

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Application by City of London
6019 Hamlyn Street
City File: Z-9565 Ward: 9
Public Participation Meeting

Date: March 27, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, based on the application by Corporation of the City of London, relating to lands located at 6019 Hamlyn Street the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on April 04, 2023 to amend Zoning By-law No. Z.-1, in conformity with The London Plan, to change the zoning of the subject lands **FROM** a holding Residential R1 Special Provision (h*h-100*R1-3(24)) Zone **TO** an Open Space (OS1) Zone.

Executive Summary

Summary of Request

To amend Zoning By-law No. Z.-1 to change the zoning on a block of land within a draft plan of subdivision from residential to an open space zone which will provide additional park space.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommend action is to rezone Block 105 within draft plan of subdivision 39T-18504 from a holding Residential R1 Special Provision (h*h-100*R1-3(24)) to an Open Space (OS1) zone. The proposed amendment will recognize the recent redline revision to the draft plan of subdivision.

Rationale of Recommended Action

- a) The recommended zoning by-law amendment is consistent with the Provincial Policy Statement.
- b) The recommended zone conforms to The London Plan, including but not limited to the Neighbourhoods Place Type, Environmental Review Place Type, Our Strategy, City Building and Design, Our Tools, and all other applicable London Plan policies.
- c) The recommended zone conforms to the policies of the Southwest Area Secondary Plan.
- d) The recommended zone is appropriate and will permit open space/park uses consistency with the planned vision of the Neighbourhood Place Type and built form that contributes to a sense of place, character and connectivity.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London’s growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

March 01, 2021 – Report to Planning and Environment Committee – Public Participation Meeting - 6019 Hamlyn Street - Liberty Crossing Subdivision – Application for approval of Draft Plan of Subdivision and Zoning By-law Amendment (39T-18504)

December 16, 2022 – Report to Approval Authority of City of London – 6019 Hamlyn Street – Liberty Crossing Subdivision – Application for approval of Redline revision of Draft subdivision (39T-18504)

2.0 Discussion and Considerations

2.1 Property Description

The subject site is located at the southwest corner of Wonderland Road South and Hamlyn Street. It is currently used as an active agricultural field.

The site is generally flat with a gently sloped terrain across the central and east portion of the site. The westerly and southerly portions of the site form part of a natural heritage feature comprised of a significant woodland and wetland areas. A hydro transmission corridor is located on the western edge of the site adjacent to the significant woodland.

One single family residence is located at the northeast corner of the site along with a relatively large accessory structure (barn and equipment shed).

2.2 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – “Neighbourhoods” and “Environmental Review”
- Southwest Area Secondary Plan – Lands are within Wonderland Boulevard Neighbourhood and zoned Low Density Residential, Medium Density Residential, Open Space and Environmental Review
- Zoning – holding Residential R1 Special Provision (h*h-100*R1-3(24))

2.3 Site Characteristics

- Current Land Use – agriculture
- Frontage – 404.6 m (1327.4 ft) - Wonderland Road South
- Depth – 364.6 m (1196.2 ft) - Hamlyn Road
- Area – 16.6 ha (41.1 ac)
- Shape – irregular

2.4 Surrounding Land Uses

- North – single detached dwelling; vacant/ agriculture
- East – vacant/farm
- South – single detached dwelling; vacant/ agriculture
- West – hydro corridor; open space

2.5 Planning History

The subject lands previously formed part of the Town of Westminster. In 1993, the subject lands, and the larger area south to Lambeth, were annexed into the City of London. The subject site is located within the Southwest Area Secondary Plan (SWAP).

