

## Report to Planning and Environment Committee

**To:** Planning and Environment Committee  
**From:** George Kotsifas, P. Eng.  
Deputy City Manager, Planning and Economic  
Development  
**Subject:** Sidhu McDowall Medicine Professional Corporation  
506 Oxford Street East  
Public Participation Meeting  
**Date:** December 13<sup>th</sup>, 2021

## Recommendation

That, on the recommendation of the Director, Planning and Development the following actions be taken with respect to the application of Sidhu McDowall Medicine Professional Corporation relating to the property located at 506 Oxford Street East:

- (a) the proposed by-law attached hereto as Appendix “A” **BE INTRODUCED** at the Municipal Council meeting on December 21, 2021, to amend the 1989 Official Plan to **ADD** a new policy to Section 10.1.3 – “Policies for Specific Areas” to a pharmacy on the subject lands; and,
- (b) the proposed by-law attached hereto as Appendix “B” **BE INTRODUCED** at the Municipal Council meeting on December 21, 2021, to amend Zoning By-law No. Z.-1 in conformity with the Official Plan for the City of London 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

Zelinka Priamo, on behalf of the owner Sidhu McDowall Medicine Professional Corporation, submitted an application to add pharmacy as a permitted use in the Office Conversion OC5 zone by way of a site-specific amendment and to permit the existing non-complying building setbacks and other physical site attributes. Further, the City also initiated an Official Plan amendment to add a Specific Policy Area to the 1989 Official Plan to align the policies to The London Plan. There are no proposed changes to the existing building.

### Purpose and Effect of the Recommended Action

The purpose and effect of the recommended action is to permit a pharmacy in the existing building where medical/dental offices and residential dwellings are already permitted. Further, the Zoning By-law amendment would make the existing building compliant with the regulations of the Zoning By-law. The recommended 1989 Official Plan amendment will align the policies with those of The London Plan for the subject parcel.

### Rationale of Recommended Action

- The recommended amendments are consistent with the Provincial Policy Statement (PPS), 2020, for mixed use development within transit supportive areas;
- The recommended amendment conforms to the in-force policies of The London Plan, including the Key Directions and the Urban Corridor Place Type; and,

- The recommended amendment conforms with the 1989 Official Plan, including permitting convenience commercial in mixed use areas and the criteria for specific area policies.

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

Strengthening our community by ensuring that Londoners have access to the services and supports that promote the well-being, health, and safety in their neighbourhoods, and across the city. The proposed amendments to permit a pharmacy will provide a service to the neighbourhood that promotes health and well-being of residents.

## **Linkage to Climate Emergency Declaration**

On April 23, 2019, Municipal Council declared a Climate Emergency. The Official Plan and Zoning By-Law amendments support the City's commitment to reducing and mitigating climate change by encouraging adaptive re-use of existing lands that are accessible to traffic. This will help mitigate sprawl while not contributing to additional vehicular traffic.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Property Description**

The property is located at 506 Oxford Street East between Maitland Street and William Street on the north side of Oxford Street East. Adelaide Street is located approximately 330 meters east of the subject parcel. The existing building is a two-storey converted building with a residential dwelling on the second floor. The ground floor area was most recently used as a Medical Office and is currently vacant.

The site has three (3) boulevard parking spaces in the front of the building along Oxford Street East and nine (9) parking spaces in the rear of the building. There is a shared driveway with the parcel at 508 Oxford Street East.

#### **1.2 Current Planning Information**

- The London Plan Place Type – Urban Corridor Place Type
- Official Plan Designation – Multi-family, Medium Density Residential
- Existing Zoning – Residential R3/Office Conversion (R3-1/OC5)

#### **1.3 Site Characteristics**

- Current Land Use – Residential (90 square metres) and Medical/Dental office (84 square metres)
- Frontage – 12.2 metres
- Depth – 47.6 metres
- Area – 577.1 squared metres
- Shape – rectangular

#### **1.4 Surrounding Land Uses**

- North – Medium Density Residential
- East – Medical Office
- South – Commercial uses
- West – Medical Office

## 1.5 Location Map



Figure 1: Location Map

## 1.6 Planning History

There is a Development Agreement for this property between the property owner and The Corporation of the City of London dated March 30, 1995.

There are no previous reports regarding this project.

## 2.0 Discussion and Considerations

### 2.1 Development Proposal

There is no development is proposed for this application. The requested amendment for a pharmacy use will be accommodated within the existing building.

### 2.2 Requested Amendment

To permit a pharmacy in an existing mixed-use building that will be used to support nearby medical/dental offices.

