Report to Planning and Environment Committee

To: **Chair and Members**
Planning and Environment Committee
From: **Scott Mathers, MPA, P.Eng.**
Deputy City Manager, Planning and Economic Development
Subject: **ReThink Zoning Information Report - Update & Sample Place Type Zones**
Date: **October 3, 2022**

Recommendation

That, on the recommendation of the Director, Planning and Development, the following report **BE RECEIVED** for information.

Executive Summary

ReThink Zoning is the process of delivering a new comprehensive zoning by-law that will implement *The London Plan* and replace the current *Zoning By-law No. Z.-1*. The purpose of this report is to provide an update on ReThink Zoning and to introduce and provide information about the sample Place Type Zones and related consultation and engagement opportunities.

Linkage to the Corporate Strategic Plan

The preparation of the new comprehensive zoning by-law will contribute to the advancement of Municipal Council's 2019-2023 Strategic Plan in several ways:

- "Building a Sustainable City" is supported by the preparation of a new comprehensive zoning by-law that ensures growth and development in the City is well planned and sustainable over the long-term.
- "Strengthening Our Community" is supported by the preparation of a new comprehensive zoning by-law that ensures new development fits and enhances the surrounding context and considers innovative regulatory approaches to achieve municipal commitments to affordable housing and to reduce and mitigate climate change.
- "Growing Our Economy" is supported by the preparation of a new comprehensive zoning by-law that delivers certainty and flexibility in creating a supportive environment where businesses and development can thrive.
- "Leading in Public Service" is supported by opportunities for public and stakeholder engagement and participation in the preparation of the new comprehensive zoning by-law and in local government decision-making.

Climate Emergency

On April 23, 2019, Municipal Council declared a Climate Emergency. Through this declaration the Corporation of the City of London (the City) is committed to reducing and mitigating climate change by encouraging sustainable development and directing intensification and growth to appropriate locations. This includes the efficient use of existing urban lands and infrastructure, aligning land use planning with transportation planning to facilitate transit-supportive developments that encourage active transportation. Development shall also be directed away from natural hazards to minimize and mitigate flooding potential.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Planning and Environment Committee, ReThink Zoning Update & Discussion Papers, June 20, 2022. This report introduced seven (7) Discussion Papers prepared by the project consultant that explored opportunities and challenges for London's new zoning by-law and identified possible zoning approaches to those issues. It was recommended that the discussion papers be received by Municipal Council for information purposes. This report also provided an update on the next steps for ReThink Zoning.

Planning and Environment Committee, RFP21-57 ReThink Zoning Consulting Services Contract Award, November 1, 2021. This report recommended Municipal Council appoint of Sajecki Planning Inc. ("Sajecki") as project consultants to prepare the new comprehensive zoning by-law and that the financing for consulting services be approved. In accordance with the City's *Procurement of Goods and Services Policy*, Sajecki was qualified to provide consulting services through a Request for Qualification (RFQUAL) and had the highest scoring submission through the subsequent Request for Proposal (RFP).

Planning and Environment Committee, ReThink Zoning Phase One Update and Background Papers, June 21, 2021. This report introduced for information purposes a series of Background Papers. The first Background Paper provided an overview of the relevance and role of zoning and the importance of engagement in the ReThink Zoning project. The second, third and fourth Background Papers addressed the role of use, intensity, and form in zoning respectively to achieve the city building objectives described in *The London Plan*. The fifth Background Paper undertook a review of zoning by-laws for several populous municipalities in Ontario to identify best practices and capture innovative approaches to zoning. This report also provided an update on the next steps for ReThink Zoning.

Planning and Environment Committee, ReThink Zoning Phase One Update, November 30, 2020. This report introduced for information purposes, areas of focus for future public and stakeholder engagement. Areas of focus including education about how zoning works, and conversations about the types of uses and buildings that should be permitted (use), how much activity or building should be permitted (intensity), and where and how buildings should be situated or designed (form). The above noted areas of focus were discussed in the context *The London Plan's* policy direction and place types, and how *The London Plan's* vision can be implemented through zoning. The report was initially scheduled for June 2020 and was postponed and adapted to address limitations with public and stakeholder engagement as influenced by COVID-19.

Planning and Environment Committee, ReThink Zoning Terms of Reference, May 13, 2019. Based on public and stakeholder comments on the draft Terms of Reference (TOR), this report introduced for approval an updated TOR for ReThink Zoning. The updated TOR included a detailed overview of the project goals, work plan and deliverables, and identified opportunities for meaningful public and industry stakeholder engagement.

Planning and Environment Committee, ReThink Zoning Terms of Reference, August 13, 2018. This report introduced for information purposes a draft TOR for ReThink Zoning and directed that the draft be circulated for comments.

2.0 Sample Place Type Zones

2.1. Introduction

The purpose of this report is to provide an update on ReThink Zoning and the work-to-date completed by the project consultants. Building on the seven (7) Discussion Papers (DP) completed in June 2022 that outlined a proposed zoning approach to several key issues, the project consultants have most recently completed sample Place Type Zones. The Discussion Papers include DP#1 Introduction to Zoning; DP#2 Zoning in on Intensification; DP#3 Zoning in on existing Uses; DP#4 Zoning in on Housing Affordability; DP#5 Zoning in on the Climate Emergency; DP#6 Zoning in on Place Types; DP#7 Implementing the New Zoning By-law. The purpose of the sample Place Type Zones is to illustrate how policies in *The London Plan* can be translated into regulation. The sample zones are snapshots of the first draft of the new zoning by-law as they propose a structure for the Place Type Zones (see Subsection 2.3 below), provide sample mapping or zone schedules and provide some preliminary regulations (See Appendix A – Sample Zones & Schedules; Appendix B – Sample Zone Schedules (Black & White); Appendix C – Sample Zones Annotated Summary).

It is important to note that the sample Place Type Zones include preliminary proposals by the project consultants and are for discussion purposes. The sample zones will be subject to consultation and review by City staff, key stakeholders and the broader public following this report being received by Municipal Council. Opportunities for consultation and engagement are planned for October 2022 through to December 2022. The feedback received on the sample Place Type Zones will be used to inform the first draft of the new zoning by-law, anticipated in the new year, and to modify and refine the preliminary proposed sample regulations.

2.2. Approach to Sample Zones & Sample Geographic Areas

The London Plan provides a place-based approach to planning for how London should grow and is an innovative departure from the traditional land use focused approach of the previous Plan. The London Plan considers all the elements that contribute to how people experience a place or space and directs that development will be evaluated with a balanced consideration of use, intensity, and form.

The Downtown Place Type, the Neighbourhoods Place Type and the Light Industrial Place Type were selected for the three (3) sample Place Type Zones, as each are expected to be defined by use, intensity and form differently. While the level of emphasis on use, intensity, and form varies between the different Place Types, all three considerations will apply in every Place Type (See Figure 1).

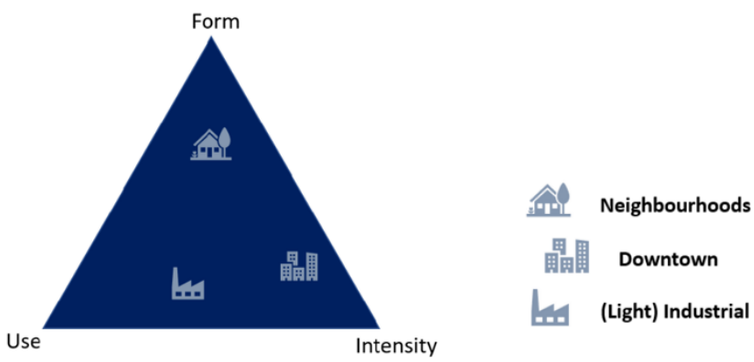

Figure 1: Level of emphasis placed on use, intensity, and form by Place Type. Source: Stakeholder Working Group Meeting #1 Information Package, Sajecki Planning Inc. August 2022

- The Downtown Place Type Zone (D) is expected to be defined predominately by intensity considerations as it is planned for the most intense forms of development in the City as a highly urban, transit-oriented environment. One zone class is proposed with varying intensity permissions.

- The Neighbourhoods Place Type Zone (N) is expected to be defined predominately by form to ensure fit and compatibility with the existing and planned character of a neighbourhood. The Neighbourhood Place Type Zone is proposed to be divided into three zone classes based on the classification of the street on which a property has frontage. This approach to the sample Neighborhood Place Type Zone can be attributed to the policy direction in *The London Plan* that relates use and intensity permissions to street classification. It should be noted that based on *The London Plan* policies regarding use and intensity there is no proposed zone class differentiation between properties having frontage on a Civic Boulevards and an Urban Thoroughfare. The street classification is proposed to be reflected in the zone class codes (i.e. Neighbourhood Street (N-NS), Neighbourhood Connector (N-NC) and Civic Boulevard/Urban Thoroughfare (N-CB/UT).

- The Light Industrial Place Type Zone (LI) is expected to be defined predominately by use to prevent adverse impacts from conflicting land uses given the potential effects of industrial uses, including noise, vibration, dust and odour emissions. The Light Industrial Place Type is proposed to be divided into two zoning classes based on their proximity to sensitive land uses such as Neighbourhoods Place Type Zones. Lots located at least 70 metres from a zoned sensitive land use are proposed to be zoned LI-c (core) and are intended for industrial uses that may have periodic emissions of minor annoyance, reflecting the recommended minimum separation distance in the Ministry's D-6 Series Guideline – *Compatibility between Industrial Facilities*. Lots located less than 70 metres from a zoned sensitive land use are proposed to be zoned LI-p (periphery) and are intended for industrial uses with low likelihood of emissions. The Light Industrial Place Type Zone variations are expected to differ in the uses permitted in each.

Discreet geographic areas in the City of London were referenced in preparation of the sample Place Type Zones, to show how Zones may be applied on the map and to allow consideration of existing conditions and potential new development opportunities. This geographic area will be broadened as ReThink Zoning progresses towards a first draft of a new zoning by-law. The geographic areas were selected based on the following criteria: not within a Secondary Plan Area that may supersede the standard policy direction of The London Plan; limited to a single Place Type; for the Downtown Pace Type includes areas of transition from the downtown core to the periphery; for the Neighbourhoods Place Type includes multiple street classifications, and for the Light Industrial Place Type is reflective of typical or predominant built form across London.

2.3. Structure of Sample Place Type Zones

The sample Place Type Zones are presented in a general framework that could form the structure of the new Zoning By-law. The by-law is divided into five Parts that include:

1. General & Place Type Zoning Regulations
2. Site & Area Specific Zoning Regulations
3. Place Type Zoning Maps
4. Place Type Height Maps
5. Overlay Maps

Within the first Part, each Place Type Zone is comprised of a Chapter that is divided into Sections that include:

6. General Regulations
7. Use Regulation
8. Form Regulations
9. Intensity Regulations
10. Climate Resilience Regulations
11. Other Regulations

The inclusion of separate regulations for use, intensity and form reflects the new approach to planning in *The London Plan* and is carried through to zoning to provide a more balanced planning analysis that considers use, intensity, and form in addition to other priorities such as climate resilience, housing affordability and others.

With respect to the use regulations, a table is used to show uses that are permitted (P) and uses that are permitted with conditions (C#) within each zone class. A second table shows the conditional uses and describes the condition under which the use is permitted.

Conditional uses provide the flexibility to consider a broader range of permitted uses while ensuring the specific context or design of the proposed development is appropriate to accommodate the use and mitigate any potential adverse impacts. Conditional uses may include additional development requirements to offset possible impacts of greater intensity. The inclusion of conditional uses would allow the new zoning by-law to consider a broader range of uses and intensity, which will eliminate the need for many site-specific planning applications and allow for quicker development approvals.

Illustrations, diagrams and photographs have been included in the sample Place Type Zones, particularly with respect to form regulations, to supplement text and make the regulations easier for readers to understand and interpret.

One innovation observed in the sample Pace Type Zones is that the mapping of zone boundaries for the Neighbourhood Place Type Zone takes in the streets, rather than the streets being the limit of the zone boundary, reflecting that street classification is an organizing factor for use and intensity permissions for the Neighbourhoods Place Type in *The London Plan* (See Figure 2).

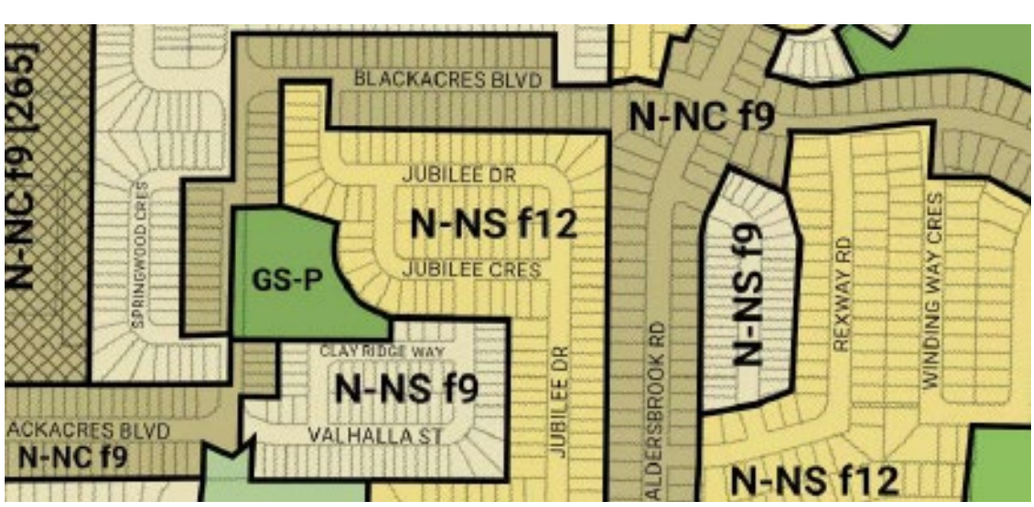

Figure 2: Excerpt from Place Types Zoning Maps - Neighbourhoods Sample Geographic Area
Source: ReThink Zoning Sample Zone Schedules, Sajecki Planning Inc. August 2022

3.0 Consultation

3.1. Overview

Consultation and engagement took place following the release of the Discussion Papers in June 2022 in the following forms:

- Updates to GetInvolved.London.ca/ReThinkZoning, including a video ReThink Zoning: How Zoning Makes a Great City;
- Ongoing pop-ups at community events as opportunities to raise public awareness of ReThink Zoning (See Figure 3);
- Three (3) workshops with city staff (July 21st, July 29th, and August 8th) to progressively build-out and gather feedback on preliminary Sample Place Type Zones;
- Stakeholder Working Group Meeting #1 (August 17th) to present and gather feedback on preliminary Sample Place Type Zones and gather input on the structure and useability of the existing Zoning By-law through a take home survey. (See Appendix D - ReThink Zoning Stakeholder Working Group Terms of Reference)
- Public questionnaire to better understand the community's priorities for how the new zoning by-law can deliver on important issues such as neighbourhood change, the climate emergency and affordable housing.
- two (2) staff survey(s)- one survey intended for staff that interacts with the current Z.-1 Zoning By-law in their everyday work to identify opportunities and priorities for a new zoning by-law; and a second survey intended for staff responsible for Planning and Development Applications to understand existing zoning challenges and the types of regulations needed to implement *The London Plan*, as well as identify those files that are representative of contemporary trends in development applications.
- Planning and Development staff have also attended meetings of the Building and Development Liaison Forum (September 2022) and Business Improvement Area Coordinating Group (August 2022) to raise awareness of ReThink Zoning and provide project update

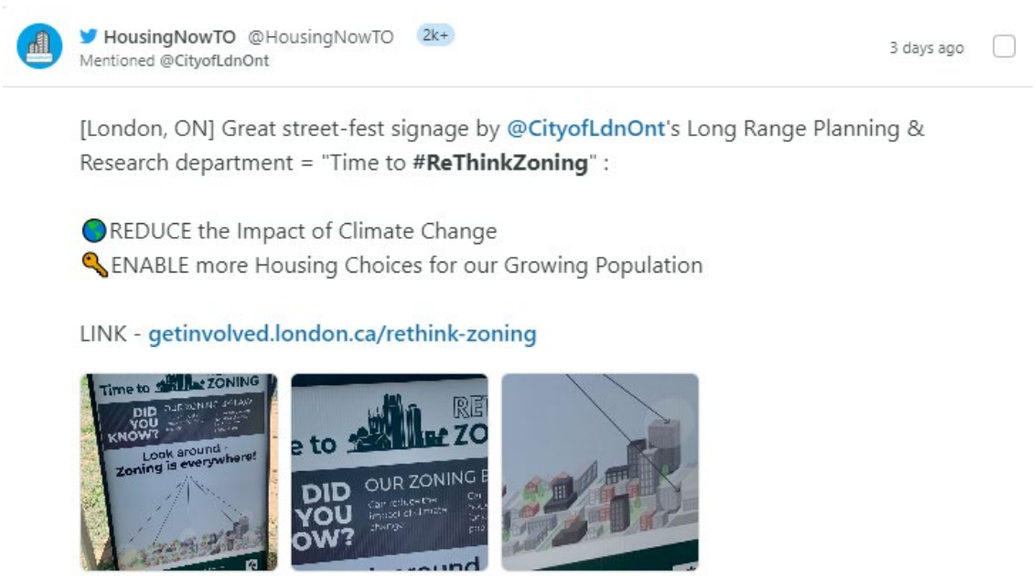

Figure 3: Twitter Post of ReThink Zoning Pop-up Materials. Source: HousingNowTO

4.0 Next Steps

Following this information report to Committee and Municipal Council, consultation specific to the sample Place Type Zones will take place October 2022 through to December 2022. A second Stakeholder Working Group Meeting is tentatively scheduled for October 2022. Neighbourhoods are also anticipated to be the topic of a public focus group secession and a second video. As previously mentioned, the feedback received on the sample Place Type Zones will be used to inform the first draft of the new zoning by-law in the new year and modify and refine the preliminary sample regulations.

Stage 3b, the preparation of the 1st draft of the Zoning By-law is next in the key stages and associated timelines for ReThink Zoning. The 1st draft of the Zoning By-law is anticipated first quarter of 2023 (See Figure 4).

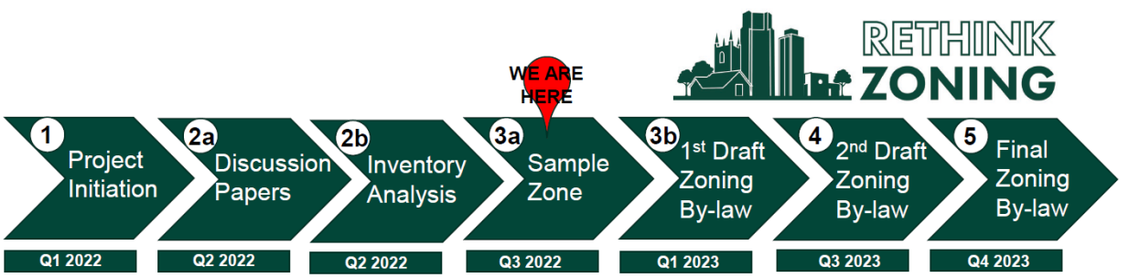

Figure 4: ReThink Zoning Key Stages

Conclusion

The sample Place Type Zones are important step to the ReThink Zoning process through which the project consultant explored the challenges associated with implementing Place Types through zoning. The sample Place Type Zones assisted in identifying the types of regulations appropriate for the Downtown, Neighbourhoods and Light Industrial Place Types based on the policy direction in *The London Plan*. Feedback received on the sample Place Type Zones will inform future stages of work.

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Recommended by:	**Gregg Barrett, AICP** **Director, Planning & Development**
Submitted by:	**Scott Mathers, MPA, P. Eng.** **Deputy City Manager, Planning & Economic Development**

Appendix A - Sample Zones & Schedules

ReThink Zoning

City of London

ZONING BY-LAW

SAMPLE ZONES

September 2, 2022

PREAMBLE

Lists the status of the by-law in terms of Council adoption and portions subject to approval at the Ontario Land Tribunal (OLT).

DISCLAIMER

List of the zoning by-law amendments enacted by Council or the OLT, but not yet incorporated into the office consolidation of the by-law.

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PART 3 – PLACE TYPE ZONING MAPS (SCHEDULE A)

PART 4 – PLACE TYPE HEIGHT MAPS (SCHEDULE B)

PART 5 – OVERLAY MAPS

HAZARDS OVERLAY (SCHEDULE C)

PRIORITY COMMERCIAL STREETS (SCHEDULE D)

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Chapter 5 – Regulations Applying to Downtown Place Type Zones (D)

5.1 General Regulations

The Downtown Place Type involves one zoning class that pertains to properties located within the downtown area of the City of London as identified in *The London Plan* – Downtown (D). The regulations in Chapter 5 apply to all lands, uses, **buildings** and **structures** in the D zone class.

5.2 Use Regulations

5.2.1 Permitted Uses

The land uses set out in the table below identify the permitted land uses (P) and permitted land uses with conditions (C#) by zone classes in the Downtown Place Type.

Use	**D**
Bakery	P
Branch library	P
Community centre	P
Community garden	P
Craft brewery	P
Day care centre	P
Health and fitness centre	P
Home occupation	P
Hospital	P
Hotel	P
Medical lab	C1
Medical office	P
Office	P
Outdoor patio	C2
Park	P
Personal service	P
Pet services	P
Place of amusement	P
Place of assembly	P
Place of worship	P
Public service	P
Recreation centre	P
Rental, service, or repair service	P
Residential	C3
Restaurant	P
Retail	P
School	P
Short term accommodation	C4
Theatre	P
Urban square	P
Workshop	P

5.2.2 Permitted Uses with Conditions (C#)

The table below identifies the conditions that are to be complied with before the land uses are permitted in the Downtown Place Type zone class identified in the table above.