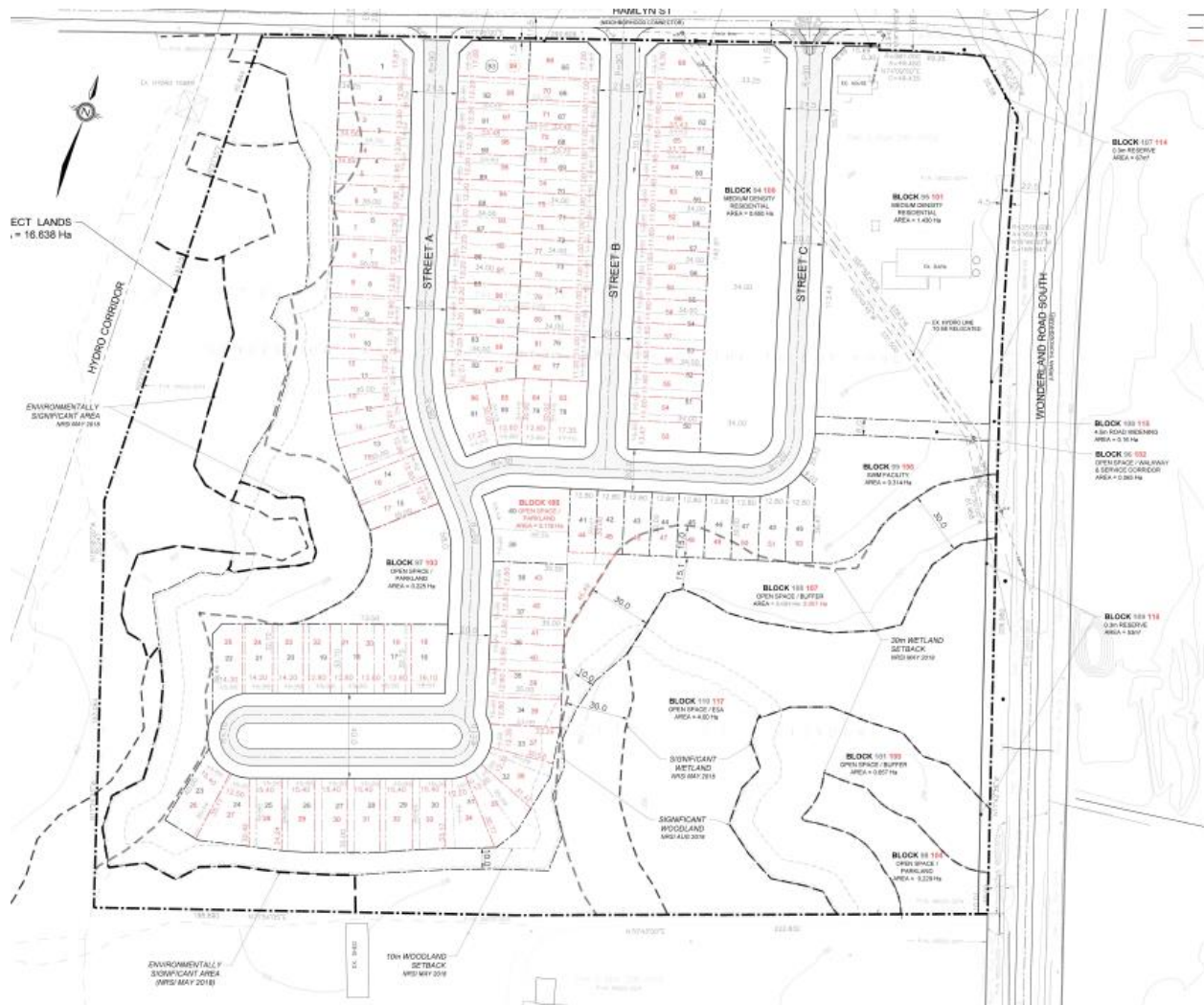
The original application for a residential plan of subdivision and associated Zoning By-law Amendment was accepted by the City on September 24, 2018 and circulated to the appropriate commenting agencies and departments. Through the circulation process, issues were raised by Staff and the UTRCA regarding the impacts of the proposed development on the natural heritage system and hazard lands. Over the past several years, the applicant has worked to resolve issues and concerns from the City and the UTRCA. As part of this approach, a revised plan of subdivision application was submitted to the City.

On March 1, 2021 a public meeting was held to discuss the revised plan of subdivision and associated amendments. Council endorsed the plan of subdivision and approved the associated amendments.

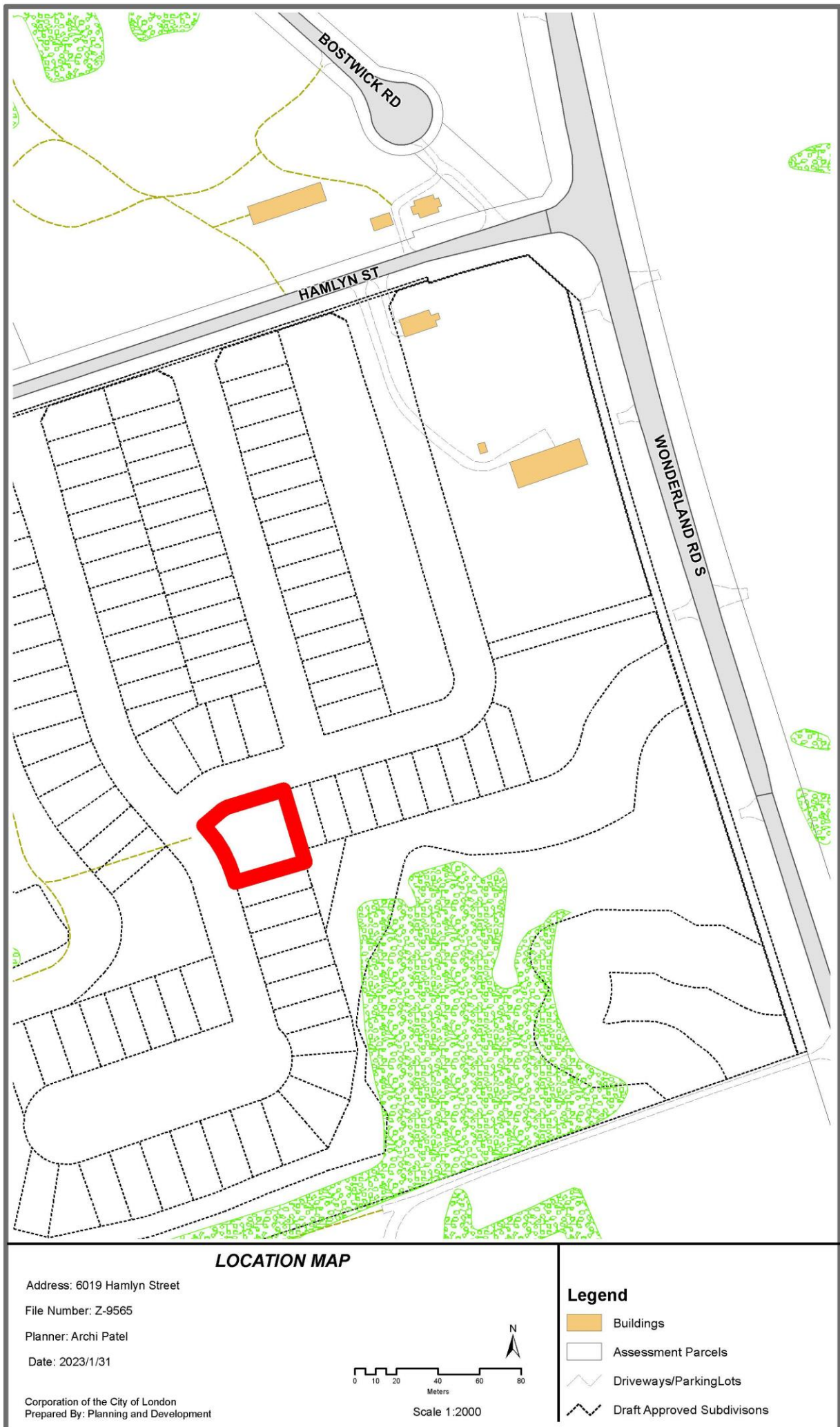
On April 23, 2021 the approval authority granted draft approval to the plan of subdivision which permitted – single family dwelling units - medium density blocks – open space & park blocks.