To change the designation of the property from Multi-family, Medium Density Residential to a Special Policy to add a pharmacy use at the location with a maximum floor area of 84 square metres.

To change the zoning from a Residential R3/Office Conversion (R3-1/OC5) zone by adding a special provision on the OC5 Zone to permit a pharmacy at this location and add special provisions (permit parking lot coverage of 74% front yard side back minimum of 2.3 m, a minimum interior yard depth of 1.2 metre, and a minimum landscaped area of 2%) to recognize the existing non-complying building setbacks and site attributes.

### 2.3 Community Engagement (see more detail in Appendix C)

The Notice of Application was mailed to 123 surrounding property owners, emailed to relevant agencies, and circulated in The Londoner on September 2<sup>nd</sup>, 2021. There were four (4) written comments received with one writing in favour of the application. The issues of concerns from the public were the potential for increased traffic and concern that there are already too many pharmacies in the area.

### 2.4 Policy Context (see more detail in Appendix D)

#### *Provincial Policy Statement, 2020*

The Provincial Policy Statement (PPS) has several policies that promote mixed use development. Policy 1.3.1 states that Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meeting long-term needs. The proposed Official Plan and Zoning By-law amendments promote mixed use as the building will contain a pharmacy and a residential dwelling unit. The location of the pharmacy is ideal as it is near two medical offices in the immediate area.

#### *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, however, they are not determinative for the purposes of this planning application.

In The London Plan, Table 9\* outlines the permitted heights in the Urban Corridor Place Type. According to Table 9\*, buildings along the Urban Corridor Place Type are to be a

minimum of 2 storeys (or 8 metres) and a maximum of 6 storeys. The existing building is two storeys in height and although more density is desirable along the Urban Corridor, the current building height complies with the Urban Corridor Place Type building heights.

Policy 837\_\* states that the permitted uses in the Urban Corridor Place type is a range of residential, retail, service, office, cultural, recreational, and institutional uses. Further, mixed-use buildings will be encouraged with retail and service uses being directed towards street fronts on the ground level. The proposed use change to permit a pharmacy complies within the Urban Corridor Place Type policies as it is a permitted use in a mixed-use building on the ground floor facing Oxford Street so it can be accessible by the public.

#### *Official Plan 1989*

Policy 3.3.1. ii) of the Official Plan 1989 states that existing convenience commercial uses are permitted in Multi-Family, Medium Density Residential designated areas if they meet the criteria established in policy 3.6.5. Under policy 3.6.5.11, under the convenience commercial policies, pharmacies may be permitted within buildings with a floor area of 500m<sup>2</sup> or larger. The area with the proposed pharmacy is only 84 square metres and would not meet this criterion. However, these policies typically apply to the development of commercial plazas rather than the redevelopment of a stand-alone use within a repurposed building. In this case, the proposed pharmacy is intended to support the surrounding medical/dental offices as a mixed-use structure. Therefore, the smaller footprint of the pharmacy is justified, particularly since The London Plan does not have a minimum gross floor area requirement for pharmacies.

Section 10 of the Official Plan 1989 states the criteria for adding a Specific Area policy on a site. Criteria i) states that the change in land use is site specific and is appropriate given the mix of uses in the area. The proposed Official Plan amendment for a Specific Area to permit convenience commercial smaller than what is required complies with Section 10 of the Official Plan as the pharmacy will be complimentary of the existing surrounding uses of medical/dental offices.

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

There are no direct municipal financial expenditures associated with this application.

### **4.0 Key Issues and Considerations**

#### **4.1 Issue and Consideration #1: Use**

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

The Provincial Policy Statement (PPS) states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns (1.1.1.c). The proposed Zoning By-law and 1989 Official Plan amendments are consistent with the PPS as a pharmacy does not pose a public health or safety concern in the neighbourhood.

Policy 1.3.1 states that Planning Authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs. The proposed Zoning By-law and 1989 Official Plan amendments are consistent with the PPS as the proposed pharmacy use will be in an existing mixed-used building.

Finally, Policy 1.6.7.4 states that land use patterns and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation. The location of the subject parcel is along an Urban Thoroughfare that is accessible by public transportation and therefore, the application is consistent with the PPS.

The proposed Zoning By-law and Official Plan amendments to add a pharmacy use are consistent with the Provincial Policy Statement as the application does not pose a threat to public health, promotes mixed-use development, and is accessible by public transportation.

### *The London Plan*

The London Plan sets out the key directions to promote the vision of The London Plan. Direction #5 – Building a mixed-use compact City, states that mixed-use development should be located along rapid transit corridors and within the Primary Transit Area. The location of the subject parcel is along an Urban Thoroughfare that is accessible by public transportation. The proposed amendment to add pharmacy as a permitted use complies with the key direction of The London Plan.

