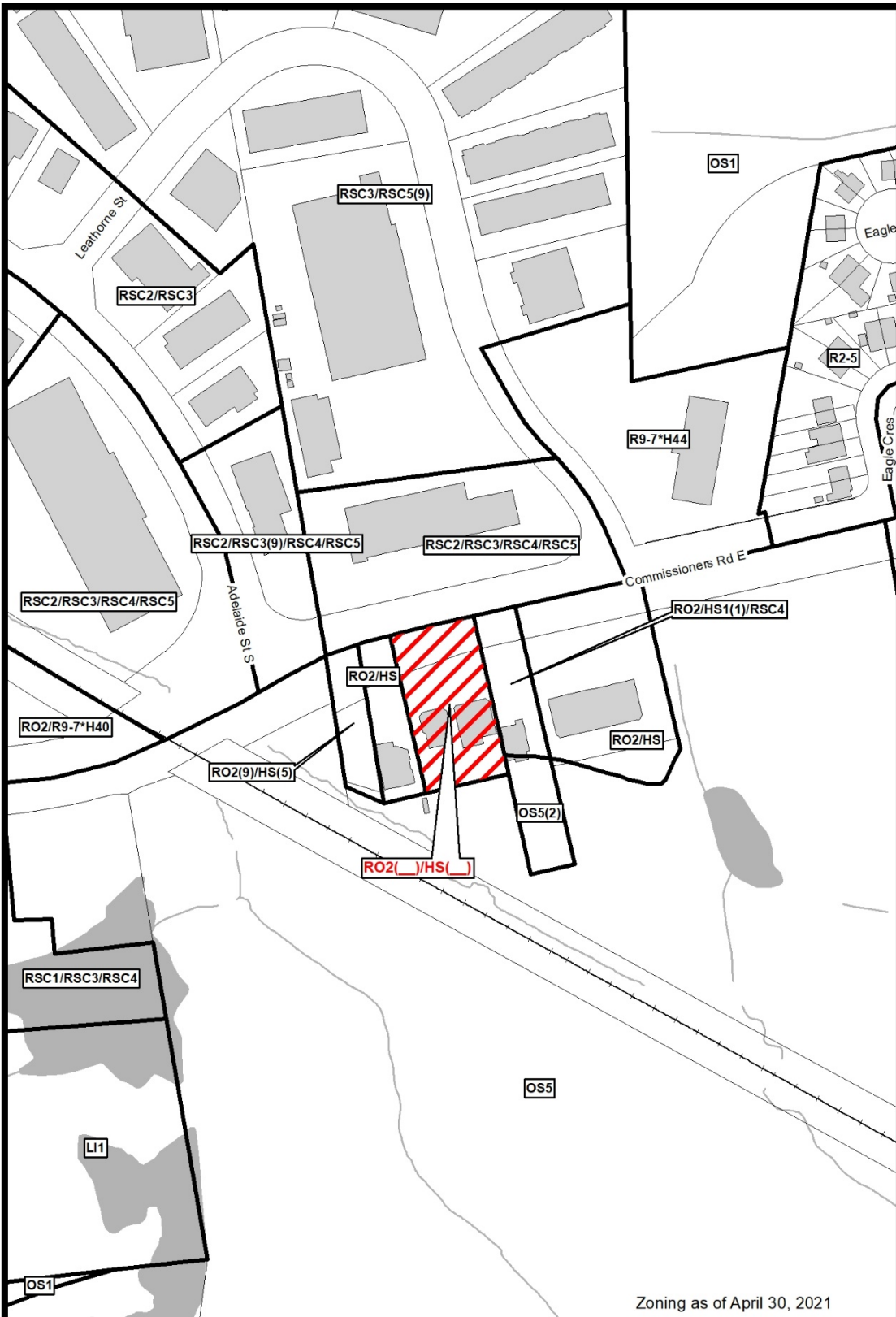
PASSED in Open Council on July 6, 2021.

