

## 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:** Plaza Retail Reit and The Corporation of the City of London  
450 Wharncliffe Road South

**Date:** July 26, 2021

## Recommendation

That, on the recommendation of the Director, Planning and Development the following actions be taken with respect to the application of Plaza Retail Reit and the Corporation of the City of London relating to the property located at 450 Wharncliffe Road South:

- a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 10, 2021 to amend the Official Plan for the City of London (1989) to **DELETE** policy Section 4.6.7 iii) – “Specific Service Commerical Areas- Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South”.
- b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 10, 2021 to amend the Official Plan for the City of London (1989) to **ADD** a policy to Section 4.4.2.11 – “Specific Service Auto-Oriented Commercial Corridors- Wharncliffe Road South, between Devonshire Avenue and Baseline Road Road West and 425 Wharncliffe Road South” to to provide for an expanded range of uses, including automobile sales and service establishment uses to the property located at 425 Wharncliffe Road South.
- c) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on August 10, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (b) above, to change the zoning of the subject property **FROM** a Highway Service Commercial (HS2) Zone, **TO** a Highway Service Commercial Special Provision (HS2 (\*) Zone to permit the additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store

## Executive Summary

### Summary of Request

The purpose and effect of this Official Plan and Zoning By-law change is to permit a expanded range of uses within an existing single storey commercial building with a minimum of 13 parking spaces and a minimum exterior side yard setback to a parking space of 1.5 metres.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action will be to permit the additional uses of a office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store in the existing single storey commercial building (approx. 270m<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 uses conform to the in-force policies of The London Plan including but not limited to, Our City, Key Directions, and City Building, and will facilitate a wider range of uses in an existing 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 4 – Policies for Specific Service Auto-Oriented Commercial Corridors, which allows Council to apply specific policies where the change in land use is site specific and located in an Auto-Oriented Corridor where Council wishes to maintain the existing land use designation while allowing for a site-specific uses.
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 southeast corner of Wharncliffe Road South and Lambeth Avenue. An existing 275m<sup>2</sup>, one storey vacant restaurant use exists on the property. An auto repair and tire service use exists to the north, restaurant and retail uses exist to the south and retail and office uses exist on the west side of Wharncliffe Road South.

#### 450 Wharncliffe Road South Front View



Figure 1: 450 Wharncliffe Road South front view from Wharncliffe Road South

## 450 Wharnclyffe Road South, North Side View



Figure 2: 450 Wharnclyffe Road South, north side as viewed from Lambeth Avenue

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

- Official Plan Designation – Auto-Oriented Commercial Corridor Special Policy Wharnclyffe Road South between Devenshire Avenue and Baseline Road West.
- The London Plan Place Type – Urban Corridor
- Existing Zoning – Highway Service Commercial (HS2) Zone

### **1.3 Site Characteristics**

- Current Land Use – Vacant Restaurant (approx. 275m<sup>2</sup> gross floor area)
- Frontage – 31.7m
- Depth – 48.7m
- Area – 1.5 ha
- Shape – Rectangle

### **1.4 Surrounding Land Uses**

- North – Auto repair
- East – Residential
- South – Mixed retail and restaurant uses
- West – Mixed retail and office uses

### 1.5 Location Map



## 2.0 Discussion of Proposal

### 2.1 Development Proposal

The proposed development is to permit office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses in the existing vacant restaurant. The site currently exists with 13 parking spaces in the front and exterior side yards and with a 1.5m landscaped exterior side yard setback to the parking area.

Currently the lands are zoned Highway Service Commercial (HS2). The current zoning permits; Animal hospitals, Automotive uses, restricted, Convenience service establishments, Convenience stores, Duplicating shops, Financial institutions, Personal service establishments, Restaurants, Video rental establishments, Brewing on Premises Establishment, Assembly halls, Private clubs, and Taverns.

The applicant does not plan on expanding the existing building and requires the zoning by-law amendment to permit the additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store as permitted in the Urban Corridor Place type in The London Plan.