The subject parcel is in the Urban Corridor Place Type and policy 828\* states that the Urban Corridors will support a form of development that is very similar to our Rapid Transit Corridors, but at a slightly lower intensity. In addition, like the Rapid Transit Corridors, different segments of these Urban Corridors may vary in use, character, and intensity (\*828\_). Further, the rapid transit corridors will be vibrant, mixed-use, mid-rise communities that border the length of our rapid transit services (826\_). The location of the mixed-use building along the Urban Thoroughfare Street Type classification complies with Urban Corridor Place Type policies of The London Plan.

In addition, policy 837\_1\* states that the permitted uses in the Urban Corridor Place Type are a range of residential, retail, service, office, recreational, and institutional. Further, mixed-use buildings will be encouraged, and that retail and service uses should front the street at grade (837\_2\* and 837\_4\*). The amendment to add a pharmacy as a permitted use complies with Urban Corridor Place Type policies and is appropriate use for the area.

The proposed amendments to the 1989 Official Plan and the Zoning By-law comply with The London Plan as a use and supports the Key Direction of the Plan.

### *1989 Official Plan*

Section 3 of the 1989 Official Plan speaks to the policies of residential designations. The permitted uses in the Multi-Family, Medium Density Residential designation, among other things, are convenience commercial uses. Convenience commercial uses are to comply with the criteria laid out in policy 3.6.5 of the 1989 Official Plan (3.3.1 ii). Under policy 3.6.5 ii), convenience commercial sites with a gross floor area more than 500 square metres may avail of additional permitted uses such as pharmacies. The gross floor area of the proposed pharmacy is 84 square metres and is less than the required 500 square metres in the 1989 Official Plan. The London Plan does permit the use of pharmacy regardless of the size. The proposed pharmacy is intended to support the nearby medical/dental offices in the area. Further, The London Plan represents the most current Council direction for the coordination of land use in the City of London. Therefore, an Official Plan amendment to align to the policies of the Urban Corridor Place Type is required and complies with The London Plan.

## **4.2 Issue and Consideration #2: Form**

### *Provincial Policy Statement, 2020*

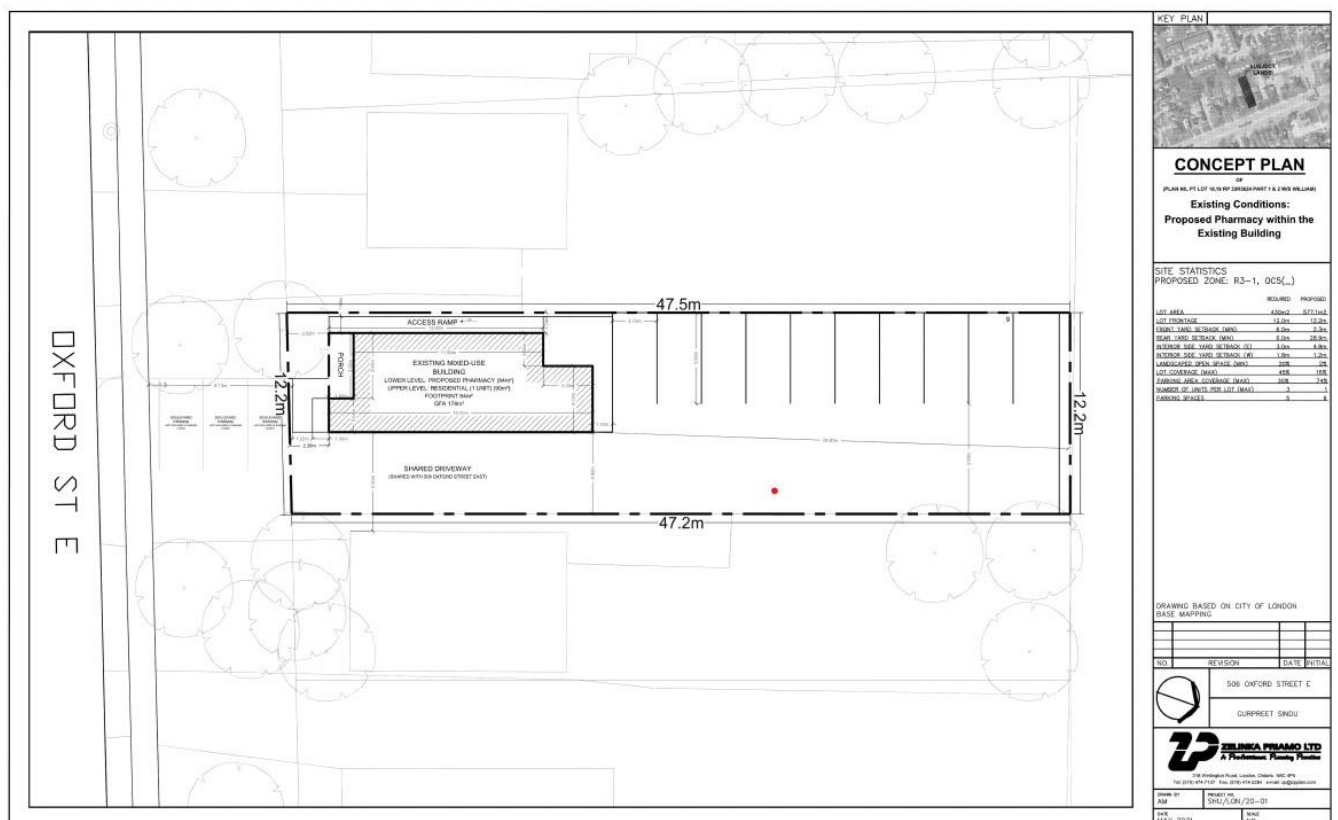
The PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety (1.1.3.4). The proposed Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement as introducing a pharmacy in an existing building has no negative impact on the health and safety of the community and maintains a compact form.