Ed Holder  
Mayor


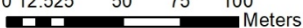

Catharine Saunders  
City Clerk

First Reading – July 6, 2021  
Second Reading – July 6, 2021  
Third Reading – July 6, 2021

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



Zoning as of April 30, 2021

<p>File Number: Z-9334                  Planner: LS                  Date Prepared: 2021/05/25                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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## Appendix B – Agency and Departmental Comments

### CN Rail

Hello Laurel,

Thank you for circulating CN the proposed project mentioned in subject. This is to confirm that we have reviewed the information and site location. CN Rail does not have any comments with regards to this application.

Regards

### Ashkan Matlabi, Urb. OUQ.

Urbaniste sénior / Senior Planner (CN Proximity)  
Planning, Landscape Architecture and Urban Design  
Urbanisme, architecture de paysage et design urbain



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1600, René-Lévesque Ouest, 11e étage

Montréal (Québec)

H3H 1P9 CANADA

[wsp.com](http://wsp.com)

### City of London – Engineering

No comments for Z-9334, the proposed rezoning at 915-919 Commissioners Road East.

### City of London - Transportation

Good afternoon,

Please find below Transportations comments regarding Z-9334 - 915-919 Commissioners Road East:

- Right of way widening dedication of 24.0 m from centre line required on 915-919 Commissioners Road East
- A parking study may be required
- Modify boulevard parking encroachment agreement may be required
- Licence for commercial encroachment agreement may be required

Rgs,



**Juan C. Chamorro, CET**

Senior Transportation Technologist

Transportation Planning & Design

City of London

300 Dufferin Ave ON N6A4L6

P: 519.661.CITY(2489) x 4737 | Fax: 519.661.4137

[jchamorr@london.ca](mailto:jchamorr@london.ca) | [www.london.ca](http://www.london.ca)



**Reply Sheet for City of London Applications  
to be Reviewed by  
London Hydro Engineering**

Date: April 21, 2021  
 To: City of London Planning Division – Room 609  
 Attn: Laurel Davies Snyder

**RE: Address:** 915-919 Commissioners Road East  
**Applicant:** 2781033 Ontario Inc.  
**File/Ref #:** Z-9334

**London Hydro Response:**

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. <b>Note:</b> Transformation lead times are minimum 16 weeks. Contact the Engineering Dept. to confirm requirements & availability.	<input type="checkbox"/>
This site is presently serviced by London Hydro. Contact the Engineering Dept. if a service upgrade is required to facilitate the new building. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. <b>Note:</b> Transformation lead times are minimum 16 weeks. Contact the Engineering Dept. to confirm requirements & availability.	<input type="checkbox"/>
Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. <b>Note:</b> Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>
London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.	<input checked="" type="checkbox"/>

Signed:   
 Hans Schreff  
 Manager - Developer & Operations Support,  
 Engineering & Operations Administration Dept.  
 519-661-5800 ext. 5014

Committee of Adjustment      
 Notice of Application      
 Site Plan Consultation      
 Site Plan Application

## **Appendix C – 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 in the following sections.

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

Section 1.0 Building Strong Healthy Communities

Section 2.0: Wise Use and Management of Resources

### ***The London Plan***

The Critical Importance of Transportation (11\_, 12\_)

New Demands for Urban Living (13\_)

Climate Change (18\_)

City Building for Economic Growth and Prosperity (19\_-23\_)

Key Directions (54\_-62\_)