Since draft approval the applicant and their consultants have been working with the City and UTRCA to develop an engineering plan for the plan of subdivision addressing servicing, water balance, cut and fill, natural heritage, and park design issues. As part of engineering review, the applicant applied for a redline revision to the plan to create an additional park block and more single-family dwelling units. The redline revision request was granted by the Approval Authority on December 19, 2022, and a copy of the redlined draft subdivision plan can be seen below.

Redlined Draft Subdivision Plan



2.6 Location Map (Block 105 highlighted in red)



2.7 Requested Amendment

The purpose and effect of this application is to consider a proposed Zoning By-law amendment to provide additional parkland within a draft approved plan of subdivision (Block 105). The possible amendment to Zoning By-law Z.-1 would change zone from a holding Residential R1 Special Provision (h*h-100*R1-3(24)) Zone to an Open Space (OS1) Zone. The Requested amendment would permit an additional public park in the neighbourhood.

2.8 Community Engagement (see more detail in Appendix B)

There were no responses from the public received to the Notice of Application.

2.9 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2020

The proposal must be consistent with the Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

A few of the policy objectives to highlight here are the importance of promoting efficient development and land use patterns. Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (Section 1.5.1.(a)).

The London Plan

With respect to The London Plan the subject lands are within the “Neighbourhoods” Place Type permitting a range of uses such as residential uses and small-scale community facilities as the main uses. In addition to that community centres; public parks; public recreation facilities; and similar community-oriented facilities permitted within the “Neighbourhoods” Place Type. The remainder of the site is within the Environmental Review Place Type. The place type is used on lands that may contain natural heritage features and areas that have not been adequately assessed to determine whether they are significant and worthy of protection as part of the city’s Natural Heritage System. The Environmental Review Place Type will ensure that development which may negatively impact the value of these features does not occur until such time as the required environmental studies are completed (779_). Until the appropriate environmental studies are completed only existing uses, agriculture, woodlot management, horticulture, conservation, and recreational uses are permitted (784_).

Southwest Area Secondary Plan

The land is subject to the Low Density/Medium Density Residential policies of the Wonderland Boulevard Neighbourhood and the Open Space and Environmental Review policies to the SWAP. The Low-Density Residential designation is intended to provide for a higher intensity of low-density residential development than typically occurs in suburban low density areas. It permits a range of residential uses from single detached up to stacked townhouse dwellings and requires development to occur at a minimum density of 15 units per hectare to a maximum of 30 units per hectare. Heights are permitted up to a maximum of four storeys but shall be sensitive to the scale of development in the surrounding neighbourhood.

The Medium Density Residential designation is intended to provide for a higher intensity of medium density residential development than typically occurs in medium density

areas. It permits a range of residential uses from triplex's up to low-rise apartment buildings and requires development to occur at a minimum density of 35 units per hectare to a maximum of 75 units per hectare. Building heights shall generally not be permitted to exceed six storeys.