## The London Plan

Table 9\* of The London Plan states that the heights in the Urban Corridor Place Type are to be between two to eight storeys in height. The current building is two storeys in height and thus complies with the Urban Corridor Place Type height requirements.

Policy 841\_ discusses the form of the Urban Corridor Place Type and states that surface parking should be in the rear and the interior side yard (841\_12). In the Concept Plan (Figure 2), the majority of the parking on the site is located in the rear yard in conformity to the policies as well as three (3) boulevard parking spaces in the front of the building. This is an existing condition, and there is a 1995 Development Agreement showing the existing boulevard parking in the front of the building which is intended to continue as part of this requested change of use. Given that the majority of the parking is in the rear yard where the policies encourage parking to be located, the existing parking spaces complies with The London Plan.

There are no changes proposed to the building and building heights and parking locations comply with The London Plan.



**Figure 2: Concept Plan**

### 4.3 Issue and Consideration #3: Specific Area Policies

#### *The Official Plan, 1989*

Section 10.1.1. states that the adoption of special areas may be considered where one or more of the criteria are met. One of the criteria is that 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 (10.1.1.ii). The site-specific Official Plan amendment is required to permit a pharmacy with a gross floor area of less than 500 square metres in the Multi-family, Medium Density Residential designation while recognizing that Council wish to maintain the existing designation for the surrounding area until such time as The London Plan Place Type Map comes into force.

Furthermore, the use of a pharmacy is appropriate in the area as it will be a service to adjacent medical/dental offices.

## **Conclusion**

The recommended amendments are consistent with the policies of the Provincial Policy Statement and conforms to the 1989 Official Plan and The London Plan. The proposed Zoning By-law amendment to permit a pharmacy will occur within an existing mixed-use building and will be supportive of the surrounding medical/dental offices. Further, the Official Plan amendment to add a specific area policy will align the 1989 Official Plan policies with the Urban Corridor Place Type policies of The London Plan for the subject parcel.

**Prepared by:** Jasmine Hall, RPP, MCIP  
Planner II, Core Area & Urban Regeneration

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

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

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

**cc:** Heather McNeely, Manager Current Development  
Mike Corby, Manager Planning Implementation

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.



## Appendix A Official Plan Amendment – Policies for Specific Areas

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 506  
Oxford Street East

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

1. Amendment No. (to be inserted by Clerk's Office) 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 December 21, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 21, 2021  
Second Reading – December 21, 2021  
Third Reading – December 21, 2021

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3. of the Official Plan for the City of London Planning Area – 1989 to permit a pharmacy use at 506 Oxford St East with a maximum gross floor area of 84 square metres.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 506 Oxford Street East in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the PPS and complies with the policies of the 1989 Official Plan and The London Plan.