City Design

Mobility

Place Type

### ***1989 Official Plan***

Chapter 1 - Introduction

Chapter 4 – Commercial Land Use Designations

Chapter 7 – Industrial Land Use Designations

Chapter 18 - Transportation

### ***Z.-1 Zoning By-law***

Section 4: General Provisions

Section 18: Restricted Office (RO) Zone

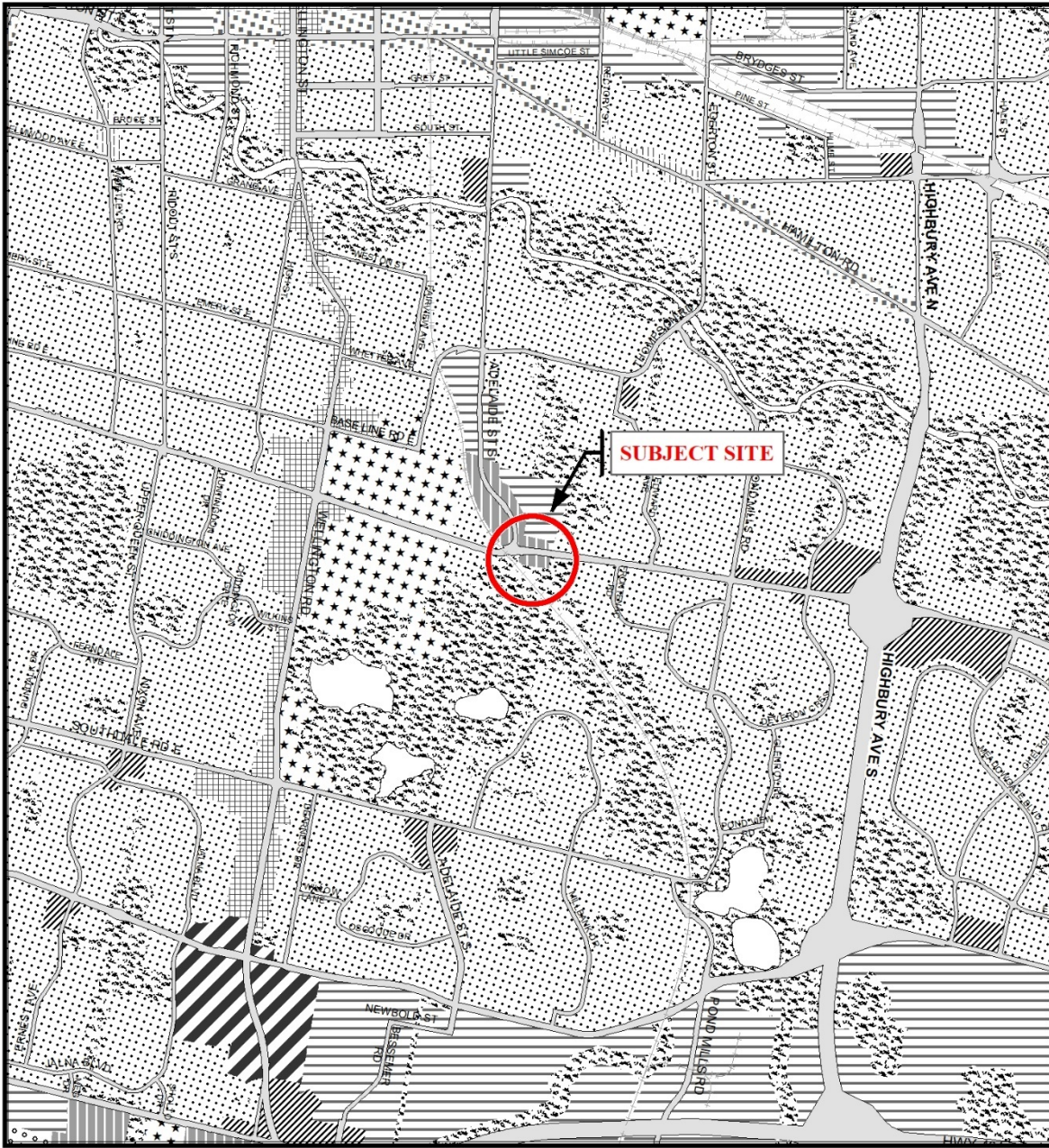
Section 27 – Highway Service Commercial (HS) Zone

Schedule “B” – Key Maps (Parking)