The Open Space designation will apply to lands within the Southwest Planning Area that are intended for active and passive recreation, and that are components of the city's natural heritage system. Visible connections and linkages to the Open Space designation will serve as prominent features and amenities to residential neighbourhoods. Open space lands will also serve as a buffer for the residential neighbourhoods adjacent to the high intensity land uses of the Wonderland Boulevard Neighbourhood. Enhanced, visible connections to the open space areas will be incorporated into all Neighbourhood Areas and will promote appropriate linkages within and between neighbourhoods.

Z.-1 Zoning By-law

The appropriateness of the proposed zone change permitted uses and regulations have been reviewed against the regulatory requirements of Zoning By-law Z.-1. These lands are currently zoned holding Residential R1 Special Provision (h*h-100*R1-3(24)). A zoning map excerpt from the Z.-1 Zoning By-law Schedule A is found in Appendix D.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

4.0 Key Issues and Considerations

4.1 Use Form and Intensity

The draft plan of subdivision consists of both residential zones and open space zones. The open space zones within the plan of subdivision are comprised of parkland, pathways, and natural heritage lands. Block 105 is comprised of natural heritage feature and buffer lands. This block is intended to provide additional buffer to the wetland features and introduce pathway connecting the park entrance on the west side of the street. The intend use of the block is consistent with the policies of The London Plan and Southwest Area Secondary Plan.

Conclusion

The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement and conforms to both The London Plan and Southwest Area Secondary Plan policies. The subject lands are a suitable site and location for the proposed Open Space (OS1) Zone as it will provide park and open space for the neighbourhood, enhance planned park and open space that are in close proximity, and is adjacent to lands zoned Open Space (OS5). Additionally, it enhances the protection of the existing natural heritage features while creating an attractive and connected neighbourhood. The recommended zoning amendment represents good planning.

Prepared by: **Archi Patel**
Planner I, Subdivisions and Condominiums

Reviewed by: **Bruce Page,**
Manager, Subdivision Planning

Recommended by: **Heather McNeely, MCIP, RPP**
Director, Planning and Development

Submitted by: **Scott Mathers, MPA, P. Eng.**
**Deputy City Manager, Planning and Economic
Development**

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning and Development.

CC: Peter Kavcic, Manager, Subdivisions and Development Inspections
Matt Davenport, Manager, Subdivision Engineering

March 20, 2023
AP/BP/ap

Appendix A

Appendix “A”

Bill No. (number to be inserted by
Clerk's Office)
(2023)

By-law No. Z.-1-23 _____

A bylaw to amend By-law No. Z.-1 to
rezone lands located at 6019 Hamlyn
Street.

WHEREAS Corporation of the City of London has applied to rezone lands located at 6019 Hamlyn Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Schedule “A” to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 6019 Hamlyn Street as shown on the attached map, comprising part of Key Map No. 105 FROM a holding Residential R1 Special Provision (h*h-100*R1-3(24)) Zone, TO an Open Space (OS1) Zone.