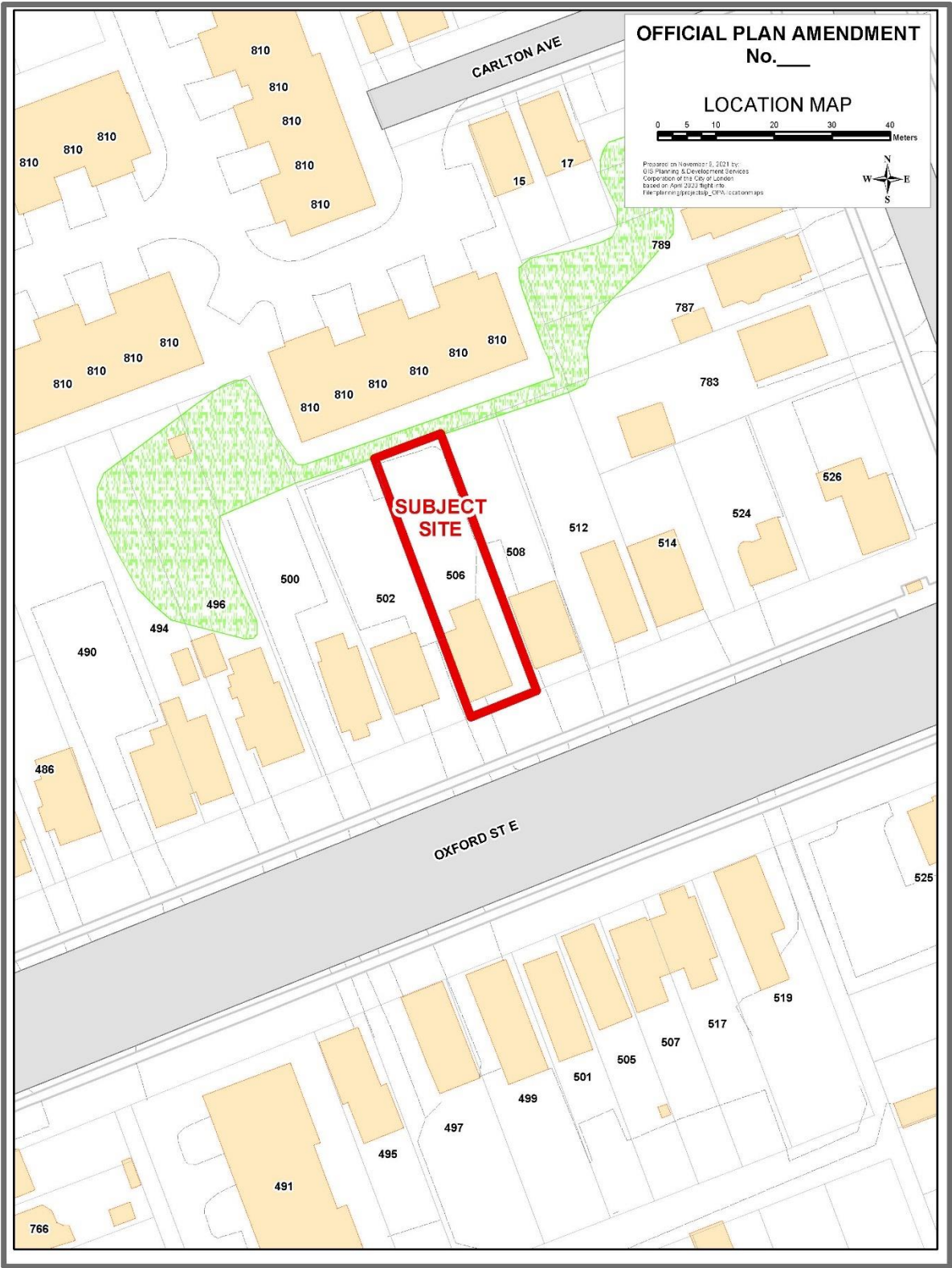
D. THE AMENDMENT

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

Section 10 – Policies for Specific Areas

506 Oxford Street East

( ) In the Multi-Family, Medium Density Residential designation located at 506 Oxford Street East, in addition to the uses permitted in the Multi-Family, Medium Density Residential designation, a pharmacy may be permitted with a maximum gross floor area of 84 square metres (904 square feet).



## Appendix B Zoning By-law Amendment

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 506  
Oxford Street East

WHEREAS Sidhu McDowall Medicine Professional Corporation has applied to rezone an area of land located at 506 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 506 Oxford Street East, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3/Office Conversion (R3-1/OC5) Zone to a Residential R3/Office Conversion Special Provision (R3-1/OC5( ) zone;.
- 2) Section 17.2 (Permitted Uses) of the Office Conversion Zone is amended by adding the following:

) OC5( ) 506 Oxford Street East

a. Additional Permitted Use:

i) Pharmacy

b. Regulations:

i) Yard Depth (min.)	2.3 m
ii) Interior Yard Depth (min.)	1.2 m
iii) Lot Coverage % (max.)	16 %
iv) Landscaped Area (min.)	2 %
v) Parking Area Coverage (max.)	74%
vi) Parking Area Setback (min.)	0 m

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 December 21, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 21, 2021  
Second Reading – December 21, 2021  
Third Reading – December 21, 2021

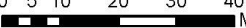
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9397  
Planner: JH  
Date Prepared: 2021/11/9  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters 



## Appendix C – Public Engagement

1.