#### Existing Conditions

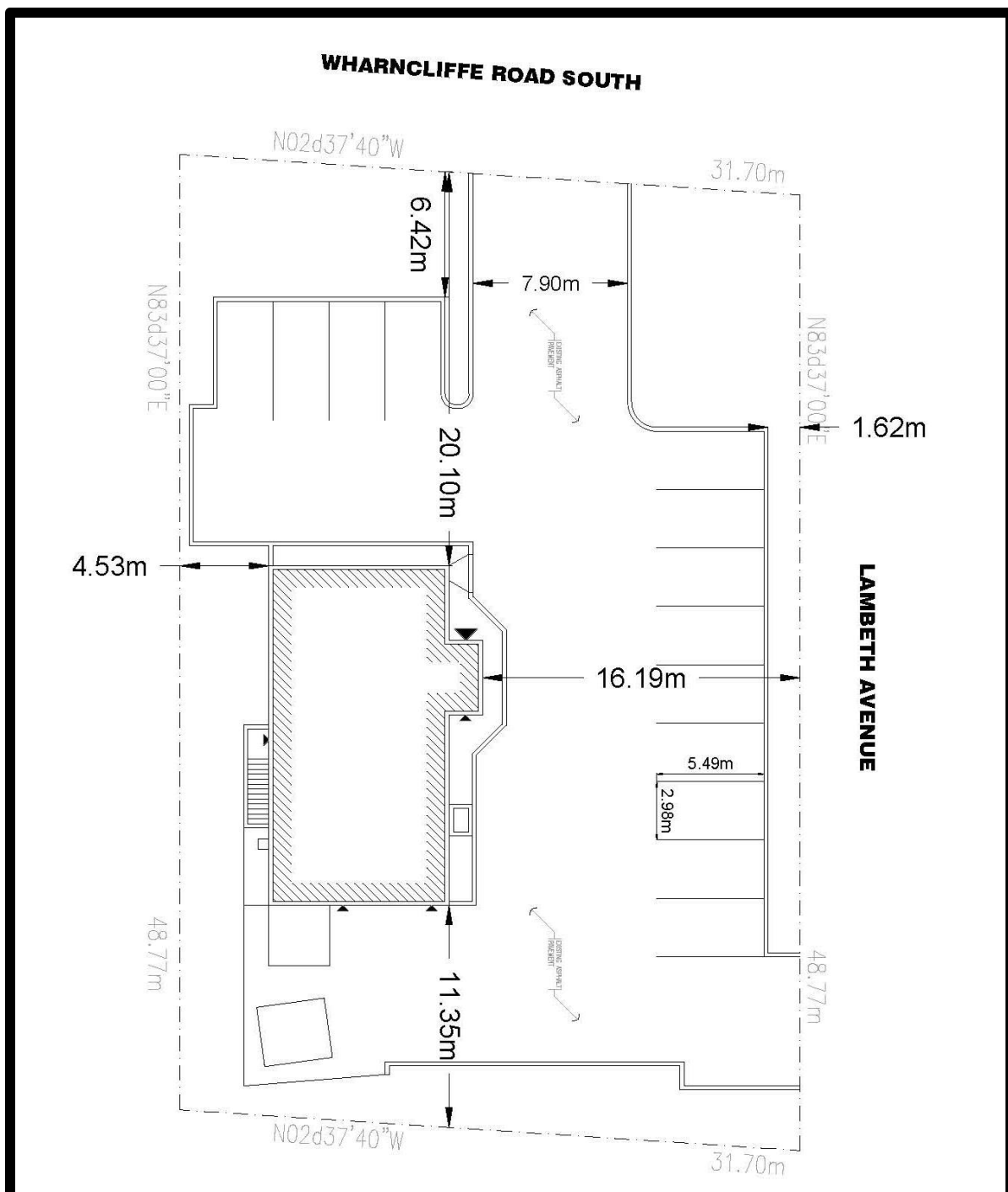


Figure 3: Existing conditions as provided by applicant.