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

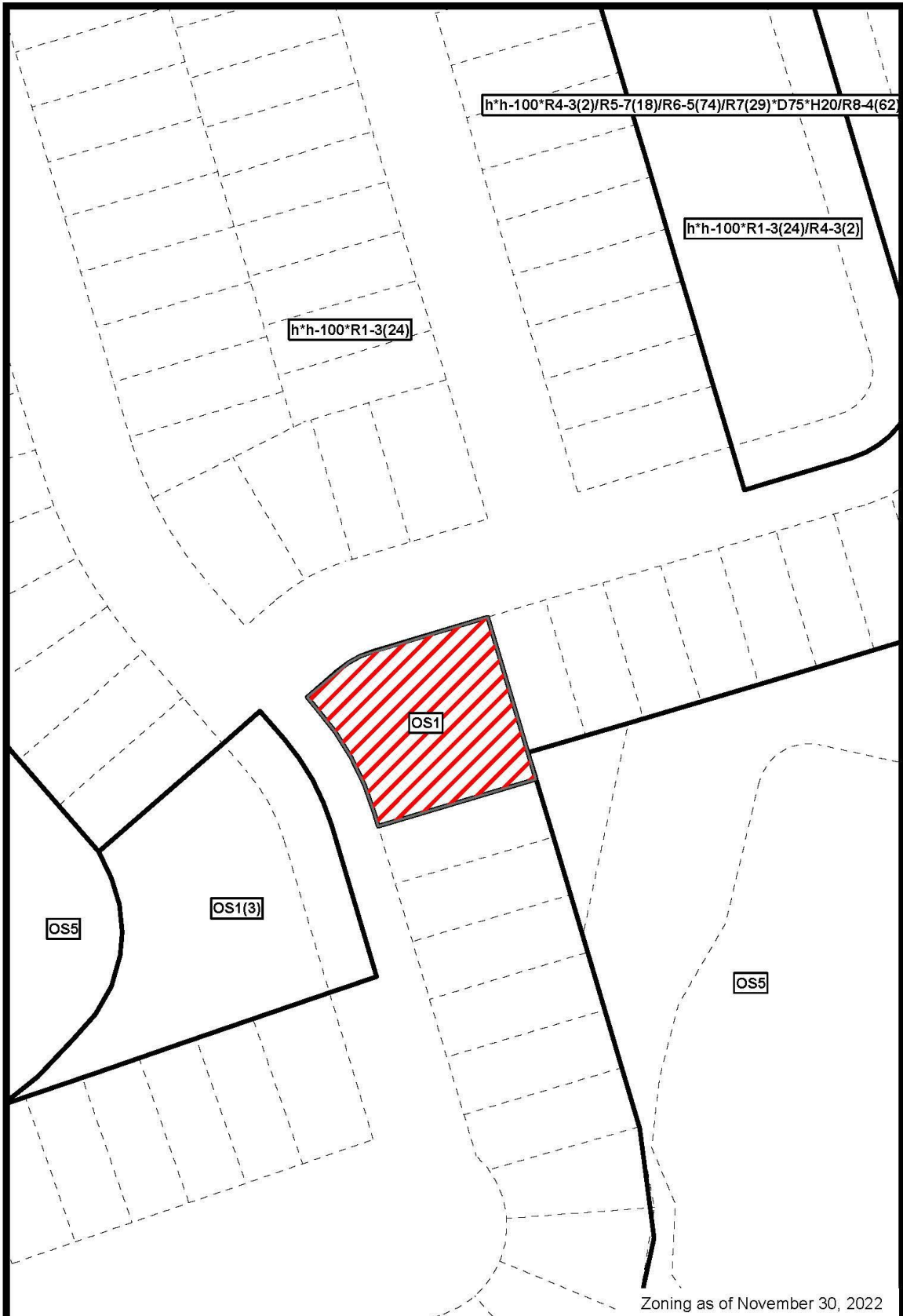
PASSED in Open Council on April 4, 2023

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 4, 2023
Second Reading – April 4, 2023
Third Reading – April 4, 2023

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



Zoning as of November 30, 2022

File Number: Z-9565

Planner: AP

Date Prepared: 2023/1/31

Technician: JI

By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: On November 17, 2022, Notice of Application was sent to 13 property owners in the surrounding area. Notice of Application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 17, 2022. A Notice of Public Meeting was published in *The Londoner* on March 9, 2023.

Responses: No replies received

Nature of Liaison: The purpose and effect of this application to consider a proposed Zoning By-law amendment to provide additional park space within a draft approved plan of subdivision. Possible change to Zoning By-law Z.-1 FROM a holding Residential R1 Special Provision (h*h-100*R1-3(24) Zone TO an Open Space (OS1) Zone which permits public parks, Conservation lands, Conservation works, Cultivation of land for agricultural/horticultural purposes, courses, Private Parks, Recreational golf courses, Recreational buildings associated with conservation lands and public parks, Campground, Managed Forest on lots.

Response to Notice of Application and Publication in “The Londoner”

Telephone	Written
None	None

Agency/Departmental Comments:

No comments received.

Appendix C – Policy Context

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

Provincial Policy Statement, 2020

The land use planning proposal must be consistent with Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

A few of the policy objectives to highlight here are the importance of promoting efficient development and land use patterns. Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (Section 1.5.1.(a)).

The proposed zoning amendment achieves objectives for efficient and resilient development and land use patterns. It represents development of open space/parkland within the subdivision and provides a high degree of community connectivity, promote active and passive recreational activities and opportunity to develop public facilities.

Any concerns from the perspective of natural heritage resources, natural or human-made hazards, and archaeological or cultural heritage resources have been considered previously through the subdivision draft-plan approval process. Based on our review, the proposed Zoning By-law amendments are found to be consistent with the Provincial Policy Statement.

The London Plan

With respect to The London Plan as a whole, the Our Strategy, City Building and Design, Neighborhoods Place Type, Environment Review Place Type and Our Tools policies have been reviewed and consideration given to how the proposed zoning amendment contributes to achieving those policy objectives, including the following specific policies:

Our Strategy

Key Direction #4 – Become one of the greenest cities in Canada

4. Protect and enhance the health of our Natural Heritage System.

Key Direction #5 – Build a mixed-use compact city

7. Build quality public spaces and pedestrian environments that support walking.

Key Direction #6 – Place a new emphasis on creating attractive mobility choices

1. Create active mobility choices such as walking, cycling, and transit to support safe, affordable, and healthy communities.

Key Direction #7 – Build strong, healthy and attractive neighbourhoods for everyone

1. Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.

3. Implement “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character.

4. Create social gathering places where neighbours can come together, such as urban parks and public spaces, community centres, family centres, community gardens, cafés, restaurants, and other small commercial services integrated within neighbourhoods.

8. Distribute educational, health, social, cultural, and recreational facilities and services throughout the city so that all neighbourhoods are well-served.

9. Integrate well-designed public spaces and recreational facilities into all of our neighbourhoods.

City Building and Design Policies

197_ The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage.

202_ Buildings and public spaces at key entry points into neighbourhoods will be designed to help establish a neighbourhood’s character and identity.

259_ Buildings should be sited with minimal setbacks from public streets and public spaces to create an inviting, active and comfortable pedestrian environment.