Dear Jasmine Hall and Phil Squire:

Regarding the proposed Official Plan and Zoning By-law Amendment for Sidhu McDowell Medicine Professional Corp. (**OZ-9397**):

Note that the **property diagram is incorrect and misleading** in that it indicates freehold ownership of the property to the very edge of the western houseline of 508 Oxford Street East.

As the owners of **508 OXFORD STREET EAST, LONDON, ON N5Y 3H7**, municipally described as PT LTS 18 AND 19, WEST SIDE WILLIAM STREET, PT 3, 33R5824, EXCEPT PT3, 33R6670 T/W 908719 LONDON, we need to clarify that this is inaccurate.

In fact, there is a **shared driveway between the 506 and 508 properties**.

Furthermore, there have been parking issues in the past, including **previous damage by 506 Oxford Street East patrons** to the shared fence and to a vehicle parked at 508 Oxford Street East.

As property owners, we are concerned that, if this amendment is approved, it would cause further strain to an already **cramped parking lot at 506 Oxford Street East**.

As the neighbouring property owners, with a shared interest in easements and setbacks, we are not in support of this amendment.

Please advise as this amendment process continues.

Sincerely,

Dr. Mohammad Rouhani, Dr. Nassim Rouhani and Dr. Shiva Rouhani  
Directors of **2469374 ONTARIO LTD.**

2.

I received Notice of a Zoning Amendment to this property. I live in the Old North Condominiums located behind the this property. I would like to know why it is necessary to amend the zoning to include a pharmacy when there are two large pharmacies within a block or two of this property. Shoppers at Adelaide and Oxford and Rexall at Oxford and Waterloo. There is going to be a huge amount of traffic diverted on to Oxford once construction of the Adelaide Street underpass begins. I would like to know the rationale and necessity of a zoning amendment? Thank you.

Shirley McCallan

3.

Good afternoon Jasmine,

We received your notice of planning application for 506 Oxford Street East.

We (2283500 Ontario Inc.) are at 486 Oxford Street east and we are in agreeance with this application.

Thanks and have a great day,

Bonnie Wolters

4.

In response to the above application

Why an amendment for a pharmacy as there is one at Oxford and Adelaide and another one at Waterloo and Oxford?

Oxford is a very busy road at present and adding more in and out traffic at this location makes no sense

I am a resident of Old North Conds located just north of the proposed change and are already dealing with problems caused by the treatment centre at the rear of our property and additional clients congregating at the rear of the proposed pharmacy will continue to diminish both the value and the enjoyment of our homes.

Looking forward to a response

Concern	Response
Traffic	The proposed amendment is not introducing new intensity to the area. Also, the subject parcel is assessable by public transportation.
Too many pharmacies	There are no existing policies that determine the number of pharmacies in each area that is appropriate. The proposed pharmacy is not a standalone pharmacy as it will be used to support existing medical/dental offices that are nearby.

#### Parks Planning and Design

Parks Planning and Design staff have reviewed the submitted notice of application and offer the following comments:

- Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-9 and will be finalized at the time of site plan approval.

#### Urban Design

There are no UD Concerns for the OP/ZBA application related to **506 Oxford Street East**.

#### London Hydro

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. **Note:** transformation lead times are minimum 16 weeks. Contact the Engineering Dept. to confirm requirements & availability.