## 3.0 Policies

### 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 Auto-Oriented Commercial Corridor Special Policy Wharncliffe Road South between Devenshire Avenue and Baseline Road West area in the 1989 Official Plan, which applies to lands primarily planned for uses that serve the needs of the travelling public and includes the additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store 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 office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses in conjunction with the existing permitted 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 additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store uses in conjunction with the existing permitted 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 proposed additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store uses provides for services for the community and provides for an appropriate level of intensity on this site.

### *1989 Official Plan*

The subject lands are designated Auto Oriented Commercial Corridor, Specific Service Commercial Areas- Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South policy that permits additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store uses. The existing 1989 Official Plan designation permits the use in the existing building.

The recommended amendment will allow for the additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store uses 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 restaurant use. The proposed use will maintain the existing character of the property.

### *1989 Official Plan*

The Auto Oriented Commercial Corridor, Specific Service Commercial Areas- Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South policy permits the additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store . The existing building is located on the southeast corner of Wharncliffe Road South and Lambeth Avenue The proposed use to maintain an existing building with expanded uses 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 recommended 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 office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses will utilize an existing commercial form of building on the property. The building has existed as a restaurant use 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 east.

### *1989 Official Plan*

The policies for the Auto Oriented Commercial Corridor, Specific Service Commercial Areas- Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South permits the additional uses of Office, Medical/Dental Office, Clinic, Laboratory, Retail Store and Liquor, Beer and Wine Store. The recommended amendment is to permit the continued use of the existing building. The additional uses 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 one storey and is auto oriented with vehicular access on the side street (Lambeth Avenue). Table 9\* in the London Plan establishes a minimum building height of 2-storeys (or 8 meters) within Urban Corridors. The existing 1-storey commercial building located on the subject property does not conform to the minimum building height for Urban Corridors in The London Plan. The recommended expansion to the range of uses will not change the existing commercial building height, but in terms of the intensity of the land use, the proposed office conversion is a reasonable interim step towards conformity with The London Plan proposing a more intense land use than the existing range of commercial uses.

It is anticipated that should these lands be redeveloped in the future, the new form of development will implement The London Plan. Allowing the existing building to expand the range of uses at this time while we transition between the 1989 Official Plan and The London Plan is appropriate until the site can be redeveloped at a future date.

### *1989 Official Plan*

The site is currently developed with an existing restaurant use. This use is compatible with the existing development to the east, west and south along Wharncliffe Road South. There are no proposed changes to the existing form of development. The development is auto oriented and meets the policies for the Auto Oriented Commercial Corridor, Specific Service Commercial Areas- Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South Specific Area.

#### **4.5 Parking.**

The property currently has 13 parking spaces on the property. 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 Lambeth Avenue. There are transit stops located on Wharncliffe Road South and the property is located one block north of the intersection of Wharncliffe Road South (Urban Throughfare) and Baseline Road (Civic Boulevard). The site currently functions with a parking deficit and the proposed uses will not impact the existing condition. The reduced parking will encourage alternate forms of transportation along the urban corridor.

## **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, Clinic,



Laboratory, Retail Store and Liquor, Beer and Wine Store 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 uses and intensity that is appropriate for the site and compatible with the surrounding area.

**Prepared by:**                      **Craig Smith**  
**Senior Planner, Parks Planning and Design**

**Reviewed by:**                     **Micheal Tomazincic**  
**Manager, Current Planning**

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

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

## 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 450  
Wharncliffe Road South.

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 August 10, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 10, 2021  
Second Reading – August 10, 2021  
Third Reading – August 10, 2021

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. to delete policy Section 4.6.7 iii) – “Specific Service Commercial Areas- Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South.
2. to add a policy to Section 4.4.2.11 – “Specific Service Auto-Oriented Commercial Corridors- Wharncliffe Road South, between Devonshire Avenue and Baseline Road West and 425 Wharncliffe Road South” to state: In the Auto- Oriented Commercial Corridor designation on both sides of Wharncliffe Road South between Devonshire Avenue and Baseline Road West and 425 Wharncliffe Road South, in addition to the uses typically permitted in the Auto-Oriented Commercial Corridor designation, a limited range of office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses will also be permitted. The lands located at 425 Wharncliffe Road South shall also permit an automobile sales and service establishment.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located on Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South in the City of London.