242_ Public spaces will be designed to support the planned vision of the place type by enhancing views and vistas, providing places to meet and gather, and establishing connections.

243_ Public facilities, parks, trails, seating areas, play equipment, open spaces and recreational facilities should be integrated into neighbourhoods to allow for healthy and active lifestyles.

244_ Public spaces will be located and designed to help establish the character and sense of place of the surrounding area and, where applicable, the positive image of our city.

245_ Public art, seating areas, enhanced landscaped areas, ceremonial tree planting, and monuments should be incorporated into the design of neighbourhoods and positioned in prominent locations to enhance views or vistas.

246_ Public spaces should be designed and located as part of, and to support, the active mobility network.

247_ Public spaces should be located and designed within neighbourhoods to ensure access, visibility, safety, and connectivity to the adjacent street network. To accomplish these objectives, public spaces within neighbourhoods should have wide exposure to public streets.

248_ Public spaces should be designed to accommodate tree growth to assist in achieving the goals of the Forest City chapter of this Plan. MAY 25, 2022 CITY BUILDING POLICIES 66

249_ Neighbourhoods will be designed with a high-quality public realm, composed of public facilities and public spaces such as parks, squares, sitting areas and streets.

250_ Neighbourhood parks may be designed to provide space to support food systems, including food growing, composting, neighbourhood markets and other neighbourhood-based activities.

251_ The public realm and public buildings will be designed to meet federal, provincial and municipal accessibility requirements. Municipal properties will meet the City of London Facility Accessibility Design Standards

Neighbourhoods Place Type

The subject lands are within the “Neighbourhoods” Place Type permitting a range of residential uses, small-scale community facilities and open space/public parks. Key elements of the Neighbourhood Place Type applicable here are as follows:

916_1. A strong neighbourhood character, sense of place and identity.

916_2. Attractive streetscapes, buildings, and public spaces.

916_8. Parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.

930_ Community facilities that are normally associated with, and integral to, a residential environment, may be permitted at appropriate locations. Where they are determined to be appropriate subject to the Planning and Development Applications section in the Our Tools part of this Plan, the following community facilities may be permitted: places of worship; day care centres; branch libraries; schools; community centres; public parks; and public recreation facilities; and similar community-oriented facilities. Zoning on individual sites may not allow for the full range of permitted uses. Community facilities will be directed to locations that are easily accessible and where they can help establish and enhance the character of a neighbourhood.

Environmental Review Place Type

The remaining lands are within the Environmental Review Place Type.

784_ Existing uses are permitted. Pending the evaluation of an Environmental Review Place Type through the appropriate environmental studies, permitted uses in the Environmental Review Place Type will include agriculture, woodlot management, horticulture, conservation, and recreational uses.

Our Tools

Evaluation Criteria for Planning and Development Applications

1578_6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated. Depending upon the type of application under review, and its context, an analysis of potential impacts on nearby properties may include such things as:

- a. Traffic and access management.*
 - b. Noise.*
 - c. Parking on streets or adjacent properties.*
 - d. Emissions generated by the use such as odour, dust, or other airborne emissions.*
 - e. Lighting.*
 - f. Garbage generated by the use.*
 - g. Loss of privacy.*
 - h. Shadowing.*
 - i. Visual impact.*
 - j. Loss of views.*
 - k. Loss of trees and canopy cover.*
 - l. Impact on cultural heritage resources.*
 - m. Impact on natural heritage features and areas.*
 - n. Impact on natural resources.*
- The above list is not exhaustive.*

1578_7. The degree to which the proposal fits within its context. It must be clear that this not intended to mean that a proposed use must be the same as development in the surrounding context. Rather, it will need to be shown that the proposal is sensitive to, and compatible with, its context. It should be recognized that the context consists of existing development as well as the planning policy goals for the site and surrounding area. Depending upon the type of application under review, and its context, an analysis of fit may include such things as:

- a. Policy goals and objectives for the place type.*
- b. Policy goals and objectives expressed in the City Design chapter of this Plan.*
- c. Neighbourhood character.*
- d. Streetscape character.*

- e. Street wall.
- f. Height.
- g. Density.
- h. Massing.
- i. Placement of building.
- j. Setback and step-back.
- k. Proposed architectural attributes such as windows, doors, and rooflines.
- l. Relationship to cultural heritage resources on the site and adjacent to it.
- m. Landscaping and trees.
- n. Coordination of access points and connections.

Therefore, based on Staff's review of The London Plan policies, this recommended amendment is found to be in keeping and in conformity with the Key Directions, City Building and Design, Place Type, and Our Tools policies.

Southwest Area Secondary Plan

This site forms part of the *Southwest Area Secondary Plan* and is subject to the development vision and detailed policies of the Secondary Plan. The lands are within the Wonderland Boulevard Residential, and are designated as Low Density Residential (LDR), Medium Density Residential (MDR), and Open Space and Environmental Review. A range of low and medium density residential uses are permitted, as well as a limited range of secondary permitted uses and open space uses, including active recreational parks, smaller and more passive neighbourhood parks, natural heritage and environmental features, and stormwater management facilities.