# Appendix D – Relevant Background

## Additional Maps



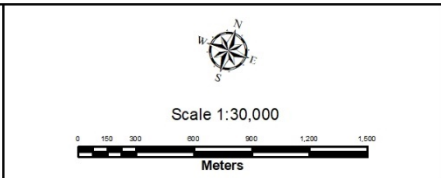
**Legend**

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	

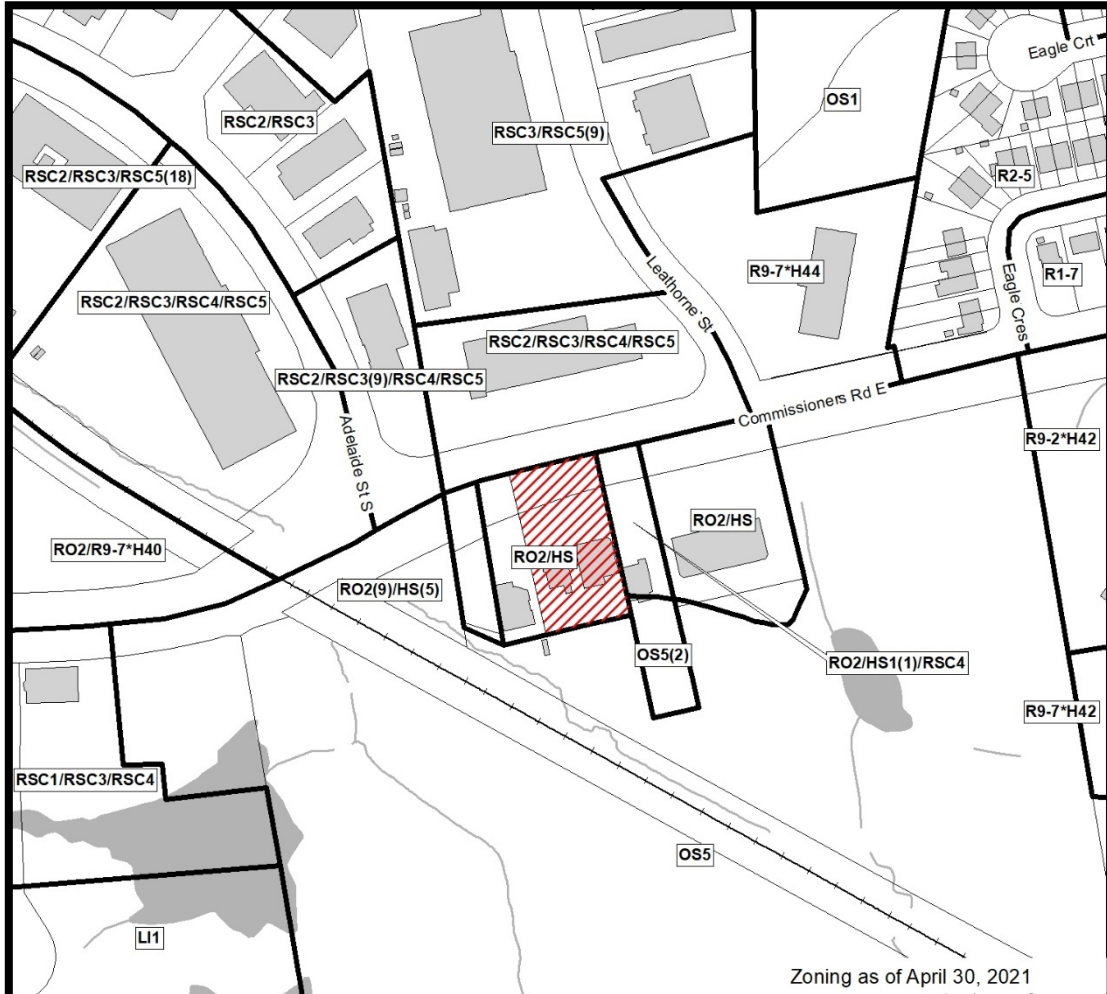
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*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 & Development  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning & Development



**File Number:** Z-9334  
**Planner:** LS  
**Technician:** MB  
**Date:** 2021/05/25



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RO2/HS**

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-9334

LS

MAP PREPARED:

2021/05/25

MB

1:3,000

0 15 30 60 90 120  
Meters