## 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. c)
- 1.3.1 a)
- 1.3.1 d)
- 1.6.7.4

### The London Plan

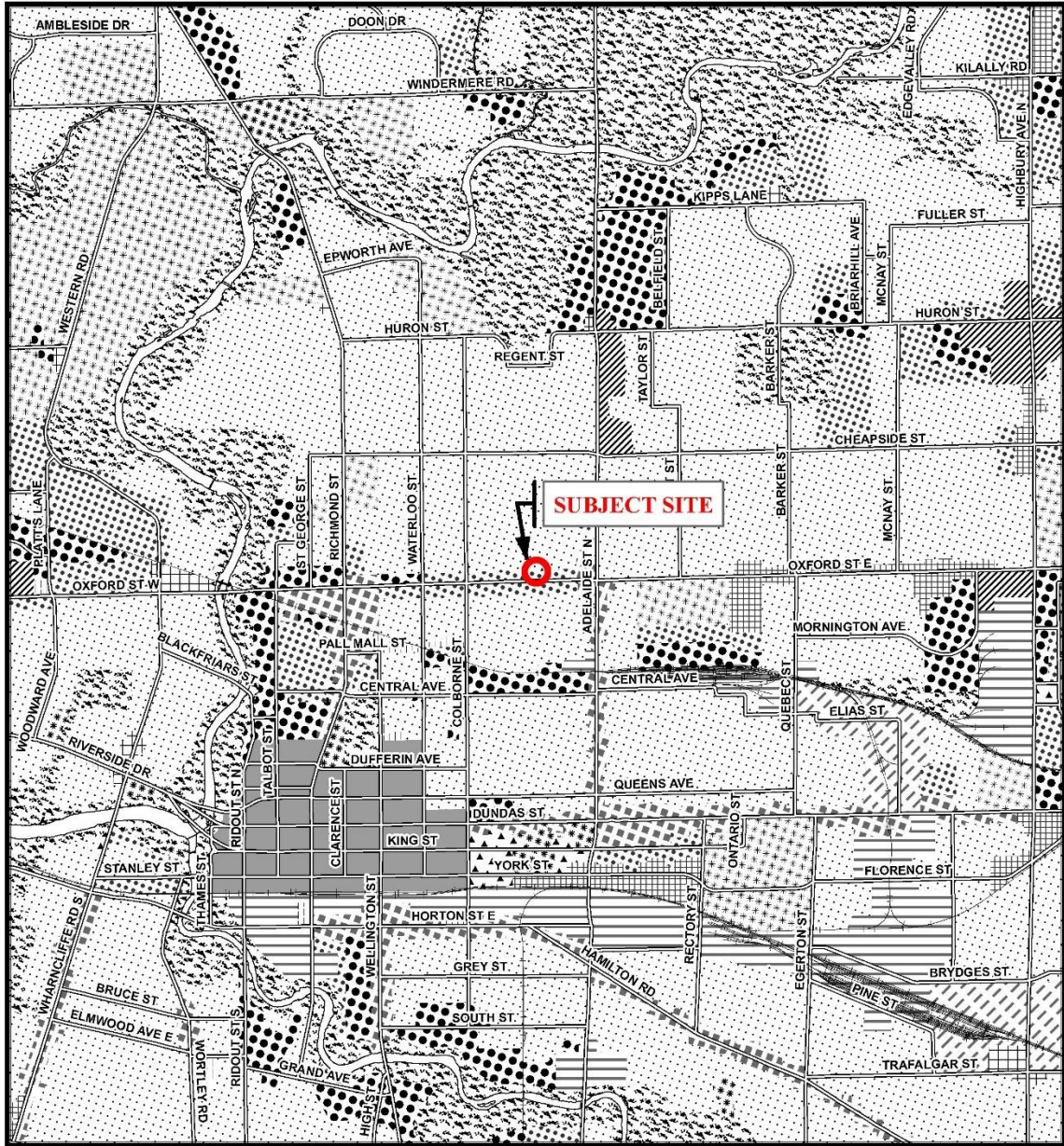
- 59\_
- 826\_
- 827\_
- 837\_\*
- Table 9 \*
- 841\_12