Conditional Use	Condition (s)
Medical lab (1)	Is a permitted use, provided it does not exceed the **interior floor area** of the first **storey** of the **building**.
Outdoor patio (2)	Is a permitted use, provided it is not in a **yard** on the **lot** that abuts a **lot** with an **apartment building**.
Residential (3)	Is a permitted use, provided it is not in a **detached, semi-detached** or **multi-unit residential building**.
Short term accommodation (4)	Is a permitted use, subject to Chapter 20 regulations regarding **short term accommodation.**

5.2.3 Priority Commercial Streets

On a lot in the Downtown Place Type zones, which abuts a street identified as a priority commercial street on the Priority Commercial Streets Overlay Map in Part 5 of this by-law, the first **storey** of a **mixed-use building** or **non-residential building** must provide a minimum of 60% of the **lot frontage** abutting the priority commercial street for one or more **active uses.**

5.3 Form Regulations

5.3.1 Height

5.3.1.1 Measuring Height

In the Downtown Place Type zones, the height of a **building** is the distance between the **average grade** and the elevation of the highest point of the **building**.

5.3.1.2 Minimum Height

The minimum height for a **building** or **structure** on a lot in a Downtown Place Type zone shall be 3 **storeys** and 10.5 metres.

5.3.1.3 Maximum Height

The maximum height for a **building** or **structure** on a **lot** in a Downtown Place Type zone is the numerical value, in **storeys** (s) and metres (m), following the letters "HT" on the Place Type Height Maps in Part 4 of this by-law.

5.3.2 Built Form Regulations

In the Downtown Place Type zones, built form regulations for permitted **building** forms or **structures** on a **lot** are set out in the table below.

	Building Form		
	Mid-rise (3-8 storeys)	**Mid-range high-rise (9-15 storeys)**	**Point tower high-rise (16+ storeys)**
Base portion of the building			
Minimum first floor height, floor-to-floor	4.5 m	4.5 m	4.5 m
Minimum height of base building	10.5 m	10.5 m	10.5 m
Maximum height of base building	N/A	24.0 m	24.0 m
Minimum percentage of building face at ground level facing a street or park consisting of openings	60%	60%	60%
Upper portion of the building			
Maximum floor plate	N/A	60% of base portion of the building	750 m^2
Minimum window facing distance on the same lot	11.0 m	15.0 m	25.0 m
Mechanical rooftop portion of the building			
Maximum mechanical rooftop coverage as a percentage of the floor plate of the upper portion of the building	50%	50%	50%
Maximum height of mechanical rooftop above height limit in regulation 5.3.1.3	6.0 m	6.0 m	6.0 m

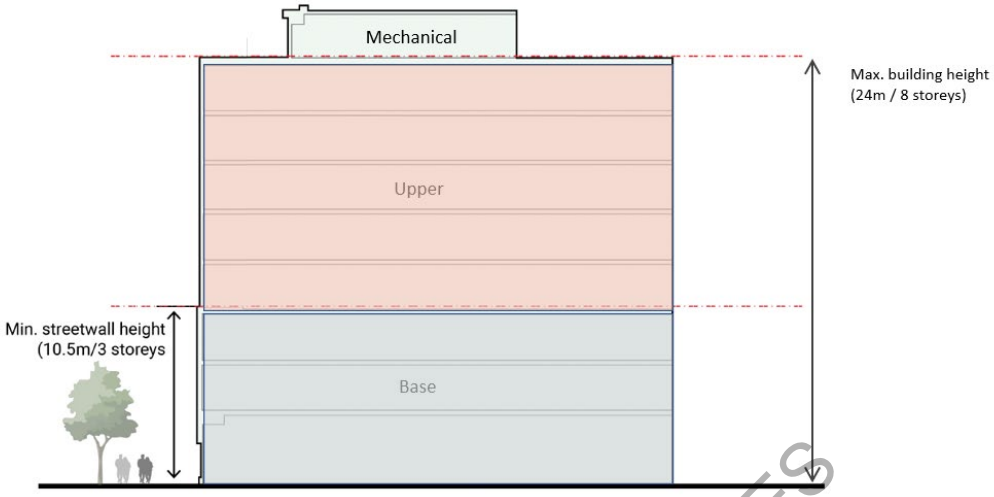


Illustration 1. Mid-rise building type (3-8 storeys): no setbacks are required, but where they are provided, the base building must be a minimum of 10.5 m tall.

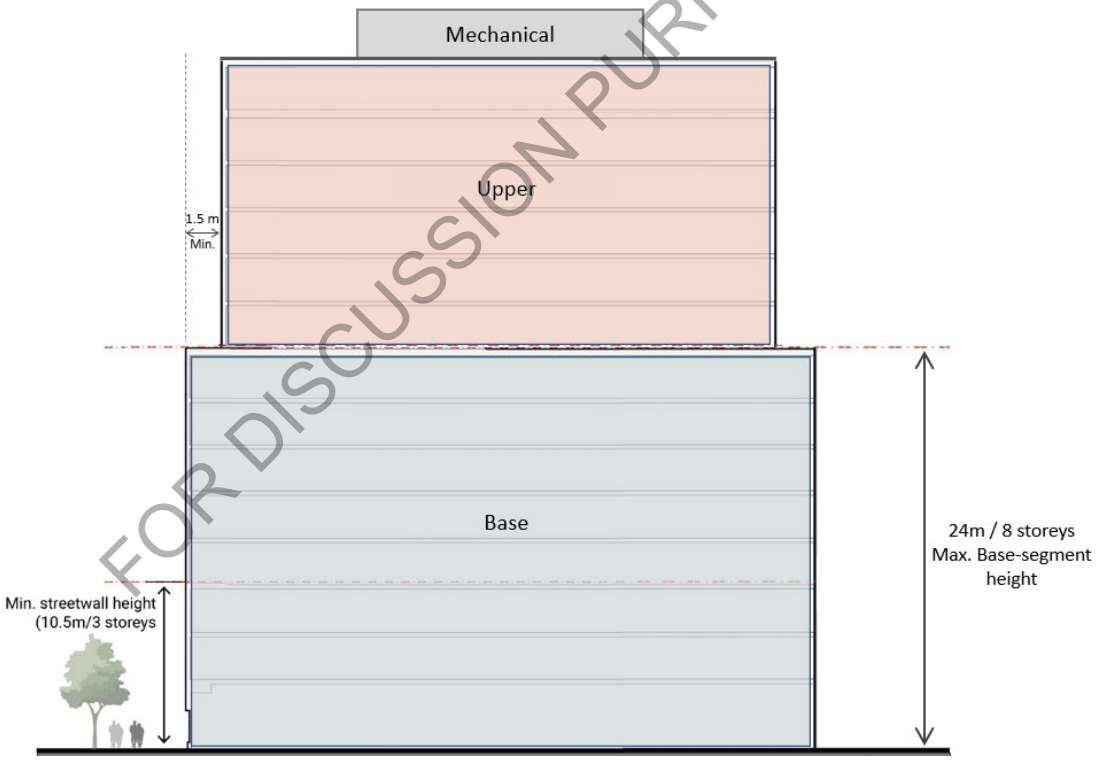


Illustration 2. Mid-range high-rise building type (9-15 storeys).

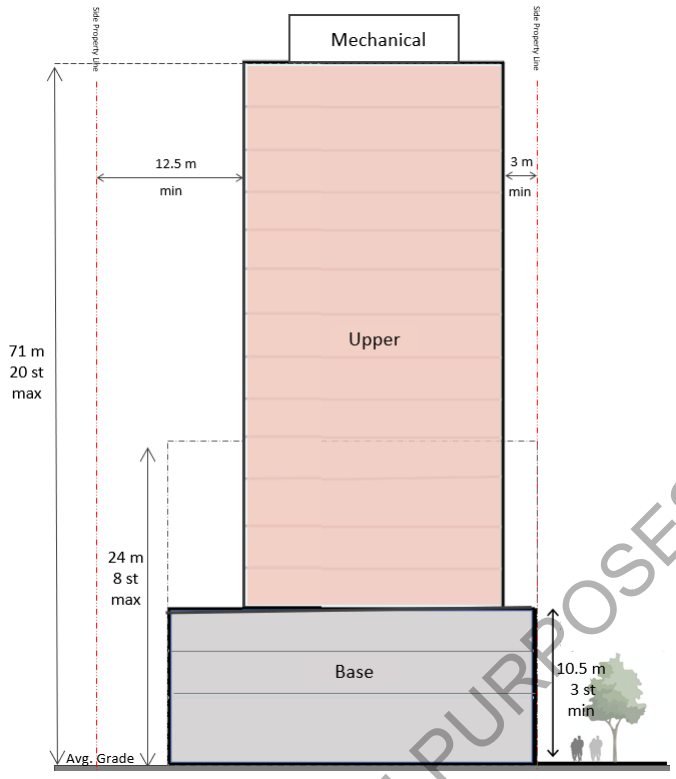


Illustration 3. Point tower high-rise building type (16+ storeys).

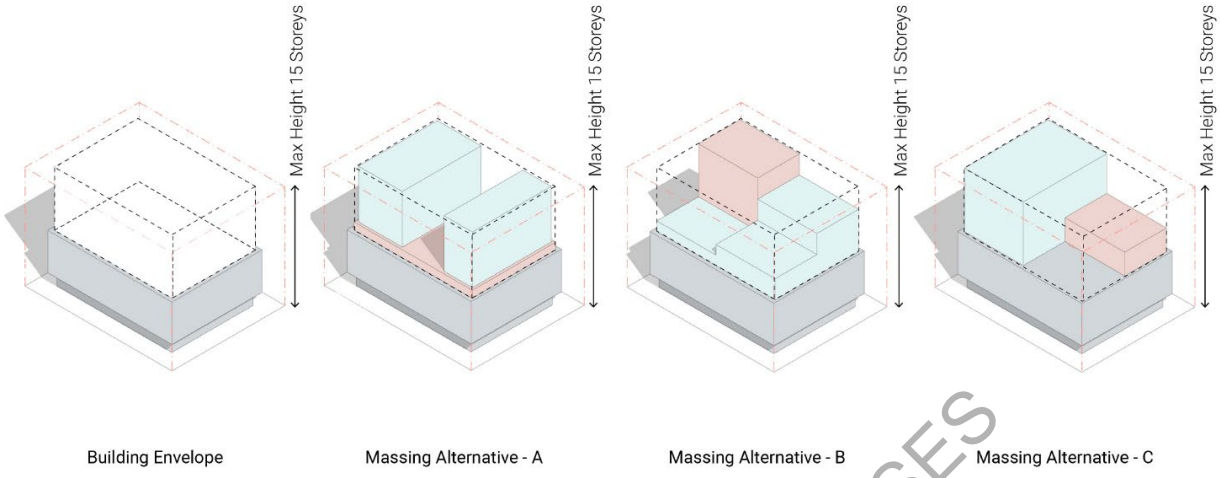


Illustration 4.a. Mid-range high-rise building (9-15 storeys): building envelope and possible massing alternatives.

Illustration 4.b. Mid-range high-rise building (9-15 storeys): regulations allow for the construction of buildings such as the TD Building on Dundas St.

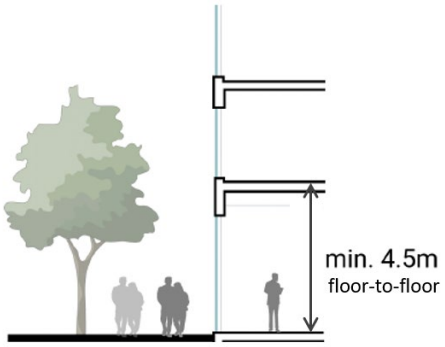


Diagram 1. Minimum ground floor height of 4.5 m measured floor-to-floor.

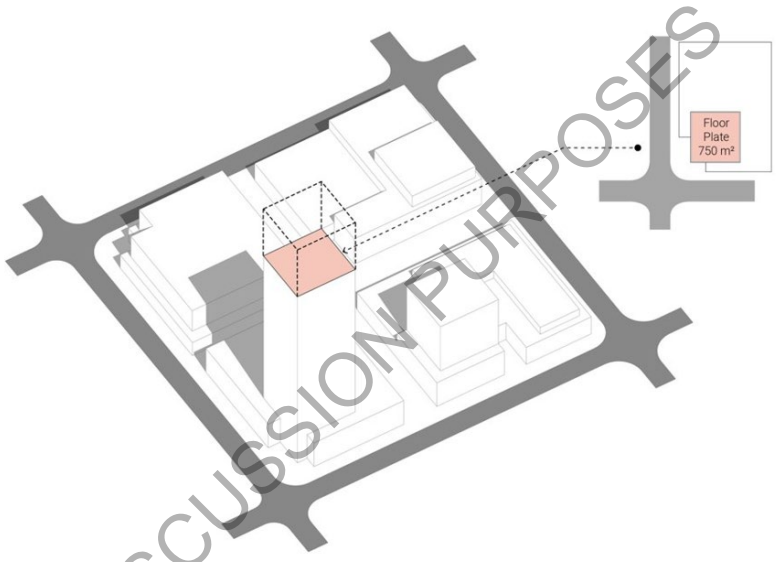


Illustration 5. Maximum floor plate size of 750 m^2 for point tower high-rise buildings (excluding balconies).

5.3.3 Building Setbacks

In the Downtown Place Type zones, the setbacks for permitted **building** forms or **structures** on a lot are set out in the table below.

	Building Form		
	Mid-rise (3-8 storeys)	**Mid-range high-rise (9-15 storeys)**	**Point tower high-rise (16+ storeys)**
Base portion of the building			
Minimum setback from front lot line	0.3 m	0.3 m	0.3 m
Maximum setback from front lot line	1.0 m	1.0 m	1.0 m
Minimum setback from side lot line (with no openings)	0.0 m	0.0 m	0.0 m
Minimum setback from side lot line (with openings)	5.5 m	5.5 m	5.5 m
Minimum setback from side lot line facing a street or park	0.3 m	0.3 m	0.3 m
Maximum setback from side lot line facing a street or park	1.0 m	1.0 m	1.0 m
Minimum setback from rear lot line	7.5 m	7.5 m	7.5 m

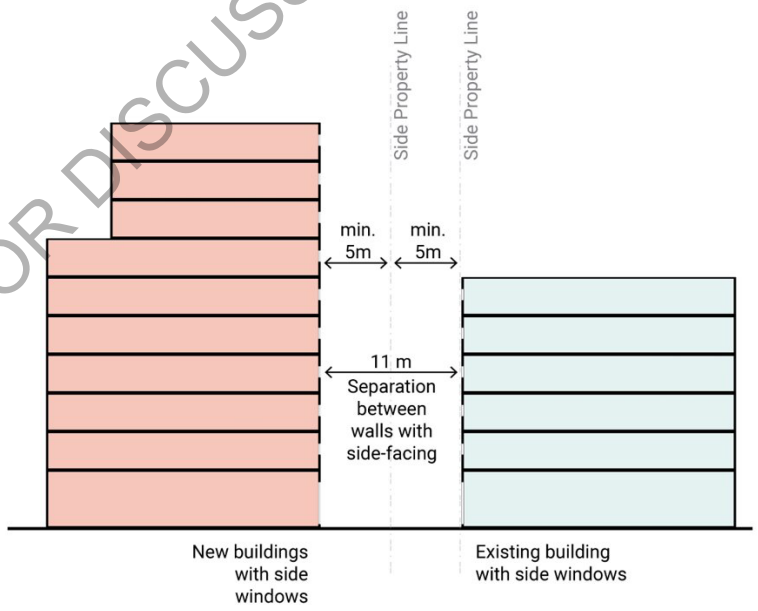


Illustration 6. Minimum setback requirements for mid-rise buildings and the base portion of the mid-range and point tower high-rise buildings from side lot lines with openings.

5.3.4 Parking Location

[To be developed as part of the first draft zoning by-law]

5.3.5 Accessory Buildings and Structures

[To be developed as part of the first draft zoning by-law]

5.4 Intensity Regulations

5.4.1 Lot Frontage

In the Downtown Place Type zones, the minimum **lot frontage** is 9.0 metres.

5.4.2 Lot Density

In the Downtown Place Type zones, the minimum density for a **building** or **structure** on a **lot** set out in the table below.

	Zones		
	D d2.0	**D d1.0**	**D d0.6**
Minimum residential density	200 units per hectare	100 units per hectare	60 units per hectare
Maximum residential density	600 units per hectare	400 units per hectare	300 units per hectare
Minimum non-residential density	2.0 times the area of the lot	1.0 times the area of the lot	0.6 times the area of the lot
Maximum non-residential density	6.0 times the area of the lot	4.0 times the area of the lot	3.0 times the area of the lot
Minimum total density	2.0 times the area of the lot	1.0 times the area of the lot	0.6 times the area of the lot
Maximum total density	6.0 times the area of the lot	4.0 times the area of the lot	3.0 times the area of the lot

5.4.3 Building Stepbacks

In the Downtown Place Type zones, the **stepbacks** for permitted **building** forms or **structures** on a **lot** are set out in the table below.

	Building Form		
	Mid-rise (3-8 storeys)	**Mid-range high-rise (9-15 storeys)**	**Point tower high-rise (16+ storeys)**
Upper portion of the building			
Minimum front stepback	N/A	1.5 m above base portion of the building; a maximum of 30% of the frontage of the upper portion of the building may extend to grade	3.0 m above base portion of the building; a maximum of 30% of the frontage of the upper portion of the building may extend to grade

Minimum side stepback (with openings)	5.5 m	7.5 m	12.5 m
Minimum side stepback (with no openings)	0.0 m	0.0 m for 30% of the façade; 5.5 m for 70% of the façade	12.5 m
Minimum side stepback facing a street or park	0.0 m	1.5 m above base portion of the building; a maximum of 30% of the frontage of the upper portion of the building may extend to grade	3.0 m above base portion of the building; a maximum of 30% of the frontage of the upper portion of the building may extend to grade
Mechanical rooftop portion of the building			
Minimum stepback from the roof edge of the middle portion of the building	3.0 m	3.0 m	3.0 m

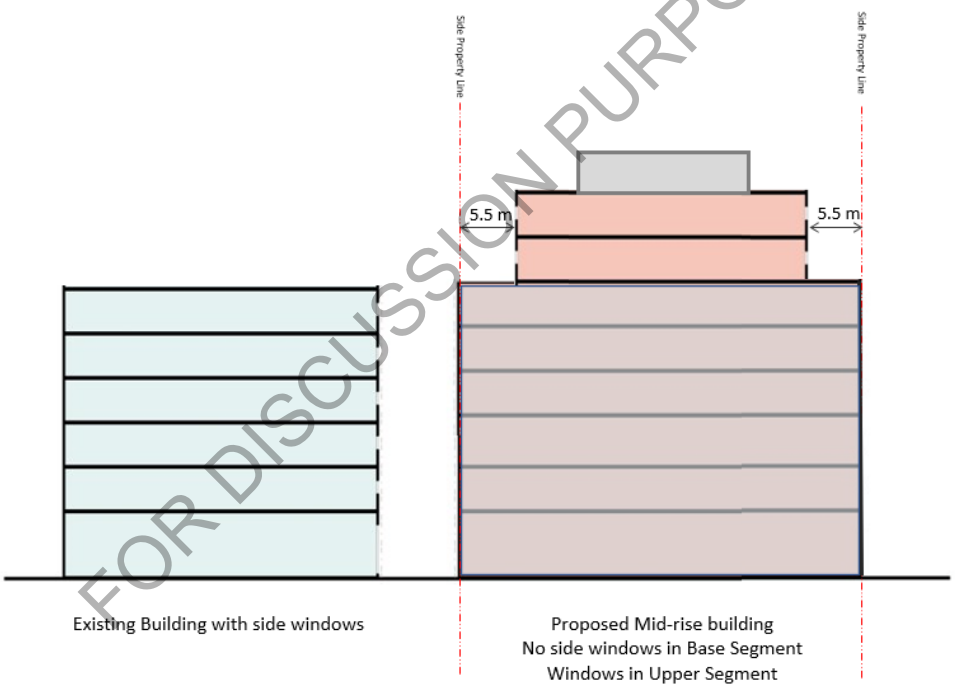


Illustration 7.a. Minimum side stepback with no openings for mid-rise buildings.

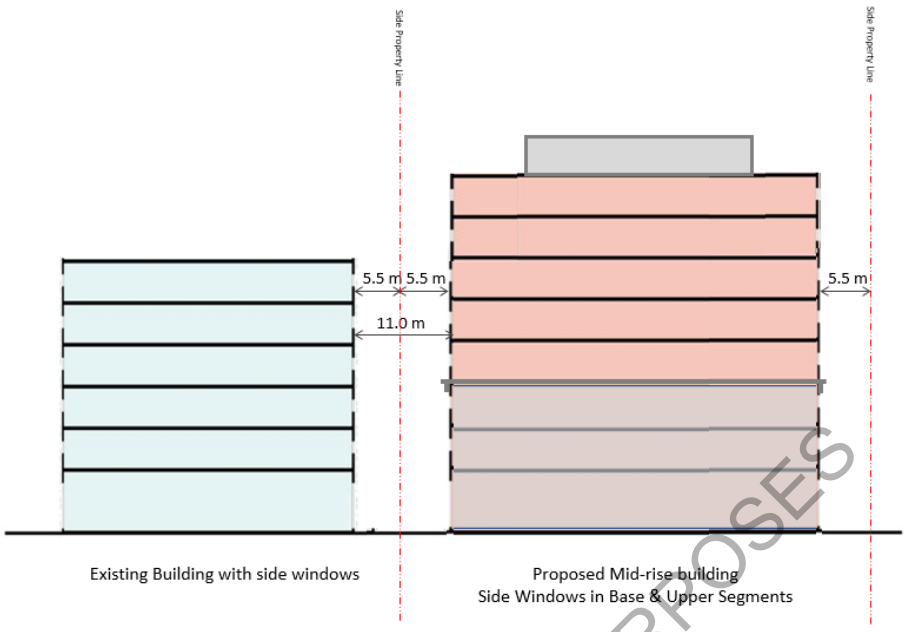


Illustration 7.b. Minimum side stepback with openings for mid-rise buildings.

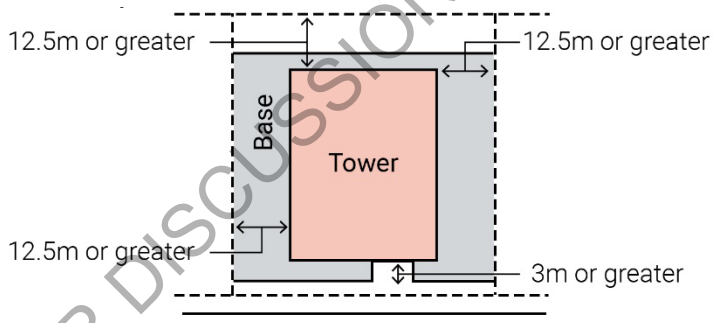


Illustration 8.a. Setbacks for point tower high-rise buildings located mid-block.

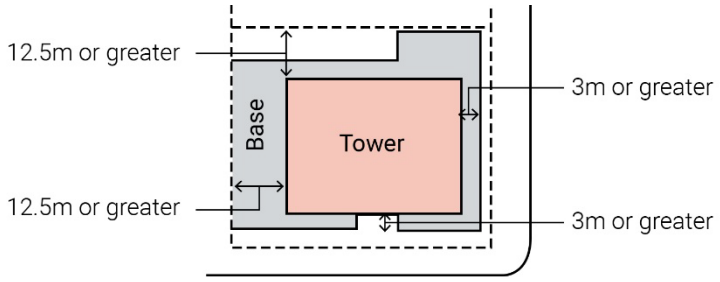


Illustration 8.b. Setbacks for point tower high-rise buildings located on a corner site.

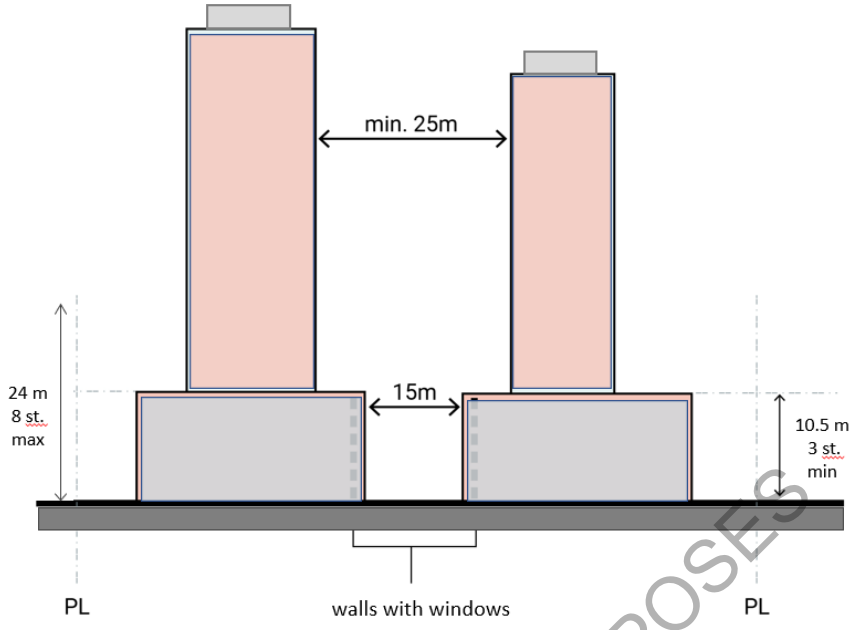


Illustration 9.a. Tower separation distances between two point tower high-rise buildings on the same lot.

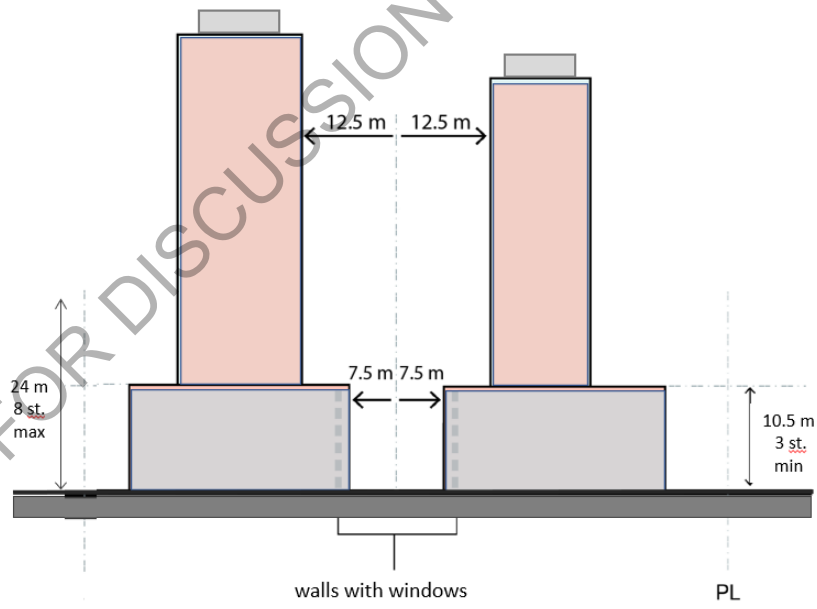


Illustration 9.b. Tower separation distances between two point tower high-rise buildings on neighbouring lots.

5.4.4 Amenity Space Requirements for Residential

In the Downtown Place Type zones, **residential buildings** and **mixed-use buildings** containing residential uses must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which at least 2.0 square metres is indoor **amenity space** and at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**.

5.4.5 Lot Landscaping

In the Downtown Place Type zones, the minimum **landscaping** as a percentage of the **lot area** is set out in the table below.

	Zones		
	D d2.0	**D d1.0**	**D d0.6**
Minimum Landscape Open Space	N/A	5%	5%

5.5 Climate Resiliency Regulations

5.5.1 Energy

5.5.1.1 Location of Renewable Energy or Cogeneration Energy Device

In the Downtown Place Type zones, a device producing renewable energy or cogeneration energy may not be in a **front yard** or a **side yard** that abuts a street.

5.5.1.2 Location of Cogeneration Energy Device

In the Downtown Place Type zones, a cogeneration energy device must be inside a permitted **building**.

5.5.1.3 Location of Geo-energy Device

In addition to regulation 5.5.1.1, in the Downtown Place Type zones any above-ground part of a geo-energy device must comply with the requirements for a **building** or **structure** on the **lot** or an **ancillary building** or **structure**, if it is on a **lot** with a **residential building**.

5.5.1.4 Location of Solar Energy Device

5.5.1.4.1 In the Downtown Place Type Zones, a photovoltaic solar energy device or a thermal solar energy device that is on a **building** must comply with the required minimum **building setbacks** for a **building** on the **lot**. No part of the device may be higher than 2.0 metres above the permitted maximum height for an **apartment building** or **non-residential building** or 1.5 metres above the permitted maximum height otherwise.

5.5.1.4.2 A photovoltaic solar energy device or a thermal solar energy device that is ground mounted must comply with the requirements for a **building** or **structure** on the **lot** and an **ancillary building** or **structure**, if it is on a **lot** with a **residential building**.

5.5.1.5 Wind Energy Device

5.5.1.5.1 In the Downtown Place Type Zones, there may be no more than one wind energy device on a **lot**.

5.5.1.5.2 All parts of a wind energy device on a **lot** must comply with the required minimum **building setbacks** for a **building** on the **lot**.

5.5.1.5.3 In the Downtown Place Type Zones, no part of a wind energy device may be higher than 5.0 metres above the permitted maximum height for the **building**.

5.6 Other Regulations

Chapter 11 – Regulations Applying to Neighbourhood Place Type Zones (N)

11.1 General Regulations

The Neighbourhood Place Type involves three zoning classes that pertain to properties that have frontages on the three classifications of road types identified in the London Official Plan – Neighbourhood Street (NS); Neighbourhood Connector (NC); and Civic Boulevard/Thoroughfare (CB/UT). The regulations in Chapter 11 apply to all lands, uses, **buildings** and **structures** in the NS, NC, and CB/UT zone classes.

11.2 Use Regulations

11.2.1 Permitted Uses

The land uses set out in the table below identify the permitted land uses (P) and permitted land uses with conditions (C#) by zone classes in the Neighbourhood Place Type.

Use	**Zone Class**		
	NS	**NC**	**CB/UT**
Bed and breakfast	P	P	P
Branch library		P	P
Community centre		C1	P
Community garden	P	P	P
Day care centre		P	P
Home occupation	C2	C2	C2
Medical office		P	P
Office		P	P
Park	P	P	P
Personal service		P	P
Place of worship		P	P
Public service		P	P
Recreation facility		P	P
Residential	C3	C3	C3
Restaurant		P	P
Retail		P	P
School		P	P

11.2.2 Permitted Uses with Conditions (C#)

The table below identifies the conditions that are to be complied with before the land uses are permitted in Neighbourhood Place Type zone classes identified in the table above.

Conditional Use	**Condition (s)**
Community Centre (1)	Is a permitted use, provided that is does not exceed 1,500 square metres in gross floor area on a lot.
Home Occupation (2)	Is a permitted use, subject to the provisions set out for home occupation in Chapter 20 of this by-law.

Residential (3)	Is a permitted use, subject to the permitted building type set out in the table in regulation 11.3.

11.3 Form Regulations

11.3.1 Permitted Building Types

The building types set out in the table below identify the permitted building types (P) and permitted **building** types with conditions (C#) by zone classes in the Neighbourhood Place Type.

Building Type	**Zone Class**		
	NS	**NC**	**CB/UT**
Residential			
Detached	P	P	P
Semi-detached	P	P	P
Street townhouse	C1	P	P
Block townhouse		P	P
Stacked townhouse		C2	P
Additional residential unit	C3	C3	C3
Multi-unit residential building		C4	P
Apartment building		C2	P
Rooming house			P
Group home	P	P	P
Non-residential			
Mixed-use building		C5	C5
Stand-alone			C6

11.3.2 Permitted Building Types with Conditions (C#)

The table below identifies the conditions that are to be complied with before the **building** types are permitted in Neighbourhood Place Type zone classes identified in the table above.

Conditional Building Type	**Condition (s)**
Street townhouse (1)	Is a permitted building type, as long as there is not more than four units per street townhouse group.
Stacked townhouse, Apartment building (2)	Is a permitted building type, except on a lot that is at an intersection with a Neighbourhood Street.
Additional residential unit (3)	Is a permitted use, subject to Chapter 20 regulations regarding Additional Residential Unit.
Multi-unit residential building (4)	Is a permitted building type, except for a building with four units on a lot that is at an intersection with a Neighbourhood Street.
Mixed-use building (5)	Is a permitted building type, except on a lot that is at an intersection with a Neighbourhood Street or fronting onto a park.
Stand-alone (6)	Is a permitted building type on a lot that is only at an intersection with a Civic Boulevard or Thoroughfare.

11.3.3 Height

11.3.3.1 Measuring Height

In the Neighbourhood Place Type zones, the height of a **building** is the distance between the **established grade** and the mid-point of a **gabled, gambrel, pitched** or **hip** roof, the **deckline** of a **Mansard** roof, or elevation of the highest point of **a flat roof**.

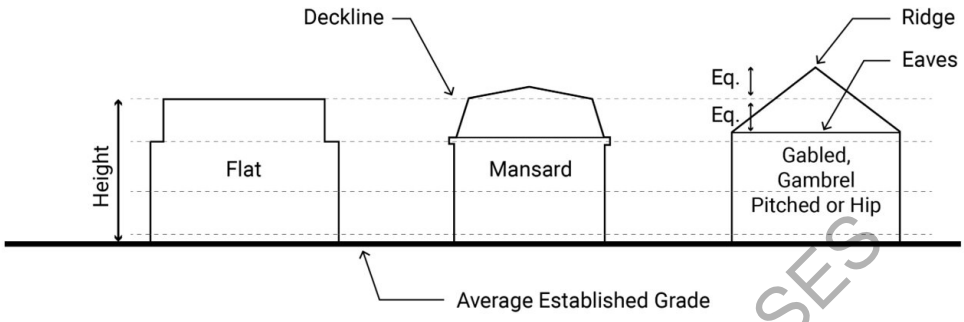


Diagram 2. How to measure height by roof type.

11.3.3.2 Minimum Height for Lots by Zone Class

The minimum height for a **building** or **structure** on a **lot** in a Neighbourhood Place Type zone shall be as indicated in the table below.

Zone Class		
NS	**NC**	**CB/UT**
1 storey	1 storey	1 storey

11.3.3.3 Minimum Height for Lots at Different Zone Class Intersections

If a **lot** in a Neighbourhood Place Type zone is located adjacent to street of a different zone class, the minimum height for a **building** or **structure** on a **lot** shall be as indicated in the table below.

Street onto which property has frontage	**Zone Class of Intersecting Street**		
	NS	**NC**	**CB/UT**
Neighbourhood Street	1 storey	1 storey	1 storey
Neighbourhood Collector	1 storey	2 storey	2 storey
Civic Boulevard	2 storey	2 storey	2 storey
Urban Thoroughfare	2 storey	2 storey	2 storey

11.3.3.4 Maximum Height

The maximum height for a **building** or **structure** on a **lot** in a Neighbourhood Place Type zone is the numerical value, in storeys (s) and metres (m), following the letters “HT” on the Place Type Height Maps in Part 4 of this by-law.

11.3.4 Building Depth

In the Neighbourhood Place Type zones, the maximum **building depth** in metres (m) for a **building** or **structure** on a **lot** as set out in the table below.

	Zones				
	NS f15	**NS f12**	**NS f9**	**NC f9**	**CB/UT u35**
Maximum Building Depth	17.0 m or **average building depth**, whichever is less	17.0 m or **average building depth**, whichever is less	17.0 m or **average building depth**, whichever is less	17.0 m or **average building depth**, whichever is less	N/A

11.3.5 Other Built Form Regulations

In the Neighbourhood Place Type zones, the following built form regulations apply to permitted **building** types as set out in the table below.

	Residential Building Type			
	Detached, Semi-detached, Street Townhouse	**Multi-unit building**	**Block Townhouse**	**Mid-rise building**
Minimum elevation of first floor above established grade	0.75 m or **average height** of surrounding properties	**Average height** of surrounding properties	**Average height** of surrounding properties	N/A
Maximum elevation of first floor above established grade	1.5 m	1.5 m	1.5 m	N/A
Minimum first floor height, floor-to-floor	N/A	N/A	N/A	4.5 m
Minimum front or side stepback above second floor	1.0 m for any walls with windows	1.0 m for any walls with windows	1.0 m for any walls with windows	1.5 m above **base building**
Maximum floor Plate of floors above second floor	75% of **building footprint**	75% of **building footprint**	75% of **building footprint**	75% of **base building**
Minimum percentage of first floor façade, facing a street or park,	25%	25%	65%	65%

	Residential Building Type			
	Detached, Semi-detached, Street Townhouse	**Multi-unit building**	**Block Townhouse**	**Mid-rise building**
containing openings into **active living space**				

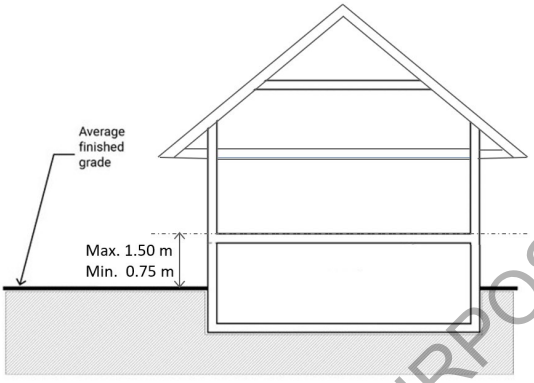


Illustration 10. Plan showing elevation of first floor above average grade.

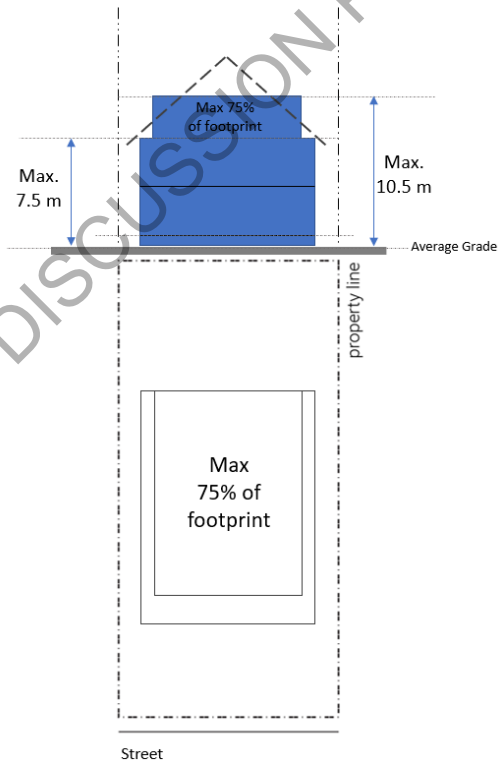


Illustration 11: Plan and elevation showing building height and setbacks (above the second floor).

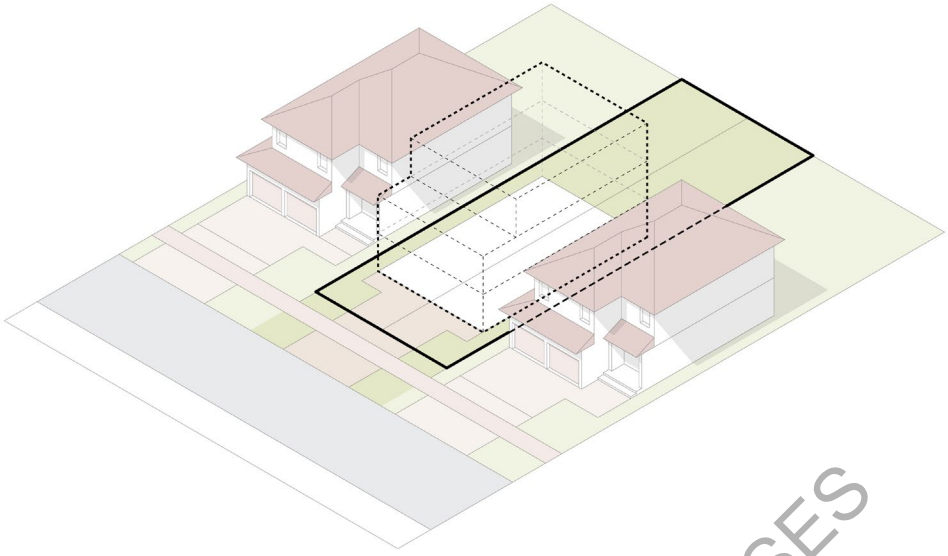


Illustration 12. 3D illustration showing permitted building envelope.

11.3.6 Parking Location

In the Neighbourhood Place Type zones, the following parking location regulations apply to permitted **building** types as set out in the table below.

	Residential Building Type			
	Detached, Semi-detached, Street Townhouse	**Multi-unit building**	**Block Townhouse**	**Mid-rise building**
Minimum garage door inset	0.5 m from **front wall**	0.5 m from **front wall**	0.5 m from **front wall**	0.5 m from **front wall**
Maximum percentage of building width consisting of garage (measured from interior walls)	50%	50%	50%	35%

11.3.7 Accessory Buildings and Structures

[To be developed as part of the first draft zoning by-law]

11.4 Intensity Regulations

11.4.1 Lot Frontage

In the Neighbourhood Place Type zones, if a zone label includes the letter "f", on the Place Type Zoning Maps in Part 3 of this by-law, the numerical value following the letter "f" is the required minimum **lot frontage**, in metres, as it applies to a particular permitted **building** type set out in the table below.

Permitted Building Type	**Minimum Lot Frontage Type**		
	f 15	**f 12**	**f 9**
Detached	15.0 m	12.0 m	9.0 m
Multi-unit residential building	15.0 m	12.0 m	9.0 m
Semi-detached	7.5 m	6.7 m	6.7 m
Street Townhouse	6.7 m/unit	6.7 m /unit	6.7 m /unit

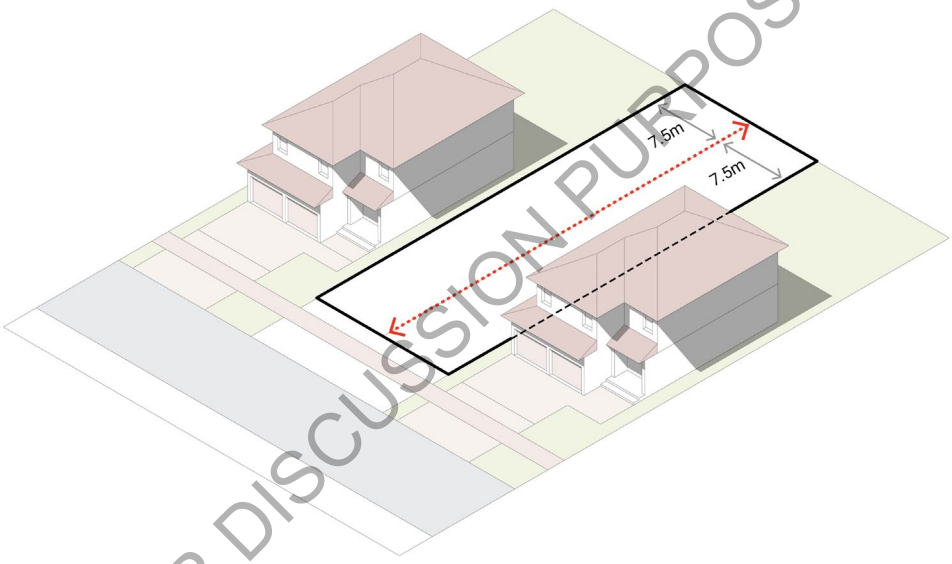


Illustration 13. Example of a how a wider 15.0 m lot can be subdivided into two narrower 7.5 m lots.

11.4.2 Lot Area

In the Neighbourhood Place Type zones, the numerical value following the letter "f" on the Place Type Zoning Maps in Part 3 of this by-law, the required minimum **lot area**, in square metres, is set out in the table below.

	Minimum Lot Frontage Type		
	f 15	**f 12**	**f 9**
Minimum Lot Area	350 m^2	300 m^2	250 m^2

11.4.3 Lot Coverage

In the Neighbourhood Place Type, the maximum **lot coverage** for a **building** or **structure** on a **lot** is set out in the table below.

	Zones				
	NS f15	**NS f12**	**NS f9**	**NC f9**	**CB/UT u35**
Maximum Lot Coverage	35%	40%	45%	45%	50%

11.4.4 Lot Density

In the Neighbourhood Place Type zones, the maximum density for a **building** or **structure** on a **lot** set out in the table below.

	Zones				
	NS f15	**NS f12**	**NS f9**	**NC f9**	**CB/UT u35**
Maximum Units per Hectare	N/A	N/A	N/A	N/A	35

11.4.5 Building Setbacks

In the Neighbourhood Place Type zones, the setbacks in metres for a **building** or **structure** on a **lot** set out in the table below.

	Zones				
	NS f15	**NS f12**	**NS f9**	**NC f9**	**CB/UT u35**
Minimum front yard	4.5 m or **average setback**, whichever is greater	4.5 m or **average setback**, whichever is greater	4.5 m or **average setback**, whichever is greater	4.5 m or **average setback**, whichever is greater	8.0 m
Maximum front yard	5.5 m	5.5 m	5.5 m	5.5 m	N/A
Interior side yard	1.2 m	1.2 m	1.2 m	1.2 m	5.5 m

	Zones				
	NS f15	**NS f12**	**NS f9**	**NC f9**	**CB/UT u35**
Exterior side yard	1.2 m; where there is no attached garage, one side must be 3.0 m	1.2 m; where there is no attached garage, one side must be 3.0 m	1.2 m; where there is no attached garage, one side must be 3.0 m	1.2 m; where there is no attached garage, one side must be 3.0 m	5.5 m
Rear yard	N/A	N/A	N/A	N/A	7.0 m

11.4.6 Building Separation and Yard Encroachments

[To be developed as part of the first draft zoning by-law]

11.4.7 Lot Landscaping

11.4.7.1 Minimum Landscaping for a Lot

In the Neighbourhood Place Type zones, the minimum **landscaping** as a percentage of the **lot area** is set out in the table below.

	Zones				
	NS f15	**NS f12**	**NS f9**	**NC f9**	**CB/UT u35**
Minimum Landscaping	40%	35%	30%	30%	30%

11.4.7.2 Minimum Front Yard Soft Landscaping for a Lot

In the Neighbourhood Place Type zones, the minimum **front yard soft landscaping** as a percentage of the **front yard** of a **lot** is set out in the table below.

	Zones				
	NS f15	**NS f12**	**NS f9**	**NC f9**	**CB/UT u35**
Minimum Front Yard Soft Landscaping	50%	50%	50%	50%	50%

11.5 Climate Resiliency Regulations

11.5.1 Energy

11.5.1.1 Location of Renewable Energy or Cogeneration Energy Device

In the Neighbourhoods Place Type zones, a device producing renewable energy or cogeneration energy may not be in a **front yard** or a **side yard** that abuts a street.

11.5.1.2 Location of Cogeneration Energy Device

In the Neighbourhoods Place Type zones, a cogeneration energy device must be inside a permitted **building**.

11.5.1.3 Location of Geo-energy Device

In addition to regulation 11.5.1.1, in the Neighbourhoods Place Type zones any above-ground part of a geo-energy device must comply with the requirements for a **building** or **structure** on the **lot** or an **ancillary building** or **structure**, if it is on a **lot** with a **residential building**.

11.5.1.4 Location of Solar Energy Device

11.5.1.4.1 In the Neighbourhoods Place Type Zones, a photovoltaic solar energy device or a thermal solar energy device that is on a **building** must comply with the required minimum **building setbacks** for a **building** on the **lot**. No part of the device may be higher than 2.0 metres above the permitted maximum height for an **apartment building** or **non-residential building** or 1.5 metres above the permitted maximum height otherwise.

11.5.1.4.2 A photovoltaic solar energy device or a thermal solar energy device that is ground mounted must comply with the requirements for a **building** or **structure** on the **lot** and an **ancillary building** or **structure**, if it is on a **lot** with a **residential building**.

11.5.1.5 Wind Energy Device

11.5.1.5.1 In the Neighbourhood Place Type zones, there may be no more than one wind energy device on a **lot**.

11.5.1.5.2 All parts of a wind energy device on a **lot** must comply with the required minimum **building setbacks** for a **building** on the **lot**.

11.5.1.5.3 On a **lot** in the Neighbourhood Place Type zones, no part of a wind energy device may be higher than 2.0 metres above the permitted maximum height for the **building**.

11.6 Other Regulations

Chapter 14 – Regulations Applying to Light Industrial Place Type Zones (LI)

14.1 General Regulations

The Light Industrial Place Type involves two zoning classes that pertain to properties identified as Light Industrial in the *The London Plan* – Light Industrial- periphery (LI-p) and Light Industrial- core (LI-c). The regulations in Chapter 13 apply to all lands, uses, **buildings** and **structures** in the LI-p and LI-c zone classes.

14.2 Use Regulations

14.2.1 Permitted Uses

The land uses set out in the table below identify the permitted land uses (P) and permitted land uses with conditions (C#) by zone classes in the Light Industrial Place Type.

Use	**Zones**	
	LI-c	**LI-p**
Bakery		P
Brewery		P
Brewing on premises	P	
Business service	C1	C1
Office		C2
Open storage	C3	C3
Outdoor patio	C4	
Personal service	C5	
Rental, service, and repair service	P	P
Retail	C6	
Research and development	P	P
Self-storage	P	P
Storage depot		
Trade service	P	P
Warehouse		P
Wholesale retail	P	P
Workshop	P	P

14.2.2 Permitted Uses with Conditions (C#)

The table below identifies the conditions that are to be complied with before the land uses are permitted in Light Industrial Place Type zone classes identified in the table above.

Conditional Use	**Condition (s)**
Business service (1)	Is a permitted use, but may not exceed 500 square metres in gross floor area on the lot.
Office (2)	Is a permitted use as an ancillary use to a permitted principal use.
Open storage (3)	Is a permitted use as an ancillary use to a permitted principal use and is subject to Chapter 20 regulations regarding Open Storage.
Outdoor patio (4)	Is a permitted use as an ancillary use to a permitted principal use and subject to the specific land use regulations in Chapter 20 of this by-law.

Personal service (5)	Is a permitted use, but may not exceed 300 square metres in gross floor area on the lot.
Retail (6)	Is a permitted use, but may not exceed 300 square metres in gross floor area on the lot.

14.3 Form Regulations

14.3.1 Height

14.3.1.1 Measuring Height

In the Light Industrial Place Type zones, the height of a **building** is the distance between the **established grade** and the elevation of the highest point of the **building**.

14.3.1.2 Maximum Height

The maximum height for a **building** or **structure** on a **lot** in a Light Industrial Place Type zone is 20.0 m if there is no numerical value, in metres (m), following the letters "HT" on the Place Type Height Maps in Part 4 of this by-law.

14.3.2 Accessory Buildings and Structures

[To be developed as part of the first draft zoning by-law]

14.4 Intensity Regulations

14.4.1 Lot Frontage

In the Light Industrial Place Type zones, the minimum **lot frontage** is 30.0 metres.

14.4.2 Lot Area

In the Light Industrial Place Type zones, the minimum **lot area**, by zone, is set out in the table below in square metres.

	Zone	
	LI-c	**LI-p**
Minimum Lot Area	2,000 m^2	1,500 m^2

14.4.3 Lot Coverage

In the Light Industrial Place Type, the maximum **lot coverage** for a **building** or **structure** on a **lot** is set out in the table below.

	Zone	
	LI-c	**LI-p**
Maximum Lot Coverage of the Lot Area	60%	50%

14.4.4 Building Setbacks

In the Light Industrial Place Type zones, the **building setbacks** in metres (m) for a **building** or **structure** on a **lot** set out in the table below.

	Zone	
	LI-c	**LI-p**
Minimum front yard setback	6.0 m	6.0 m
Minimum side yard setback	3.0 m	3.0 m
Minimum rear yard setback	4.5 m	4.5 m
Minimum setback from abutting a lot in another place type zone, other than Heavy Industrial Place Type Zone	20.0 m	15.0 m

14.4.5 Soft Landscaping Buffers

In the Light Industrial Place Type zones, the minimum **soft landscaping** depth as is set out in the table below.

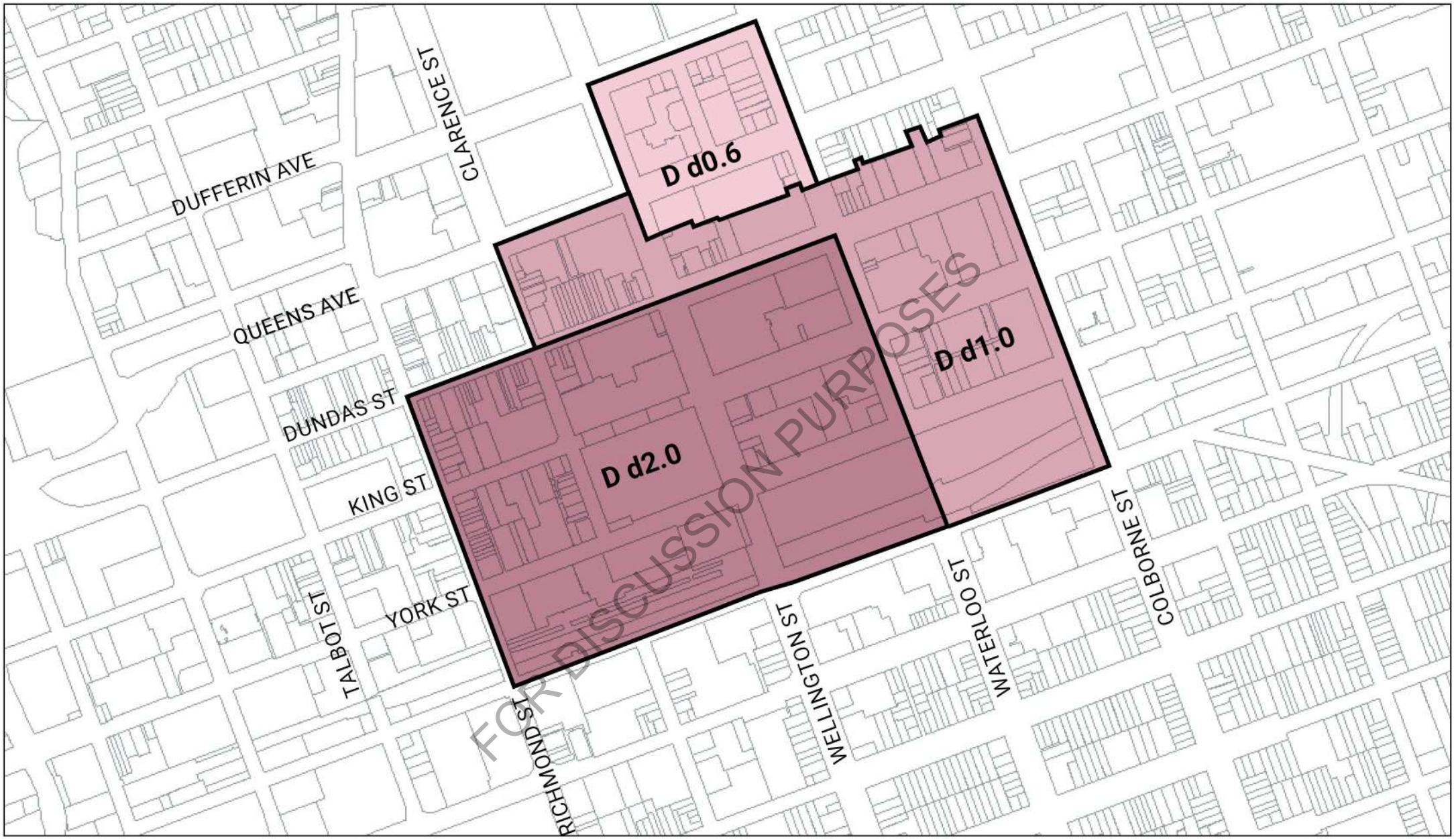
	Zone	
	LI-c	**LI-p**
Minimum soft landscaping buffer abutting a street	3.0 m	3.0 m
Minimum soft landscaping in a yard abutting a lot in another place type zone, other than Heavy Industrial Place Type Zone	3.0 m	3.0m

14.4 Climate Resiliency Regulations

[To be developed as part of the first draft zoning by-law]

14.6 Other Regulations

PART 3 – PLACE TYPE ZONING MAPS (SCHEDULE A)

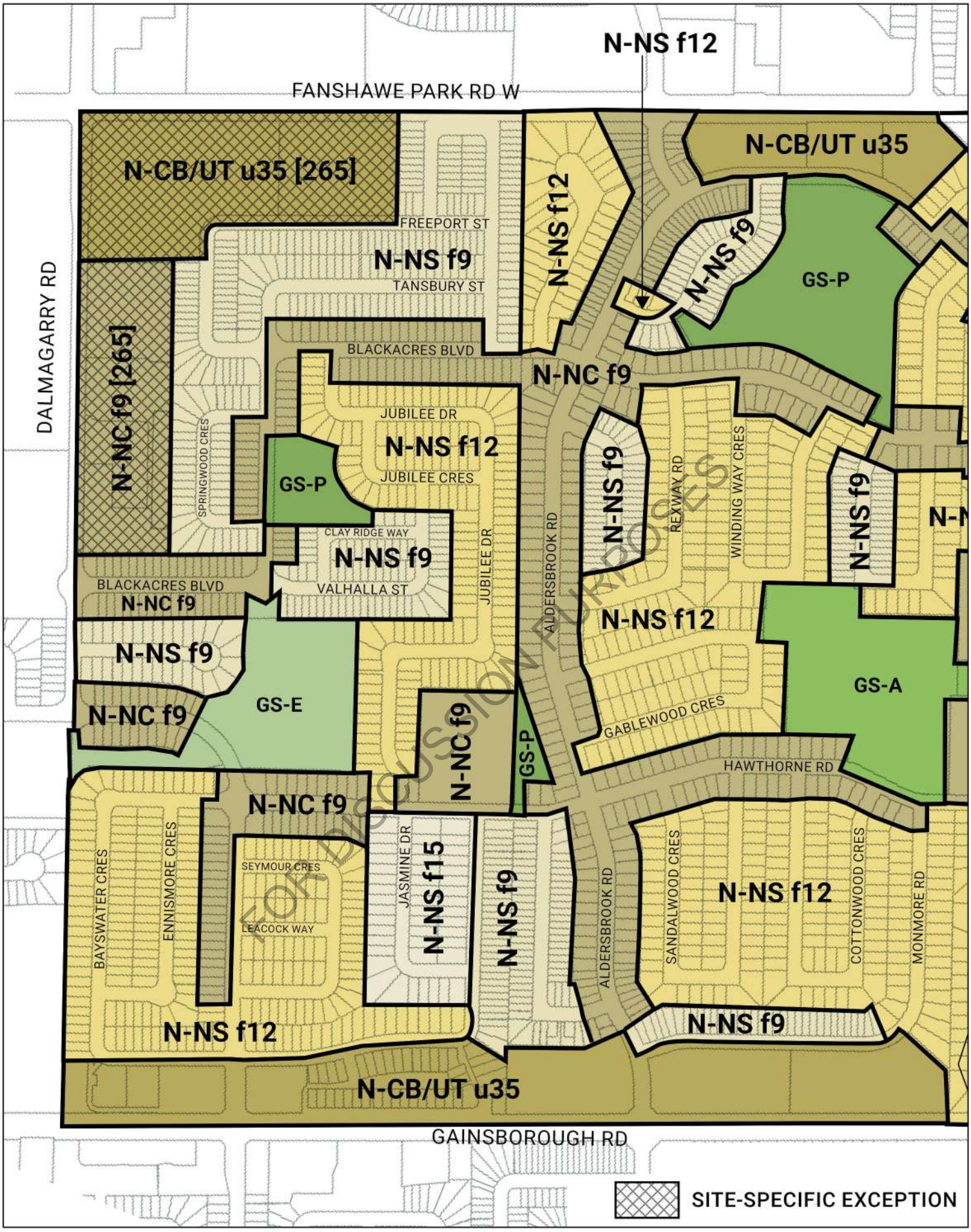


LONDON

SCHEDULE A

DOWNTOWN SAMPLE GEOGRAPHY

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

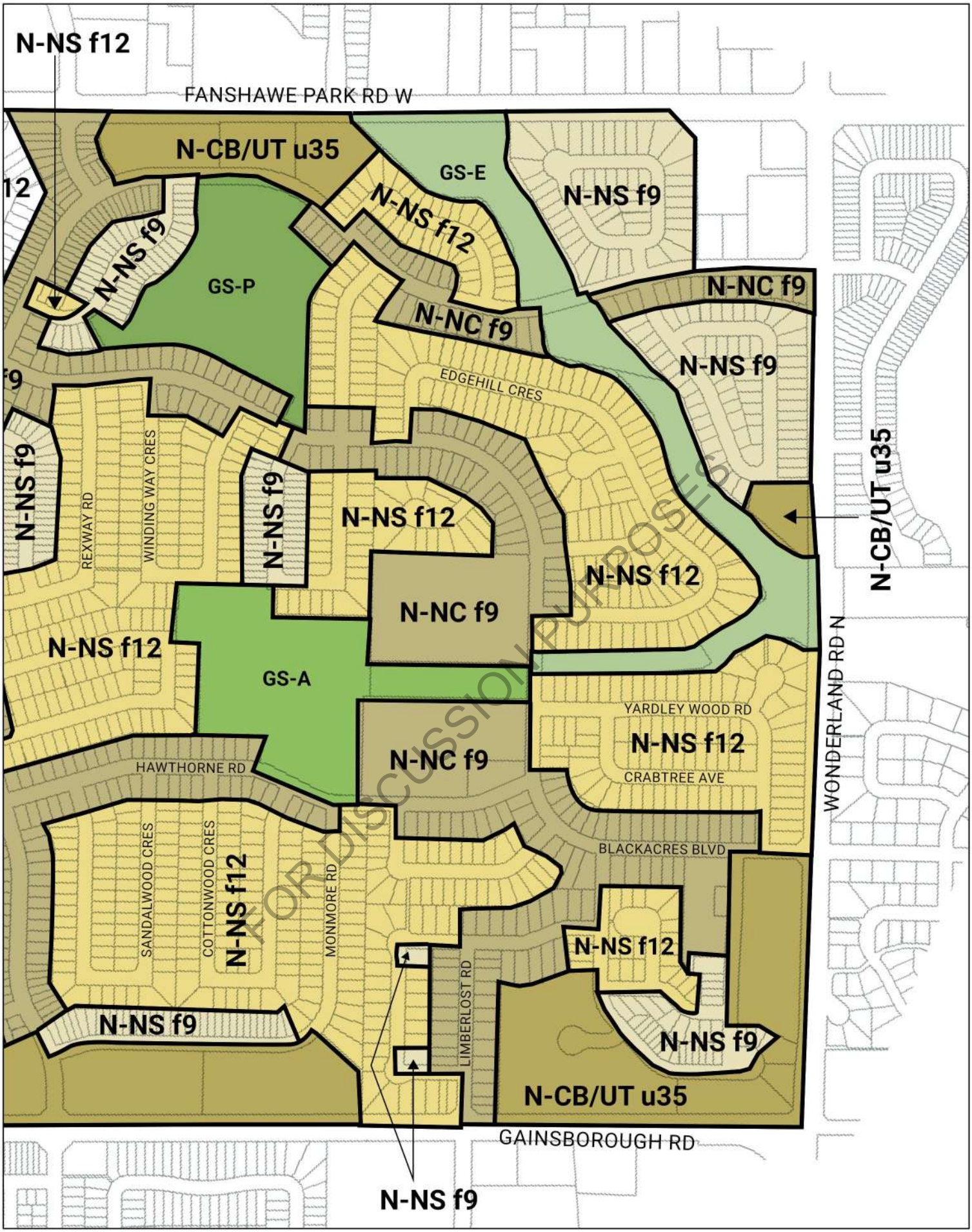


LONDON

SCHEDULE A

NEIGHBOURHOOD SAMPLE GEOGRAPHY (1/2)

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #



LONDON

SCHEDULE A

NEIGHBOURHOOD SAMPLE GEOGRAPHY (2/2)

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

LONDON

SCHEDULE A

LIGHT INDUSTRIAL SAMPLE GEOGRAPHY

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

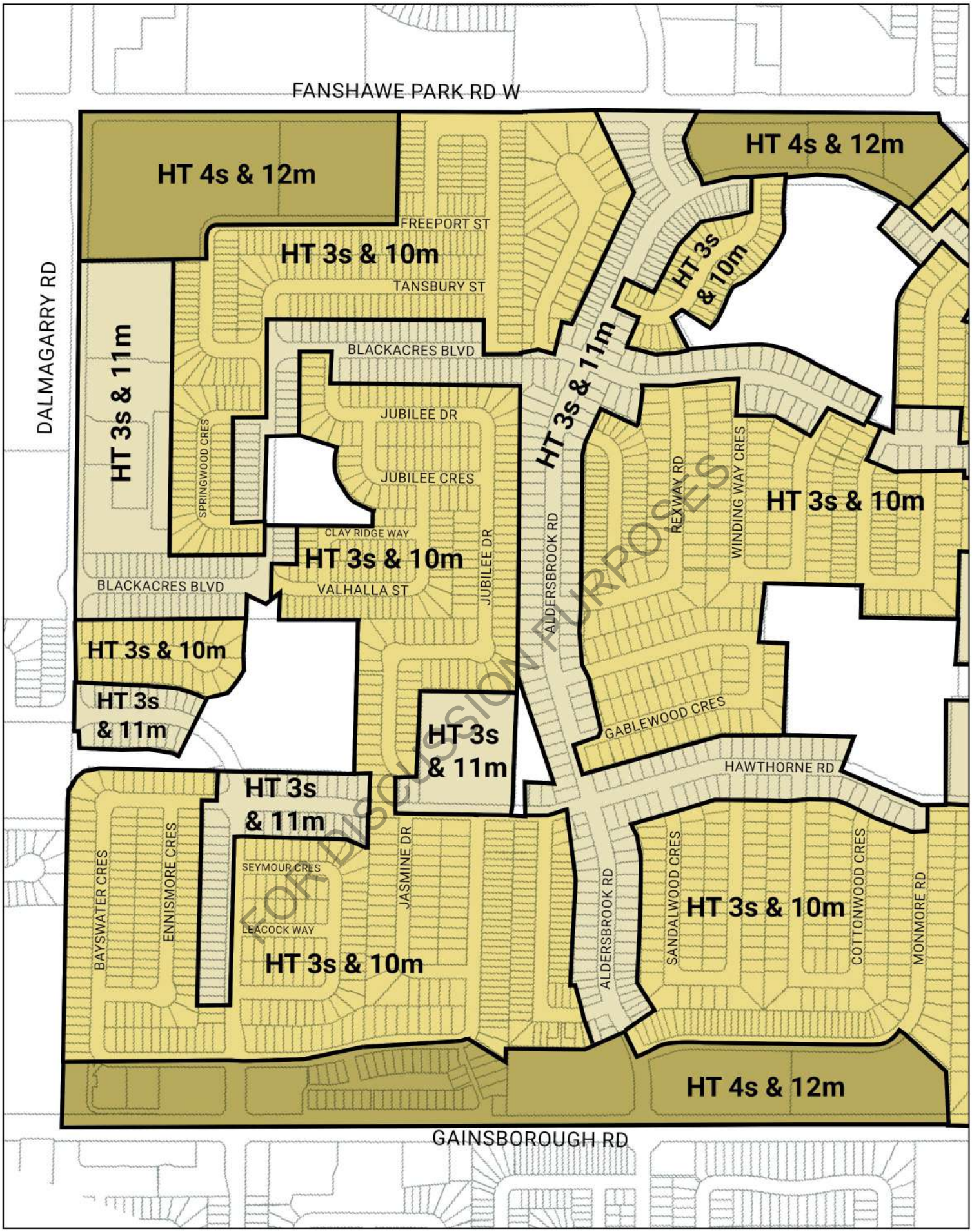
PART 4 – PLACE TYPE HEIGHT MAPS (SCHEDULE B)

LONDON

SCHEDULE B

DOWNTOWN SAMPLE GEOGRAPHY

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

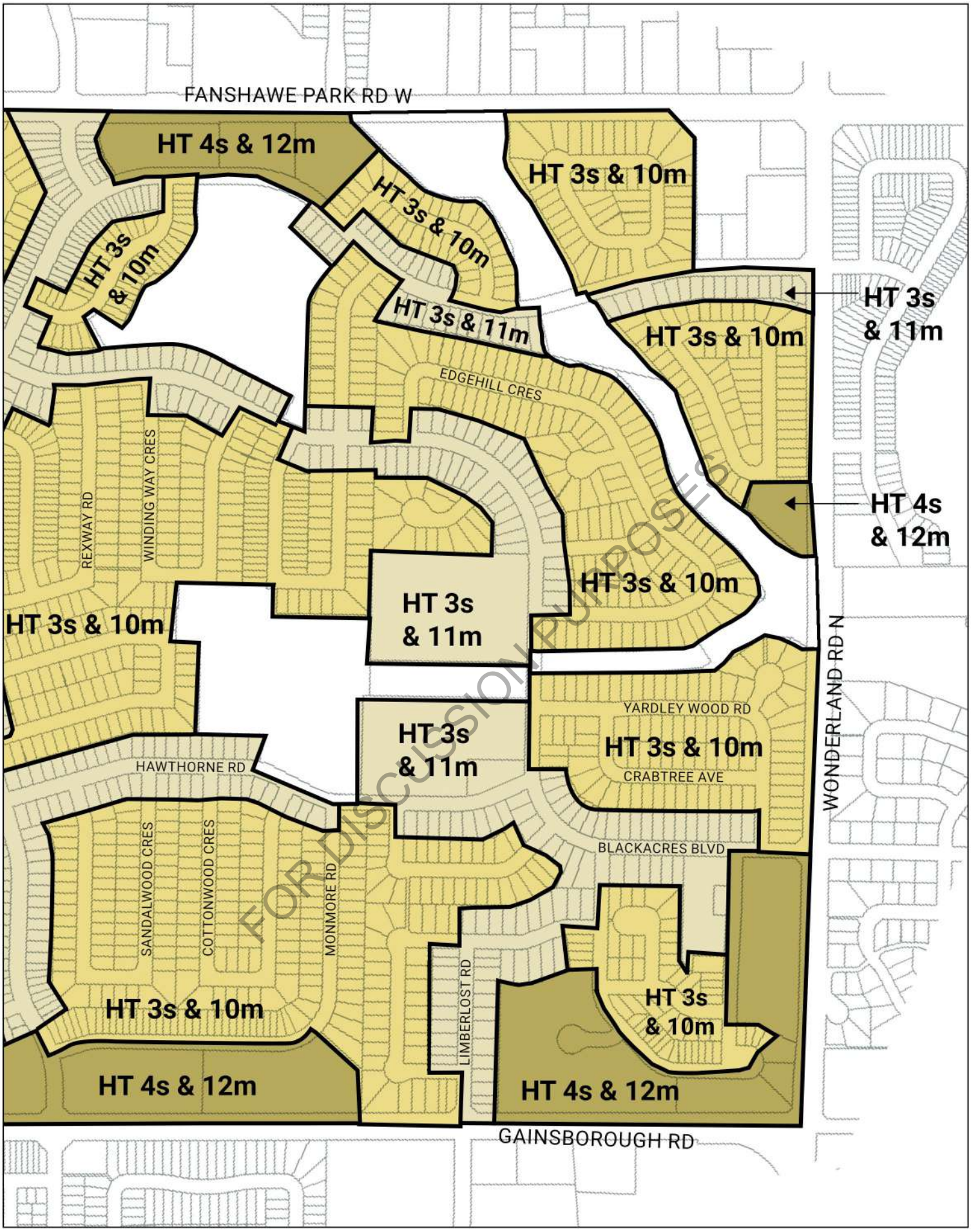


LONDON

SCHEDULE B

NEIGHBOURHOOD SAMPLE GEOGRAPHY (1/2)

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #



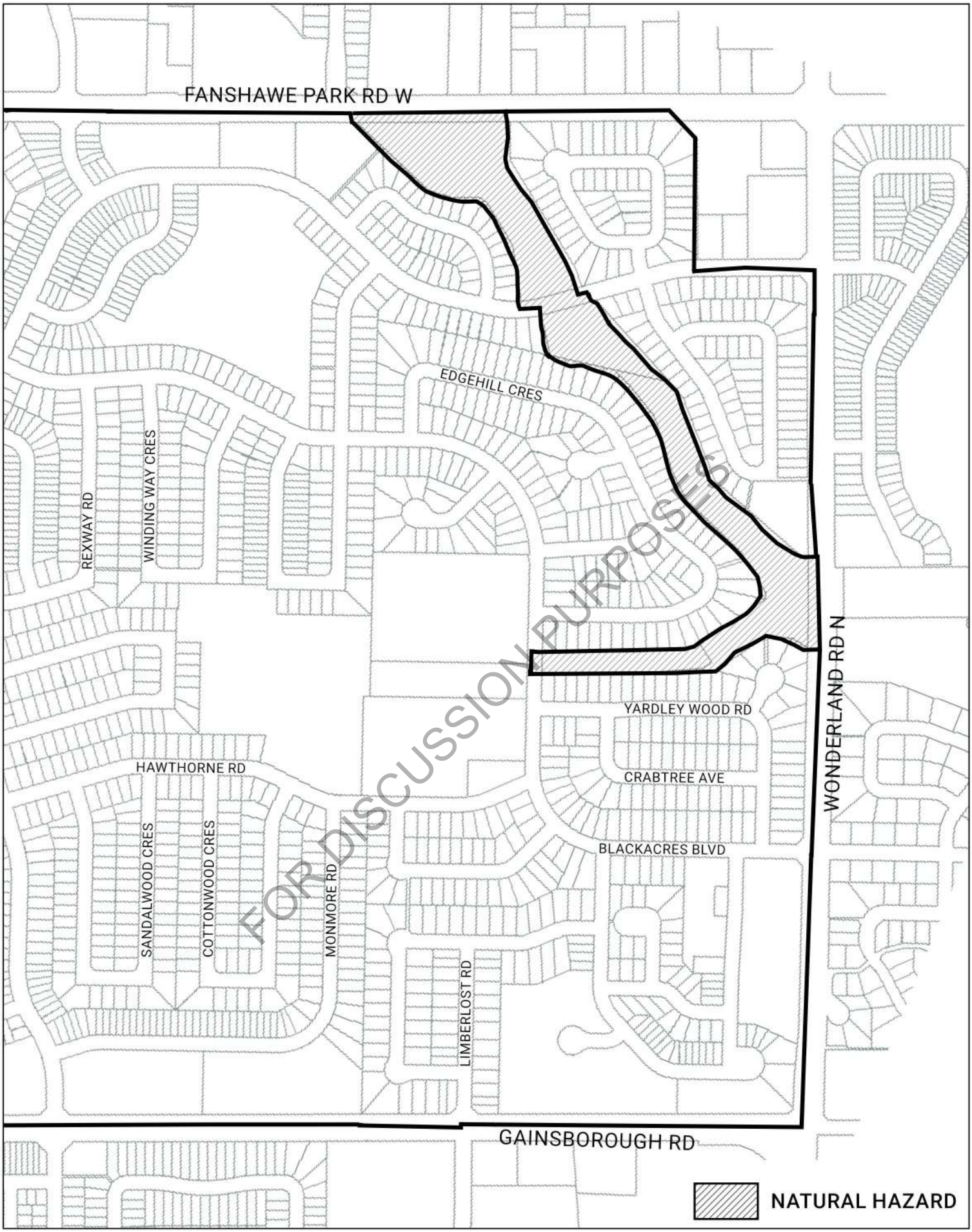
LONDON

SCHEDULE B

NEIGHBOURHOOD SAMPLE GEOGRAPHY (2/2)

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

PART 5 – OVERLAY MAPS



LONDON

SCHEDULE C

NEIGHBOURHOOD SAMPLE GEOGRAPHY (2/2)

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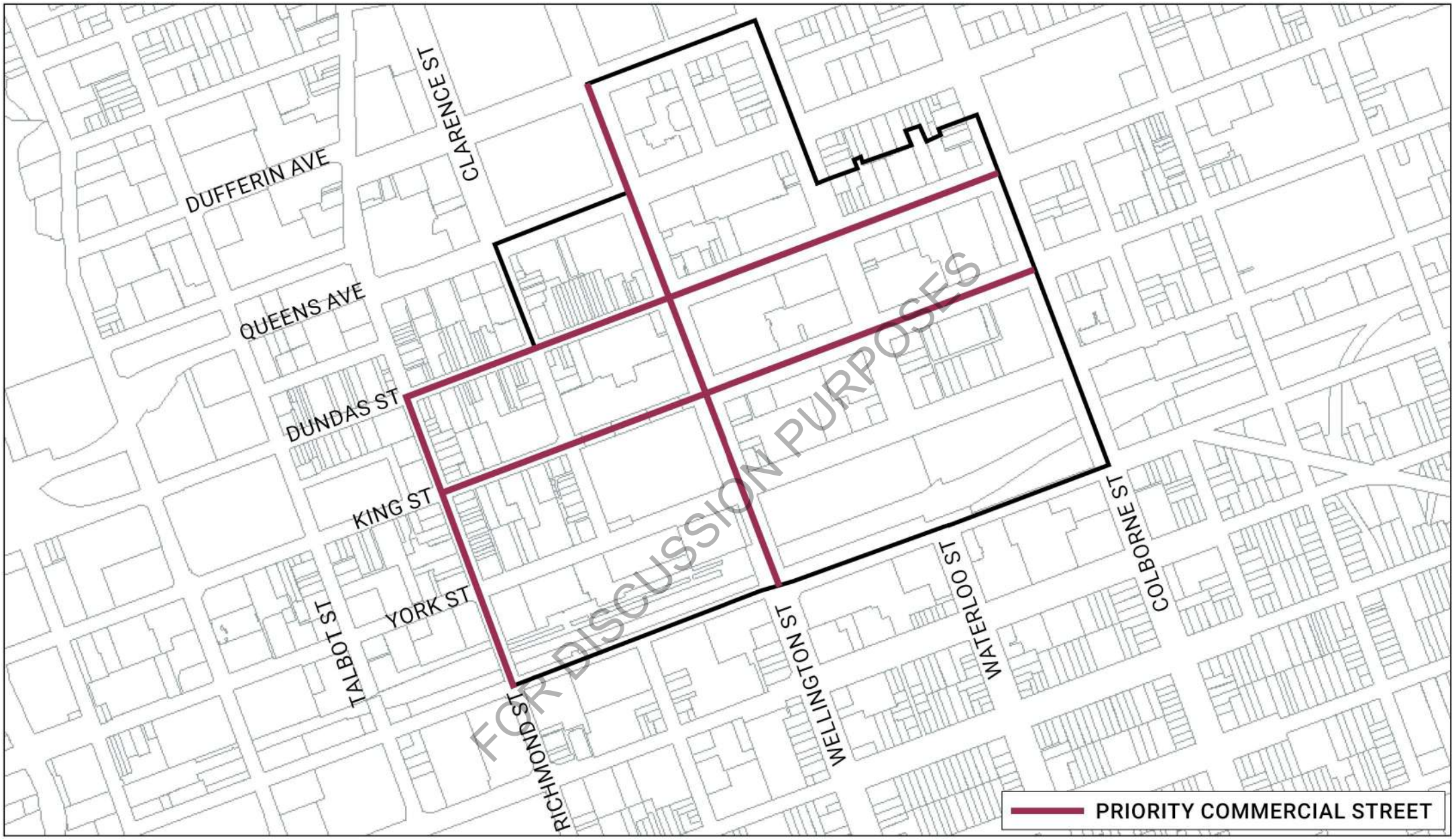


LONDON

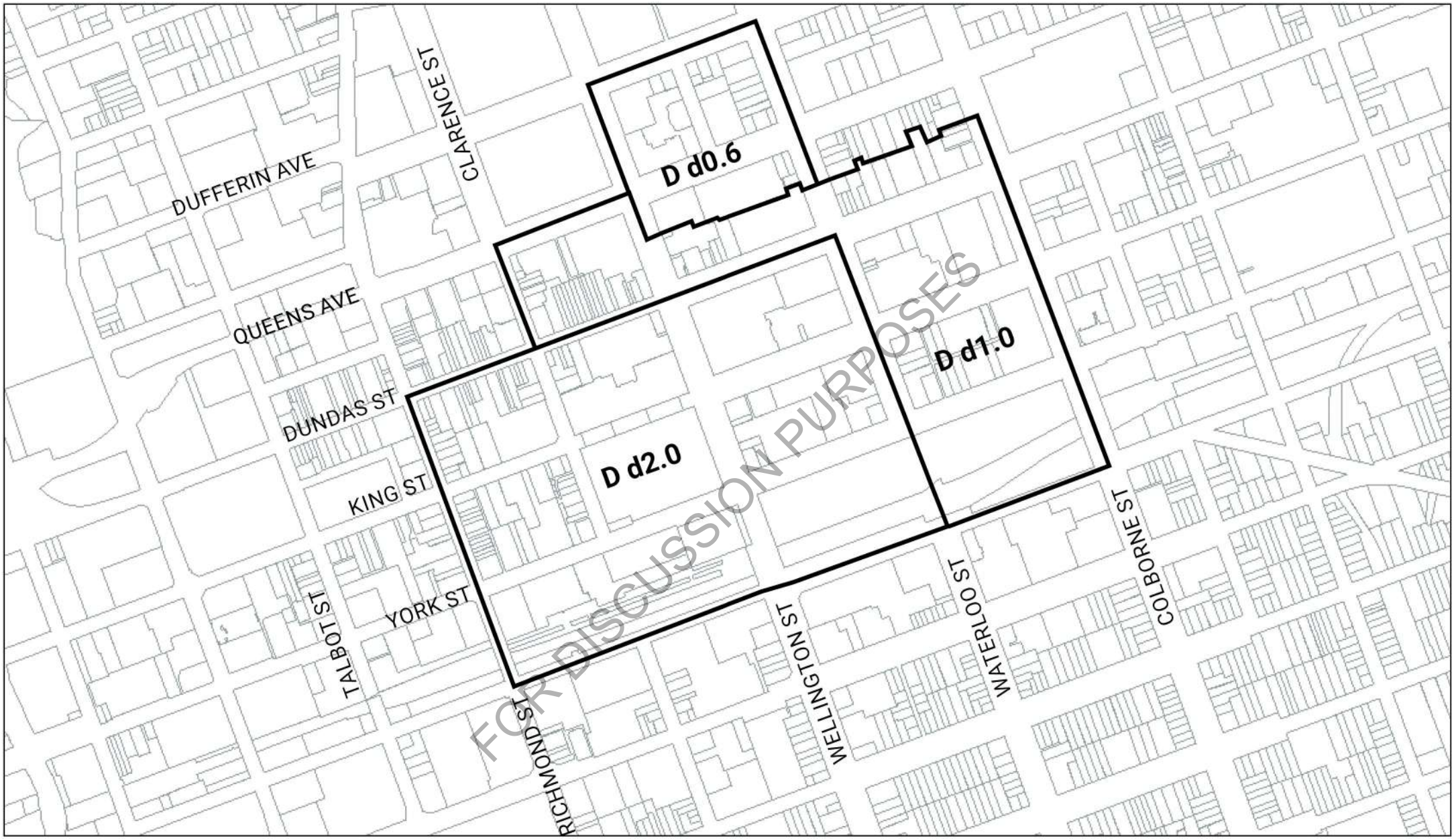
SCHEDULE D

DOWNTOWN SAMPLE GEOGRAPHY

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

Appendix B - Sample Zone Schedules (Black & White)

PART 3 – PLACE TYPE ZONING MAPS (SCHEDULE A)

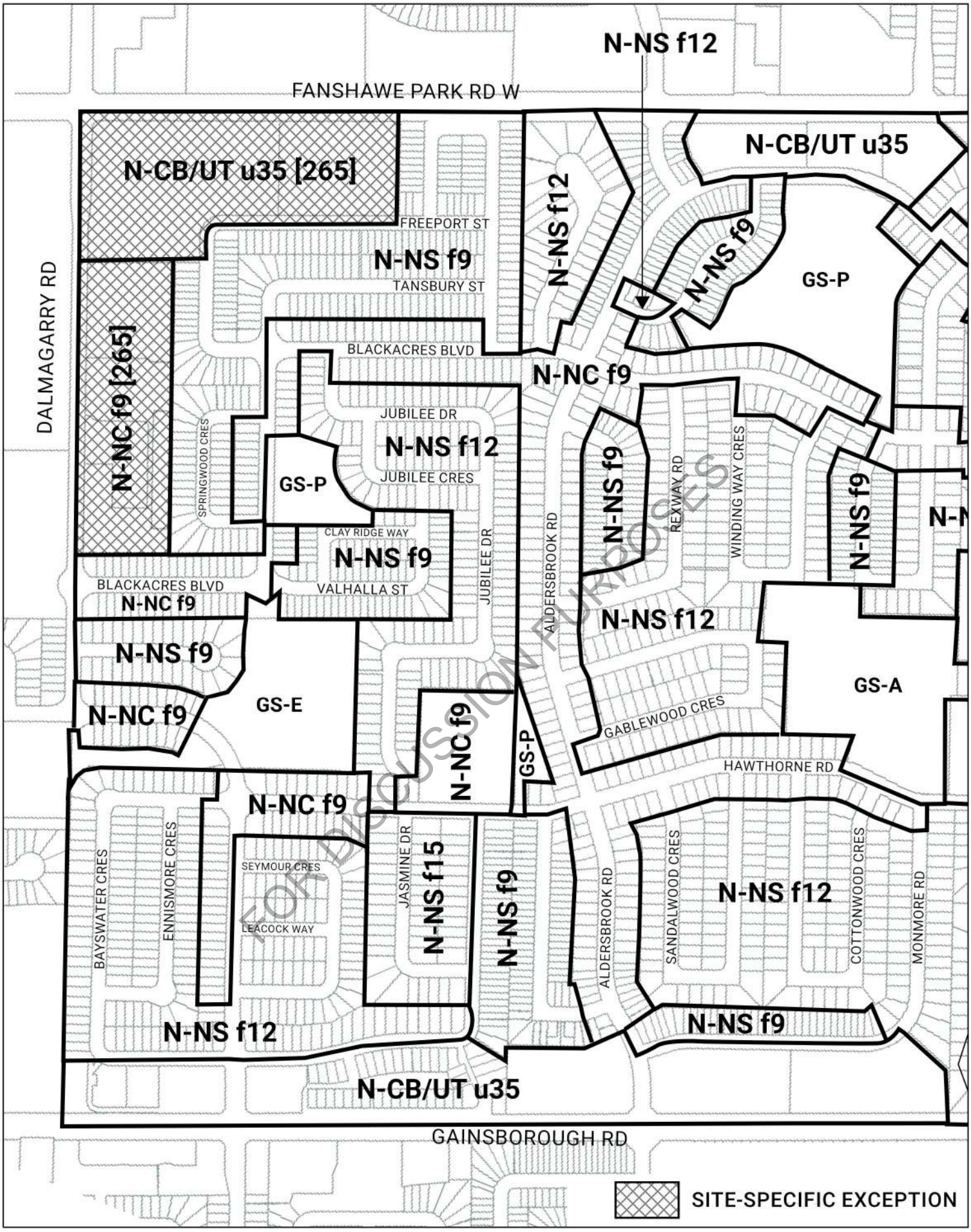


LONDON

SCHEDULE A

DOWNTOWN SAMPLE GEOGRAPHY

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #



LONDON

SCHEDULE A

NEIGHBOURHOOD SAMPLE GEOGRAPHY (1/2)

City of London By-law No.Z.-2-24001
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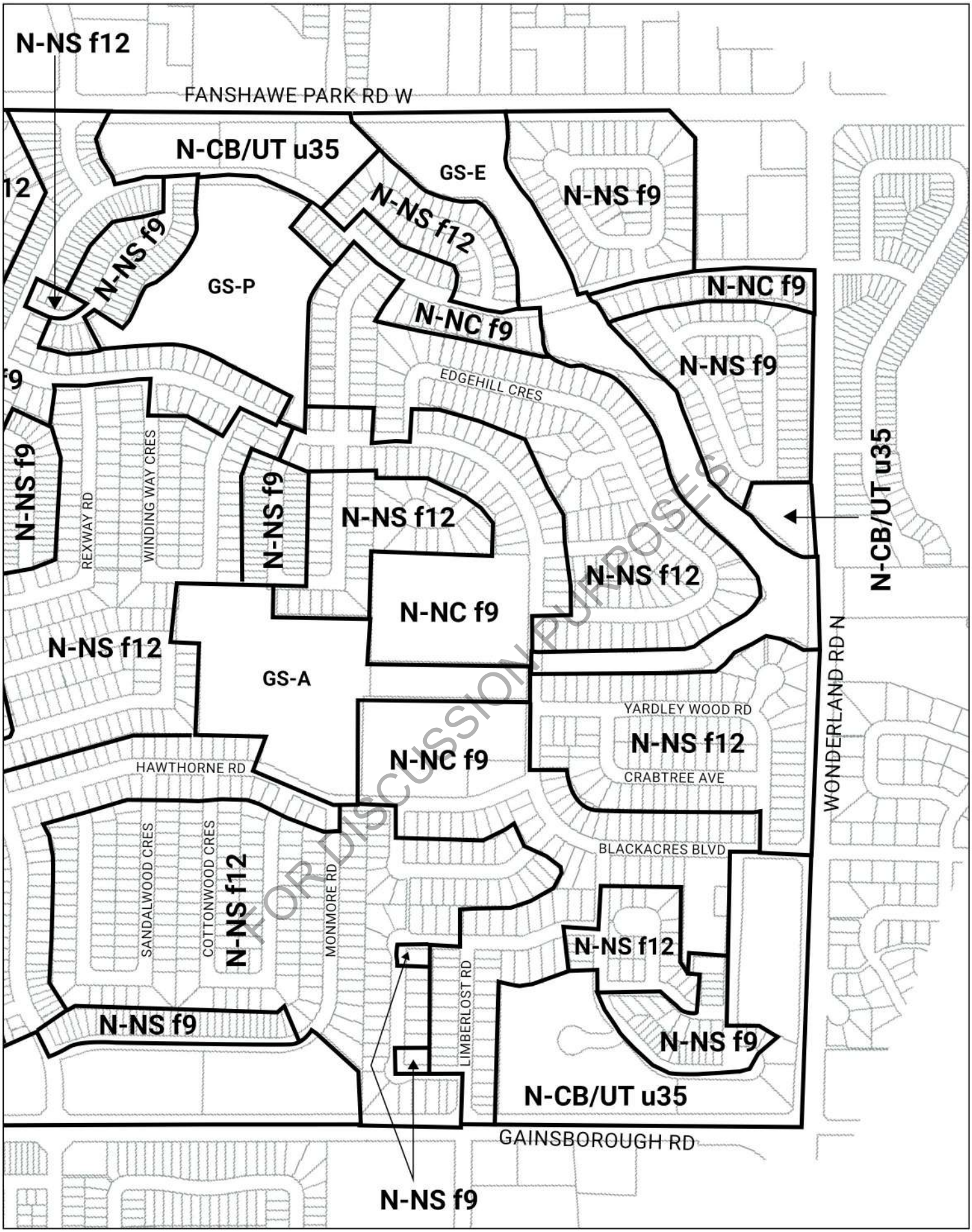

LONDON

SCHEDULE A

NEIGHBOURHOOD SAMPLE GEOGRAPHY (2/2)

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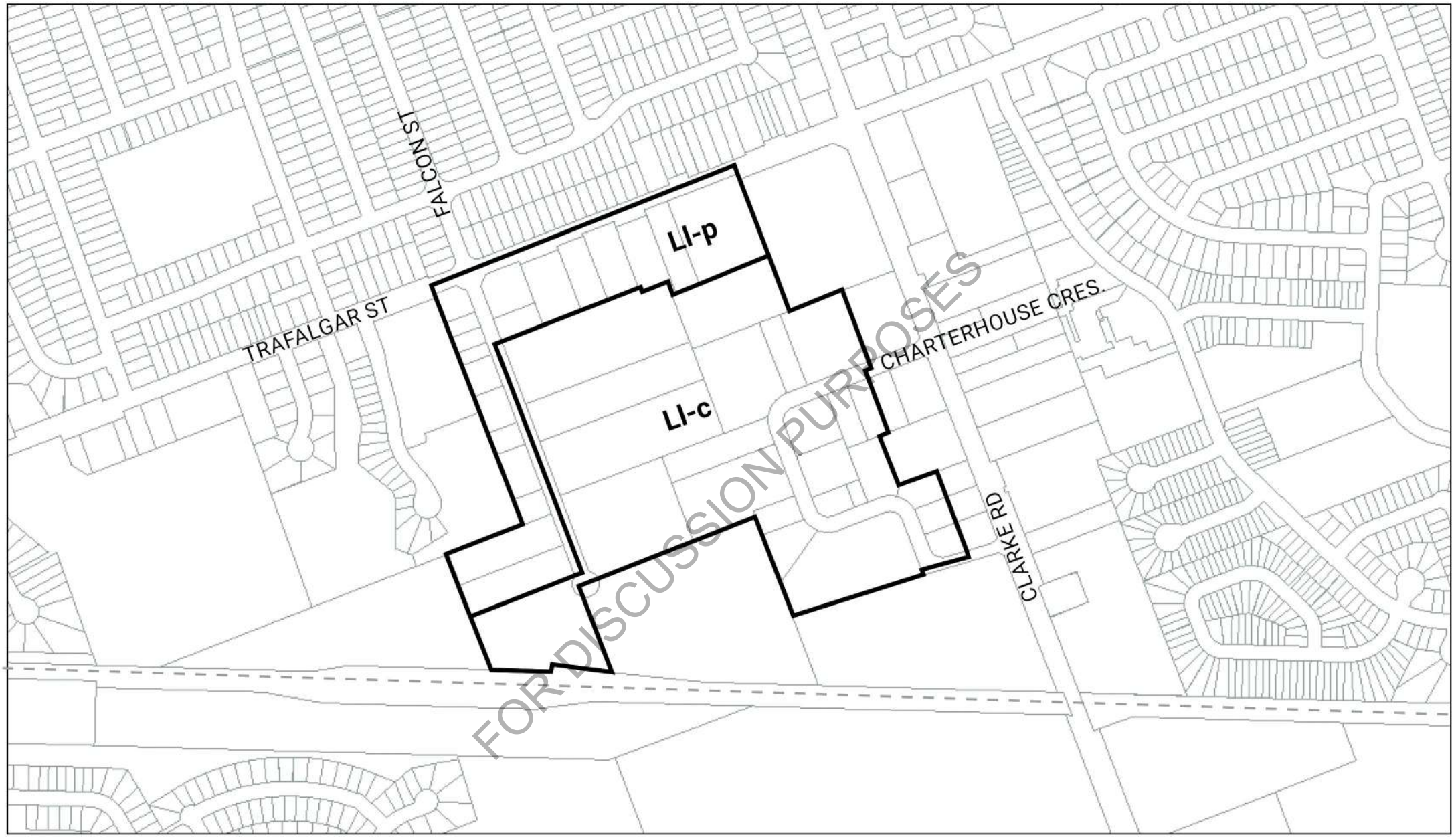


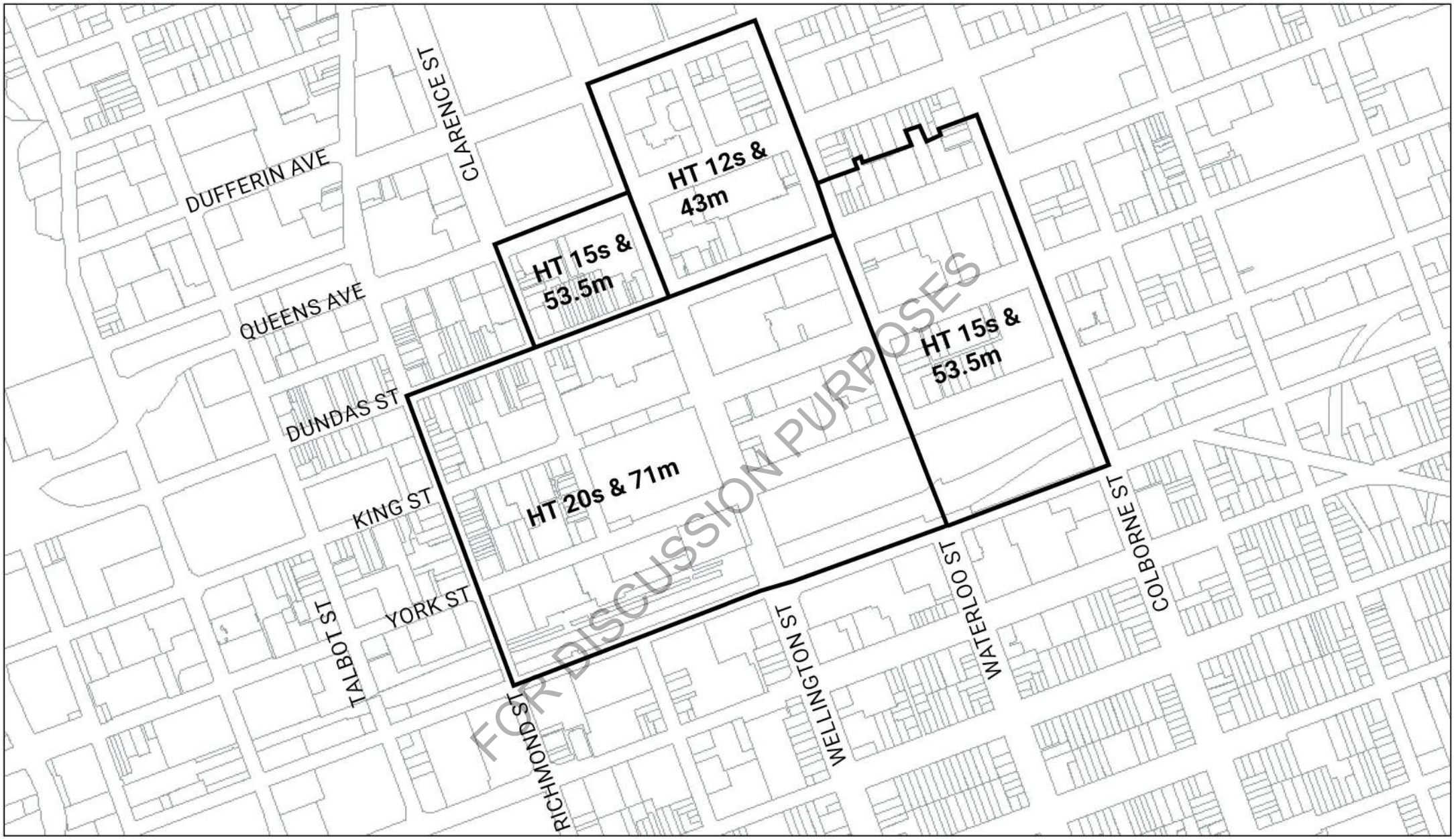
LONDON

SCHEDULE A

LIGHT INDUSTRIAL SAMPLE GEOGRAPHY

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

PART 4 – PLACE TYPE HEIGHT MAPS (SCHEDULE B)



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SCHEDULE B

DOWNTOWN SAMPLE GEOGRAPHY

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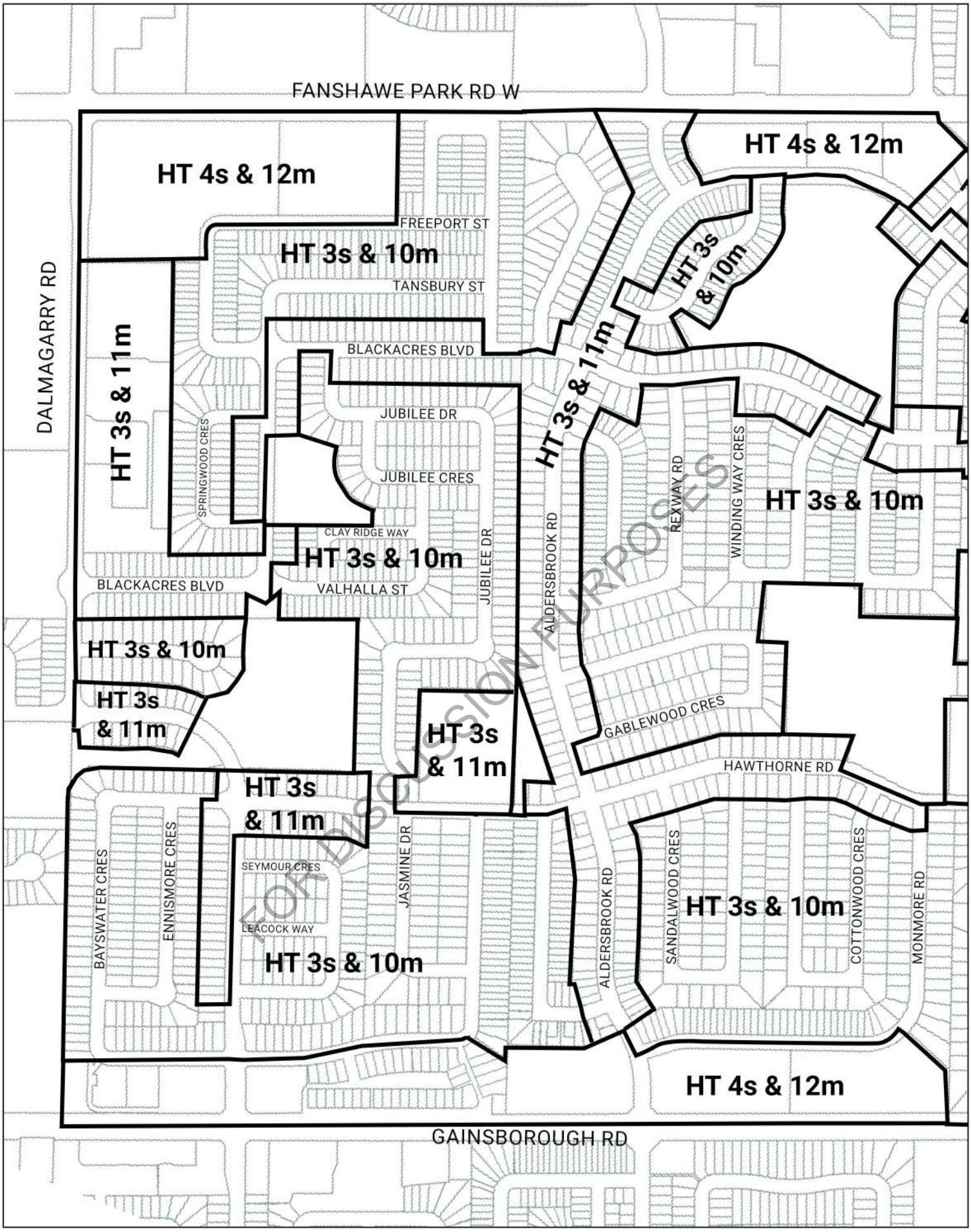

LONDON

SCHEDULE B

NEIGHBOURHOOD SAMPLE GEOGRAPHY (1/2)

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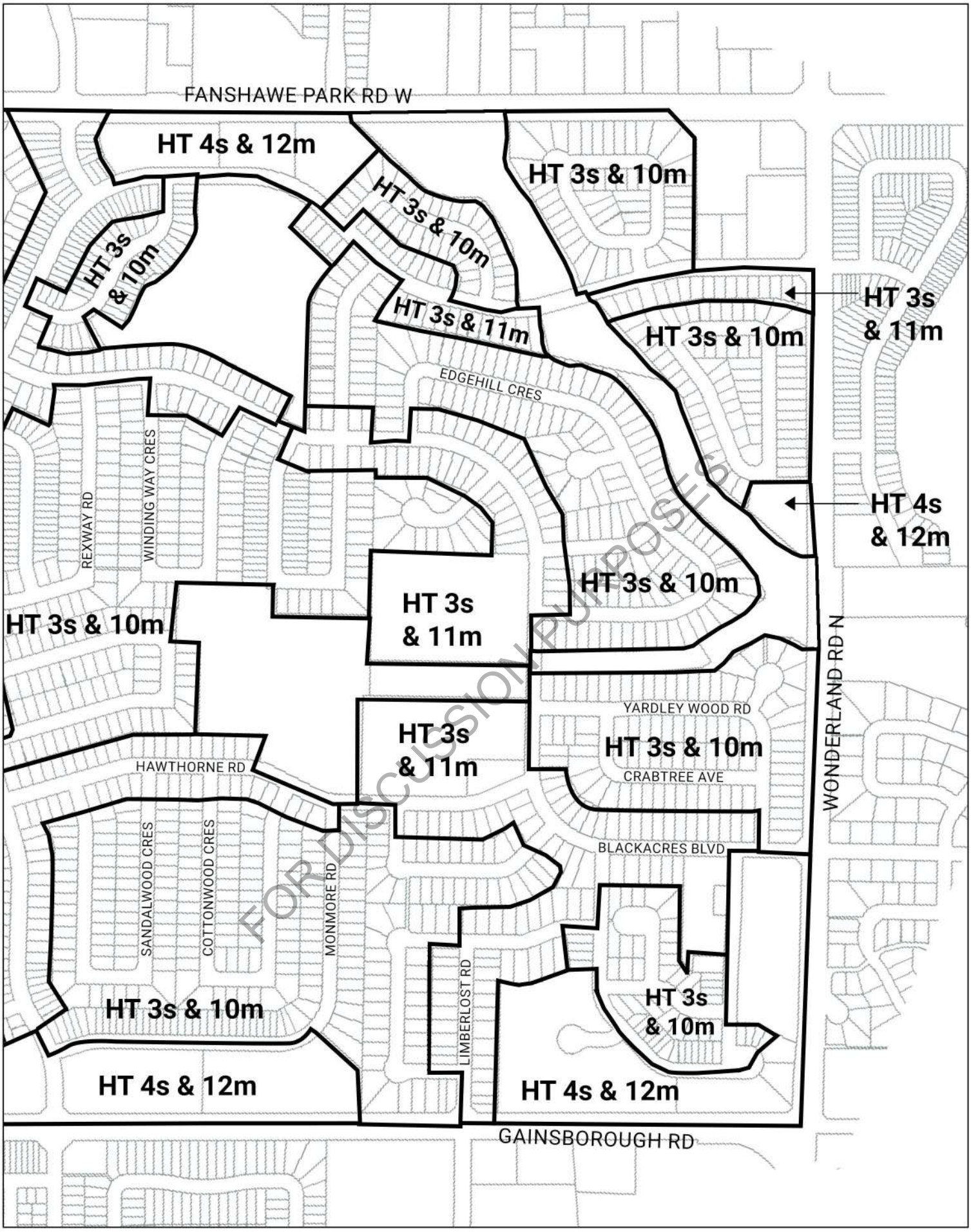