**C. BASIS OF THE AMENDMENT**

The site-specific amendment allows for an existing building in the auto oriented commercial corridor to be used for a range of uses including office, medical/dental office, clinic, laboratory, retail and liquor, beer and wine store uses. 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 4.6.7 iii) – Policies for Specific Service Commercial Areas- is amended by deleting the following-:

“Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South”

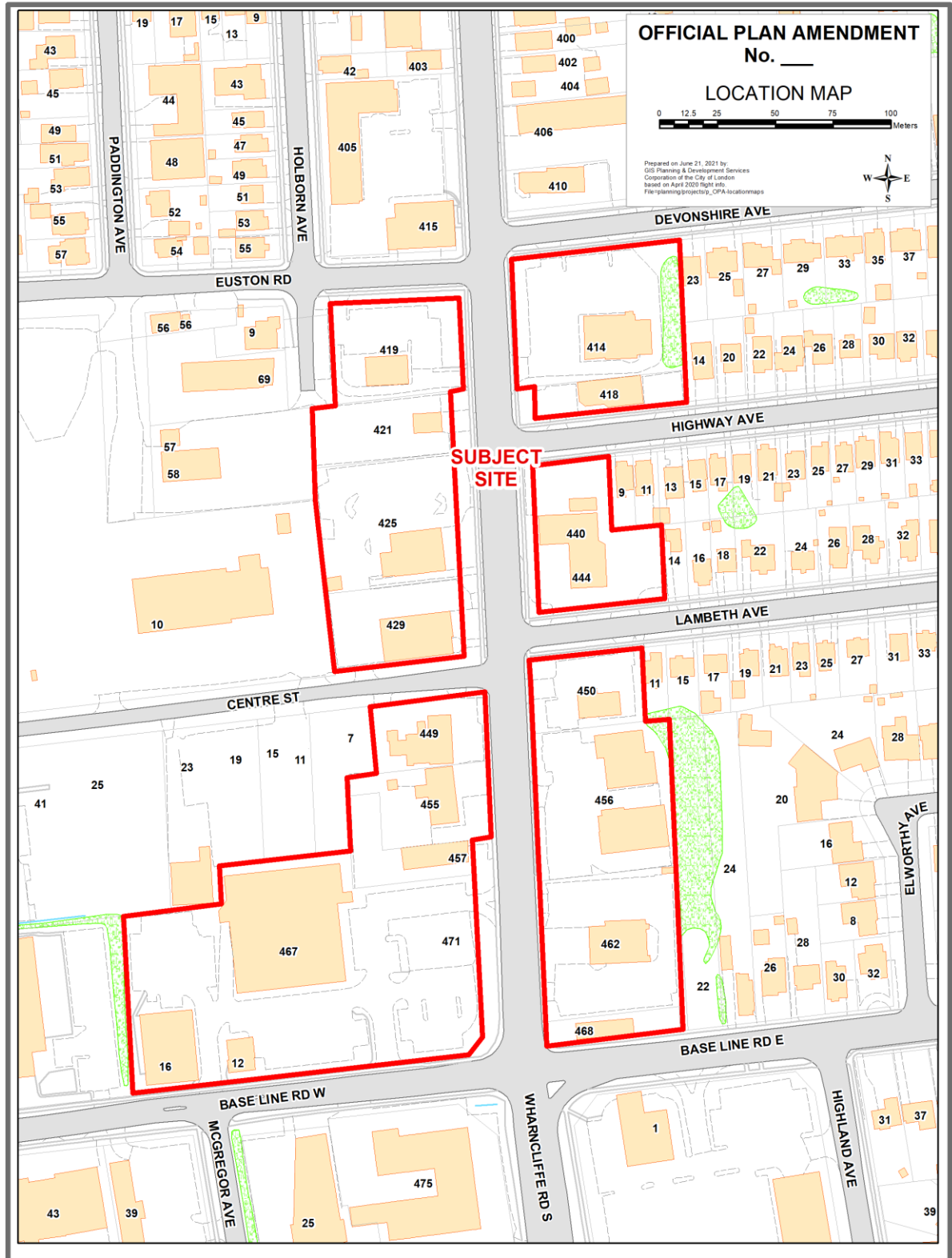
In the Highway Service Commercial designation on both sides of Wharncliffe Road South between Devonshire Avenue and Baseline Road West, in addition to the uses typically permitted in the Highway Service Commercial designation, a limited range of office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses will also be permitted. Development shall be at a Neighbourhood Shopping Area scale. The lands located at 425 Wharncliffe Road South shall also permit an automobile sales and service establishment

2. Section 4.4.2.11 – Policies for Specific Auto- Oriented Commercial Corridors of the Official Plan for the City of London is amended by adding the following:

“ ) Wharncliffe Road South, between Devonshire Avenue and Baseline Road Road West and 425 Wharncliffe Road South”

In the Auto- Oriented Commercial Corridor designation on both sides of Wharncliffe Road South between Devonshire Avenue and Baseline Road West and 425 Wharncliffe Road South, in addition to the uses typically permitted in the Auto- Oriented Commercial Corridor designation, a limited range of office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses will also be permitted. The lands located at 425 Wharncliffe Road South shall also permit an automobile sales and service establishment

# 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 450 Wharnccliffe Road South.

WHEREAS Plaza Retail Reit has applied to rezone an area of land located at 450 Wharnccliffe Road South, 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 450 Wharnccliffe Road South, as shown on the attached map, from a Highway Service Commercial (HS2) Zone to a Highway Service Commercial Special Provision (HS2(\*) Zone).
- 2) Section Number 27.4 of the Highway Service Commercial Zone is amended by adding the following Special Provision:

HS2() 450 Wharnccliffe Road South

- a) Additional Permitted Uses
  - i) Office
  - ii) Medical/Dental Office
  - iii) Clinic
  - iv) Laboratory
  - v) Retail store
  - vi) Liquor, beer and wine store
- b) Regulations
  - i) Number of parking spaces for all permitted uses in the existing building (Minimum) 13
  - ii) Exterior Side Yard Parking Area Setback from required road allowance for the existing building (Minimum) 1.5m

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on August 10, 2021.


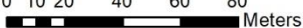

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 10, 2021  
Second Reading – August 10, 2021  
Third Reading – August 10, 2021

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



<p>File Number: OZ-9344                  Planner: CS                  Date Prepared: 2021/06/21                  Technician: MB                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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## Appendix C – Public Engagement

### Community Engagement

**Public liaison:** On May 6, 2021, Notice of Application was sent to 67 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 6, 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** an Auto Oriented Commercial Corridor Special Policy **TO** an Auto Oriented Commercial Corridor Special Policy to remove reference to Highway Service Commercial and to permit a range of office, medical/dental office, clinic, laboratory, retail store, and liquor, beer and wine store uses. 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 Highway Service Commercial (HS2) Zone **TO** a Highway Service Commercial Special Provision (HS2 (\*)) Zone to permit in conjunction with the existing permitted uses to include office, medical/dental office, clinic, laboratory, retail store, and liquor, beer and wine store uses, with a minimum of 13 parking spaces for all permitted uses and an exterior yard setback to a parking space of 1.5m minimum

### Agency/Departmental Comments

June 4, 2021 Development Services – Engineering

No comments

London Hydro – May 18, 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 D – 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, 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