Section 20.5.4.3 Open Space

i) Function and Purpose the Open Space designation will apply to lands within the Southwest Planning Area that are intended for active and passive recreation, and that are components of the city's natural heritage system. Visible connections and linkages to the Open Space designation will serve as prominent features and amenities to residential neighbourhoods. Open space lands will also serve as a buffer for the residential neighbourhoods adjacent to the high intensity land uses of the Wonderland Boulevard Neighbourhood. Enhanced, visible connections to the open space areas will be incorporated into all Neighbourhood Areas and will promote appropriate linkages within and between neighbourhoods.

Therefore, based on this policy direction staff do support the requested amendments to the zoning.

Zoning By-law

The following provides a synopsis of the recommended zoning and permitted uses to be applied to the subject lands. Reference should be made to the Zoning Amendment Map found in Appendix A of this report.

These lands are currently zoned holding Residential R1 Special Provision (h*h-100*R1-3(24) zones permit a single detached dwelling.

Special Provision(s):

Garage Front Yard Depth 5.5 m (18 ft.) (minimum), Lot Coverage 45% (maximum), Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch and shall not occupy more than 50% of lot frontage Special Provisions.

The Holding Provisions that currently form part of the zone are to ensure the following:

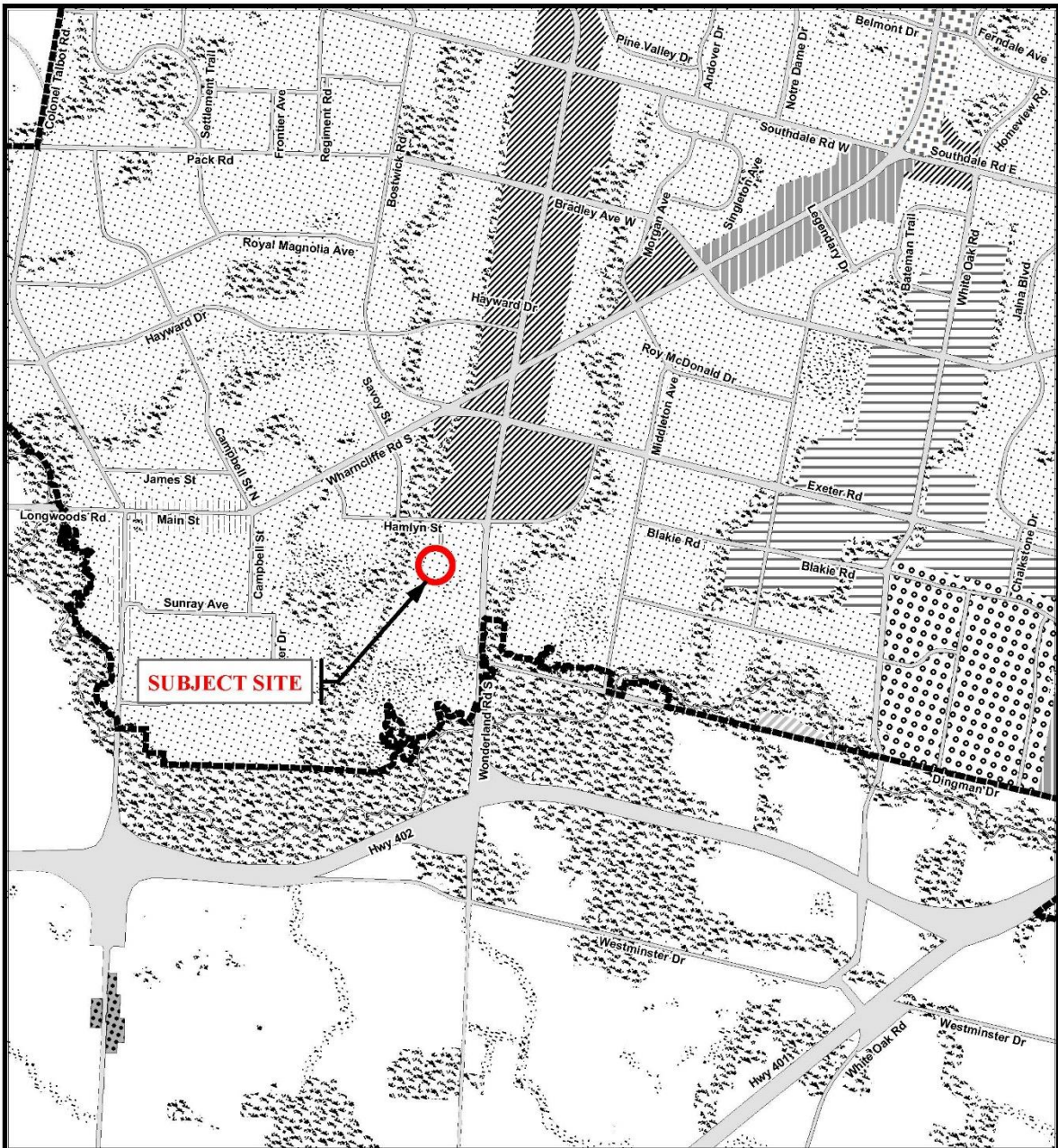
- orderly development and adequate provision of municipal services through approved Development Agreement (h);

- there is adequate water services and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer (h-100);

The amendment to include the Open Space (OS1) Zone has been requested to facilitate the development of an Open Space/Public Park within the future neighbourhood.