LONDON

SCHEDULE B

NEIGHBOURHOOD SAMPLE GEOGRAPHY (2/2)

City of London By-law No.Z.-2-24001
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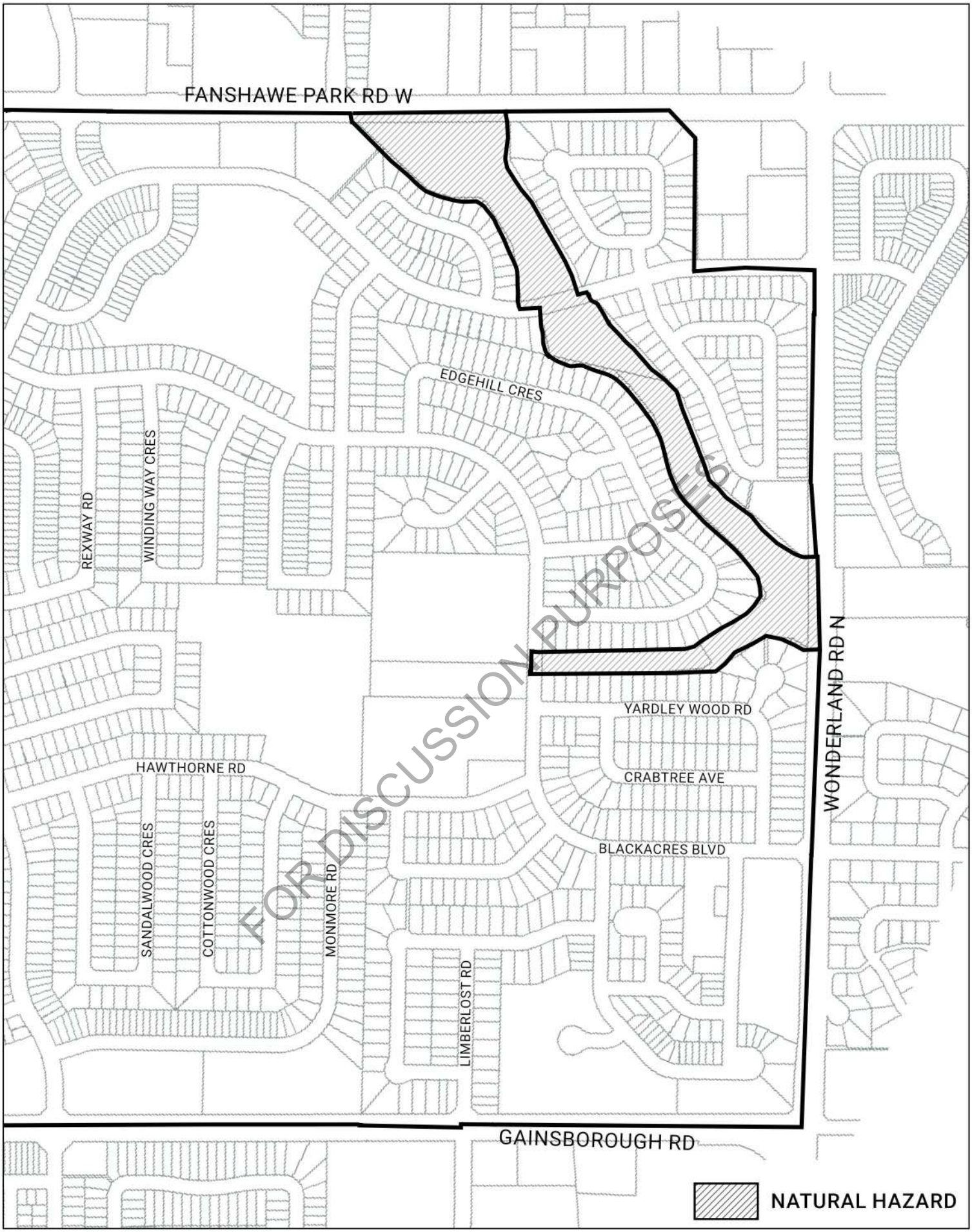
PART 5 – OVERLAY MAPS



LONDON

SCHEDULE C

NEIGHBOURHOOD SAMPLE GEOGRAPHY (2/2)

City of London By-law No.Z.-2-24001
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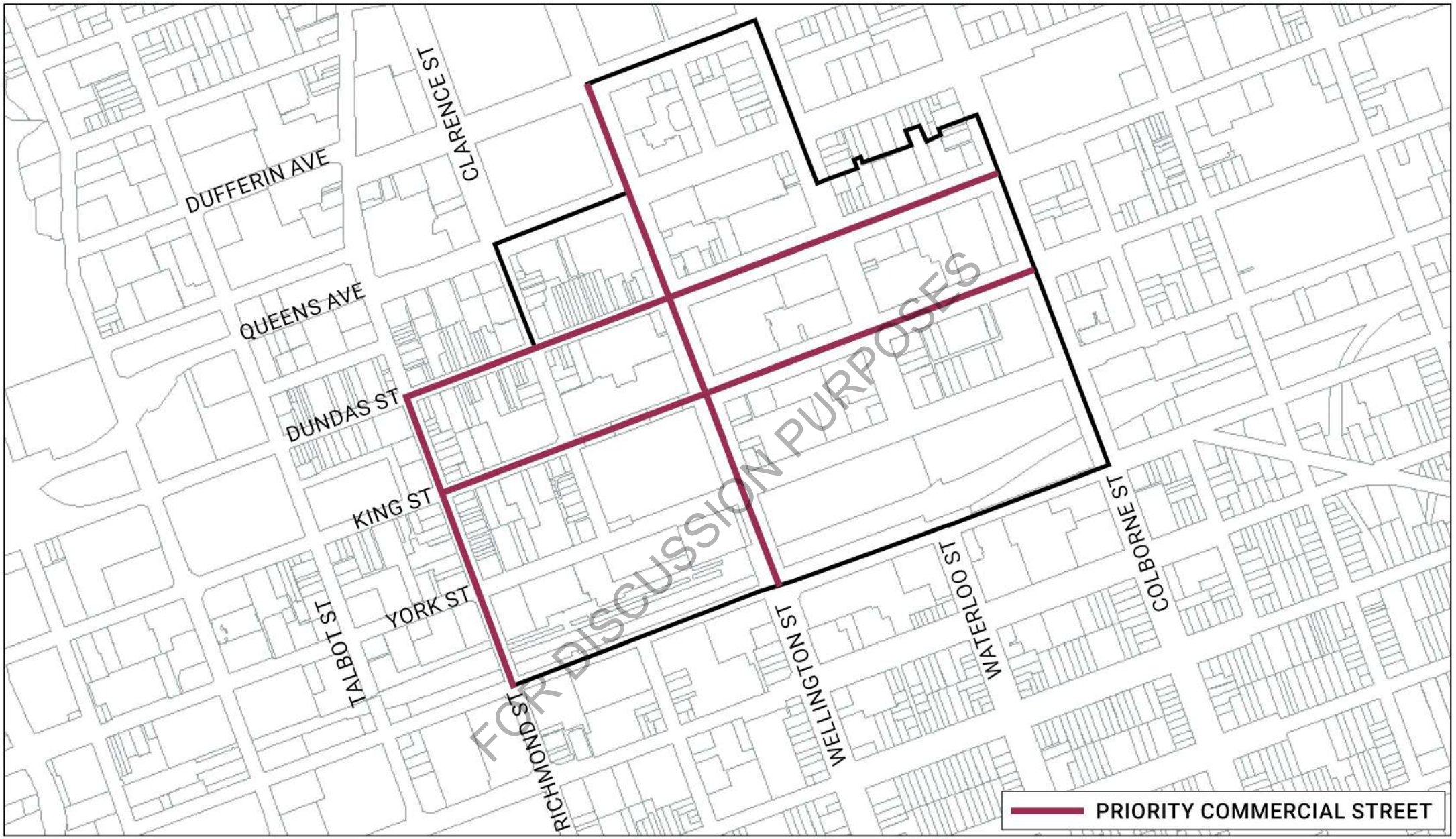

LONDON

SCHEDULE D

DOWNTOWN SAMPLE GEOGRAPHY

City of London By-law No.Z.-2-24001
Scale 1:9000
Date #

Appendix C - Sample Zones Annotated Summary

RETHINK ZONING

Sample Zone Regulations – Rationale

September 2022

R.E. MILLWARD + ASSOCIATES LTD planning and development services
FUSL FREEDMAN URBAN SOLUTIONS LTD.
SP

Chapter 5 – Regulations Applying to Downtown Place Type Zones (D)

Regulation	Rationale
5.1 General Regulations	
	Due to the geographically limited nature of the Downtown, only one zone class is proposed with three zones differentiated by intensity of development. The Downtown core has the highest planned heights and densities with lower heights and densities on the periphery (where the Downtown abuts lower-intensity Place Types) and within the boundary of the West Woodfield Heritage Conservation District.
5.2 Use Regulations	
5.2.1 Permitted Uses	As part of the first draft of the new zoning by-law, a comprehensive review of all existing uses will be completed to determine what exact uses need to be defined (and how) and which uses will be permitted in each Place Type. The land uses identified here are a sampling of what types of uses are being considered in the Downtown. Per LP 800_1, the Downtown will permit a wide range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, and recreational uses with limited permissions for light industrial uses where appropriate (LP 800_7). Breweries, bakeries, and workshops, for example, have limited noise, odour, and air quality impacts and are permitted in the Downtown in the current Zoning By-law Z.-1. Surface parking lots, either accessory to a permitted use or as a stand-alone commercial parking lot use, are not permitted in the Downtown (LP 800_4). In addition to being the hub of London's business community (LP 795), the Downtown will be an exception neighbourhood unto itself with housing, services, and amenities targeted to serve a wide spectrum of lifestyles (LP 796).
5.2.2 Permitted Uses with Conditions	As part of the first draft of the new zoning by-law, a comprehensive review of all existing uses will be completed to determine what exact uses need to be defined and which should be subject to additional (land use specific) regulations, for example, limiting their location in relation to other uses or imposing additional requirements (such as landscaping). Depending on the nature and number of these regulations, they may be listed in 5.2.2 or in Chapter 20 of the new zoning by-law, which will house Regulations Applying to Specific Land Uses. Residential uses are conditionally permitted based on the building type in which it is located. Since the Downtown is intended to be the densest part of London, detached, semi-detached, and multi-unit residential buildings (up to 4 units) are not permitted. Other uses that may require conditions in the Downtown include short-term accommodation, outdoor patios, and medical labs.
5.2.3 Priority Commercial Streets	Although active retail and service uses are permitted at-grade throughout the Downtown Place Type, priority commercial streets are identified in Schedule D where properties abutting priority commercial streets are required to provide active uses along a percentage of their frontage. *The intention is to protect active streetfronts where they exist (LP 800_3).* What constitute active uses will be defined as part of the first draft of the zoning by-law.
5.3 Form Regulations	

5.3.1 Height	
5.3.1.1 Measuring Height	Height is proposed to be a measurement outlined per Place Type rather than a defined term applied city-wide. The definition of 'building' will address exclusions, such as mechanical equipment and similar building elements.
5.3.1.2 Minimum Height	The minimum building height in the Downtown Place Type outlined in Table 8 of *The London Plan* is 3 storeys or 9.0 m. In order to accommodate a mixed-use building with a ground floor height of 4.5 m, the minimum building height was increased to 10.5 m. In order to avoid a situation where a single storey building is constructed that is 10.5 m high, however, minimum height is proposed to be quoted in both storeys and metres to provide additional certainty on the intended form of development in the Downtown.
5.3.1.3 Maximum Height	As maximum heights in the Downtown Place Type do not align with proposed zone boundaries (which are based on minimum lot densities), a Height Overlay Map is proposed outlining maximum heights in both storeys and metres. As per Table 8 of *The London Plan,* the greatest height permitted as-of-right in the Downtown is 20 storeys. To allow for a more appropriate transition in height and intensity to lower intensity Place Types, peripheral areas are proposed to have a maximum height of 15 storeys with 12 storeys permitted in the West Woodfield Heritage Conservation Area, respecting the predominantly low-rise residential character while permitting a mix of higher density uses throughout (LP 1033). Maximum heights in storeys were translated into heights in metres assuming a 4.5 m first floor height (in order to accommodate commercial uses at-grade) and an average 3.5 m height for all floors above. An average floor height of 3.5 m is based on the recognition that floor heights typically differ between residential and office uses.
5.3.2 Built Form Regulations	
	To provide for architectural diversity in the Downtown, three building forms are proposed for the Downtown: mid-rise (3-8 storeys), mid-range high-rise (9-15 storeys), and point tower high-rise (16+ storeys). Each building form is characterized by a base portion, upper portion, and mechanical rooftop each with its own set of regulations. Regulations around the base building ensure development will be human-scale and animated. Regulations on the upper portion of the building limit the massing of the building. Regulations on the mechanical rooftop ensure any equipment on the rooftop does not contribute to the apparent or experienced height of the building. The Mid-Range High-Rise is modelled after the TD Building on Dundas St.
Base Building: Minimum first floor height, floor-to-floor	A standard of 4.5 m is typically recommended to support commercial uses at-grade that contribute to the animation of the street (LP 800_3). Even where residential is proposed at-grade, the first floor should be 4.5 m tall to allow for future conversion to commercial uses.
Base Building: Minimum height	As no setbacks are mandated for base buildings of mid-rise buildings, the minimum height of a base building is equal to the minimum height of a building in the Downtown. Setbacks are permitted anywhere along the height of the base building with the intention of buildings speaking to the surrounding context in preserving or establishing an appropriate streetwall. A guideline to this effect would support this intention.

Base Building: Maximum height	As no setbacks are mandated for base buildings of mid-rise buildings, there is no maximum height of base building for mid-rise buildings (a mid-rise building can rise its full permitted height without stepping back). Maximum base building heights for high-rise buildings equates roughly to 7 storeys, which ensures a human-scale is preserved at-grade. There may be streets in the Downtown where we want different maximum heights for the base buildings. An alternative approach is to connect maximum base building height to right-of-way width. This is to be explored further. Other regulations may need to be introduced to require additional stepbacks where historic street walls exist.
Base Building: Minimum percentage of building face at ground level facing a street or park consisting of openings	Requiring openings (to be defined as including doors and transparent windows) at-grade contributes to a more visually interesting streetscape and pedestrian safety, by providing additional eyes on the street.
Upper Building: Maximum floor plate	750 m^2 is a industry-accepted number for tower floor plate area to ensure sufficient space and light between towers. A 60% maximum for the mid-range high-rise provides for flexibility in the form of the building (as shown in illustration 2.a.) while limiting the massing of taller building.
Upper Building: Minimum window facing distance on the same lot	Minimum facing distances between towers with windows ensure adequate privacy for residential uses in each. Larger separation distances are needed for taller buildings, resulting in an increasing requirement from mid-rise to mid-range high-rise and point tower high-rise buildings.
Mechanical Rooftop: Maximum coverage as a percentage of the floor plate of the upper portion of the building	Limiting mechanical rooftop coverage prevents equipment from adding significant massing to the building beyond what is permitted by maximum height provisions.
Mechanical Rooftop: Maximum height of above height limit in regulation 5.3.1.3	Although mechanical equipment is excluded from measurements of height, maximum heights on mechanical equipment are important to ensure buildings do not become significantly taller than maximum height provisions through the addition of building elements on the rooftop. A list of other permitted encroachments into the maximum permitted height will be defined in the first draft of the zoning by-law.
5.3.3 Building Setbacks	
Base Building: Minimum setback from front lot line	A minimum setback of 0.3 m ensures doors do not swing into the public realm.
Base Building: Maximum setback from front lot line	A maximum setback from the front lot line ensures buildings are sited along or close to the public right-of-way, contributing to the creation of a defined streetwall, while allowing for the creation of small entrance plazas.
Base Building: Minimum setback from side lot line (with no openings)	In order to provide a continuous streetwall experience, spaces between base buildings should be limited. As such, there is no side setback requirement where a wall has no windows or doors opening on them.

Base Building: Minimum setback from side lot line (with openings)	Where a wall has windows and doors opening on them, a minimum side setback of 5.5 m is proposed to provide for adequate sunlight. This requirement is independent of whether there are windows on the facing wall on the neighbouring property. By requiring 5.5 m on each side where a wall has windows creates an 11 m separation distance between two walls with windows facing one another, ensuring adequate privacy for each. This number is based on precedents in other Canadian municipalities.
Base Building: Minimum setback from side lot line facing a street or park	Side lot lines facing public streets and parks contribute to the streetscape. As such, minimum setbacks from front lot line have been applied to side lots facing a street or park.
Base Building: Maximum setback from side lot line facing a street or park	Side lot lines facing public streets and parks contribute to the streetscape. As such, maximum setbacks from front lot line have been applied to side lots facing a street or park.
Base Building: Minimum setback from rear lot line	To limit overlook from mid-rise and high-rise buildings to abutting residential properties to the rear, a minimum setback from the rear lot line is proposed. This number also allows for the introduction of a laneway in the future.
5.4 Intensity Regulations	
5.4.1 Lot Frontage	A minimum lot frontage of 9.0 m is consistent with minimum lot frontages in the Neighbourhoods Place Type zones. Existing properties that are less than 9.0 m legally exist and are allowed to continue, but redevelopment would require consolidation in order to develop sites more efficiently.
5.4.2 Lot Density	
Minimum residential density	In order to signal the intent for high-density development in the downtown, minimum residential densities are proposed. As the zone with the lowest anticipated intensities in the Downtown, D d0.6 has a minimum residential density of 60 units per hectare, consistent with LP 803D. Minimum densities increase as you move through the peripheral and core Downtown areas.
Maximum residential density	Maximum residential densities provide staff with a metric to calculate servicing and parkland dedication requirements. Maximum densities increase as you move from D d0.6 to D d1.0 and D d2.0 consistent with the minimum density requirements.
Minimum non-residential density	In order to signal the intent for high-density development in the downtown, minimum non-residential densities are proposed. As the zone with the lowest anticipated intensities in the Downtown, D d0.6 has a minimum residential density of 0.6 times the area of the lot, consistent with LP 803D. Minimum densities increase as you move through the peripheral and core Downtown areas.
Maximum non-residential density	Maximum non-residential densities provide staff with a metric to calculate servicing requirements. Maximum densities increase as you move from D d0.6 to D d1.0 and D d2.0 consistent with the minimum density requirements.
Minimum total density	In order to signal the intent for high-density development in the downtown, minimum total densities are proposed. The numbers proposed allows for non-residential buildings, residential buildings, and mixed-use buildings.
Maximum total density	Maximum densities provide staff with a metric to calculate servicing and parkland dedication requirements. Maximum densities increase as you move from D d0.6 to D d1.0 and D d2.0 consistent with the minimum density requirements.

5.4.3 Building Stepbacks	
Upper Building: Minimum front stepback	No stepback is required for mid-rise buildings as the maximum height of a mid-rise is sufficiently low not to create a canyon effect on most streets. A 1.5 m stepback for mid-range high-rise buildings provides a break in the streetwall with some space for a small balcony. A larger stepback of 3.0 m is required for towers in order to provide a greater visual and experienced distance between the base and upper portions of a point tower high-rise. A portion of the frontage of the upper portion of the building may extent to grade to allow for architectural diversity while contributing to a pedestrian scale of the street.
Upper Building: Minimum side stepback (with openings)	Minimum stepbacks from side lot lines where openings are proposed provides for adequate sunlight as well as privacy where two buildings have windows facing one another. Larger setbacks are required for larger buildings to limit the massing of taller buildings.
Upper Building: Minimum side stepback (with no openings)	Where a wall has no windows, no stepback is required. To ensure the upper portion of a tower does not dominate the experience of the street, however, stepbacks are still required for tower. A percentage approach was taken for mid-range high-rise to allow for a diversity of forms, reminiscent of the TD Building on Dundas St.
Upper Building: Minimum side stepback facing a street or park	Side lot lines facing public streets and parks contribute to the streetscape. As such, minimum stepback from front lot line have been applied to side lots facing a street or park.
Mechanical Rooftop: Minimum stepback from the roof edge of the middle portion of the building	Minimum stepbacks for mechanical equipment limit the contribution of this equipment to the apparent or experienced height of a building.
5.4.4 Amenity Space Requirements for Residential	Rates for indoor and outdoor amenity space are proposed based on precedent in other Ontario municipalities.
5.4.5 Lot Landscaping	5% landscaping requirement is proposed to reflect the transitory or low-density character of these areas. Given the lot pattern in the Downtown and the intensity expected for the D d2.0 zone, no landscaping is proposed to be required beyond outdoor amenity space.
3.5 Climate Resiliency Regulations	
3.5.1 Energy	Regulations for the location of energy devices are proposed.

Chapter 11 – Regulations Applying to Neighbourhoods Place Type Zones (N)

Regulation	Rationale
11.1 General Regulations	
	The Neighbourhood Place Type is divided into three zoning classes based on the classification of the street on which it fronts. Based on *The London Plan* policies, there is no zoning differentiation between Civic Boulevard and Urban Thoroughfare; as such, they have been combined into a single zone. Further zoning variations reflect the unique character of each neighbourhood. As part of the Sample Geography, we identified five unique zones (three NS, one NC, and one CB/UT) with unique characteristics (lot pattern and porosity). Regulations are presented as they relate to the three zoning classes and the five zones.
11.2 Use Regulations	
11.2.1 Permitted Uses	As part of the first draft of the new zoning by-law, a comprehensive review of all existing uses will be completed to determine what exact uses need to be defined (and how) and which uses will be permitted in each Place Type. The land uses identified here are a sampling of what types of uses are being considered in the Neighbourhoods. Per LP 800_1, the Downtown will permit a wide range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, and recreational uses with limited permissions for light industrial uses where appropriate (LP 800_7). Breweries, bakeries, and workshops, for example, have limited noise, odour, and air quality impacts and are permitted in the Downtown in the current Zoning By-law Z.-1. Surface parking lots, either accessory to a permitted use or as a stand-alone commercial parking lot use, are not permitted in the Downtown (LP 800_4). In addition to being the hub of London's business community (LP 795), the Downtown will be an exception neighbourhood unto itself with housing, services, and amenities targeted to serve a wide spectrum of lifestyles (LP 796).
11.2.2 Permitted Uses with Conditions	As part of the first draft of the new zoning by-law, a comprehensive review of all existing uses will be completed to determine what exact uses need to be defined and which should be subject to additional (land use specific) regulations, for example, limiting their location in relation to other uses or imposing additional requirements (such as landscaping). Depending on the nature and number of these regulations, they may be listed in 5.2.2 or in Chapter 20 of the new zoning by-law, which will house Regulations Applying to Specific Land Uses. The Neighbourhoods will see a diversity and mix of housing types, intensities, and forms (LP 918_2) with opportunities for mixed-use, commercial buildings, and small-scale community facilities (LP 918_5, LP 918_8, LP 924, LP 926) to contribute to the creation of complete communities. Per Table 10 in *The London Plan*, some uses are only permitted where they are located on intersections with higher-order streets. These are identified through conditional use permissions.
11.3 Form Regulations	

11.3.1 Permitted Building Types	Residential building types have been separated from a residential use in order to clarify regulations on land use and regulations on building type. Permitted building types follow Table 10 of *The London Plan.*
11.3.2 Permitted Building Types with Conditions	Per Table 10 in *The London Plan*, some building types are only permitted where they are located on intersections with higher-order streets. These are identified through conditional use permissions.
11.3.3 Height	
11.3.3.1 Measuring Height	A measurement for height is proposed to ensure a consistent streetwall on neighbourhood streets, even where rooftops vary. This measurement will need to be discussed further with City of London building inspectors to make sure rules work and are easy to measure and implement. There are 3 main objectives for the height regulations: (1) create rules that do not favour peaked or flat roofs, (2) create rules that can be easily designed away through complex or inappropriate roof forms, and (3) create rules that promote houses with similar eave lines, to discourage houses that tower over their neighbours.
11.3.3.2 Minimum Height for Lots by Zone Class	Minimum heights are proposed as per Table 11 of *The London Plan.*
11.3.3.3 Minimum Height for Lots at Intersections	Minimum heights are proposed as per Table 11 of *The London Plan.*
11.3.3.4 Maximum Height	Maximum heights are proposed as per Table 11 of *The London Plan.* Maximum heights in metres were based on existing maximum height permissions in Z.-1 for the Sample Geography increased in order to allow for great flexibility in house design.
11.3.4 Building Depth	Building depth is regulated in order to ensure minimal overlook from one house extending much deeper than its neighbour. 17.0 m was identified as a reasonable building depth within the Sample Geography with considering for small-scale differences in context. This approach, in contrast to tying building depth to lot depth, avoids situations where a significantly deeper lot is located next to a shallow one thereby opening up the opportunity for overlook.
11.3.5 Other Built Form Regulations	
	While some regulations apply to a specific zone or street classification, others are specific the building type proposed on a property. Detached, semi-detached, and street townhouses are treated separately from duplexes, triplexes, and fourplexes (collectively defined here as multi-unit residential building), block townhouses, and mid-rise buildings (which could be entirely residential or a mixed-use building).
Minimum elevation of first floor above established grade	A difference in elevation for a residential building provides a small distance between public and private space on residential streets.
Maximum elevation of first floor above established grade	Introducing a maximum elevation of the first floor (less than 2.14 m) limits the ability to provide a garage at-grade. This regulation is only appropriate for small lots (less than 15.0 m wide) where the garage constitutes a large proportion of the front face of the building. This qualifier will be explored further as we refine this regulation.
Minimum first floor height, floor-to-floor	Minimum first floor heights are only proposed for mid-rise buildings to support commercial uses at-grade.
Minimum front or side stepback above second floor	Requiring stepbacks works with limiting the maximum floor plate of top storeys to reduce the massing of buildings as they become taller.

Maximum floor plate of floors above second floor	Limiting the maximum floor plate of top storeys works with stepbacks to reduce the massing of buildings as they become taller.
Minimum percentage of first floor façade, facing a street or park, containing openings into active living space	Active living spaces at-grade contribute to street animation and pedestrian safety and street animation by providing additional eyes on the street. Defining active living spaces as those that are not closet spaces, garages, etc. ensures that windows onto the street are functional rather than simply decorative.
11.3.6 Parking Location	
Minimum garage door inset	Requiring garages to sit slightly back from the front façade reduces the visual dominance of a garage door.
Maximum percentage of building width consisting of garage (measured from interior walls)	In addition to the above regulation, to help avoid excessively large garages hidden behind decorative facades and windows, garage widths (measured from interior walls) are proposed to be limited.
11.4 Intensity Regulations	
11.4.1 Lot Frontage	Minimum lot frontages were generally identified based on lot frontages in the Sample Geography under By-law Z.-1 as a means of defining and protecting neighbourhood character. As *The London Plan* speaks to increasing housing diversity and options for more affordable housing construction, minimum lot frontages for semi-detached and street townhouses are identifying, highlighting opportunities for lot subdivision, while maintaining sufficient lot frontage for servicing. 6.7 m was identified by City of London engineering staff as the minimum width required to provide adequate servicing to a residential lot.
11.4.2 Lot Area	Minimum lot areas work with minimum lot frontages to define and protect neighbourhood character. Proposed lot areas are generally based on lot areas in the Sample Geography under By-law Z.-1.
11.4.3 Lot Coverage	Lot coverage contributes to the porosity of a neighbourhood (the space between buildings), a defining characteristic of many neighbourhoods. Proposed maximum lot coverages are generally based on lot coverages in the Sample Geography under By-law Z.-1.
11.4.4 Lot Density	No maximum densities are proposed in Neighbourhoods except in the CB/UT zone to reflect *The London Plan*'s objective of intensifying its neighbourhoods. A maximum density has been identified for the CB/UT, however, to ensure development is not out of scale with local neighbourhoods and is based on existing residential density maximum in the Sample Geography under By-law Z.-1. This approach may be subject to further discussion depending on staff's need for maximum densities to calculating servicing and parkland dedication requirements in Neighbourhoods.
11.4.5 Building Setbacks	
	Building setbacks are outlined by zone rather than building type allows for all new development to have the same relationship between buildings regardless of form or intensity. This contributes to a more visual consistent neighbourhood.
Minimum front yard	Minimum front yard setbacks provide for front yards to support tree planting and other landscaping. Requiring setbacks to meet the average setback of the two abutting properties ensures a context-appropriate setback (where one property is not significantly different from others resulting in an inconsistent framing of the street) with an absolute number provided for new buildings in greenfield areas. Proposed setbacks are generally based on setbacks in the Sample Geography under By-law Z.-1.

Maximum front yard	A maximum front yard setback provides for some diversity while generally maintaining a consistent framing of the street. Proposed setbacks are generally based on setbacks in the Sample Geography under By-law Z.-1.
Interior side yard	Interior side yard setbacks provide needed porosity between buildings on the same lot. Proposed setbacks are generally based on setbacks in the Sample Geography under By-law Z.-1.
Exterior side yard	Exterior side yard setbacks provided porosity between buildings on neighbouring lots. Additional setback requirements are outlined where there is no attached garage to permit space for parking in the side yard or access to parking in the rear yard. Proposed setbacks are generally based on setbacks in the Sample Geography under By-law Z.-1. Additional regulations about number and size of side windows may be required.
Rear yard	Rear yard setbacks are only proposed for CB/UT zones as building siting in other zones (where mixed-use buildings and stand-alone non-residential buildings are not permitted) is regulated through building depth. Taller buildings, which are only permitted in CB/UT zones, require larger rear yard setbacks to prevent overlook.
11.4.7 Lot Landscaping	
11.4.7.1. Minimum Landscaping for a Lot	Landscaped open space contributes to neighbourhood character by supporting a tree canopy. It is also important in providing sufficient permeable surfaces to absorb stormwater. Proposed minimum landscape open space requirements are generally based on landscape requirements in the Sample Geography under By-law Z.-1.
11.4.7.2 Minimum Front Yard Soft Landscaping for a Lot	Minimum front yard soft landscaping requirements ensure that open space is, or has the potential to be used, to support trees and other vegetation.
11.5 Climate Resiliency Regulations	
11.5.1 Energy	Regulations for the location of energy devices are proposed.

Chapter 14 – Regulations Applying to Light Industrial Place Type Zones (LI)

Regulation	Rationale
14.1 General Regulations	
	The Light Industrial Place Type is divided into two zoning classes based on their distance to sensitive land uses such as Neighbourhoods Place Type zones. Lots located within 70 m of a Neighbourhoods Place Type zone are zoned LI-p (periphery) with more central lots zoned LI-c (core). Zone classes differ in the uses permitted in each.
14.2 Use Regulations	
14.2.1 Permitted Uses	As part of the first draft of the new zoning by-law, a comprehensive review of all existing uses will be completed to determine what exact uses need to be defined (and how) and which uses will be permitted in each Place Type. The land uses identified here are a sampling of what types of uses are being considered in Light Industrial with consideration for uses that should be permitted in Heavy Industrial and Commercial Industrial. Preliminary permitted uses identified in LI-c and LI-p take into account the Ministry of Environment's D-6 Guidelines and minimum separation distances from Class I, II, and III facilities.
14.2.2 Permitted Uses with Conditions	As part of the first draft of the new zoning by-law, a comprehensive review of all existing uses will be completed to determine what exact uses need to be defined and which should be subject to additional (land use specific) regulations, for example, limiting their location in relation to other uses or imposing additional requirements (such as landscaping). Depending on the nature and number of these regulations, they may be listed in 5.2.2 or in Chapter 20 of the new zoning by-law, which will house Regulations Applying to Specific Land Uses. Open storage is a use that has particular relevance to the Light Industrial Place Type. Land Use Specific regulations will address minimum setback and buffering requirements and as well as limitations on the size of open storage as a percentage of the lot.
14.3 Form Regulations	
14.3.1 Height	
14.3.1.1 Measuring Height	Height is proposed to be a measurement outlined per Place Type rather than a defined term applied city-wide. The definition of 'building' will address exclusions, such as mechanical equipment and similar building elements.
14.3.1.2 Maximum Height	Maximum heights in the Light Industrial Place Type zones seek to permit flexibility in the kind and form of industry that becomes established. Lower heights are proposed in the LI-p zone due to its interface with arterial roads and other Place Types.
14.4 Intensity Regulations	
14.4.1 Lot Frontage	Lot frontages and lot areas are proposed to protect a diversity of lots, namely larger lots that are uniquely positioned to support particular industrial uses or scales of uses. Lot frontages are generally based on lot frontages in By-law Z.-1.
14.4.2 Lot Area	Lot frontages and lot areas are proposed to protect a diversity of lots, namely larger lots that are uniquely positioned to support particular industrial uses or scales of uses. Lot areas are generally based on lot areas in By-law Z.-1.
14.4.3 Lot Coverage	Lot coverages are generally based on lot areas in By-law Z.-1.

14.4.4 Building Setbacks	Building setbacks are generally based on setbacks in By-law Z.-1.
14.4.5 Soft Landscaping Buffer Abutting a Street	Soft landscaping buffer requirements are generally based on setbacks in By-law Z.-1.

Appendix D - Stakeholder Working Group Terms of Reference

City of London ReThink Zoning

Stakeholder Working Group Terms of Reference

1 Purpose of Stakeholder Working Group Terms of Reference

This document outlines the role of the Stakeholder Working Group (SWG) for ReThink Zoning, the City of London's new Zoning By-law (ZBL). It also presents guidelines for how the SWG will operate, including how and when meetings will take place. This document may be amended as ReThink Zoning progresses. Any amendments to these Terms of Reference (TOR) will be executed in consultation with the Project Team and SWG members. The Project Team includes representatives from the City of London and a team of consultants, which includes LURA Consulting as the community engagement lead.

2 Project Overview

The City of London (the City) is embarking on ReThink Zoning, the City's new ZBL. The new, comprehensive ZBL will ultimately serve as an implementation tool to support the City's growth, as described in the vision, goals, and policies of *The London Plan*. The new ZBL will replace the current ZBL Z.-1 (1993) and provide the opportunity to update, modernize, and streamline provisions for land use and development standards.

The City of London has identified the following key pillars for the new ZBL:

- To meet the requirements established in the *Planning Act*;
- To promote innovation in the creation of land use and development standards;
- To improve accessibility and understanding of the ZBL; and
- "ReThink" zoning through a sense of collective ownership and shared determination to see *The London Plan* realized.

3 Mandate

The Stakeholder Working Group is an advisory group to the Project Team, with no decision-making authority, guided by these Terms of Reference. It provides an opportunity for collaborative dialogue among a variety stakeholders, such as community organizations and development industry organizations to discuss the development of the ZBL with City of London planning staff.

The mandate of the SWG is to provide an ongoing mechanism for input and collbarative advice to the Project Team on key points in the development of the ZBL .

The role of a SWG member includes:

- Acting as a sounding board for the Project Team to share and discuss ideas and findings at meetings;
- Providing guidance, critiques and suggestions on proposed approaches, concepts, and potential policies;

- Sharing advice and knowledge to help provide context and a well-informed planning process;
- Actively participating and sharing knowledge during discussions on ZBL provisions and implementation;
- Identifying potential issues or concerns and how these might be addressed;
- Participating in two-way communication between members' constituencies and the Project Team;
- Attending all the SWG meetings; and,
- Arriving to meetings prepared by reviewing any reports beforehand, in addition to preparing potential comments, questions, and/or concerns.

The following are the key terms and conditions of SWG membership:

- Members understand, accept and agree to abide by these Terms of Reference;
- Members are willing to commit to participating in the SWG throughout the duration of the ReThink Zoning process (quarterly meetings, encompassing a commitment of approximately 5-7 hours per quarter);
- Members will strive to complete work in a timely fashion and be prepared for all SWG meetings;
- Members will engage in respectful and constructive exchanges of ideas;
- Membership on the SWG may be revoked for:
    - Repeated absence;
    - Engaging in obstructive behaviour; or
    - Disrespectful behaviour, such as racist, sexist, ablist, or other discriminatory remarks against persons present at the meeting or pertaining to groups of people that call London home, and;
- Through their participation in the SWG, members agree to ensure a two-way flow of information between the organizations they represent and the Project Team.

4 Work Plan

It is proposed that the SWG meet virtually or in-person quarterly, corresponding to key milestones in the project, for the duration of the project scheduled to complete in Q4 2023. Meetings will be approximately 90 to 120 minutes in length, and should be anticipated to take place in the evening.

The table below includes a general work plan to illustrate the topics proposed for SWG meetings. It may be amended as the ZBL development progresses and should therefore be considered tentative as issues may arise that alter the workplan as envisioned. The work plan anticipates that the SWG will provide input and feedback on the topics discussed at each meeting. It is important that the meeting topics are adhered to, to ensure the onward development of the project.

If a member of the SWG is unable to attend a meeting, they are requested to brief and

arrange for an alternate to attend from their organization, and are encouraged to send any feedback and concerns to the Project Team before the scheduled meeting.

SWG Meeting	Meeting Topics
Meeting #1 Q2 2022	• Group introductions; • Review the TOR and set expectations surrounding SWG's involvement and how members would like to be involved in the engagement process; • Provide details and gather feedback on the Draft ZBL Outline and Sample Zones; • Clarify and note areas of interest for the first draft of the ZBL; • Discuss preliminary list of defined terms; and • Review next steps.
Meeting #2 Q3 2022	• Recap what was heard from engagement on the draft ZBL Outline and Sample Zones; • Provide details and gather feedback on the first draft of the ZBL; and • Review next steps.
Meeting #3 Q1 2023	• Recap what was heard from engagement on the first draft of the ZBL; • Provide details on what changed and gather feedback on the second draft of the ZBL; and • Review next steps.
Meeting #4 Q2 2022	• Recap what was heard from engagement on the second draft of the ZBL; • Provide details on what changed and gather feedback on the final draft of the ZBL; and • Review next steps.

5 Membership

SWG membership will consist of representatives from a variety of organizations interested in city-wide issues related to planning, development, and growth.

In order to ensure group cohesiveness and efficient discussion, committee membership is **limited to a maximum of 2 representatives** per organization, and select internal City staff.

A. Membership shall reflect a broad range of perspectives, knowledge, and expertise and provide a voice for stakeholder perspectives; or

B. Membership shall represent city-wide organizations interested in contributing to the conversation on planning, development, and growth in the City of London.

Membership will be by submission of interest to the City of London's project lead for ReThink Zoning (Senior Planner, Long Range Planning and Research) in response to the

SWG request for participation invite. Submission of interest will be received by email and respond to key questions provided in the request for participation invite.

6 Governance of the Working Group

6.1 Advisory Approach

It is envisioned that a consensus-based approach – where members seek general agreement on advice and recommendations to the Project Team – will be the operating mode for the SWG. If consensus is not achieved, differing perspectives and viewpoints will be recorded and noted in the SWG meeting minutes. Voting will **not** be used as the function of the SWG is to provide guidance and advice.

6.2 Facilitation and Secretariat

Meeting facilitation will be undertaken by LURA Consulting. The facilitation will include:

- Development of meeting agendas in consultation with the City;
- Facilitation of SWG meetings; and
- Record keeping and preparation of action items for SWG meetings.

6.3 Meeting Management, Agendas and Reporting

The following procedures will be used in convening meetings of the SWG:

- Quarterly meetings will be scheduled at the outset of the SWG process, and subject to confirmation based on the project schedule;
- Meetings are anticipated to take place on **Thursday evenings beginning at 6:30 p.m.** The exact date and time of the the meeting will be **confirmed by email to SWG members 2 weeks in advance.**
- LURA will distribute agendas and any materials to SWG members 5 business days prior to each meeting
- SWG members will be consulted on agenda items for future meetings at the conclusion of each meeting.
- The Project Team will prepare action items and key points from each SWG meeting. Meeting minutes will be prepared within 10 business days of each meeting.
- SWG members will also receive project information made available to the public and be invited to attend any community engagement events.

6.4 Advisors and Experts

The SWG may wish to invite or request additional advisors or experts (i.e., additional City staff not encompassed by the project team) to attend at various points during the project. Considerations will be given to each request by the Project Team and will be subject to timing, availability and budget considerations.

6.5 Resources

On behalf of the Project Team, LURA Consulting will provide the resources needed to

support the operation of the SWG, including facilitation, secretarial support and meeting materials and supplies.

6.6 Reporting Relationship

The SWG is acting in an advisory capacity to the Project Team and is not responsible for the decisions made by the Project Team. By participating as members of the SWG, members are not expected to waive their rights to participate in the democratic process and may continue to avail themselves of participation opportunities through other channels.

7 Freedom of Information and Protection of Privacy

Please note that the personal information provided through the SWG process will form part of the public record, as per the *Freedom of Information and Protection of Privacy Act*, and will not be protected from disclosure.

8 Term of Membership

Membership in the SWG is for the duration of the project – beginning in Summer 2022, including up to four (4) quarterly meetings.

9 Correspondence

The point of contact for all SWG correspondence is:

Melissa Campbell
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The City of London
Phone: 519-661-2489 x 4650
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10 Appendix A: City of London ReThink Zoning Stakeholder Working Group Meeting Schedule

The following is the proposed schedule of dates for SWG meetings. Dates for meetings #2 through #4 will be determined following a discussion at meeting #1.

Meeting #	**Suggested Date**
1 *Zoom virtual meeting*	Q2 2022 August 4, 2022 from 6:30 p.m. to 8:30 p.m.
2	Q3 2022
3	Q1 2023
4	Q2 2023