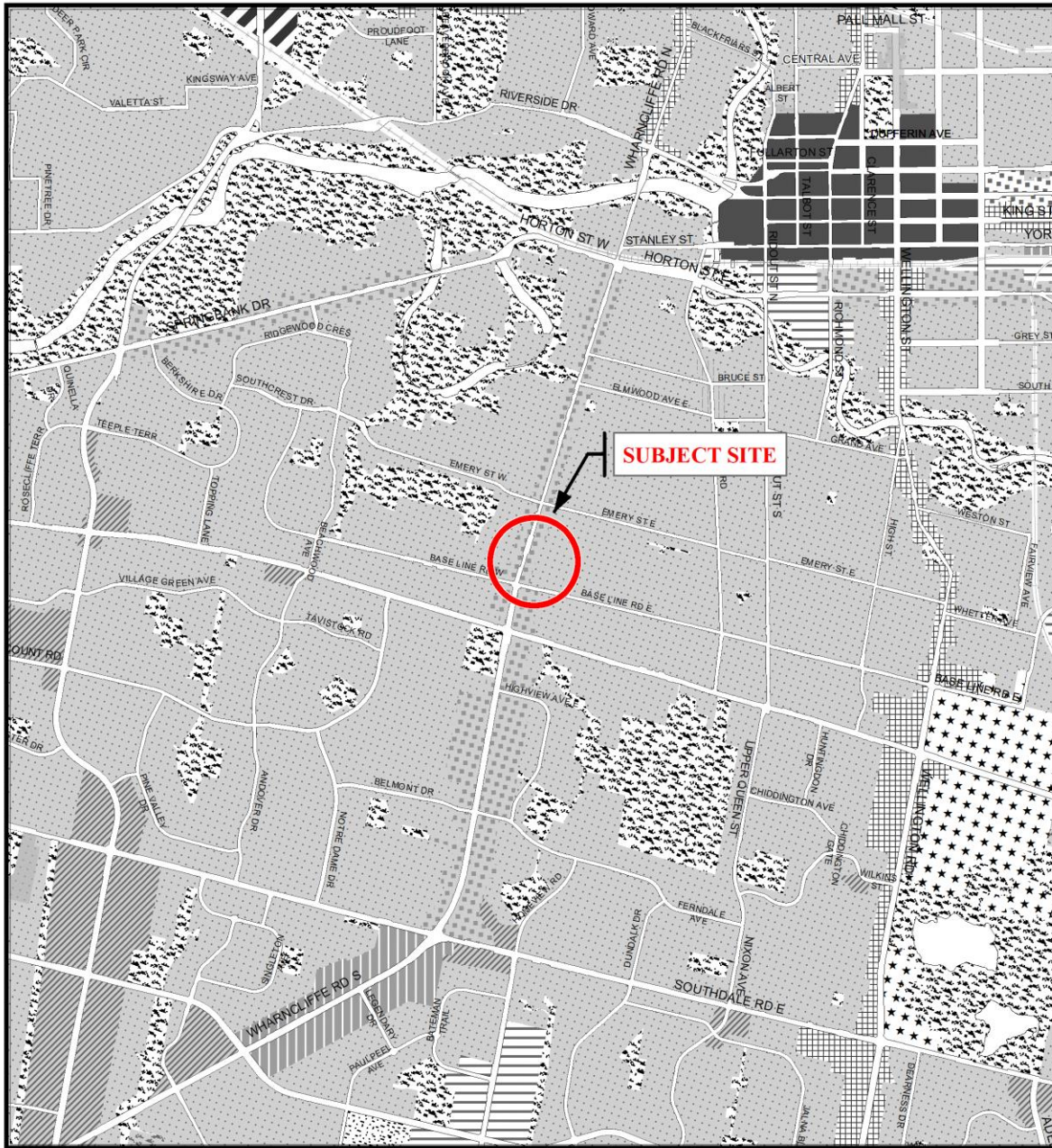
- 4.4 – Commercial Corridors
- 4.5 – Planning Impact Analysis

### Z.-1 Zoning By-law

- Section 2- Definitions
- Section 3 – Zones and Symbols
- Section 4 – General Provisions
- Section 27 – Highway Service Commercial (OC) Zone

# Appendix E – 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            | Areas Withheld from LPAT Approval       |
| 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.

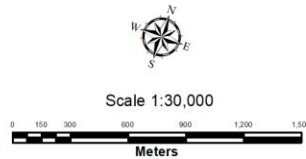
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

### CITY OF LONDON

Planning & Development

### LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning & Development

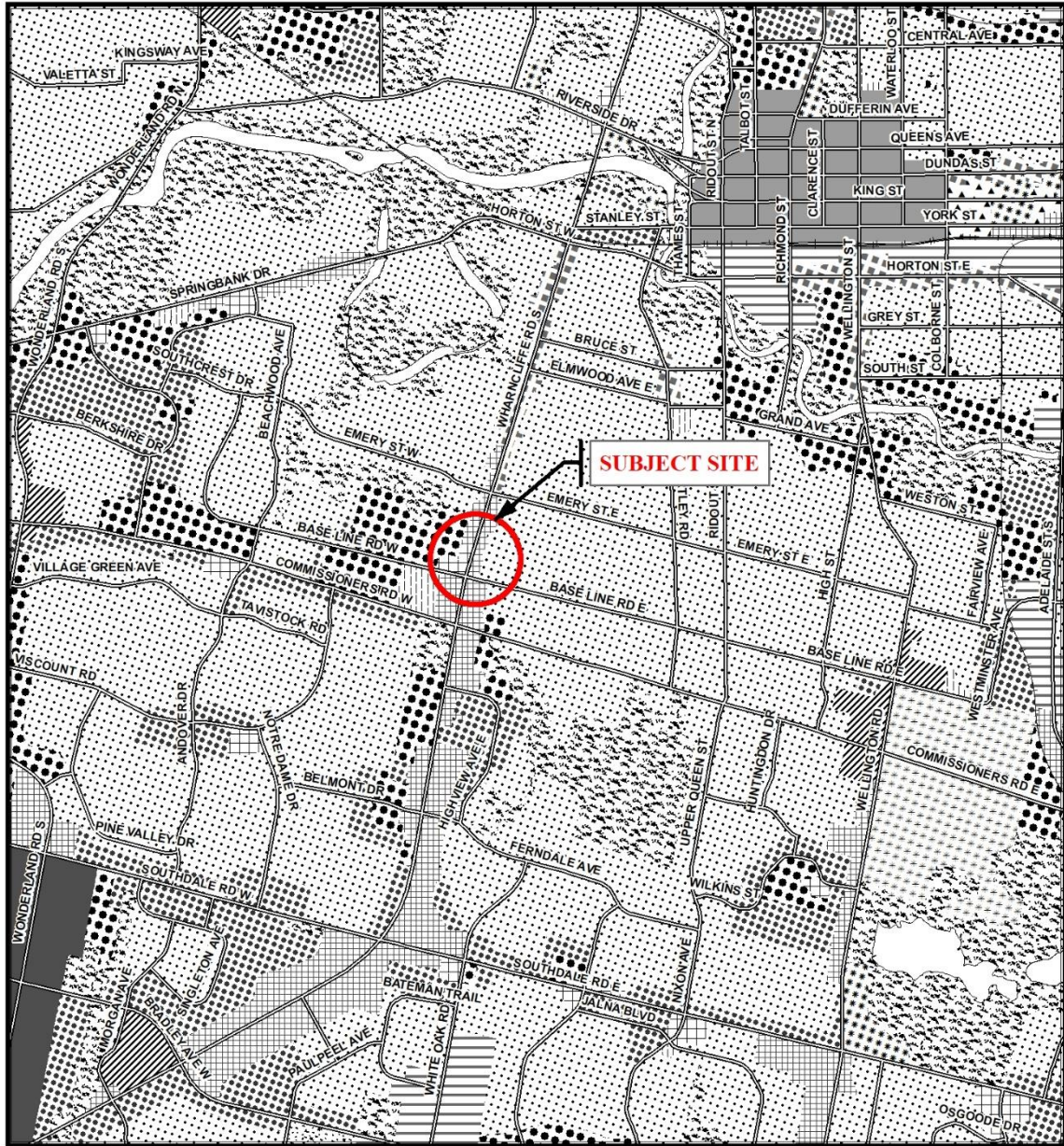


File Number: OZ-9344

Planner: CS

Technician: MB

Date: 2021/06/21

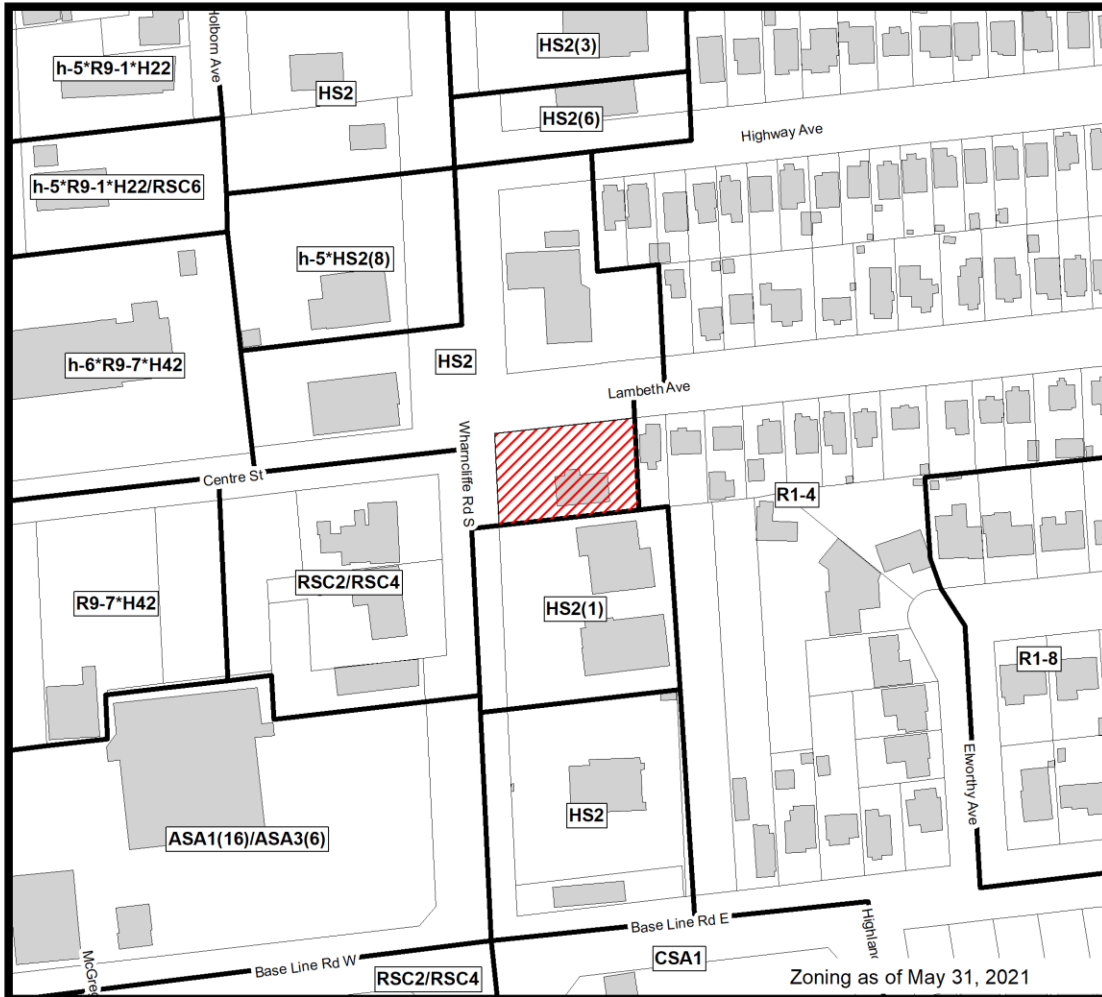


Legend					
	Downtown		Multi-Family, Medium Density Residential		Office Business Park
	Wonderland Road Community Enterprise Corridor		Low Density Residential		General Industrial
	Enclosed Regional Commercial Node		Office Area		Light Industrial
	New Format Regional Commercial Node		Office/Residential		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><b>CITY OF LONDON</b></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>0 150 310 620 930 1,240 1,550</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9344</p>
		<p>PLANNER: CS</p> <p>TECHNICIAN: MB</p> <p>DATE: 2021/06/21</p>

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consol001\excerpts\mxd\_templates\scheduleA\_b&w\_8x14\_with\_SWAP.mxd



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: HS2**

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-9344 CS**

MAP PREPARED:  
**2021/06/21 MB**

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