### The Official Plan, 1989

- 3.3.1 ii)
- 3.6.5 ii) (a)
- 3.7
- 10.1.1

## Appendix E – Relevant Background

### Additional Maps

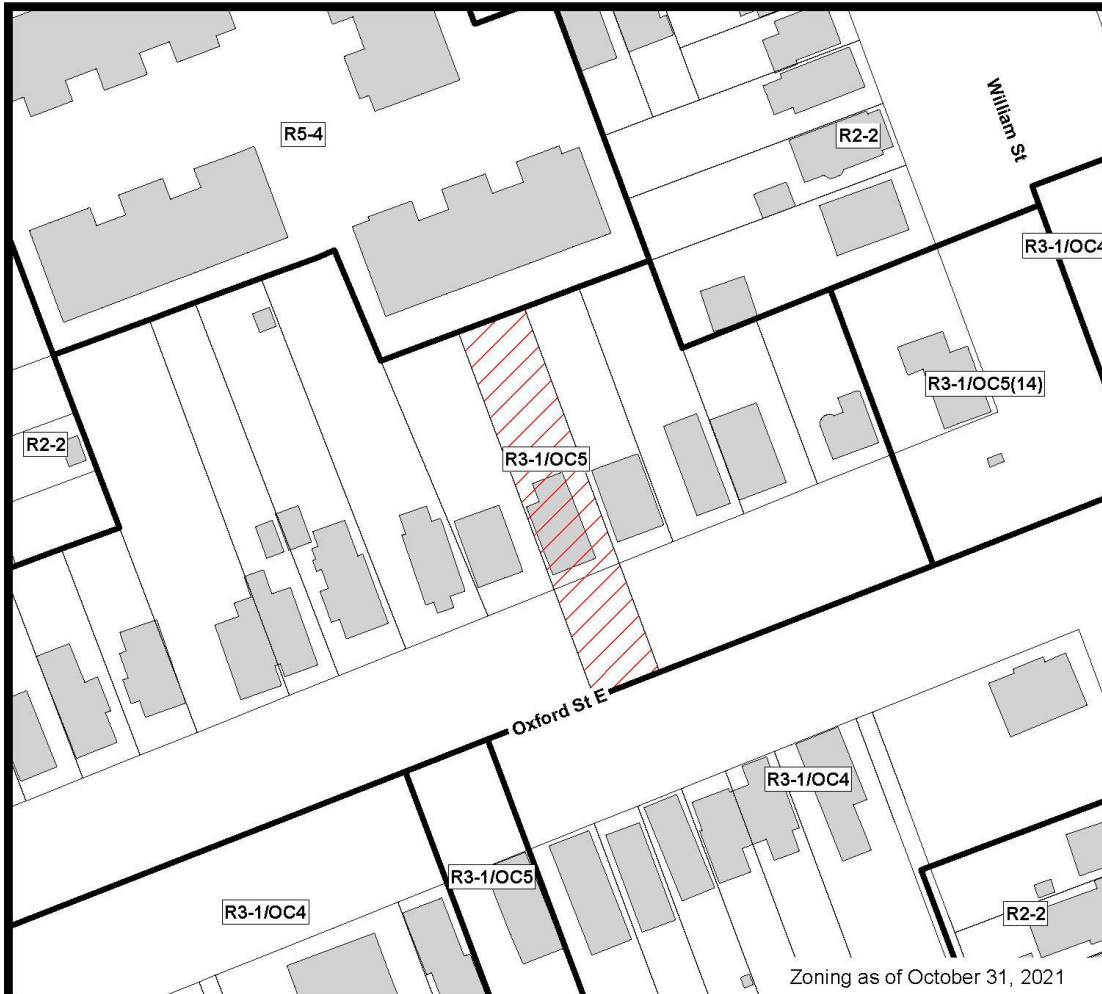


Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
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>Meters</p>	FILE NUMBER: OZ-9397
		PLANNER: JH
		TECHNICIAN: RC
		DATE: 2021/11/09

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consol\00\excerpts\vmxd\_templates\scheduleA\_b&w\_8x14\_with\_SWAP.mxd



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

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

- |   |                                   |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            |                                   |
| R7 - SENIOR'S HOUSING                     | OS - OPEN SPACE                   |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | CR - COMMERCIAL RECREATION        |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | ER - ENVIRONMENTAL REVIEW         |
| R10 - HIGH DENSITY APARTMENTS             |                                   |
| R11 - LODGING HOUSE                       | OB - OFFICE BUSINESS PARK         |
|   | LI - LIGHT INDUSTRIAL             |
| DA - DOWNTOWN AREA                        | GI - GENERAL INDUSTRIAL           |
| RSA - REGIONAL SHOPPING AREA              | HI - HEAVY INDUSTRIAL             |
| CSA - COMMUNITY SHOPPING AREA             | EX - RESOURCE EXTRACTIVE          |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | UR - URBAN RESERVE                |
| BDC - BUSINESS DISTRICT COMMERCIAL        |                                   |
| AC - ARTERIAL COMMERCIAL                  | AG - AGRICULTURAL                 |
| HS - HIGHWAY SERVICE COMMERCIAL           | AGC - AGRICULTURAL COMMERCIAL     |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL               | TGS - TEMPORARY GARDEN SUITE      |
| SS - AUTOMOBILE SERVICE STATION           | RT - RAIL TRANSPORTATION          |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL |                                   |
| OR - OFFICE/RESIDENTIAL                   | "h" - HOLDING SYMBOL              |
| OC - OFFICE CONVERSION                    | "D" - DENSITY SYMBOL              |
| RO - RESTRICTED OFFICE                    | "H" - HEIGHT SYMBOL               |
| OF - OFFICE                               | "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-9397

JH

MAP PREPARED:

2021/11/09

RC

1:1,000

0 5 10 20 30 40

Meters