Appendix D – Relevant Background

The London Plan Map Excerpt



Legend

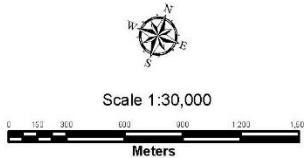
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

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

CITY OF LONDON
Official Plan

LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



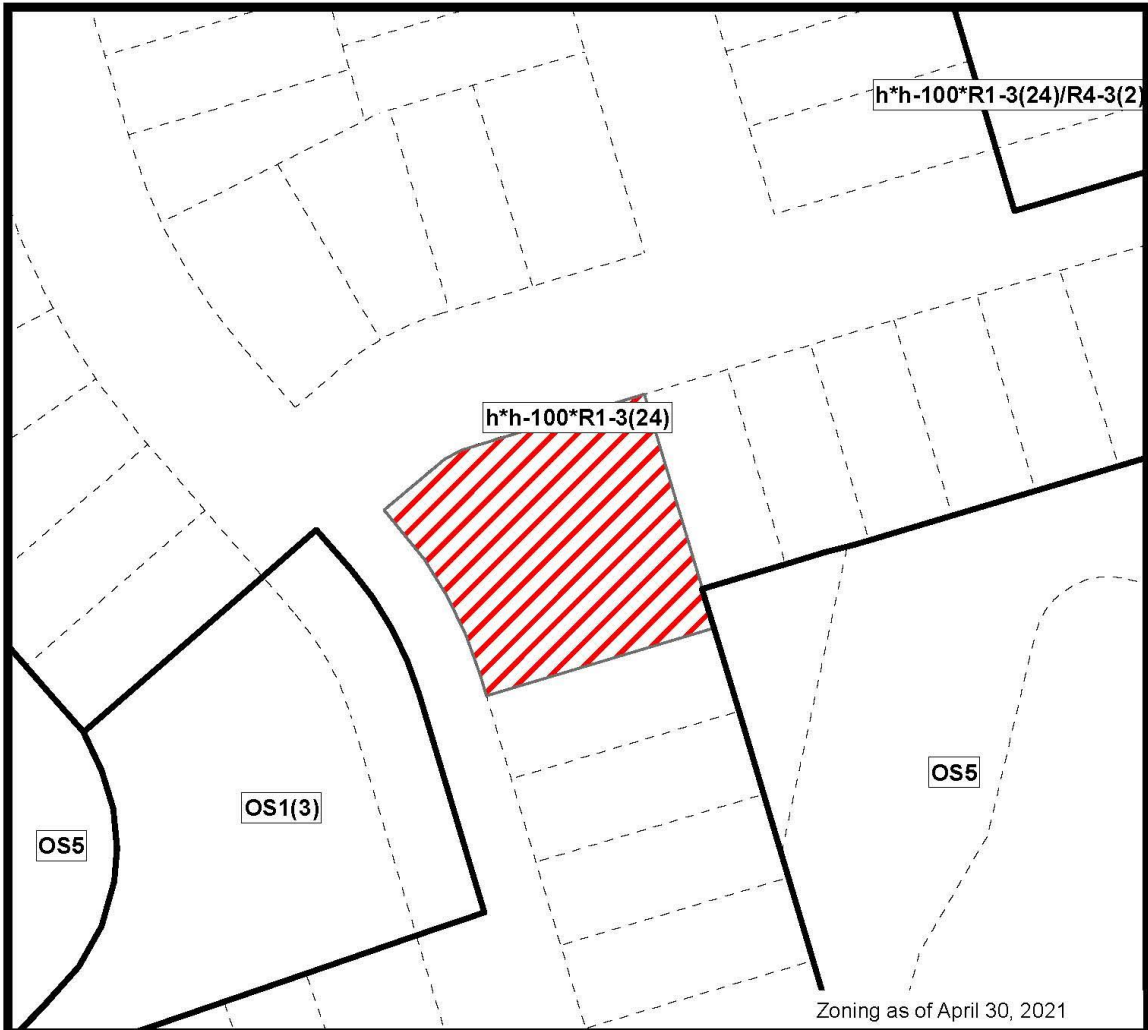
File Number: Z-9565

Planner: AP

Technician: JI

Date: 2023/1/31

Zoning By-law Map Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*h-100*R1-3(24)

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

- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "h" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "B" - BONUS SYMBOL "T" - TEMPORARY USE SYMBOL |
|--|---|

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



FILE NO:

Z-9565

AP

MAP PREPARED:

2023/1/31

Jl

1:882

0 4.28.5 17 25.5 34
Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS